



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday 30 June 2010

**Council Chambers
1st floor Administration Building
Bloomfield Street Cleveland. Qld 4163**

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1 DECLARATION OF OPENING

The Mayor declared the meeting open at 4.01pm and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets. The Mayor also paid Council's respect to their elders, past and present.

2 DEVOTIONAL SEGMENT

Pastor Bruce Warren of the Redlands Ministers' Fellowship led Council in a brief devotional segment.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

Cr M Hobson PSM	Mayor
Cr M Elliott	Deputy Mayor and Councillor Division 7
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
Cr B Townsend	Councillor Division 5
Cr T Bowler	Councillor Division 6
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr N Clarke	General Manager Governance
Mr G Underwood	General Manager Planning & Policy
Mr M Drydale	General Manager Corporate Services
Mr M Hyde	General Manager Customer Services
Mr G Soutar	General Manager Redland Water
Mr B Macnee	Acting General Manager Development & Community Standards

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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4 RECEIPT AND CONFIRMATION OF MINUTES

4.1 GENERAL MEETING MINUTES 26 MAY 2010

Moved by: Cr Reimers
Seconded by: Cr Townsend

That the minutes of the General Meeting held on 26 May 2010 be confirmed.

CARRIED

4.2 SPECIAL MEETING MINUTES 9 JUNE 2010

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the minutes of the Special Meeting held on 9 June 2010 be confirmed.

CARRIED

4.3 SPECIAL MEETING MINUTES 23 JUNE 2010

Moved by: Cr Bowler
Seconded by: Cr Ogilvie

That the minutes of the Special Meeting held on 23 June 2010 be confirmed.

CARRIED

4.4 SPECIAL MEETING MINUTES 25 JUNE 2010

Moved by: Cr Bowler
Seconded by: Cr Townsend

That the minutes of the Special Meeting held on 25 June 2010 be confirmed.

CARRIED

5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

5.1 REPORT FROM CHIEF EXECUTIVE OFFICER

The Chief Executive Officer to present the following items for noting:

5.1.1 SMBI RESIDENTIAL LOTS OVER 500 SQUARE METRES

At the General Meeting on 24 February 2010, Council resolved that a report be brought to Council regarding the need for MCU's on the Bay Islands on SMBI Residential lots over 500 square metres.

A report addressing this matter will be presented to the August Planning and Policy Committee meeting.

5.1.2 PETITION (DIVISION 5) – SEALING OF ATTUNGA STREET NORTH, MACLEAY ISLAND

At the General Meeting of 31 March 2010 Council resolved that the petition requesting that Attunga Street North, Macleay Island, be sealed with bitumen, be received and referred to the Planning and Policy department for consideration and a report back to Council.

A report addressing this matter will be presented to the August Planning and Policy Committee meeting.

5.1.3 TRAFFIC HANDLING – MOUNT COTTON ROAD, CAPALABA

At the General Meeting on 31 March 2010, Council resolved that a report be presented to a future Planning and Policy Committee meeting to address Council's longer term plan for handling traffic on Mount Cotton Road, Capalaba.

A report addressing this matter will be presented to the August Planning and Policy Committee meeting.

5.1.4 REDLANDS PLANNING SCHEME – PROPOSED AMENDMENTS

At the General Meeting on 31 March 2010, Council resolved that a report be presented to a future Planning and Policy Committee meeting with the following points to be considered in amending the Redlands Planning Scheme:-

1. The issue of overshadowing by MDR1 in Redlands Planning Scheme be assessed from "Probable Solutions" to "Specific Outcomes";
2. The possibility of implementing buffer zones between MDR1 and MDR; and
3. Overshadowing in any other residential area.

A report addressing this matter will be presented to the July Planning and Policy Committee meeting.

5.1.5 ON-SITE SEWERAGE MONITORING PROGRAM

At the General Meeting on 31 March 2010, Council resolved that a report be prepared on the feasibility of an on-site sewerage monitoring program relating to septic trenching performance and the health and environmental risks associated with these, particularly on the Bay Islands.

A report addressing this matter will be presented to the August Development & Community Standards Committee meeting.

5.1.6 PETITION (DIVISION 5) – SEALING OF KORO STREET, RUSSELL ISLAND

At the General Meeting of 25 May 2010 Council resolved that the petition requesting the sealing of Koro Street, Russell Island be received and referred to the Planning and Policy department for consideration and a report back to Council.

A report addressing this matter will be presented to the July Planning and Policy Committee meeting.

6 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING

Moved by: Cr Townsend
Seconded by: Cr Murray

That Council adjourns the meeting for a 15 minute public participation segment.

CARRIED

- Mr B Paddison, of Russell Island and Secretary/Treasurer of the Moreton Bay Combined Lions Association addressed Council in relation to the increase in fees & charges for MCUs on the SMBI.
- Ms F Rice-Jordon, of Birkdale, addressed Council in relation to trees on footpath in Murray Street, Birkdale.
- Mr G Harris, Redlands Rate Reform Group, addressed Council in relation to Council's general rates and canal levies.
- Ms K Murphy addressed Council in relation to discussion at the Development & Community Standards Committee meeting on 22 June 2010 on development application for an Extension to Education Facility at Carmel College, Thornlands.

MOTION TO RESUME MEETING

Moved by: Cr Bowler
Seconded by: Cr Reimers

That the meeting proceedings resume.

CARRIED

7 PETITIONS/PRESENTATIONS

7.1 PETITION (DIVISION 2) USE OF P.A. SYSTEM FOR WEDDINGS AT PANDANUS PALM RESERVE, POINT LOOKOUT

Moved by: Cr Ogilvie
Seconded by: Cr Bowler

That the petition, which reads as follows, be received and referred to the appropriate area of Council for consideration and response.

“This petitions requests that Council reconsider their decision on the use of P.A. system for weddings at Pandanus Palm Reserve, Point Lookout. Sect 39G of the Marriage Act (g) Celebrants must ensure that ceremony is audible to all present (using audio equip if required). Local Law-Single events permits s.15 and pt7 – noise assoc with event to be kept to level for minimal impact upon surrounding properties. Amplification for few weddings held here is only 15 to 20 mins. This would seem to be a very slight and occasional disruption. Maybe a representative from Council could attend the next wedding booked at Reserve to judge noise level.”

CARRIED

8 MOTION TO ALTER THE ORDER OF BUSINESS

Nil.

9 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEMS OF BUSINESS

1. Cr Bowler declared a material personal interest in Item 10.2 – see item for details
2. Cr Elliott declared a material personal interest in Item 10.2 – see item for details.
3. Cr Townsend declared a material personal interest in Item 16.2.1 – see item for details.

10 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE

10.1 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 1/6/2010

[Development & Community Standards Committee Minutes 1/6/2010](#)

The Development & Community Standards Committee resolutions of 1 June 2010 are presented to Council for noting.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the Development & Community Standards Committee Minutes of 1 June 2010 be received and resolutions noted.

CARRIED

10.1.1 DELEGATION TO CHIEF EXECUTIVE OFFICER UNDER TRANSPORT OPERATIONS (ROAD USE MANAGEMENT) ACT 1995

Datworks Filename: Gov Delegations - LGA s.472
Responsible Officer Name: Gary Kirby
Group Manager Community Standards
Author Name: Donna Wilson
Acting Compliance Services Manager

EXECUTIVE SUMMARY

This report proposes that Council delegate its administrative and enforcement powers under the *Transport Operation (Road Use Management) Act 1995 Section 100 Removal of things from Roads*, to the Chief Executive Officer, who would then sub-delegate this power to nominated and suitably experienced Council officers.

PURPOSE

To recommend that Council delegate its authority to the Chief Executive Officer to administer the *Transport Operation (Road Use Management) Act 1995*.

BACKGROUND

The Local Laws Team, within the Community Standards Group, is responsible for administering the removal of things from roads including abandoned vehicles on behalf of Council. The *Transport Operation (Road Use Management) Act 1995* was passed by the Queensland Parliament in 1995, with the intent of replacing the

previous Traffic Act 1949. On passing of the Act, the provisions affecting Local Governments commenced.

Section 100 states:

(1) If the Chief Executive Officer of a local government considers on reasonable grounds that a vehicle, tram or animal in the local government's area has been abandoned on a road, other than a busway, by the person who drove or used it, or that –

a vehicle, tram or animal in the local government's area has been -

- (i) left on a road unattended whether temporarily or otherwise for a time or in a place, condition, way or circumstances where its presence is hazardous; or*
- (ii) found on a road in a place, condition, way or circumstances where its presence is hazardous or in contravention of this Act; and*

the driver of the vehicle, tram or animal –

- (i) can not readily be located; or*
- (ii) has failed to immediately remove the vehicle, tram or animal when required by the local government to do so.*

*(2) For subsection (1) the presence of a vehicle, tram or animal on a road is **hazardous** if it is causing, or is likely to cause, danger, hindrance or obstruction to traffic or is preventing, hindering or obstructing, or is likely to prevent, hinder or obstruct, the use of the road or a part of the road for lawful purpose.*

(3) The local government may remove the vehicle, tram or animal from the road and detain it at a place for safe keeping.

There are also powers under section 100 to detain and dispose of the vehicle and goods, equipment or thing contained in, on or about the vehicle, including if necessary dealing with the proceeds of sale. The powers are subject to the provisions of section 100 and requirement to notify the owner of the vehicle if they can be ascertained.

Council receives on average 379 Customer Requests a calendar year relating to abandoned vehicles on road related areas. Council removes approximately 26 vehicles per annum on the grounds that the vehicles have been deemed abandoned or are in a hazardous location.

This report provides for the delegation of powers associated with the *Transport Operation (Road Use Management) Act 1995*. The proposed delegation allows the Chief Executive Officer to administer and enforce compliance with this legislation. The delegation to the Chief Executive Officer would then be further delegated to suitably experienced Officers under section 1132 of the *Local Government Act 1993* to undertake this function.

ISSUES

The purpose of the *Transport Operation (Road Use Management) Act 1995* is to provide for the effective and efficient management of road use in the State; and promote the effective and efficient movement of people, goods and services. The Act also aims to improve road safety and manage the environmental impact of road use in ways that contribute to overall transport effectiveness and efficiency and to provide for the effective and efficient management of vehicle use in a public place.

For Local Governments, the purpose is to be achieved by –

- (a) Preventing, controlling and reducing risks of road use in the city area; and
- (b) Educating the community on road related use matters.

There are a number of risks relating to the *Transport Operation (Road Use Management) Act 1995 Section 100*. These include the abandoning of items on road related areas that could cause a possible hazard to other road users.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

FINANCIAL IMPLICATIONS

There are no direct financial implications as a result of this delegation.

CONSULTATION

The Manager Legal Services and the Manager Infrastructure Planning Group have been consulted on this matter and agree that delegated authority of the Chief Executive Officer would be the preferred option.

OPTIONS

PREFERRED

That Council resolve, under section 472 of the *Local Government Act 1993*, to delegate to the Chief Executive Officer: -

1. Authority to exercise the powers and responsibilities relating to *Section 100 Removal of things from roads* of the *Transport Operation (Road Use Management) Act 1995*.
2. The ability to sub-delegate the authority to exercise these powers and responsibilities to appropriate Officers of the Redland City Council.

ALTERNATIVE

That Council, by resolution, makes decisions on the administration of this legislation – including the appointment of Officers and enforcement action against businesses or individuals.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Hobson

That Council resolve, under section 472 of the *Local Government Act 1993*, to delegate to the Chief Executive Officer:-

1. Authority to exercise the powers and responsibilities relating to the *Section 100 Removal of things from roads of the Transport Operation (Road Use Management) Act 1995*; and
2. The ability to sub-delegate the authority to exercise these powers and responsibilities to appropriate officers of Redland City Council.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve, under section 472 of the *Local Government Act 1993*, to delegate to the Chief Executive Officer:-

1. **Authority to exercise the powers and responsibilities relating to the *Section 100 Removal of things from roads of the Transport Operation (Road Use Management) Act 1995*; and**
2. **The ability to sub-delegate the authority to exercise these powers and responsibilities to appropriate officers of Redland City Council.**

CARRIED

10.3 COMMITTEE GENERAL BUSINESS

Permission was granted for the following item of general business to be raised.

10.3.1 KARREMAN RESOURCE PTY LTD – COMPLIANCE

Moved by: Cr Bowler

Seconded by: Cr Murray

That a briefing note be distributed to Councillors on the history of this approval and outstanding compliance matters.

COUNCIL RESOLUTION

Moved by: Cr Townsend

Seconded by: Cr Reimers

That the General Business item be noted.

CARRIED

10.2 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 22/6/2010[Development & Community Standards Committee Minutes 22/6/2010](#)

The Development & Community Standards Committee resolutions of 22 June 2010 are presented to Council for noting.

Cr Ogilvie left the meeting at 4.26pm and returned at 4.27pm.

Cr Bowler declared a material personal interest in Item 1.2 of the Development & Community Standards Committee meeting of 22 June 2010 and left the meeting at 4.28pm.

Cr Elliott declared a material personal interest in Item 1.4, application numbers 27 & 28, of the Development & Community Standards Committee meeting of 22 June 2010 and left the meeting at 4.29pm.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the Development & Community Standards Committee Minutes of 22 June 2010 be received and resolutions noted.

CARRIED

Crs Bowler and Elliott returned to the meeting at 4.29pm.



Redland
CITY COUNCIL

MINUTES

DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE MEETING

Tuesday 22 June 2010

**Council Chambers
1st floor Administration Building
Bloomfield Street Cleveland. Qld 4163**

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	MEETING CLOSURE	44

Council, at its meeting on 24 February 2010, resolved as follows:

1. *To delegate to the Development and Community Standards Committee the power to:-*
 - a. *Decide development applications under the Sustainable Planning Act 2009 and the Integrated Planning Act 1997; and*
 2. *Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Sustainable Planning Act 2009 and Chapter 4 of the Integrated Planning Act 1997, subject to the condition that where the Committee Chairperson is required to use his/her casting vote, the Mayor (and Deputy Mayor in his/her absence), preside over the meeting and be permitted to use his/her casting vote as Chair to determine the matter.*
-

DECLARATION OF OPENING

Cr Townsend declared the meeting open at 10.04am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Committee Membership:

Cr B Townsend	Chairperson and Councillor Division 5
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
Cr T Bowler	Councillor Division 6
Cr M Elliott	Deputy Mayor and Councillor Division 7
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10 – entered at 10.06am.

Committee Manager:

Mrs T Averay	General Manager Development & Community Standards
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Officers

Mr G Stevenson PSM	Chief Executive Officer
Mr B Macnee	Manager Sustainable Assessment
Mr W Dawson	Manager Land Use Planning
Mr A Webb	Senior Planner Development Assessment
Mr D Gavin	Environmental Assessment Officer
Mrs J Saunders	Senior Planner Project Manager Development Assessment

Minutes:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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APOLOGY

Cr M Hobson, Mayor

RECEIPT AND CONFIRMATION OF MINUTES

Moved by: Cr Elliott
Seconded by: Cr Reimers

That the minutes of the Development & Community Standards Committee meeting of 1 June 2010 be confirmed.

CARRIED

PUBLIC PARTICIPATION AT MEETING

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That the meeting be adjourned for a 15 minute public participation segment.

CARRIED

- Ms C Ford of Cleveland addressed Committee in relation to dog off leash areas and the amount of rubbish at Cleveland Showgrounds.

MOTION TO RESUME MEETING

Moved by: Cr Reimers
Seconded by: Cr Henry

That the proceedings of the meeting resume.

CARRIED

DECLARATION OF INTEREST**MATERIAL PERSONAL INTEREST**

1. Cr Bowler declared a material personal interest in Item 1.2 – see item for details.
2. Cr Elliott declared a material personal interest in Item 1.4, 27 & 28 – see item for details.

CONFLICT OF INTEREST

Crs Boglary, Ogilvie, Henry, Burns, Williams, Murray and Reimers declared a possible conflict of interest in Item 1.2 – see item for details.

MOTION TO ALTER THE ORDER OF BUSINESS

Nil

Cr Elliott left the meeting at 10.29am and returned at 10.30am during discussion on Item 1.1.

Cr Ogilvie left the meeting at 10.36am and returned at 10.38am during discussion on Item 1.1.

Cr Elliott left the meeting at 10.43am and returned at 10.46am during discussion on Item 1.1.

Cr Ogilvie left the meeting at 10.43am and returned at 10.46am during discussion on Item 1.1.

Cr Elliott left the meeting at 10.48am during discussion on Item 1.1 and returned at 10.49am during discussion on Item 1.2.

1 DEVELOPMENT & COMMUNITY STANDARDS**1.1 REQUEST FOR A NEGOTIATED DECISION FOR AN EXTENSION TO THE EDUCATION FACILITY AT CARMEL COLLEGE, 20-22 ZIEGENFUSZ ROAD, THORNLANDS**

Datworks Filename: MC011728

Attachments: [Locality Map and Layout Plans](#)

Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment

Author Name: Julie Saunders
Manager, Planning Assessment

Application Type	Negotiated Decision Request
Proposed Use	Education Facility - Extension
Property Description	Lot 10 on RP 57621
Location	Carmel College, 20-22 Ziegenfusz Road, Thornlands
Land Area	8.7943 ha
Redlands Planning Scheme Zoning	CP - Community Purposes – Sub Area CP3 EP - Environmental Protection
Designated Community Infrastructure Overlays	N/A Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Flood Prone, Storm Tide and Drainage Constrained Land Overlay Landslide Hazard Overlay Waterways Wetlands and Moreton Bay Overlay
SEQ Regional Plan 2009-2031 - Land Use Category	Urban Footprint
No. of Public Submissions	N/A
Applicant	The Corporation Of The Trustees Of The Roman Catholic Archdiocese Of Brisbane
Land Owner	The Corporation Of The Trustees Of The Roman Catholic Archdiocese Of Brisbane
Representations Received	15 January 2010
Application Coordinator	Adam Webb
Assessment Manager - Delegate	Julie Saunders

PURPOSE

This Category 4 application is referred to the Development and Community Standards Committee for determination.

EXECUTIVE SUMMARY

Council previously issued a Development Permit for a Material Change of Use for an Education Facility which included extensions to the existing administration building/classrooms/storeroom, conversion of the tuckshop to arts/drama/storage room, an additional classroom block, a new tuckshop, an additional parking area and the removal of an existing transportable classroom block.

The applicant has since requested that a number of conditions relating to contributions and headworks charges be revised or deleted. The applicant's representations in relation to the contributions and headworks charges have been assessed against the requirements of the Redlands Planning Scheme and are supported in part.

Representations were also received relating to Condition 1.1, proposing a revised layout in the north east corner of the site, including relocation of the parking area to provide for significantly improved protection of the group of three trees that Council specifically required to be retained on site (i.e. Trees CC1, CC5 and CC8 as per Condition 7.1 of the development permit issued on 8/12/09). The relocation of the car park also resulted in the relocation of the 2-storey classroom block, tuck shop and vehicle access delivery areas including emergency vehicle access.

It is recommended that a Negotiated Decision Notice be issued subject to conditions.

BACKGROUND

On 8 December 2009 Council issued a Development Permit – Material Change of Use for Education Facility (Extension). On 15 January 2010 the Applicant suspended the appeal period and made representations.

CONSULTATION

The Development Assessment Team has consulted with other assessment teams where appropriate. A copy of the negotiated decision request was provided to Councillor Henry on 2 March 2010 (at this stage it was in relation to contributions and head works charges). Councillor Henry advised the negotiated decision was suitable for Category 2 determination.

Further representations were received on 19 March 2010 related to a new layout for the South East corner of the College. The revised design was considered a significant change to the original proposal. The local Councillor requested that the revised application be referred to the Development and Community Standards Committee for determination.

REPRESENTATIONS

Conditions 2.15 Public Open Space Contribution

Applicant's Request:

"We request that the condition requiring infrastructure contributions for Open Space be deleted for the following reason:

The Policy states that:

- (1) *This policy applies to development that involves -*
 - (a) *standard format reconfiguration, whether or not including a community management statement; or*
 - (b) *material change of use for the following residential use categories*
 -
 - (i) *dual occupancy;*
 - (ii) *multiple dwelling;*
 - (iii) *apartment building;*
 - (iv) *aged persons and special needs housing;*
 - (v) *mobile home park.*

On the basis of s3.5.2 of the Policy, Open Space contributions do not apply to the proposal for Education Facility and hence the condition should be deleted.”

Officer’s Comments:

Condition 2.15 under the Engineering Compliance Assessment Section C has been removed from the conditions package. Council’s DA Engineer is satisfied that this condition does not apply to this development as it is not considered a residential use.

Condition 2.16 Water Supply Headworks & 2.17 Sewerage Headworks

Applicant’s Request:

“These conditions currently lack certainty.

The current policy indicates that the conversion factor to equivalent tenements for educational facilities is 0.05 ET per Secondary School (per pupil) – for water and wastewater.

Contributions should therefore be based on the number of students multiplied by above equivalent tenement (0.05ET) x the current ET rate per ET for the respective infrastructure (i.e. as stated in conditions - \$6,075.00 per ET for water and \$9,186.00 per ET for sewerage).

Please clarify and/or amend the condition to reflect that Council are seeking only contributions for ‘additional’ student numbers as a consequence of the development and that the above methodology for calculating infrastructure contributions is correct.”

Officer’s Comments:

The DA Engineer has checked the applicability of these two conditions and confirms that they apply to the additional student numbers only, as a result of the extensions. The conditions have been amended accordingly.

Condition 2.18 Stormwater Infrastructure Contribution

Applicant’s Request:

“This condition currently lacks certainty.

We request that the condition requiring infrastructure contributions for Stormwater be deleted or otherwise clarified for the following reasons:

- *Condition 2.18 provides for no information concerning the methodology of calculating infrastructure contributions, nor does the condition provide for a total cost.*
- *Currently the Redlands Planning Scheme available (online) does not contain any reference to Chapter 8 of the PSP 3 .*

Please confirm that PSP 3 Chapter 8 is a valid part of Planning Scheme Policy 3 and is relevant to the assessment of the application or otherwise delete the condition from the approval.

If PSP 3 Chapter 8 is valid for the Decision Notice, please provide a copy of the policy, details of applicability to the assessment of the application, and sufficient advice/guidance as to the likely developer contributions."

Officer's Comments:

It is agreed that the provisions of Chapter 8 of PSP 3 do not apply to the proposed development as it is an intensification of an existing lawful use. Accordingly, this condition should be deleted.

Condition 1.1 Approved Plans

Applicant's Request:

"In support of the proposed changes to the layout, the following additional salient points are noted:

- The modified layout does not materially change the intensity of the development, with no additional GFA or building height suggested in the site area of most concern to Council, and no additional staff and student numbers proposed;*
- The modified layout provides for better meeting Council requirement's for protecting nominated trees in the Decision Notice and would not involve further removal of vegetation which has been approved by Council;*
- The revised access arrangements also provide for more appropriate service access (e.g. fire and emergency services) to meet the College's needs and materially do not alter the development proposed; and*
- The revised layout in the north east corner of the site and revision of the car parking and building arrangement has also been in response to the likely changes expected in Queensland education for incorporating Year 7 students on secondary campuses across Queensland.*

Given the revised layout is both responsive to Council conditions of approval and materially not different to the original / approved application, we are seeking Council's agreement that the proposed changes are consistent with the intent of Condition 2.1 and therefore considered 'generally in accordance with' the details set out in the application and approved drawings."

Officer's Comments:

Habitat Protection Overlay – Koala Habitat

The Concept Site Plan: Site Vegetation and Buffer Zones Drawing No. DA9 Issue E prepared by G&M Consultants Pty Ltd dated 17 March 2010 indicates that a number of native trees immediately north of the tennis courts (overlaid by a 2 storey classroom) are proposed for removal.

On a site visit conducted on Friday 26 March 2010 at Carmel College, it was found that approximately 12 native trees immediately north of the tennis courts had already been removed. Only one of these trees, identified as tree CC46, had been surveyed in the Tree Survey Assessment provided by Arborwize dated 12 October 2009 for the original application. This tree is a 22 metre high *Eucalyptus tereticornis* (Queensland Blue Gum). These trees were not approved to be removed in the initial application.

Judging from a count of tree stumps on site, along with an assessment of photographs from previous visits to the site, it is concluded that:

- Ten to 12 trees were removed
- Most of the trees were koala habitat trees
- Trees ranged from 5 to 10m in height

The unlawful clearing of this vegetation was reported to Council's Development Control Team on 26 March 2010, and an investigation has been undertaken. It was decided to defer any action pending the consideration of the request for a negotiated decision.

In response to the removal of this vegetation, Council's Environmental Assessment Team has added elements to condition 7.2 requiring the replacement of vegetation. This is a requirement of the amended design the applicant has submitted as part of the Negotiated Decision request. An average of 10 koala habitat trees at 7.5 metres in height, added to the 22 metre high *Eucalyptus tereticornis*, equates to 97 replacement koala habitat trees. Refer to RPS Habitat Protection Overlay Specific Outcome S2 (1) (g) (iii) where development will result in the loss of koala habitat trees, they are replanted at a rate of 1 tree for every 1 metre height of tree lost.

CONCLUSION

In summary:

- Engineering related conditions included in section 2.0 Operational Works – Compliance Assessment have been re-assessed and Council officers support part of the applicant's representations. Condition 2.15, Public Open Space Contribution was removed because it applies only to residential development. Conditions 2.16 Water Supply Headworks and 2.17 Sewerage Headworks have been amended as requested by the applicant. Condition 2.18 Stormwater Infrastructure Contributions, has been removed because it does not apply to the intensification of existing lawful use.
- The proposed changes to the layout have been assessed and are not considered to significantly intensify the use or affect surrounding amenity. The amended plans are considered 'generally in accordance' with the original details and approved plans.
- In response to the unlawful clearing of vegetation in the area affected by proposed changes to the layout, the environmental condition 7.2. has been modified to require the planting of 97 koala habitat trees. This requirement is in accordance with the RPS Habitat Protection Overlay Specific Outcome S2 (1) (g) (iii).

It is therefore recommended that a Negotiated Decision Notice be issued.

OFFICER'S RECOMMENDATION

That Committee, under delegated authority, resolve as follows:

A MATERIAL CHANGE OF USE – DEVELOPMENT PERMIT

That the request for a Negotiated Decision Notice for a Material Change of Use - Educational Facility (Extension) on the land known as "Carmel College," 20-22 Ziegenfusz Road, Thornlands described as Lot 10 RP 57621, be supported and a Negotiated Decision Notice be granted subject to the following revised conditions (amended conditions in bold).

B CONDITIONS FOR DEVELOPMENT PERMIT**1.0 Approved Plans and Documents**

1.1 The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document Number	Plan/Document Title	Prepared by	Date received by the Council
DA2 Issue E	New Concept Site Plan	G M Consultants	23 March 2010
DA3 Issue B	Administration Building: Floor Plan Showing New Work	G M Consultants	23 March 2010
DA10 Issue A	Administration Building: Existing and New, East and West Elevations	G M Consultants	23 March 2010
DA11 Issue A	Administration Building: Existing and New, North and South Elevations	G M Consultants	23 March 2010
DA9 Issue E	Concept Site Plan: Site Vegetation & Buffer Zones	G M Consultants	23 March 2010
DA4 Issue A	Block E: Existing & New Floor Plans	G M Consultants	23 October 2009
DA5 Issue A	Block G: Floor Plans & Elevations	G M Consultants	23 October 2009
DA6 Issue A	Block J: Floor Plan & Elevations	G M Consultants	23 October 2009
DA7 Issue A	Classroom Block: Floor Plans & Elevations	G M Consultants	23 October 2009
DA8 Issue A	Tuckshop/Covered Lunch Area Floor Plan and Elevations	G M Consultants	23 October 2009
	Stormwater Management Plan	Duggan & Hede Pty Ltd	20 October 2009

2.0 Design

2.1 The development must be carried out generally in accordance with the details set out in the application and the approved drawing(s) and/or document(s) listed under Condition 1.1 unless otherwise required by a condition of this approval.

3.0 General

3.1 The Developer must pay the cost of necessary alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development and/or material change of use, or any works required by condition(s) of this approval. Such cost will be determined by the Council and/or the relevant authority(ies) and must be paid:

- **Prior to an application for approval of building works on the site being lodged; or**

- Prior to Council being required to issue any approval for Operational Works – Compliance assessment; or
- Prior to any construction works or the use commencing; (whichever is the sooner).

3.2 All payments to be made to the Council and/or money to be deposited and/or bond to be lodged pursuant to any condition of this approval must be made:

- Prior to an application for approval of building works on the site being lodged; or
- Prior to Council being required to issue any approval for Operational Works – Compliance assessment; or
- Prior to any construction works or the use commencing; (whichever is the sooner).

Other conditions must, where applicable, be complied with before the use is commenced, unless otherwise required or agreed in writing by the Council or a delegated officer.

4.0 Vehicle Parking

4.1 Access to car parking spaces, vehicle loading and manoeuvring areas and driveways is to remain unobstructed and available at all times.

5.0 Water & Wastewater Capacity

5.1 The applicant shall conduct an assessment of the capacity of the existing water supply and wastewater network to demonstrate that the existing system has sufficient capacity to cater for the proposed development. The applicant must submit and receive approval for these assessments prior to Council being required to issue an approval operational works approval). Any augmentation to the system, if required, shall be the responsibility of the developer.

6.0 Waste Management

6.1 A centralised waste storage area shall be designed and constructed so that:

- a) is dedicated for the storage of 1 x 3m³ bulk waste and 1 x 3m³ bulk recycling containers and associated equipment only;
- b) is an external waste and recycling storage enclosure located as per Drawing No. DA2 Issue C, titled New Site Plan, prepared by G & M Consultants Pty Ltd, date received at Council 23 October 2009;
- c) bins are screened from view through design and landscaping;
- d) has separate access for container retrieval and occupant use;
- e) allows for 0.5m space around bins for manoeuvrability and cleansing;
- f) is not located immediately adjacent to living and eating areas of any unit or neighbouring property;
- g) has a roller door or outwardly opening gates that can be bolted open greater than 90 degrees and is fitted with bump rails to prevent bins from contacting walls;
- h) has a smooth hardstand surface that will permit easy bin movement, not including asphaltic concrete;
- i) if roofed, has a minimum ceiling height of 2.4m and be adequately ventilated; and

- j) is both a storage area and service point when bulk bins greater than 1.5m³ are used (or is positioned within 20m of the service point when bulk bins 1.5m³ or less are used).

6.2 For uses with bulk waste bins, provide:

- a) off-street servicing points for the containers where the entire waste collection vehicle is positioned within the site;
- b) internal access roads that enable waste collection vehicles to enter and exit the site in a forward gear and have adequate vertical clearance;
- c) maximum surface gradient of 1:20 (5%) for container servicing and waste collection vehicle manoeuvring; and
- d) an unobstructed internal servicing point that is also a waste storage area or if bins 1.5m³ or less are used, is located within 20m of the waste storage area.

6.3 Cleansing of all waste and recycling containers is conducted to minimise impacts on the environment, occupiers and neighbours of the premises. Where no on site waste/recycling bin cleansing facilities are provided, a written agreement is made with a private cleansing contractor for the purpose of cleansing the containers as required, to the satisfaction of the local government.

7.0 Environmental Assessment

7.1 Vegetation Protection

Prior to operational works approval, a site plan must be submitted and approved by Council depicting adequate setbacks to protect critical root zones of three significant native trees in the Koala Habitat area located in the proposed car park area as identified on Site Plan: Site Vegetation & Buffer Zones Drawing Number DA9 Issue C prepared by G&M Consultants dated September 2009 and in the Arborwise Tree Survey Assessment dated 12 October 2009.

Given the development results in the loss of 4 (four) koala habitat trees (being CC28, CC31, CC35 and CC47) in the table below, the developer must undertake replacement planting at a rate of 1 tree per 1 metre in height lost. The loss of 4 (four) koala habitat trees equates to 86 koala habitat trees for replanting purposes. These trees must be planted along the eastern boundary (and possibly the western boundary) of the property. Additional replanting could occur elsewhere on site given space constraints on the eastern boundary.

Trees CC1, CC5 and CC8 in the below table are to be retained.

TREE	SPECIES	HEIGHT in METRES
CC1	<i>Melaleuca quinquenervia</i>	17
CC5	<i>Eucalyptus teretecornis</i>	22
CC8	<i>Eucalyptus teretecornis</i>	20
CC28	<i>Eucalyptus teretecornis</i>	22
CC31	<i>Melaleuca quinquenervia</i>	22
CC35	<i>Eucalyptus teretecornis</i>	25
CC47	<i>Melaleuca quinquenervia</i>	17

7.1.1 Addendum to Vegetation Management Plan

Given the development has also resulted in the loss of an additional 10-12 koala habitat trees, the developer must undertake additional replacement planting at a rate of 1 tree per 1 metre in height lost. The loss of these trees equates to an additional 97 koala habitat trees for replanting purposes. The location of this offset planting is to be determined by a further Vegetation Management Plan.

Provide an addendum to the Vegetation Management Plan which includes the following elements:

- A statement of objectives, actions/controls, maintenance, monitoring, corrective actions and reporting
- Species for proposed regeneration area(s) selected from Redlands Planning Scheme Schedule 10 Vegetation Species List – Scribbly Gum/Open Forest and Queensland Blue Gum Forest/Melaleuca Wetlands
- Location of offset planting of 97 koala habitat trees exclusive to committed areas
- Planting schedules and timing, including any staging program
- Weed management, in terms of declared plants and environmental weeds as defined in the RSC Pest Management Plan and Vegetation Enhancement Strategy
- A maintenance program including details of watering etc

The addendum must be forwarded and approved in writing prior to Council being required to determine an application for operational works

- 7.2** Prior to operational works, a Vegetation Management Plan (VMP) must be provided for the Enhancement Corridor in the south east corner of the site and for the offset planting for the loss of koala habitat trees in the north east corner of the site. The VMP must include both graphical and textual information and be prepared by a suitable qualified person in consultation with Council's Environmental Assessment Team.

The VMP shall be forwarded and approved in writing prior to Council being required to determine an application for operational works.

All work is to be carried out in accordance with details indicated on the approved VMP prior to Council being required to sign a plan of survey.

The following details are to be submitted within the VMP:

- A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting;
- A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work;
- Planting schedules and timing, including any staging program;
- Details of fertiliser and chemical use;
- Weed management is to be addressed in terms of declared plants and environmental weeds as defined in Part 9 – Schedules, Schedule 12 –

Weed Species List of the Redlands Planning Scheme. The VMP is to outline the extent, location and methods of eradication;

- Details of vegetation management to achieve the fire management strategy;
- A maintenance program for the on-maintenance period. The re-vegetative cover must be continually monitored in order to identify potential issues;
- Revegetation must include 100% native koala habitat species representative of the vegetation associations for the area, which in this case is Scribbly Gum – Open Forest;
- Plant densities must reflect the requirement of the application which is 1 plant per 1m²;
- Revegetation is to occur at 20% koala habitat/food trees, 40% shrubs and 40% ground covers for the Enhancement Corridor and 100% koala habitat trees for the loss of koala habitat trees in the north east corner of the site.

7.3 Fauna Management

At the operational works stage, and at least 14 days before commencement of any vegetation removal, dewatering or earthworks (including filling of a dam) the developer must appoint an accredited wildlife spotter/s to examine the site for wildlife habitat, and to supervise clearing operations.

Wildlife habitat includes trees whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces and aquatic features such as dams and water courses.

Prior to the pre-start meeting, the spotter/s should provide Council with a plan indicating the broad range of fauna expected on the site, the proposed method of operation, and any expected constraints.

During clearing operations, the clearing contractor must:

- liaise with the on-site spotter/s; and
- ensure that each tree or other feature identified by the spotter/s as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter/s advises that it is appropriate to do so.

Before commencement of and during clearing operations, it is the responsibility of the spotter/s to:

- be present at the site of clearing, dewatering, and other operations;
- identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
- advise the contractor of the precise location of each such tree or other feature.

Accredited spotters are persons or a company holding a current Rehabilitation Permit issued by the Environmental Protection Agency under Section 275(d) of the *Nature Conservation Regulation 1994*.

Before seeking a pre-start meeting at the operational works stage, the applicant must provide a complete copy of the accredited spotter's Rehabilitation Permit. Operational works will not be permitted to commence until Council has sighted this permit. The spotter should attend the pre-start meeting, if available.

If the applicant cannot locate persons or companies holding Rehabilitation Permits, advice should be sought from Queensland Parks and Wildlife Service at Daisy Hill (ph: 3299 1032).

Should any orphaned or injured native fauna be discovered at a later stage during operational works, the matter shall be immediately reported to the Central Moreton District Officer of the Queensland Parks and Wildlife Service on 3202 0200.

- 7.4 Fenced Tree Protection Zones (TPZ) are to be established prior to operational works approval for the commencement of any clearing of vegetation and construction activities. Those trees to be retained and their TPZ including suitable fencing and signage is to be approved by the Manager, Assessment Services to ensure that long term protection is provided.

7.5 Stormwater Quality

Prior to operational works, an updated detailed design for stormwater quality treatment must be provided based on the Stormwater Management Plan provided by Duggan and Hede Pty Ltd dated October 2009.

8.0 Health and Environment

8.1 Mechanical Plant

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed and installed to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations.

8.2 Lighting

Where outdoor lighting is required the applicant must locate, design and install lighting which minimises the potential for light spillage to cause nuisance to neighbours.

C CONDITIONS REQUIRING COMPLIANCE ASSESSMENT

1.0 Operational Works – Compliance Assessment (Landscaping)

- 1.1 The site, including adjacent footpath(s) must be landscaped in accordance with the details indicated on the Site Plan and any other relevant construction documentation.
- 1.2 Prior to site works commencing, the applicant(s) and/or developer must apply for an approval from the Council for landscaping plan(s) and specifications for the construction of the proposed works. In this regard, the applicant(s) and/or developer shall apply for and receive an approval for Operational Works – Compliance Assessment (Landscaping) from the Council.
- 1.3 Documentation (no less than 5 copies) to be lodged with the application form, shall include performance securities, landscape plans and specifications for the construction of the proposed works.

1.4 Documentation must take the form of scaled plan(s) and/or drawing(s) and/or supporting information in accordance with following Redlands Planning Scheme (RPS) documents;

- Part 8 General Codes, Division 8-Landscape Code;
- Part 11-Planning Scheme Policy 9 Infrastructure Works-Chapter 11;
- Schedules, Schedule 9 –Street Trees;
- Part 9 Schedules, Schedule 10 –Vegetation Species List; and
- Part 9 Schedules, Schedule 12 – Weed Species List which are available on the Council's web site www.redland.qld.gov.au ;

1.5 The documentation is to contain the following information:

Existing Vegetation

- a) Integration of existing vegetation, street trees and overhanging trees on adjacent properties.
- b) Provision of an arborist report (*where significant trees are to be retained*) in accordance with - Part 11 - Planning Scheme Policy 9 - Infrastructure Works - Chapter 11 RPS which states that:
 - i) The content shall contain conclusions and recommendations which can be incorporated into the design and construction of proposals and are included with the conditions of any approval.
 - ii) The recommendations are to be of sufficient detail to enable post construction certification and compliance sign off by the Council.
 - iii) Where existing vegetation including significant trees are retained, the arborist may be required to determine parameters to minimise the risk to, and long term viability of the tree root zones and/or canopy.
 - iv) The terms of reference for the report should include but not be limited to –
 - Qualifications in arboricultural practice including particular membership of a relevant association and relevant local experience. For example, coastal landscapes and exposed sites require specialist knowledge and assessment;
 - Assessment of tree characteristics, current health and defects of significant tree/s and any other trees and shrubs which overhang from neighbouring properties. A proforma format is acceptable provided it is accompanied by relevant discussion and illustrated photos and includes the scientific reasoning to support statements;
 - Provision of a contextual analysis which describes, in text and with photos, the tree as an element of an ecological unit, cultural landscape, or historic listing such as a vegetation protection ordinance;
 - Photographs of any disease, damage or defect with descriptions and annotated photos showing recommendations and actions for remediation and an estimate of the remaining lifespan of tree or major branch affected, and relative risk to human safety or property;
 - Photographs, tree plot to scale showing canopy height and root zone spread in relation to any existing or proposed

- building/driveway, calliper of trunk at chest height, botanical name, and common name;
- indication of spot height of trunk and extent of any earthworks in the vicinity;
- protection measures for trees during construction phase which should include protective barriers to minimise risk to property and people and protective barriers for tree trunks and root zones;
- methods for trimming of tree roots and canopy;
- disturbance to tree root zone for hard landscape works such as cultivation for new plant material;
- materials for hard landscape works, such as permeable paving and retaining edges;
- irrigation regime or connection to rainwater harvesting system; and
- inspections and monitoring of any modification to the tree form during maintenance period.

Planting Design

- c) A planting design with plant material that is in accordance with Schedules 9, 10 and 12 of the RPS. The planting design must not contain any plant material that has been identified in the RPS as:
- declared environmental weeds;
 - an invasive weed; or
 - a poisonous plant in South-East Queensland. Similarly, any existing vegetation that falls within the above categories shall be removed.

The design is to provide:

- A hierarchy of planting, which includes shade trees, shrubs and groundcovers.
 - Provide a shady tree focus.
 - Proposed screening any back-of-house service areas, refuse bins from public view.
- d) Provision of {8} street trees to Doull Place in accordance with Schedule 9. Stock sizes must be not less than 100 litres with a minimum height of 2 metres, unless otherwise negotiated with the Council.

Advisory Note: *Street trees must not conflict with services (underground and overhead). If there are Energex overhead power lines, the tree species selection must not conflict with the height of powerlines and the provision of continuous power.*

- e) A (2) two metre planted area is to be provided along the length of any public road frontage.

Irrigation

- f) Watering of all plant material in accordance with Queensland Water Commission - Efficient Irrigation Guideline, to promote health, viability and growth. <http://www.qwc.qld.gov.au/Efficient+irrigation>

- g) Provision of a Management Plan to demonstrate how plant material (including turf) on public land is to be kept alive during the “On Maintenance “period of 6 months.
- h) Provision of Management Plan that includes irrigating from rainwater from on-site storage tanks for plant material (including turf) on private land; and/or use of water-saving products and materials for the site such as soil-wetting agents and aeration products that;
 - have the ability to store water and absorb soluble fertiliser;
 - have the potential to reduce the amount of water required by up to 50%;
 - reduce the amount of fertiliser lost to leaching;
 - enable soils and potting mixes to be easily re-wet;
 - gradually release easily available water to the root;
 - increase soil aeration & improving clay soils;
 - increase the water holding ability of sandy loams by up to 70; and
 - enhance the self-restoring ability of turfed areas.
- i) Details of soil improvements systems to maximise the viability and successful maturity of all plant material. This may include;
 - the use of water absorption products mixed in with the soil that allow water and air nutrients to be readily absorbed by the root system;
 - imported compost and topsoil (preferably a premium organic garden blend); and
 - organic mulch (not pebbles).

Hard Landscape Works

- j) Provision of an aggregate threshold to any planted area that abuts a building. The aggregate must form a barrier to the potential entrance to the building by termites. The aggregate threshold must be approx 150mm wide and separate organic mulch from any part of the building.
- k) Details of paving design and type.
- l) Details of all proposed fencing, and height of proposed retaining walls.
- m) Location of existing services such as overhead power lines and power poles, underground cabling, etc. which have the potential to impact on the placement of plant material.
- n) Location/s of rainwater tanks.

Lighting Design

- o) Lighting design details showing an integration of external lighting to driveways and other areas of pedestrian and car conflict. Bollards may be used to demarcate pedestrian uses with overhead lighting to provide a high level of illumination.

Design details are to integrate the principles of Crime Prevention Through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres.

- p) Provision of sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

1.6 Lighting design and planting design is not to conflict with a safe pedestrian environment.

1.7 The cost of any new fencing must be borne by the developer.

1.8 Approved landscaping works must be completed prior to the use commencing.

1.9 "As constructed" details of landscaping works are to be given to the Council (to the Landscape Technical Officer – Integrated prior to occupancy of the building. The requirements of such documentation are listed in Planning Scheme Policy 9 Chapter 2 *Documentation and General Conditions*.

2.0 Operational Works – Compliance Assessment (Engineering)

2.1 Signage Prior to Construction

Prior to the commencement of any construction works associated with the development, a sign of approved size detailing the project team must be placed in a prominent position, at the road frontage, at each entrance to the development. The sign must detail the relevant project coordinator for the works being undertaken on the site, and the following parties (where relevant):

- Developer
- Project Coordinator
- Architect / Building Designer
- Builder
- Civil Engineer
- Civil Contractor
- Landscape Architect

2.2 Construction Supervision, Required Council Inspections, and Acceptance of Works by the Council

The developer is advised to ensure that their engineering representatives contact the Council as early in the process as possible.

a) Engineering Works – Supervision

All site earthworks, drainage and pavement construction must be designed by and the construction supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing must be carried out by N.A.T.A. registered laboratories.

Prior to occupancy of the units, the developer's Supervising Engineer must submit a certificate to the Council certifying that all work has been satisfactorily completed in accordance with all requirements of the Council, and to accepted engineering standards.

b) Engineering Works – Council Inspections

The Council inspections must be called for, and carried out, at the following stages:-

- i) Pre start – This meeting is to be carried out prior to any works commencing, within an existing road reserve or on any infrastructure that will eventually be transferred to the Council.
- ii) Installation of erosion and sediment management measures.
- iii) 'Box' inspection of crossover and footpath with reinforcing in place. Reinforcing mesh is to be supported on bar chairs.
- iv) Stormwater pipelines and manholes bedded and partially backfilled.
- v) 'On Maintenance' inspection of completed works.
- vi) 'Off Maintenance' inspection of works 12 months after acceptance of works on maintenance.

c) Engineering Works – Acceptance of Works by the Council

The Council's Design Standards for Developments details all requirements to be complied with prior to works being accepted On and Off Maintenance by the Council.

2.3 As Constructed Requirements

As part of all land or building developments within the City Council requires as-constructed details for any road, roofwater, stormwater, water or sewerage infrastructure installed/constructed. The as-constructed details shall:

- a) be supplied and presented in accordance with the standard requirements of Redland Planning Scheme Policy 9 – Infrastructure Works; and
- b) be surveyed and presented on Redland Shire Council's Co-ordinate System and on AHD vertical datum.

Upon request, the following information can be supplied by Council to assist the developer's survey and engineering consultants meet the above requirements:

- a) A map detailing co-ordinated and or levelled PSMs adjacent to the site.
- b) A listing of Council (RSC) co-ordinates for some adjacent co-ordinated PSMs.
- c) An extract from Natural Resources and Mines' SCDB database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council receives a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Refer to Documentation and General Conditions in Chapter 2 of the Infrastructure Works Policy for further details.

2.4 Frontage Works

The developer must construct the following works, to the Council's standards, along the entire frontage of the site to Doull Place.

- a) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;
- b) Reinstatement of concrete kerb and channel, where required;
- c) Entry treatment / access to the site as per the Council's standards;
- d) A minimum 2.0 metre wide concrete shared footpath to the Council's standards;
- e) Adjustments and relocations necessary to public utility services resulting from these works;
- f) Signage and line marking as per the Department of Main Roads' standard, titled the Manual of Uniform Traffic Control Devices (MUTCD);

These works must be completed prior to the use commencing. In this regard, the developer is required to apply for and receive an Operational Works – Compliance Assessment approval from the Council.

2.5 Bicycle Facilities

Bicycle parking is to be provided adjacent to the new car park in accordance with Austroads Standards. This should allow for a minimum of 3 bicycle parking rails.

2.6 Overhead Electricity Supply

The developer must liaise with the appropriate authorities for electricity supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing.

A certificate from the relevant electricity supplier must be provided prior to the use commencing confirming that the development is provided with an overhead electricity supply.

2.7 Electrical Poles and Construction Considerations

A 300mm gap, in any proposed concrete slabs, is to be maintained around the base of all electricity poles along the frontage of the development. Other readily removable surface treatments are to be constructed up to the base of the pole.

2.8 Telecommunications

The developer must liaise with the appropriate authorities for telecommunications supply. Written confirmation of such liaison and requirements must be provided to the Council, as part of the application for Operational Works – Compliance Assessment from the Council, prior to any works commencing. A certificate from the relevant telecommunications

supplier must be provided prior to the use commencing confirming that the development is connected to telecommunications.

2.9 Stormwater from Roofed and Paved Areas

Stormwater drainage from roofed and paved areas shall be discharged to an approved drainage system within the site then to the tributary of Erapah Creek as discussed and illustrated in the provided “Stormwater Management Plan” report by Duggan & Hede Pty. Ltd. dated October 2009.

Construction of driveways and drainage must be to the Council and/or Department of Main Roads standards, including the provision for an ARI 100 year’s overland flow through driveways, open space areas or easements over adjoining properties. An assessment of the effect of 50% blockage of inlets must be included in the drainage calculations.

Temporary drainage is to be provided during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to an approved street drainage system and not onto the construction site. This temporary system must be maintained for the duration of building works.

Prior to the commencement of any works within the site, the developer must apply for and receive an Operational Works – Compliance Assessment (Engineering) approval for engineering plans and specifications for the construction of proposed drainage.

2.10 Stormwater Nuisance and Legal Right of Stormwater Discharge

Overland flow paths and underground drainage is to be designed so as not to directly or indirectly cause nuisance to a downstream or adjoining property. All stormwater from the site shall be discharged to the tributary of Erapah Creek as discussed and illustrated in the provided “Stormwater Management Plan” report by Duggan & Hede Pty. Ltd. dated October 2009.

2.11 Reticulated Water Supply Connection

The developer must connect the proposed development to the existing reticulated water supply system.

Where the existing reticulated water supply does not currently service the site or is not an adequate capacity, the developer is to pay the Council its estimated cost to construct the required connection/s to the site.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being carried out.

2.12 Sewerage Connection

The developer must connect the proposed development to the existing sewerage system.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer

must pay the Council its estimated cost to construct the required connections.

Requests for connections and estimates must be made to the Council in writing, with details of work required specified. The payment for such works is to be made prior to works being commenced.

2.13 Sewerage Considerations – Building Design

All structures must be located a minimum of 1.5 metres off the alignment of the sewers.

Building foundations must be designed such that no additional loads, associated with the building, are imposed on the sewer trench.

2.14 Earthworks

If the development of the subject property requires soil to be imported or exported, the developer must identify the allotments that would be used for borrowing or filling and must advise the Council of such works. Any significant borrowing or filling may require the approval of the Council. If clarification is required on the significance of the works to be undertaken, contact should be made with the Council to determine relevant approvals required.

- a) Excavation and fill protects the safety of people and property by –
 - i) where involving gradients or embankments comply with Schedule 5, Division 5 of the *Standard Building Regulations 1993*;
 - ii) ensuring retaining walls or structures –
 - are designed in accordance with Section 3 of *Australian Standard 4678:2002 - Earth Retaining Structures*;
 - have a design life of not less than 60 years;
 - iii) ensuring compaction is carried out in accordance with –
 - *Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments*;
 - *Australian Standard 2870:1996 - Residential slabs and footings - construction*.
- b) Excavation and fill prevent land or water contamination, or the harbourage of vermin by ensuring –
 - i) the controlled use of clean, dry, solid, inert building material as per section 4 of *Australian Standard 3798:2007 - Guidelines on earthworks for commercial and residential developments*; and
 - ii) where the site contains contaminated material, the removal of contaminated material is disposed to an approved landfill under the conditions of a disposal permit issued under the *Environmental Protection Act 1994*.

2.15 Car Parking and Internal Driveways

Prior to works commencing, the developer must apply for and receive an approval from the Council for Operational Works – Compliance Assessment (Engineering) for engineering plans and specifications for the construction of proposed car parking facilities and internal driveways. The following issues are to be addressed:

- a) Compliance with Australian Standard AS 2890.1: Off Street Parking – Car Parking Facilities.
- b) As the driveway is longer than 20 metres, there will be a requirement to provide a slow point of 15 km/hour into the roadway.
- c) Provision is to be made for vehicles to turn within the subject site so as to enter and exit the property in a forward gear, without encroachment into formal visitor parking spaces.
- d) Parking areas should not be used for general storage or any purpose other than the parking of motor vehicles.
- e) Construction must comply with the following:
 - i) Surfacing is to be a bituminous seal coat, asphalt, concrete, or pavers, and
 - ii) Properly constructed, drained and maintained to good engineering standards.
- f) All site earthworks, drainage and pavement construction are to be designed and supervised by a Registered Professional Engineer, Queensland (RPEQ). Testing is to be carried out by NATA Registered Laboratories. Prior to occupancy or the use commencing, the Supervising Engineer must submit a certificate certifying that all work has been satisfactorily completed to the quality control criteria for this site.

2.16 Public Open Space Contribution

~~A public open space contribution must be made to Council, at the rate applicable at the time of payment, and paid prior to approval of any subsequent 'operational works' application. The amount payable for this development must comply with the Redland Planning Scheme, Part 11, Planning Scheme Policy 3, Contributions and Security Bonding – Chapter 5 – Open Space.~~

2.16 Water Supply Headworks

~~A contribution for water supply augmentation and other works must be made to the Council, at the rate applicable at the time of payment, prior to approval of any subsequent 'operational works' application.~~

A contribution for water supply augmentation and other works must be made to the Council prior to approval of any subsequent 'operational works' application, at the rate applicable at the time of payment per additional pupil. Please note the current maximum approved number of students is 806.

The amount payable for this development must comply with Chapter 7 of Planning Scheme Policy 3 in the Redlands Planning Scheme. In this regard the following comments are made:

- The current rate for 2009/2010 per equivalent tenement is \$6,075.00

- The conversion factor for water supply headworks payable vary amongst the different uses. Refer to the policy in this regard.
- the amount of contribution for a particular development is determined by multiplying the calculated number of equivalent tenements by the rate per equivalent tenement based on the conversion factor for the particular development included in the table of conversion factors;
- The rate of contribution is reviewed annually on 01 July.

Any headworks previously paid may be claimed as contributing towards the amount due to the Council.

2.17 Sewerage Headworks

~~A contribution for sewerage augmentation and treatment is to be made to the Council, at the rate applicable at the time of payment, prior to approval of any subsequent 'operational works' application.~~

A contribution for water supply augmentation and other works must be made to the Council prior to approval of any subsequent 'operational works' application, at the rate applicable at the time of payment per additional pupil. Please note the current maximum approved number of students is 806.

The amount payable for this development must comply with Chapter 7 of Planning Scheme Policy 3 in the Redlands Planning Scheme. In this regard the following comments are made:

- The current rate for 2009/2010 per equivalent tenement is \$9,186.00
- The conversion factor for sewerage headworks payable vary amongst the different uses. Refer to the policy in this regard.
- the amount of contribution for a particular development is determined by multiplying the calculated number of equivalent tenements by the rate per equivalent tenement based on the conversion factor for the particular development included in the table of conversion factors;
- The rate of contribution is reviewed annually on 01 July.

Any headworks previously paid may be claimed as contributing towards the amount due to the Council.

NB: If sewerage is not immediately available, no unit is to be occupied until a sewerage service is available.

2.18 Stormwater Infrastructure Contribution

~~A contribution for stormwater Infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to any approval of any subsequent 'operational works' application. The amount payable for this development must comply with Chapter 8 of Planning Scheme Policy 3 (in the Redlands Planning Scheme). The purpose of this contribution is to ensure that all areas within the Redlands have effective stormwater infrastructure with sufficient capacity. In this regard the following comments are made:~~

- ~~• The conversion factors (where relevant) for various uses are contained in the policy;~~

- ~~The amount of contribution for a particular development is to be determined in accordance with the policy;~~
- ~~The rate of contribution is reviewed annually on 01 July.~~

~~Any contributions previously paid may be claimed as contributing towards the amount due to Council.~~

2.18 Sediment and Erosion

- a) Prior to and during the construction and maintenance phases of this development, the developer is to be responsible for the installation and maintenance of erosion and sediment management facilities. These facilities must accord with the specific outcomes of the Erosion Prevention and Sediment Control Code until the site works are completed.
- b) At all times the development is to adhere to the “Erosion Prevention and Sediment Control Code” and chapter 4 “Erosion Prevention and Sediment Control” of Policy 9 “Infrastructure Works”.

3.0 Performance/Maintenance Bonding Agreement

3.1 In accordance with Planning Scheme Policy 3 – Contributions and Security Bonding, the lodgement of security with the Council in accordance with the table in Condition 4.2 must be undertaken to guarantee the execution of works to be done in association with this approval.

3.2 All payments to be made to the Council and/or money to be deposited and/or bond to be lodged pursuant to any condition of this approval must be made:

- Prior to an application for approval of building works on the site being lodged; or
- Prior to Council being required to issue any approval for Operational Works – Compliance assessment; or
- Prior to any construction works or the use commencing; (whichever is the sooner).

Other conditions must, where applicable, be complied with before the use is commenced, unless otherwise required or agreed in writing by the Council or a delegated officer.

Item	Amount	Drawn down	Returned
Engineering Infrastructure external to the site	\$5,000.00	to the greater of \$1,000 and 5% of the value of works, when accepted On Maintenance by the Council	When works are accepted Off Maintenance by the Council (Note – There is a minimum maintenance period of 6 months).
Landscaping	\$5,000.00		When works are accepted Off Maintenance by the Council (Note – There is a minimum maintenance period of

Item	Amount	Drawn down	Returned
			6 months).
General performance	\$10,000.00	not applicable	When all conditions associated with this approval have been complied with, as accepted by the Council.
TOTAL	\$20,000.00		

- 3.3 In the case of failure to comply with the above conditions, the Council may cause the necessary work to be carried out and may deduct the cost thereof from the money deposited and/or bond held. Should such cost exceed the security held, the applicant(s) and/or the developer and/or their successor must on demand pay to the Council the amount of the works.

Note: The approval of this development remains with the land. Accordingly, the responsibility for compliance with the conditions of approval remains with the owner(s) of the land, unless this obligation has been passed to a third party if agreed to in writing by the Council or a delegated officer.

D REFERRAL AGENCY CONDITIONS

Referral Agency (Advice Agency) comments have been incorporated into the conditions.

E ADDITIONAL DEVELOPMENT / APPROVALS REQUIRED

- 1 This approval does not allow development to be carried out. Further development permits are required for building works and plumbing and drainage works.
- 2 Operational Works – Compliance Assessment approvals (from the Council) are required for:
 - Engineering
 - External roadworks and drainage works;
 - Internal car parking and stormwater drainage works
 - Landscaping;
- 3 A road opening permit must be obtained from the Council where any works are proposed within an existing road reserve. This approval must be obtained prior to the works commencing.
- 4 Capping of sewer

The applicant must lodge a “Capping of Sewer” application with Redland City Council’s Plumbing Department prior to the demolition of any existing buildings on the development property/ies.

COMMITTEE RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That the Officer's Recommendation be adopted with the following amendment:

- 1. That a new dot point be added to Condition 7.1.1, Addendum to Vegetation Management Plan, which reads as follows:**
 - **Evidence of successful consultation with adjoining neighbours regarding proposed planting.**

CARRIED

A division was called for.

Crs Boglary, Ogilvie, Henry, Williams, Elliott, Murray, Reimers, Burns and Townsend voted in the affirmative.

Cr Bowler voted in the negative.

(Cr Hobson was absent from the meeting)

The motion was declared by the Chair as **CARRIED**.

Cr Bowler declared a Material Personal Interest in the following item and left the chamber at 10.48am.

Cr Boglary declared a conflict of interest in the following item as she is a work colleague of Cr Bowler. Cr Boglary stated she would be remaining in the chamber and voting in the community interests. Cr Boglary voted in the affirmative.

Cr Ogilvie declared a conflict of interest in the following item as he is a work colleague of Cr Bowler. Cr Ogilvie stated he would be remaining in the chamber and voting in the community interests. Cr Ogilvie voted in the affirmative.

Cr Henry declared a possible perceived conflict of interest in the following item as she is a work colleague of Cr Bowler. Cr Henry stated she would be remaining in the chamber and voting in the interests of the community and on the merits of the application. Cr Henry voted in the affirmative.

Cr Burns declared a conflict of interest in the following item stating he had lodged a complaint against the application approval in 2009 and would be remaining in the chamber, voting in the community interests. Cr Burns voted in the negative.

Cr Williams declared a conflict of interest in the following item stating she had lodged a complaint against the application approval and would be remaining in the chamber, voting in the community interests. Cr Williams voted in the negative.

Crs Murray and Reimers declared a conflict of interest in the following item stating they are work colleagues of Cr Bowler, but would be remaining in the chamber voting in the community interests. Crs Murray and Reimers voted in the affirmative.

1.2 EXTENSION OF CURRENCY - MULTIPLE DWELLINGS X 4 AT 16 TRAMICAN STREET, POINT LOOKOUT

Datworks Filename: MC007544
Attachments: [Locality And Site Maps](#)
Responsible Officer Name: Bruce Macnee
 Group Manager, Sustainable Assessment
Author Name: Julie Saunders
 Manager, Planning Assessment

Application Type	Extension to Relevant Period
Proposed Use	Multiple Dwellings x 4
Property Description	Lot 52 PL 85432
Location	16 Tramican Street Point Lookout QLD 4183
Land Area	880m ²
Redlands Planning Scheme Zoning	Point Lookout Residential
Designated Community Infrastructure	N/A
Overlays	Bushfire Hazard Overlay
SEQ Regional Plan 2009-2031	Regional Landscape and Rural Production Area
No. of Public Submissions	N/A

Applicant	Precinct Urban Planning
Land Owner	Mrs T Bowler, Mr E P Bowler
Properly Made Date	06/04/2010
Statutory Decision Date	22 June 2010
Application Coordinator	Julie Saunders
Manager	Bruce Macnee

PURPOSE

This Category 4 application is referred to the Development and Community Standards for determination.

EXECUTIVE SUMMARY

Council has received an application (6 April 2010) requesting an extension to the relevant period for a Material Change of Use for Multiple Dwelling (4 units) at 16 Tramican Street, Point Lookout. The relevant period for the approval expired on 10 April 2010 (as this application for an extension was lodged prior to this expiry date, the approval will not expire while the application is being considered). The applicant requests an extension to the relevant period of one year, taking the period to 10 April 2011. The request has been assessed against the Sustainable Planning Act 2009 and the Redlands Planning Scheme. It is recommended that an extension of 12 months be granted.

BACKGROUND

The following provides a chronology of events for the site.

1. A development application for a Multiple Dwelling (4 units) at 16 Tramican Street, Point Lookout (Council Ref: MC006098) was granted a preliminary approval by Council on 20 May 2001. This preliminary approval required some changes to the design to retain vegetation, as well as a requirement to gain written permission from affected landholders for works associated with sewerage reticulation. Four (4) submissions were received during the public notification of this application.

Subject to the applicant addressing five requirements, the Manager Assessment Services was authorised to issue a Development Permit through a code assessment application. A negotiated decision was not sought.

2. The applicant lodged a new development application on 30 May 2003 to address the requirements of the preliminary approval.
3. On 18 November 2003 the application was approved by the Development Assessment Committee and a development permit was issued.
4. The applicant lodged a request for a negotiated decision in November 2003. It is noted that, this negotiated decision proposed staging of the development. This staging involved constructing the front two units as part of stage 1, utilising an on-site effluent disposal system. Stage 2 involved the construction of the remaining two units and connecting the site to the sewerage network, once available.
5. A Negotiated Decision Notice was issued by Council on 16 March 2004, approving this staging.

6. An application was lodged on 10 March 2008 under section 3.5.22 of the *Integrated Planning Act 1997*, to extend the relevant period, that was due to expire on 10 April 2008.
7. Approval to extend the relevant period was granted for a further twelve (12) months by the Development Assessment Committee on 27 May 2008 with the relevant period ending on 10 April 2009.
8. On 13 March 2009, the applicant lodged an application to extend the relevant period.
9. An extension to the relevant period was granted for a further 12 months by the Development Assessment Committee on 5 May 2009 with the relevant period ending on 10 April 2010.
10. On 22 December 2009, the applicant lodged a request to change the development approval to amend conditions relating to contributions for sewer infrastructure and bonding.
11. This request was approved under delegated authority on 29 January 2010.

CONSULTATION

The Planning Assessment Team has consulted with the Engineering Assessment Team and Legal Services. A copy of the request to extend the relevant period was provided to Councillor Craig Ogilvie of Division 2, who requested that the application be referred to Committee for determination.

1.0 DEVELOPMENT PROPOSAL AND SITE DESCRIPTION

1.1 Proposal

The approved development comprises four multiple dwelling units to be constructed in two stages. Stage 1 involves construction of Houses A and B at the front of the site, serviced by an on-site effluent disposal system. Stage 2 involves construction of Houses C and D at the rear of the site, with connection of the whole development, at that time, to reticulated sewerage.

1.2 Site

The site is located on the southern side of Tramican Street and is currently vacant and contains predominantly semi-mature native vegetation. The land falls from east to west across the lot. A crown reserve adjoins the southern boundary.

1.3 Surrounding Area

Generally, detached dwelling houses surround the subject site along Tramican Street. Mature vegetation exists at the rear of the subject site.

2.0 APPLICATION ASSESSMENT

2.1 *Sustainable Planning Act 2009 (SPA)*

This application has been made in accordance with Section 383 (Integrated Development Assessment System, IDAS) of the *Sustainable Planning Act 2009 (SPA)* and constitutes a Request to Extend the Relevant Period.

Section 388 of SPA states that, in deciding the request, the assessment manager must **only** have regard to the following:

- (a) *the consistency of the approval, including its conditions, with the current laws and policies applying to the development, including, for example, the amount and type of infrastructure contributions, or infrastructure charges payable under an infrastructure charges schedule; and*
- (b) *the community's current awareness of the development approval; and*
- (c) *whether, if the request were refused—*
 - (i) *further rights to make a submission may be available for a further development application; and*
 - (ii) *the likely extent to which those rights may be exercised; and*
- (d) *the views of any concurrence agency for the approval given under section 385.*

2.2 Consistency of Approval with Current Laws and Policies

2.2.1 *SEQ Regional Plan 2009-2031*

The site is located within the Regional Landscape and Rural Production Area. The proposed use is not in conflict with the Regional Plan.

2.2.2 *State Planning Policies*

There are no new State Planning Policies that affect this application.

2.2.3 *State Planning Regulatory Provisions*

There are no State Planning Regulatory Provisions that affect this application. Of note, the site is not within a protected area under the SEQ Koala State Planning Regulatory Provisions.

2.2.4 *Consistency with Redlands Planning Scheme(RPS)*

The original application was assessed against the Superseded Planning Scheme, specifically Development Control Plan 3 (DCP3). The application was impact assessable. The subject site is within the Point Lookout Residential Zone under the RPS, where multiple dwellings are also an impact assessable use. In assessing an extension to the relevant period, as outlined above, consideration needs to be given to current law, policies etc. It is noted that many of the controls from DCP3 transferred to the RPS.

The following table identifies key issues and areas discussed in previous assessments of the proposal against the Redlands Planning Scheme.

	DCP3	RPS Requirement	Proposal	Compliance
Building Height	8.5 m	8.5m	Under 8.5m	✓
Front setback	6 metres	6m (although	4.5m to deck	

	DCP3	RPS Requirement	Proposal	Compliance
		carports are allowed due to site constraints)	on bldg A, 5.5m to deck on bldg B, 6 metres to wall of house	Partial
Side setbacks	1.5m	2m	1.5m	X
Driveway cross-over		3.6m	4m	✓
Bushfire Overlay	n/a	Bushfire assessment, maximise setbacks from hazard	No bushfire assessment, setbacks are maximised from rear	partial

Built Form and Density

It is considered that the proposal generally complies with the zone requirements except in regard to the setbacks and how the building responds to the natural environment (S2.5(2)(c) stipulates an alternative construction method should be used where slopes are steeper than 14 per cent).

DCP3 required 1.5 a metre side setback whereas the RPS specific outcome requires 2 metres. The front setback requirement is 6 metres but the proposal only allows a 4.5 metre setback to deck (6 metres to wall). This was to allow the retention of two significant trees at the rear of the property. As a result the proposal does not fully comply with the specific outcomes which states:

“S2.3

(1) Setbacks -

- (a) *allow for retention of native plants and the introduction of landscaping to complement building massing and to screen buildings;*
- (b) *encourage development that complements the streetscape established by the earlier built form of Point Lookout;*
- (c) *at the side and rear provide separation between buildings and allow for landscaping to screen buildings, privacy and open space;*
- (d) *ensure a built form that does not dominate the natural environment;*
- (e) are 6 metres from the front property boundary; or**
- (f) *an open carport may be built in the 6 metre setback where-*
 - (i) *the physical characteristics of the lot do not allow any other alternative;*
 - (ii) *the maximum height of the open carport is 3.5 metres.*
- (g) *are 2 metres for the side boundary with setbacks not including driveways, vehicle turning areas, car parking areas, garages and carports;*
- (h) *are 2 metres for any building or structure less than 4.5 metres above ground level and 3.5 metres for any building or structure over 4.5 metres above ground level for the rear boundary;*
- (i) *are 4 metres to the outer most projection for internal separation of detached buildings on the same lot and 6 metres between any walls of detached buildings on the same lot;*
- (j) *eaves are a minimum 600mm;*
- (k) *buildings can be linked by one unenclosed verandah or walkway.”*

On balance, the proposal is considered to meet the overall outcomes because it achieves tree retention, provides separation between buildings and the minor encroachment of the decks is considered not to be inconsistent with the intended outcome of the zone which states:

“residential uses are in a detached form, interspersed and sympathetically sited amongst Point Lookout’s natural landscape and bushland elements.”

Natural Environment

According to Council records, the site possesses a 15.7% (1 in 6.4) gradient along the east-west axis. This is steeper than the recommended value in probable solution P1(1)(b)(i) in the Excavation and Fill Code. Generally, a Geotechnical Report/Certificate is required to comply with probable solution 1 of this Code. This was not requested in the Negotiated Decision notice issued 16 March 2004 as it was not a requirement in the previous scheme. This will be achieved as part of the certification process for the building works.

Amenity

It is considered that the proposal complies with the RPS requirements.

Environment

It is considered that the proposal complies with the RPS requirements or has been conditioned to comply. An arborist report was submitted to Council confirming the retention of the significant mature trees on the site following modifications made to the original layout.

Infrastructure

The site is not currently serviced by a Council sewer reticulation system; therefore the applicant is required to provide an on-site sewer disposal system as outlined in Condition 20.

Bushfire Overlay

The subject property has a medium bushfire hazard designation. This was not in place at the time of the original assessment. The overlay requires a bushfire hazard assessment and a generous setback from the bushfire hazard. Although no assessment has been completed, the proposal does provide maximum clearance from the rear boundary where the fire source is located on the adjoining reserve. The site does not call up the Australian Standard for bushfire assessment as it is designated medium bushfire hazard. This means that the buildings would not need to be constructed of fire retardant material.

2.2.5 Infrastructure Contributions

The original approval required infrastructure contributions payable for Water Supply Headworks, Sewer Headworks and Public Open Space only (as per Council’s policies at the time). The conditions require that the contribution amount is at the rate applicable at the time of payment. No additional infrastructure charges are applicable. Please note that new charges for transport, stormwater, cycleways and community infrastructure are not applicable to Point Lookout.

2.3 Community Awareness and Potential Submissions

The original application was subject to Impact Assessment under the Superseded Planning Scheme. Submissions were received. The issues raised in these submissions included building height, population density, out-of-context design, potential impact on koala habitat and not having a net community benefit. These issues were addressed by the original planning report. The application would also require to be publicly advertised if lodged now.

2.4 Referral Agencies

The Department of Transport and Main Roads was a concurrence agency for the original preliminary approval and subsequent development applications. The applicant referred the current request to DTMR who advised that they have no objection to the 12 months extension but that further extensions would require the submission of updated reports to reflect the impact of the development on the current road network.

3 Review of Timeframe

In assessing an application for extension, SPA does not provide any guidance in relation to appropriate timeframes. The explanatory notes do provide some discussion in relation to time being a factor that diminishes the potential for the approval to comply with current policy. It is considered that the proposal meets the requirement, for a 12 month extension. This is in view of the progression of the operational works application (approval issued on 11/6/10) and plumbing (25/02/10) and building (12/03/10) approvals.

4 Conclusion

The application has been reviewed against the current provisions of the RPS and other relevant legislation. On balance, the minor areas of non-compliance are considered to be within the intent of the Overall Outcomes and therefore not contrary to current policies contained within the planning scheme and section 388 of the SPA. The community does have awareness of this development approval and referral agencies have no objection to an extension of 12 months. It is therefore recommended that the application be supported.

Cr Williams raised a Point of Order stating that Cr Elliott was not addressing the agenda item.

The Chair upheld Cr Williams' point of order.

OFFICER'S RECOMMENDATION/ COMMITTEE RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Murray

That Committee, under delegated authority, resolve that the request for an extension of the relevant period of a development permit for a material change of use for the purpose of a Multiple Dwellings x 4 on the land known as 16 Tramican Street Point, Lookout, described as Lot 52 PL 85432, be approved for a period of 12 months, to expire on 10 April 2011.

CARRIED

A division was called for.

Crs Boglary, Ogilvie, Henry, Elliott, Murray, Reimers and Townsend voted in the affirmative.

Crs Williams and Burns voted in the negative.

Cr Bowler was not present when this motion was put.

Cr Hobson was absent from the meeting.

The motion was declared by the Chair as **CARRIED**.

Cr Bowler returned to the meeting at 11.30am.

1.3 CATEGORY 1 - MINOR COMPLYING CODE ASSESSMENT AND HOUSEKEEPING (BUILDING AND PLUMBING)

Datworks Filename: GOV-DAC Delegated Items
Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment
Author Name: Kerri Lee
Administration Officer, Sustainable Assessment

EXECUTIVE SUMMARY

At the General Meeting of 15 May 2002, Council resolved that development assessments be classified into the following four Categories:

- Category 1 – Minor Complying Code Assessments & Housekeeping (Building & Plumbing);
- Category 2 – Complying Code Assessments & Minor Impact Assessments;
- Category 3 – Moderately Complex Code & Impact Assessments;
- Category 4 – Major and Significant Assessments.

A total of 190 Building and Plumbing Applications were dealt with during the period 17 May to 4 June, 2010.

The applications detailed in this report have been assessed under Category 1 criteria - defined as complying, policy based Code Assessment, general housekeeping matters and other applications of a minor nature.

PURPOSE

The purpose of this report is for Council to note that the following applications were dealt with under delegated authority – Category 1 – Minor Complying Code Assessments and Housekeeping.

1. Development application for a material change of use for a dwelling house at 37 Wirralee Street, Macleay Island. Bay Island Designs. (MC012122)
 2. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (attached boat port and caravan port) at 23 Parakeet Street, Birkdale. Mr R.G. and Mrs R.F. Poacher. (BW001154)
 3. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (garage) at 9 Horizon Place, Redland Bay. Mr T.J. and Mrs P.E. Beutel. (BW001044)
 4. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 11 Cockateil Court, Thornlands. Retracom Transportable Buildings. (BW001138)
 5. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (carport and shed) at 57 Long Street, Cleveland. Shetech Pty Ltd As Trustee. (BW001142)
 6. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 175-177 Pioneer Road, Sheldon. The Certifier Pty Ltd. (BW001084)
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7. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (shed, boat port / bali hut and patio) at 22-24 Jay Crescent, Redland Bay. Mr G.R. Kerr. (BW001144)
8. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 7 Millers Lane, Amity. Mrs A. Brown. (BW001089)
9. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 152 Treasure Island Avenue, Karragarra Island. Ms H.M.J. Morfitt. (BW001083)
10. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 25 Venn Parade, Thornlands. Cribbs Carpentry Services. (BW001158)
11. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 642-646 West Mount Cotton Road, Sheldon. Mr C. Jorgensen. (BW000974)
12. Development application for building works approval assessed against the Redlands Planning Scheme to construct a private swimming pool at 10-12 Donald Street, Macleay Island. Leisure Engineering Pty Ltd. (BW001137)
13. Development application for building works approval assessed against the Redlands Planning Scheme to construct a private swimming pool at 35-39 Summit Street, Sheldon. ABC Certification Pty Ltd. (BW001128)
14. Development application for a material change of use for a development near underground infrastructure approval for a dwelling house at 15 Duchess Place, Cleveland. BA Group Building Approvals. (MC012165)
15. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 46-48 Douro Road, Wellington Point. Mr N.R. Stoyles. (BW001059)
16. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 4 Kindara Street, Amity. Philip Impey Architect. (BW001052)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Reimers

That the report be noted.

CARRIED

Cr Elliott declared a Material Personal Interest in the following item, application numbers 27 & 28 as the owner of the properties, and left the meeting at 11.31am.

1.4 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS

Datworks Filename:	GOV-DAC Delegated Items
Responsible Officer Name:	Bruce Macnee Group Manager, Sustainable Assessment
Author Name:	Kerri Lee Administration Officer, Sustainable Assessment

EXECUTIVE SUMMARY

At the General Meeting of 15 May 2002, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments & Housekeeping;
Category 2 – Complying Code Assessments & 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 2 criteria - defined as follows:

- Complying small scale types of Code Assessable applications without submission of public objection (i.e. not being adverse submissions); and
- Includes a number of process-related delegations, operational works applications and all other delegations not otherwise listed. [[Category 2 decisions](#)]

PURPOSE

The purpose of this report is for Council to note that the following applications were dealt with under delegated authority – Category 2 – Complying Code Assessments and Minor Impact Assessments.

1. Development application for a material change of use for a dwelling house at 148 High Central Road, Macleay Island. Mr N.G. Mackey. (MC011734)
 2. Development application for a material change of use for a dwelling house at 73 Scotts Road, Macleay Island. Mr R.G. and Mrs J. Sumsion. (MC012110)
 3. Development application for a material change of use for a small lot house at 19 Thorneside Road, Thorneside. Mrs K.L. Williams. (MC012108)
 4. Development application for a material change of use for a small lot house at 3 Russell Street, Cleveland. Begbie Bentham Pty Ltd. (MC012151)
 5. Development application for a material change of use for a small lot house at 1 Joyce Court, Wellington Point. Antech Constructions Pty Ltd. (MC012114)
 6. Development application for a material change of use for a small lot house at 11 Princess Street, Cleveland. Philip Impey Architect. (MC012023)
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7. Development application for a material change of use for a small lot house at 341 Main Road, Wellington Point. Devonbourne Homes Pty Ltd. (MC012060)
8. Development application for a material change of use for a small lot house at 21A Beckwith Street, Ormiston. Casey Jackson Homes Pty Ltd. (MC012149)
9. Development application for a material change of use for a small lot house at 10 Broadwater Terrace, Redland Bay. Mr B.C. and Mrs M.J. Sherrin. (MC011919)
10. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 11) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011965)
11. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 12) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011964)
12. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 13) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011972)
13. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 9) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011958)
14. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 10) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011963)
15. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 16) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011971)
16. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 14) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011973)
17. Development application for a material change of use to construct a dual occupancy at 245-257 (Lot 15) Main Street, Redland Bay. Sutgold Pty Ltd. (MC011970)
18. Development application for a material change of use to construct a dual occupancy at 51A School Road, Victoria Point. Javica Pty Ltd. (MC012072)
19. Development application for a material change of use to construct a relative's apartment at 15 Tipuana Drive, Capalaba. Mr M.J. and Mrs L.A. Hill. (MC012064)
20. Development application for a material change of use to operate a home business (beauty salon) at 58 Barron Road, Birkdale. Mr M.R. and Mrs A.L. Burnett. (MC012123)
21. Development application for a material change of use for a general industry at 10-12 Steel Street, Capalaba. The Planning Place. (MC012121)
22. Development application for reconfiguration of lots at 12-16 Wilson Esplanade, Redland Bay. Jensen Bowers Group. (SB005462)
23. Development application for reconfiguration of lots at 30-36 Wilson Esplanade, Redland Bay. Mr A.G. Hope. (SB005450)
24. Application for a negotiated decision to vary an existing development approval for a relatives apartment at 86-94 Creek Road, Birkdale. Queensland Building Consulting Group (Cleveland). (MC011201)

25. Application for a negotiated decision to vary an existing development approval for an indoor recreation centre (boxing training facility) at 82-84 Beveridge Road, Thornlands. Mr B.J. McFadden. (MC011076)
26. Application to extend the currency period of an existing development approval for a material change of use to construct a multiple dwellings (x 2) at 65 Benfer Road, Victoria Point. Jarbou Build Pty Ltd. (MC008340)
27. Development application for reconfiguration of lots at 481 Old Cleveland Road East, Birkdale. Terry Wickens Surveys Pty Ltd. (SB005467)
28. Development application for a material change of use for a small lot house at 481 Old Cleveland Road East, Birkdale. Terry Wickens Surveys Pty Ltd. (MC012020)
29. Development application for a material change of use for a dwelling house at 163 Shore Street North, Cleveland. The Certifier Pty Ltd. (MC012145)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Reimers
Seconded by: Cr Ogilvie

That the report be noted.

CARRIED

Cr Elliott returned to the meeting at 11.32am.

1.5 CURRENT APPEALS LIST AS AT 4 JUNE 2010**Datworks Filename: GOV-DAC Appeals List****Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment****Author Name: Anne-Maree Sankey
Administration Officer****EXECUTIVE SUMMARY**

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
1. WD	SB351901 Appeal 2884 of 1998.	Sabdoen Pty Ltd Point O'Halloran Road, Victoria Point.	Claim against zoning amendment.	Matter adjourned to date to be fixed.	Compensation
2. MR	MC009414 Appeal 1167 of 2007. Received April 2007.	AJ & CL Dowley -v- RSC, 20 Emerson Street, Russell Island.	Application for dwelling house on Residential A lot.	Adjourned to 10 June 2010 for Further Review.	Applicant appeal against Condition 1 of Negotiated Decision.
3. AV	SB005137 Appeal 1034 of 2008. Received April 2008.	Harridan P/L -v- RCC. 46-48 Muller Street, Redland Bay.	Application for MCU and reconfiguration into 62 allotments.	Set down for Hearing 25 & 26 June 2010.	Applicant Appeal against preliminary approval.
4. JS	MC010498 Appeal 1740 of 2008. Received July 2008.	KCY Investments (No 2) P/L -v- RCC 7 Samarinda Drive, Point Lookout.	Application for dwelling house.	Adjourned to date to be fixed.	Applicant appeal against refusal.
5. AV	SB004758.1A SB004758.1B MC007588 Appeal 1880 of 2008. Received July 2008.	Heritage Properties P/L & Ausbuild P/L -v- RCC 268, 278, 296, 310, 332 & 344 Cleveland-Redland Bay Road, Thornlands.	Application for MCU (residential development) and reconfiguration into 34 lots (1A) and 25 lots (1B).	Listed for Further Review 10 June 2010. Set down for Hearing in July 2010 pool.	Applicant appeal against deemed refusal.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
6. JS	MC010968 Appeal 2627 of 2008.	Queensland Construction Materials P/L -v- RCC & Ors: Various Sites on North Stradbroke Island.	Application for Material Change Of Use for Extractive Industry (Removal and Transportation of Sand Tailings) and Environmentally Relevant Activity 20 (Extracting Rock or Other Material).	Preliminary Points Judgment handed down 29 September 2009. Adjourned for Further Review to 9 June 2010.	Applicant Appeal against refusal
	MC010968 Supreme Court Appeal 12616 of 2009. Received November 2009.	Birkdale Progress Association, FOSI, SIMO, Wildlife Preservation Society & Ors -v- Qld Construction Materials P/L	Application for Leave to Appeal the PE Court Preliminary Point Judgment 29 September 2009	Preliminary Point Hearing held 26 March 2010, awaiting judgment.	Submitter Application against PE Court Judgment
7. JS	MC009566 Appeal 3220 of 2008 Received December 2008.	Slade P/L, PJ Laing & J Laing -v- RCC 14-20 Gordon Road, Redland Bay.	Application for Development Permit (Material Change of Use) for residential purposes	No date set	Applicant Appeal against refusal.
8. GS	MC011268 Appeal 245 of 2009. Received February 2009.	Sutgold Pty Ltd -v- RCC. 97 Main Street, Redland Bay.	Application for dwelling house on land zoned part Urban Residential/part Open Space.	No date set.	Applicant Appeal against refusal.
9. AV	SB005347 Appeal 1016 of 2009. Received April 2009.	BMD Properties Pty Ltd -v- RCC 18 Mainsail Street, Birkdale.	Application for reconfiguration into 10 lots.	No date set.	Applicant Appeal against refusal.
10. AV	MC008405 Appeal 1302 of 2009. Received May 2009.	Ausbuild Projects Pty Ltd -v- RCC 104 Kinross Road, Thornlands	Application for rezoning to Residential for reconfiguration into 107 lots.	Adjourned for Further Review 14 October 2010.	Applicant Appeal against refusal.
11. AV	MC008305 Appeal 1303 of 2009. Received May 2009.	PEET Thornlands Pty Ltd -v- RCC 89-101 Kinross Road, Thornlands	Application for rezoning to Residential for reconfiguration into 102 lots.	Adjourned for Further Review 14 October 2010.	Applicant Appeal against refusal.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
12. AW	MC010645 Appeal 1615 of 2009. Received June 2009.	HJ & HM Harrison – v- RCC 68-80 Kinross Road, Thornlands.	Application for temporary vehicle depot.	No date set.	Applicant Appeal against refusal.
13. AW	MC010715 Appeal 1963 of 2009-07-28 Received July 2009.	JT George Nominees P/L –v- RCC Cnr Taylor Rd & Woodlands Dve, Thornlands.	Application for preliminary approval for MCU for neighbourhood centre, open space and residential uses (pursuant to a concept master plan).	No date set.	Applicant Appeal against refusal.
14. AW	MC011526 Appeal 2194 of 2009 Received August 2009.	Ken Ryan & Assoc – v- RCC 41 Tramican Street, Point Lookout	Application for Dwelling House.	No date set.	Applicant Appeal against refusal.
15. AW	MC009598 Appeal 2271 of 2009. Received August 2009.	J G Clissold as Trustee –v- RCC 11-15 Nicholas Street, Russell Island	Application for Child Care Centre.	Adjourned for Further Review 23 June 2010. Set down for Hearing August 2010 pool (5 days).	Applicant Appeal against refusal.
16. AW	MC011579 Appeal 2345 of 2009. Received August 2009.	S Maller & Y Allayban –v- RCC 9 Piccaninny Street, Macleay Island	Application for Dwelling House.	No date set.	Applicant Appeal against refusal.
17. AW	MC011745 Appeal 3296 of 2009. Received November 2009.	S Mergler –v- RCC 106 Beelong Street, Macleay Island	Application for Dwelling House.	Listed for Further Review 12 August 2010.	Applicant Appeal against conditions of approval.
18. AW	MC010225 Appeal 3391 of 2009. Received December 2009.	M Parsons –v- RCC 65 Coondoorroopa Drive, Macleay Island	Application for Dwelling House.	Adjourned for Further Review 9 June 2010.	Applicant Appeal against conditions of approval.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
19. JS	MC011322 Appeal 3566 of 2009. Received December 2009.	Casagrande Investments Pty Ltd –v- RCC 537-547 Redland Bay Road, Victoria Point	Application for Multiple Dwelling (13 units)	Set down for Hearing 7-11 June 2010.	Applicant Appeal against refusal.
20. JS	MC009585 Appeal 290 of 2010. Received January 2010.	HIB Investments P/L –v- RCC 2-6 School of Arts Rd, Redland Bay	Application for mixed use development (shops, showroom class A, refreshment establishment)	No date set.	Application Appeal against refusal.
21. JS	MC011141 Appeal 1052 of 2010. Received April 2010.	Florina Pty Ltd –v- RCC 241-259 Boundary Road, Thornlands	Application for development permit to extend existing flower farm.	No date set.	Applicant Appeal against conditions of approval.

Information on appeals may be found as follows:

1) Planning and Environment Court

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

2) Redland City Council

The lodgement of an appeal is acknowledged with the Application details on the Councils “Planning and Development On Line - Development - Application Inquiry” site. Some Appeal documents will also be available (note: legal privilege applies to some documents). All judgements and settlements will be reflected in the Council Decision Notice documents:

<http://www.redland.qld.gov.au/Planning/Pages/default.aspx>

3) Department of Infrastructure and Planning (DIP)

The DIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) 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.

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Reimers
Seconded by: Cr Elliott

That the report be noted.

CARRIED

MEETING CLOSURE

There being no further business, the meeting closed at 11.35am.

Signature of Chairperson: _____

Confirmation Date: _____

11 PLANNING & POLICY COMMITTEE 2/06/10 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Bowler
Seconded by: Cr Elliott

That the Planning & Policy Committee Report of 2 June 2010 be received.

CARRIED

11.1 COMMITTEE CLOSED SESSION

The Committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following item:

11.1.1 Resubmission of Priority Infrastructure Plan for First State Interest Review

Following deliberation on this matter, the Committee meeting was again opened to the public.

11.1.1 RESUBMISSION OF PRIORITY INFRASTRUCTURE PLAN FOR FIRST STATE INTEREST REVIEW

Datworks Filename:	RTT Planning - Priority Infrastructure Planning (PIPS)
Responsible Officer Name:	David Elliott Manager Infrastructure Planning
Author Name:	Giles Tyler Senior Advisor Infrastructure Projects

EXECUTIVE SUMMARY

At the General Meeting of 26 May 2010, Council resolved as follows:

“That the Planning & Policy Standing Committee be delegated authority to determine and endorse the draft Priority infrastructure Plan, as listed for its meeting of 2 June 2010, for submission to the State Department of Infrastructure & Planning for First State Interest Check review pursuant to Schedule 1 of the Integrated Planning Act 1997.”

A confidential report from Manager Infrastructure Planning dated 6 May 2010 was discussed in closed session.

COMMITTEE RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Townsend

That Committee, under delegated authority, resolve as follows:

- 1. To adopt the draft Redland Priority Infrastructure Plan as set out in Annexure A, except where amended by Council resolution, and forward to the Minister for Infrastructure and Planning for first State interest review in accordance with the provisions of Schedule 1 of the *Integrated Planning Act 1997*;**
- 2. As an interim solution and in the potential absence of an effective Planning Scheme Policy on infrastructure contributions, adopt Planning Scheme Policy 3 to the Redlands Planning Scheme 2006 as a general policy to be applied in the setting of infrastructure contribution conditions of development approval pursuant to sections 313 and 314 of the *Sustainable Planning Act 2009*;**
- 3. Inform the Premier and Minister for Infrastructure and Planning in writing that Redland City Council supports maintaining local government infrastructure charges across Queensland in order to achieve equitable infrastructure cost distribution across all users of infrastructure and, therefore, a disproportionate burden is not placed on ratepayers;**
- 4. Delegate authority to the Chief Executive Officer to exercise Council's powers to prepare and submit minor consequential amendments to the Redlands Planning Scheme 2006 resulting from the introduction of Part 10 (Priority Infrastructure Plan)'**
- 5. Delegate authority to the Chief Executive Officer to exercise Council's powers to amend the draft Priority Infrastructure Plan prior to public notification pursuant to the Schedule 1 process under the *Integrated Planning Act 1997*; and**
- 6. That this report and all annexures remain confidential until such time as the draft Priority Infrastructure Plan is publicly notified pursuant to the Schedule 1 process under the *Integrated Planning Act 1997*, whereupon this information will be released into the public record.**

CARRIED

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Elliott

That the Committee resolution be noted.

CARRIED

11.2 PLANNING AND POLICY

11.2.1 SUSTAINABLE RESOURCES FROM WASTE PLAN 2010-2020

Datworks Filename: WM Waste Management Strategy
Attachment: [Sustainable Resources from Waste Plan](#)
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Paula Kemplay
Senior Advisor Waste Planning

EXECUTIVE SUMMARY

The draft Sustainable Resources from Waste Plan 2010-2020, as attached, sets the resource and waste direction for Council over the next 10 years using a range of sustainability initiatives. Public consultation has occurred on this draft and the feedback is summarised in this report. Amendments were made following consultation as outlined in this report.

This report recommends the adoption of the final draft of the Sustainable Resources from Waste Plan 2010-2020.

PURPOSE

To present the draft Sustainable Resources from Waste Plan 2010-2020 to Council for adoption. Following adoption it will be lodged with the Department of Environment and Resource Management (DERM).

BACKGROUND

At the General Meeting of 26 August 2009, Council resolved to “*work in partnership with a consultant to prepare a waste management strategy for the City in order to plan service and infrastructure requirements for the next 10 years and comply with the Queensland Environmental Protection (Waste Management) Policy 2000 and in accord with Local Government Act provisions.*”

At the General Meeting of 16 December 2009, Council resolved to note the draft Sustainable Resources Future (Waste Management Strategic Plan) and refer the draft to a Councillor workshop for further discussion, prior to its issue for public consultation purposes in February and March 2010.

ISSUES

Public consultation was undertaken with the assistance of corporate communications and the Community Engagement Advisor. A summary strategy document was prepared and circulated via libraries and customer service centres and distributed via the transfer stations and Councillor networks. Adverts were placed in local papers

and also sent to registered participants via the community network group. A total of 35 surveys were received. Feedback from the public consultation period, which ran from 24 February to 29 March 2010, can be summarised as follows:

A significant number of respondents (77%) were aware or highly aware of the waste management challenges faced by Council. 94% of respondents would participate, or participate enthusiastically, in a whole of community response to meet waste reduction targets, particularly if Council offered more support and education to householders about home processing of organics. Further, 83% of respondents either support, or strongly support, Council developing its own local site for processing green organics waste and selling the products back to the community.

The elements of the strategy that were supported were the whole of community approach, the support for increased recycling and decreased waste to landfill with targets of 70% recycled by 2025 being suggested. There was strong support for the focus on organics and recognition that a variety of approaches are required, including home processing, and mulching, composting and green energy solutions.

There was also support for the partnerships approach and creation of jobs. In terms of what should be different there was commentary on education needing to be more practical and targeted, more effort on upstream supply chain to minimise waste, smaller bins, cost incentives for providing worm farms and no cost to residents to implement, concern about illegal tipping from a user pays system and recognising that some people create waste from time to time so a voucher or bulky kerbside collection should be provided.

When asked to comment on what the waste system will look like in 2020 the following comments were provided.

- Businesses will use more sustainable packaging which will be compostible. Community gardens/composting facilities will be available and co-exist alongside major parks/increased links within community with food production.
- People will be recycling as much as possible/reduced throwaway attitude/materials efficiency/ not carting trucks to Ipswich/.
- Reduction in plastics use and all waste able to be re-used.
- Low waste economy operates simply and is embedded at householder level, more education to people and co-operation from community/ focus on dealing with consumption and businesses trading waste and clustering together to maximise inputs and outputs.

Respondents were asked to suggest methods of achieving vision and suggestions ranged from increased education, more research, running trials, improving communication with all community members and incentives and actions.

In order to get more detailed dialogue and discussion of priority areas a waste focus group was established and advertised in the same process as described for the

survey. A total of 11 participants took part in the half day event on the 13th April. The key outcomes are listed as follows:

Placing a value on waste is seen as an essential step in the new era of waste management. One method of placing a value on waste is to price its generation and disposal. Pricing is a key mechanism for shaping future waste management.

Waste has multiple values including but going beyond economic value. Community and Council initiatives should promote the social, cultural, environmental and economic value of waste including social enterprise development around waste, gardening and use of waste in land rehabilitation and localisation of waste management.

Waste diversion should generate a return for ratepayers, businesses and community organisations. Achieving this return will involve identifying a **range of existing and new revenue streams** and investing in facilitation of these across the City. Trials of these initiatives can be established through Council working with and building on existing community and business initiatives.

One major driver which would produce more localised, value-creating waste management in the future was proposed. **Any reduction in the availability or affordability of petrol** will have a major impact because of the high reliance on transportation inherent current waste management arrangements.

People need to be informed about costs of waste disposal and their likely increase into the future. Council needs to consult and build ownership of the whole waste problem within its local communities. **Setting targets for the new waste era** is important.

Provision of appropriate infrastructure in the appropriate places to make waste diversion convenient is essential. Council needs to establish a network of local hubs of appropriate infrastructure for green waste and recyclables, as well as for related activities such as community education for food production, community gardens, and maintenance and use of compostibles.

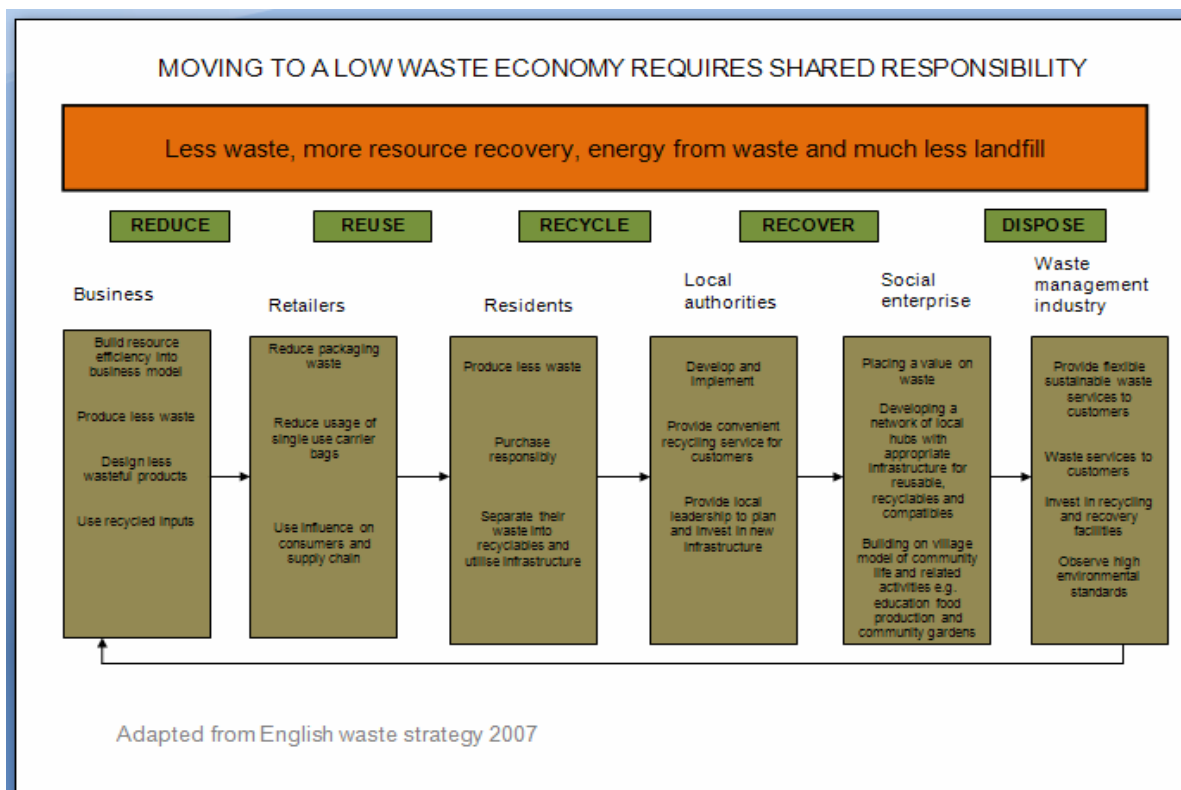
Social enterprise around waste diversion would be a primary ingredient in this localisation of sustainable waste management. Localisation would build on the village model of community life and culture, and emphasis would be on waste management being an integral part of local community life. Branding of the community-based hubs for waste diversion would highlight the social enterprise nature of the approach and build a profile for this new way of thinking within the community.

Strategy review

The strategy reflects the key principles of the Commonwealth National Waste Policy and the expected Queensland Waste Strategy, plus Council's own sustainability policies. It sets the resource and waste direction for Council over the next 10 years and will be reviewed regularly given that external policy drivers are likely to influence the strategy in that timeframe. Some re-formatting has occurred from the earlier draft to highlight the key objectives and action areas.

Key features are as follows:

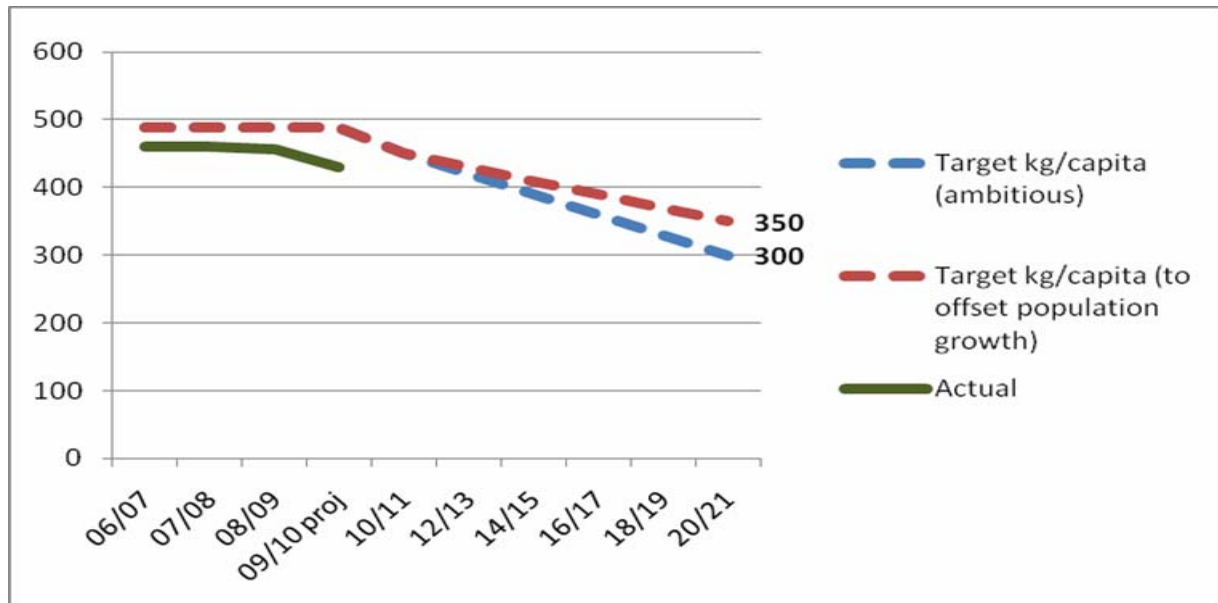
- Change in nomenclature from Sustainable Resources Future to Sustainable Resources from Waste Plan to focus on a specific area of resource management.
- A vision to be a whole of community strategy interfacing resource and waste practices across corporate and community plans to contribute to long term sustainable living outcomes. Specifically the greater use of social enterprises has been included in the model below, adapted from the English waste strategy based on consultation to date.



Also more detail on interface with existing Council sustainable policies has been included.

- Use of Redlands Planning Scheme to enable greater recovery of construction and demolition waste;- no changes.
- A focus on options to increase the diversion of organics from landfill to prepare the Community for a future low carbon economy with options to utilise green fields (composting) or green energy solutions. Actions strengthened to trial new systems relating to organics management.
- Focus on development of new local markets to meet sustainability criteria, including a review of Council's procurement activities and investigation of partnerships with agriculture No change.

- Greater focus on assisting business and industry to minimise their waste to landfill. No change.
- Creating opportunities for community organisations to reuse resources. Strengthened action to review and investigate social enterprise pilot programs.
- Investigation of new opportunities for the islands to become more self sufficient in managing their waste and reduce transport emissions. Remains a high priority for the island residents and ties into the projects for organics and social enterprise.
- Investment in new upgraded infrastructure to increase materials efficiency and assist in diverting more material away from landfill plus reducing costs of transporting and disposing of waste. No change.
- Maximise the life of the existing landfills. No change.
- Participation in regional and sub-regional projects to enhance resource recovery and other infrastructure. No change.
- A reliance on external landfills in the short-term (once Birkdale and Giles Road landfills close) with watching briefs on the viability of alternative waste technologies into the medium and longer term. No change.
- Inclusion of the existing litter strategy to provide a more integrated planning approach. This is a high priority item based on internal consultation.
- Inclusion of education and engagement programs. No change.
- Options to set targets for waste minimisation by 2020 and key performance indicators during the life of the plan. This was an area of discussion that did not reach any conclusions. It is suggested that Council set a preliminary reduction target of 350 kg/capita by 2020 to offset population increases over the next 10 years and actively review this topic pending potential further target options which may occur at a State level (see graph below). The path to achieving this target is set as a straight line however depending on the effectiveness of incentives and timing there may be a lag at the start which gains momentum over time.



RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

FINANCIAL IMPLICATIONS

Specific actions and incentives will be costed as part of the budget adoption process during the year they are programmed to occur.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was not consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

The following consultation has occurred during the drafting of the strategy:

- Officer Feedback – Sept 2009;
- Councillor's Workshop – Oct 2009;
- Business Forum – Nov 2009;
- Surveys – Nov 2009;
- Online Questionnaire & forum – Oct & Nov 2009;
- Draft Strategy Documents to Council– Dec 2009;

- SMBICAC - Dec 2009;
- Councillor Workshop–Feb 2010;
- Public Consultation – Feb – Mar 2010;
- Waste focus group April 2010.

OPTIONS

PREFERRED

That Council resolve to adopt the draft Sustainable Resources from Waste Plan 2010-2020 and submit to the Department of Environment and Resource Management (DERM), as attached.

ALTERNATIVE

That Council resolve as follows:

1. To not adopt the draft Sustainable Resources from Waste Plan 2010-2020 as attached, and
2. To advise on amendments required to the Plan.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the draft Sustainable Resources from Waste Plan 2010-2020 and submit to the Department of Environment and Resource Management (DERM), as attached.

COMMITTEE RECOMMENDATION

Moved by: Cr Henry
Seconded by: Cr Boglary

1. That Council resolve to adopt the draft Sustainable Resources from Waste Plan 2010-2020 and submit to the Department of Environment and Resource Management (DERM), as attached; and
2. That an Implementation Plan be included for consideration at the next General Meeting.

PROCEDURAL MOTION

Moved by: Cr Williams
Seconded by: Cr Murray

That this item lie on the table so that further information can be presented to Council on the implementation of the strategy.

On being put to the vote, the motion was LOST.

A division was called for.

Crs Williams, Hobson, Murray, Reimers and Burns voted in the affirmative.

Crs Boglary, Henry, Townsend, Elliott and Bowler voted in the negative.

Cr Ogilvie was not present when the vote was taken.

The motion was declared LOST, on the casting vote of the Chair.

The Chair then put Cr Henry's motion.

On being put to the vote, the motion was **CARRIED**.

A division was called for.

Crs Boglary, Henry, Townsend, Elliott and Bowler voted in the affirmative.

Crs Williams, Hobson, Murray, Reimers and Burns voted in the negative.

Cr Ogilvie was not present when the vote was taken.

The motion was declared **CARRIED**, on the casting vote of the Chair.

This item was dealt with at a Special Meeting of Council on 23 June 2010.

REDLAND CITY COUNCIL

Sustainable Resources from Waste Plan

Waste Management Strategic Plan

May 2010

FINAL REPORT

VOLUME 1

2010-2020

PREPARED BY IMPACT BLUE PTY LTD IN PARTNERSHIP WITH
REDLAND CITY COUNCIL

Sustainable Resources from Waste Plan

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10 May 2010

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GLOSSARY

AWT	Alternative Waste Technology
C&D	Construction and Demolition Waste
C&I	Commercial and Industrial Waste
CPRS	Carbon Pollution Reduction Scheme
DERM	Department of Environment and Resources Management
EfW	Energy from Waste
EPHC	Environmental Protection Heritage Council
EPR	Extended Producer Responsibility
ETS	Emissions Trading Scheme
GHD	GHD Pty Ltd
GHG	Greenhouse Gas
HHW	Hazardous Household Waste
KPI	Key Performance Indicator
LFG	Landfill Gas
MGB	Mobile Garbage Bin
MSW	Municipal Solid Waste
MRF	Materials Recovery Facility
NPV	Net Present Value
NWP	National Waste Policy Framework
PIFU	Planning Information and Forecasting Unit
PPR	Public Place Recycling
REC	Renewable Energy Certificate
RETS	Renewable Energy Targets
RORO	Roll-on / Roll-off Bin
RRF	Resource Recovery Facility
SEQCOM	South-east Queensland Council of Mayors
PLAN	Sustainable Resources from Waste Plan

Note: Text boxes are included throughout the text to highlight key conclusions of the report.

1. Executive Summary

1.1. Context

The *Sustainable Resources from Waste Plan (Plan)* satisfies Redland City Council's statutory obligations under the *Environmental Protection (Waste Management) Policy, 2000* for a periodically updated Waste Management Strategic Plan. The previous Redland Waste Management Strategy was adopted by RCC in 2003, with minor reviews in the intervening period. However, this Plan will assist the Redlands community to make a transition to a more sustainable future during 2010 to 2020. It also includes information required to meet DERM reporting requirements.

The context is a rapidly changing waste regulatory environment, with a high expectation that RCC will manage its waste streams as resources. This regulatory regime will use new economic instruments and associated legislative requirements to promote WASTE MINIMISATION in all sectors of the community. Where these outcomes are not achieved, there will be significant financial implications for all waste generators, including ratepayers. Despite behavioural changes that residents may make, utilising additional infrastructure will also be required to make the significant gains required in recovering resources.

Council must provide LEADERSHIP in waste minimisation for its own activities and operations. It has voluntarily set workplace recycling targets for its own business and preliminary waste reduction targets of 100kg per person by 2020, and these will need to be reviewed against any potential State targets. Council will also need to provide effective policies and deliver EDUCATION PROGRAMS that engage the community in relation to the importance of changing their current overall behaviour, to mitigate the potential for financial exposure of all stakeholders should growth in waste generation continue. RCC will also need to develop STRONG PARTNERSHIPS with the local community and businesses, waste industry service and technology providers and governments to foster the shared responsibility needed for a low waste economy. Redland City will benefit from the adoption of a strong ADVOCACY role in relevant forums, including those associated with the SEQ Council of Mayors Regional Waste Management Programme, to develop the best mix of local and regional infrastructure to support the diversion of waste from landfill.

The *Plan* has been prepared following substantial community engagement, including online and other forums, a focus group and a business workshop. It also included several workshops involving officers and Councillors that contributed to its development. It was prepared by *Impact Blue Pty Ltd* in partnership with Council based on research, consultation and knowledge of future emerging waste policies.

1.2. Key Plan Elements

The *Plan* has considered a variety of strategic options and concluded that several key elements are essential to achieve the necessary behavioural changes to make future waste management sustainable. To more fully integrate this program with RCC's Corporate and Community Plans requires:

- reducing per capita waste generation to offset population growth
- Development of trials for viable organics source separation and local processing options;
- Tailoring solutions to the needs of local markets and island communities including identifying further opportunities for additional community involvement;
- Provision of best practice resource recovery infrastructure;
- Develop an efficient transfer capacity to allow disposal of residual materials
- Ongoing research into alternative waste technologies; and
- Development of regional partnerships for sharing essential long term waste treatment and disposal infrastructure.

The **Plan** has a number of strategic action items in four program areas covering Waste Minimisation; Resource Recovery; Energy Recovery; and Residual Disposal.

These actions are strongly aligned with the new National Waste Policy (NWP), RCC sustainability policies and expected Queensland State initiatives. RCC will also accommodate any new end of life recovery of televisions, computers and tyres in accordance with roll-out of NWP initiatives in Extended Producer Responsibility and the Australian Packaging Covenant. These programs will help RCC to improve its overall diversion rate performance towards Australian best practice. However, even if a 50% diversion target is met, a 2020 residual waste stream of **55,000-65,000 TONNES** will still remain for landfill disposal in the next ten years. It is likely that no large scale alternative waste technology will be available for most of the life of the **Plan**, as a result of the due diligence, planning approvals and construction lead times required for such regional infrastructure. These processes may be more complex in a regional negotiating environment.

1.3. Implementation Costs

To initially assess the capacity of several strategic options to deliver such outcomes, preliminary financial modelling over the ten year period of the **Plan** was undertaken. The lowest cost long term strategy is to prioritise initiatives to which actively recover secondary resources and minimise waste disposed. To achieve this priority, RCC also requires a new infrastructure development plan to provide wider access to efficient resource recovery facilities. Closure of Birkdale Landfill will require replacement infrastructure, for improved resource recovery, transfer and disposal, to complement primary source separation initiatives at the household and business level.

The anticipated **Plan** expenditure, over ten years, of in excess of **\$100 MILLION** is significant; however it will lead to net community benefits in the long term if the amount of waste requiring disposal can be reduced. If the proposed state waste levy and carbon tax costs are applied to disposal of residual waste, there will be further benefits attached to waste minimisation. The strategic options available depend on ensuring that there are suitable interim contingency plans in place to meet the needs of RCC until the adopted new infrastructure is commissioned.

RCC will adopt a policy for sustainable resources from waste that considers long term sustainability benefits, as well as full cost pricing for new infrastructure initiatives. In addition, it is important to the local community, in social capital, employment and resource availability terms, that local processing and markets are part of the solution.

1.4. Full Cost Pricing

Council will have greater transparency in full cost pricing for its Waste Services as part of strategic modelling. Given the cost recovery pressures expected, RCC should consider using a mix of gate fees, and general rates to cover such costs. Council has noted that based on the most recent six months of data to December 2009, gate fees appear to have impacted on domestic waste to landfill quantities. These have reduced from 480 to a projected 430 kg per capita in this period. These trends will continue to be monitored.

Specifically, it is recommended that Council continue to use gate fees as one of the appropriate price signals to the community and the business supply chain concerning resource conservation and sustainable outcomes through waste minimisation. It will also encourage source separation and local resource utilisation. The benefits of such action will be to maximise the asset life of Birkdale Landfill, until new infrastructure is ready, reduce traffic and congestion at transfer stations and maintain equity in charges across the community by ensuring that those voluntarily participating in waste minimisation schemes are rewarded for minimising waste, by incentives within this pricing environment. This will also maintain consistency with other Councils in the region.

The gate fee measure reduces the reliance on flat rates charges that send limited behavioural signals to the community, plus allowing for a gradual transition to the higher levels of pricing anticipated for future infrastructure facilities. This approach is consistent with that being applied in a number of other sectors and is expected to be supported by the pending draft Queensland Waste Strategy. The Department of Environment and Resources Management has indicated that this draft Queensland Waste Strategy will be issued for comment in 2010. It is widely assumed that they will propose a waste levy as an economic instrument to help reduce waste disposal to landfill and further encourage waste to be managed as resources.

1.5. Other Related Policies

The *Plan* describes a numbering of supporting policies that are able to positively influence the outcomes of this Plan. These include the priority review of the current litter strategy, developing a sustainable procurement plan and the on-going review of RCC specifications to allow recycled materials to be more widely used in the Council Works Program. In addition, the wider use of existing planning powers to condition the requirement for waste management plans for major developments and community events is also proposed. Strengthened action to review and investigate social enterprise pilot programmes is also now included. All strategies and associated policies will be regularly reviewed.

Mayor's Signature quote

A large, empty rectangular box with a light green background, intended for the Mayor's signature quote.

CEO's Signature quote

A large, empty rectangular box with a light green background, intended for the CEO's signature quote.

2. Policy Context

The *Plan* context is that there are new federal and pending state policies which represent major departures from existing legislation and will require some adaptation by Council and waste generators in Redlands, to align their practices and programs with such government policy drivers to achieve the prescribed outcomes. This necessitates a significant change in emphasis for this document to maintain its relevance to current secondary resources management principles. In addition, RCC has adopted policies that also demand greater integration of this program area with the emerging Community Plan.

2.1 National, State and Regional

2.1.1 National Waste Policy (NWP) Framework

The Commonwealth has recently developed and adopted a framework for a NWP. This policy is a key driver for future planning and its specific goals are reflected in this *Plan*.

Proposed new directions include:

- Advance charge for recycling/disposal of EPR items;
- Greater emphasis on non-municipal resource recovery;
- Provision of safe stockpiling of materials prior to re-use;
- Guidelines for fit for purpose organics management suited to end use (Compost, EfW fuels or LFG energy) & location;
- Procurement policies based on performance that include suitable recycled materials;
- Investment in improved collection and sorting, processing and distribution systems for recovered materials;
- Tiered approach to cater for smaller communities; and
- Less emphasis on “end of pipe” signals and more along supply chain.

A key principle of the NWP is the promotion of **PARTNERSHIPS** between various stakeholders, with each taking responsibility for their own waste minimisation.

RCC will need to make specific storage provision for the used televisions and computers (e-waste) to be covered by the proposed national product stewardship legislative framework. Similarly, the NWP will continue to support the diversion of organics from landfill, or alternatively, encourage the use of disposal sites with a high methane capture efficiency.

The NWP also supports the strengthened Australian Packaging Covenant with increased focus on both package design and workplace recycling, public recycling and litter reduction projects. Council has included its current litter strategy within the *Plan* to ensure complementary initiatives are undertaken as a priority in both areas.

2.1.2 Carbon Pollution Reduction Scheme (CPRS)

The final format and timing of new legislation for a carbon Emissions Trading Scheme (ETS) is still under consideration. However, the provisions foreshadowed in the Commonwealth White Paper are assumed to be applicable to this *Plan* for the majority of the planning horizon. The CPRS, if implemented, would provide a further financial incentive for RCC to divert degradable organic carbon away from landfill and the adoption of high landfill gas collection efficiency external disposal sites, or alternative waste technologies, for future residual waste disposal. There are likely major financial liabilities associated with future landfill disposal. This encourages RCC to pursue the strategic options that most quickly reduce its residual waste percentage directed to landfill.

2.1.3 Renewable Energy Targets

New legislation has been passed to establish medium term Renewable Energy Targets (RET) for Australia. This requires 20 percent of Australia’s energy generation to come from green or renewable energy

sources by 2020. This may in future provide greater investment certainty to investors in renewable energy projects up to 2030. This is expected to impact the rate of technology implementation in the resource and energy recovery sectors, as applicable. RCC could benefit from greater infrastructure choice in future as a result of the availability of Renewable Energy Certificates for certain energy from waste infrastructure to project proponents. However, there is still uncertainty concerning scheme details. RCC will assess feasibility studies of the potential for Energy from Waste (EfW) projects within the Large Scale Renewable Energy Target scheme where relevant.

2.1.4 Draft Queensland Waste Strategy

The draft Queensland Waste Strategy Discussion Paper indicated the following key directions for this sector:

- Best Waste Management Practice Services;
- Waste & Recovery Resource Programs, Infrastructure Improvement & Market Development;
- Landfill Levy;
- Strong Advocacy;
- Educational & Awareness Material;
- Regional Contracting & Service Delivery; and
- Green Purchasing of Goods & Services.

Each of the above items is accounted for in the [Plan](#). DERM has confirmed that a draft Queensland Waste Strategy will be issued for comment in 2010.

2.1.5 Environmental Protection (Waste Management) Policy 2000

Council has an obligation to regularly submit a comprehensive, Council adopted waste management strategic plan under this policy. It is timely to update earlier documentation submitted to the former EPA, to reflect the new drivers applicable to the next ten years of sustainable resources management in Redland City. It is also expected that new legislation specific to this sector will follow the draft strategy release.

2.1.6 Regional Waste Management

The South-east Queensland Council of Mayors (SEQCoM) has initiated a Regional Waste Management Programme to advance the development of regional responses to waste management. This Plan includes various local actions in response to the current regional program..

The Plan is strongly aligned with the both the new National Waste Policy (NWP) directions and the management of waste to recover secondary resources as envisaged under emerging State and regional waste management policies.

2.2 Local

2.2.1 Corporate Plan Directions

The [Plan](#) intersects the Redland City Council Corporate and Community Plan and reinforces it as shown in [Table 1](#).

Table 1 : Corporate and Community Plan Relationship to Plan.

Outcome / Program	Goal	Plan Opportunity
Supportive Vibrant Economy -Self sufficient economy -Viable tourism industry	Social enterprises - new ways of employing marginalised sectors of community Flourishing Eco-tourism	Infrastructure development plan to investigate inclusion of social enterprises. Review waste infrastructure on islands in line with Eco-tourism requirements Educational messages should be equally relevant and accessible to short term visitors as well as residents.
Strong Connected Communities -Safeguarding community well-being -Supportive social infrastructure	Island communities thrive – improved infrastructure to enhance quality of life Ageing well – accessible community facilities.	Opportunities to create island employment and economic activity via island waste diversion initiatives Provide some “at call” mobile waste services to aged populations Investigate partnership opportunities with Men’s Shed project
Healthy Natural Environment -Protect, restore and enhance local environment -People and the environment	Clean, healthy waterways and catchments – maintain water quality for ecosystems by avoiding water pollution People live in harmony with nature	Manage all potential environmental impacts from landfills. Close landfills in accordance with closure plans. Future facility operations to satisfy high standards of environmental management and amenity. Improved resource recovery to address population pressures on the environment; Attempt to disconnect waste generation from growth through effective education and local market development for resources.
Green Living -Green choices are the norm -Cleaner greener transport -Resource management	Culture of sustainability/ behavioural change/ clean land, air and water – Control consumption of resources at all levels and No Dumping! Prepared for Climate Change Grow local Environmentally friendly vehicles Buildings environmentally sustainable	Integrate waste education with overall sustainability education. Provide facilities to support sustainable lifestyles; and implement up-graded litter policies. Waste contracts and planning to ensure waste related GHG emissions are always minimised. Investigate local organics recovery and processing to support local horticulture, including community gardens and schools. Consolidate waste loads after local source separation to minimise trips and achieve efficient transport with a minimum number of longer trips; Ensure waste transport is undertaken in low emissions type vehicles and transport efficiencies are maximised. Green buildings and sustainable design principles based on the pending Green Buildings Guideline and Policy or similar should be used for future waste facilities, Optimise renewable energy (LFG)

	<p>Energy efficiency</p> <p>Leading waste management practices</p>	<p>production and utilisation from Birkdale Landfill on closure.</p> <p>Waste minimisation is prioritised including reducing per capita waste generation through additional home and local source separation programs;</p> <p>Active development of Council and other local resource markets for recycled and /or processed secondary resources, including the Sustainable Procurement Plan.</p> <p>Provide sites for the materials handling and temporary storage needs of target resources to allow for market development lead times and fluctuating market demand.</p>
<i>Embracing the Bay</i>	Island environments – sustainable island living	<p>Island waste infrastructure and service delivery models to be reviewed against the distinctive Bay Island character and complement the Eco-tourism and Social Infrastructure goals.</p> <p>Investigate mulching trials of greenwaste to island residents and the supply processed organics to a community gardens.</p> <p>Review collaborative bulk purchasing opportunities for businesses on to avoid packaging waste generation.</p> <p>Reduce the waste tonnages required to be transported by barge from Bay Islands</p>

2.2.2 Climate Change Mitigation

The **Plan** represents a further policy response to the climate change issue. It embodies the management of waste streams as secondary resources, to ensure embodied energy and fuels value are utilised locally to offset fossil fuel requirements of the product consumption cycle.

2.2.3 Key Drivers

In summary, RCC will undertake its **Plan** in accordance with the following key drivers:

- Sustainability;
- Waste Hierarchy;
- Internal & External Consultation Feedback;
- Background Research;
- Redland 2030 Long Term Vision;
- Officer Survey Feedback;
- Council policies including Environment Policy 2644, including waste and resources management commitments; Waste Collection and Recycling Collection Services Policy 2836; Trade Waste Policy 1234; Redland Koala Policy, Pest Management Plan, Healthy Waterways Strategy and the Redland Biodiversity Strategy. In addition, the EPP (Water) Schedule 1 document, “Redlands Creeks Environmental Values and Water Quality Objectives”; and
- Council of Mayors Approved Regional Waste Projects.

The Plan can be aligned with many of the strategic goals, programs and actions of the new proposed Redland City Council Corporate Plan, 2030. These include relevant aspects of Redland Koala Policy, Pest Management Plan, Healthy Waterways Strategy and the Redland Biodiversity Strategy. Also, “Redlands Creeks Environmental Values and Water Quality Objectives” would apply.

3 Community Engagement

3.1.1 General Approach to Strategy Feedback

RCC has developed the proposed *Plan* based on a broad range of internal and external feedback mechanisms. The external engagement processes were:

Business Forum – Nov, 2009

Online Questionnaire & forum – Oct & Nov 2009

SMBICAC - Dec, 2009

Online Questionnaire Feb – Mar 2010

Waste focus group April 2010

Public consultation was undertaken with the assistance of corporate communications and the Community Engagement Advisor. A summary strategy document was prepared and circulated via libraries and customer service centres and distributed via the transfer stations and Councillor networks. Adverts were placed in local papers and also sent to registered participants via the community network group. A total of 35 surveys were received. The public consultation period, which ran from 24 February to 29 March 2010, can be summarised as follows:

3.1.2 Survey Feedback

A significant number of respondents (77%) were aware or highly aware of the waste management challenges faced by Council. 94% of respondents would participate, or participate enthusiastically, in a whole of community response to meet waste reduction targets, particularly if Council offered more support and education to householders about home processing of organics. Further, 83% of respondents either support, or strongly support, Council developing its own local site for processing green organics waste and selling the products back to the community.

The elements of the strategy that were supported were the whole of community approach, the support for increased recycling and decreased waste to landfill with targets of 70% recycled by 2025 being suggested. There was strong support for the focus on organics and recognition that a variety of approaches are required, including home processing, and mulching, composting and green energy solutions.

There was also support for the partnerships approach and creation of jobs. In terms of what should be different there was commentary on education needing to be more practical and targeted, more effort on upstream supply chain to minimise waste, smaller bins, cost incentives for providing worm farms and no cost to residents to implement, concern about illegal tipping from a user pays system and recognising that some people create waste from time to time so a voucher or bulky kerbside collection should be provided.

When asked to comment on what the waste system will look like in 2020 the following comments were provided.

- Businesses will use more sustainable packaging which will be compostible. Community gardens/composting facilities will be available and co-exist alongside major parks/increased links within community with food production.
- People will be recycling as much as possible/reduced throwaway attitude/ materials efficiency/ not carting trucks to Ipswich/.

- Reduction in plastics use and all waste able to be re-used.
- Low waste economy operates simply and is embedded at householder level, more education to people and co-operation from community/ focus on dealing with consumption and businesses trading waste and clustering together to maximise inputs and outputs.

Respondents were asked to suggest methods of achieving vision and suggestions ranged from increased education, more research, running trials, improving communication with all community members and incentives and actions.

3.1.3 Waste Futures Focus Group

In order to get more detailed dialogue and discussion of priority areas a waste focus group was established and advertised in the same process as described for the survey. A total of 11 participants took part in the half day event on the 13th April. The key outcomes are listed as follows:

Placing a value on waste is seen as an essential step in the new era of waste management. One method of placing a value on waste is to price its generation and disposal. Pricing is a key mechanism for shaping future waste management.

Waste has multiple values including but going beyond economic value. Community and Council initiatives should promote the social, cultural, environmental and economic value of waste including social enterprise development around waste, gardening and use of waste in land rehabilitation and localisation of waste management.

Waste diversion should generate a return for ratepayers, businesses and community organisations. Achieving this return will involve identifying a **range of existing and new revenue streams** and investing in facilitation of these across the City. Trials of these initiatives can be established through Council working with and building on existing community and business initiatives.

One major driver which would produce more localised, value-creating waste management in the future was proposed. **Any reduction in the availability or affordability of petrol** will have a major impact because of the high reliance on transportation inherent current waste management arrangements.

The following points were also made in support of the key outcomes above:

- **Reducing consumerism:**

Reducing consumerism is a national priority and requires policy and legislation at this level. However, Council should look particularly at the waste generation that is embedded in its land use approval decisions. In addition, Council can attract sustainable technology industries through its planning scheme approvals.

- **Green waste:**

Green waste must be captured and diverted from the disposal stream at transfer stations if it is to generate useful natural products and revenue. Green bins for residents may be an option, although this option was considered expensive unless there was a return to the Council from this waste. A "pay as you use" process should operate.

- **Recyclables:**

Sustainability-based recycling enterprises must be practised in homes, transfer stations and local hubs in order to generate the level of diversion from landfill that is sought for Redland. Council

can assist this through a number of mechanisms including its planning scheme and waste operations, which may extend to crushing and mulching.

- **Compostibles:**

Compostibles can be treated closer to their source e.g. in home gardens, school yards, apartment blocks and workplaces, therefore no major infrastructure needs were identified. However, Council needs to provide community education on the appropriate treatment and use of compostibles and to support and encourage larger scale projects for compostibles from major food suppliers.

- **Islands:**

Island communities may be a suitable demonstration point for the establishment and operation of local hubs, where infrastructure is provided to achieve diversion of green waste, recyclables and compostibles from landfill disposal.

- **Localisation:**

Council needs to establish a network of these local hubs, which not only provides appropriate infrastructure for green waste and recyclables, but also for related activities such as community education on food production, community gardens and maintenance and use of compostibles.:

3.1.4 Business forum

Lack of education; cost; and identification of industries that could use/recycle wastes were identified as the main issues that prevent local businesses from effectively participating in resource recovery. The attendees identified that they would like the opportunity for *'waste audits; education from Council and waste contractors for businesses, employees and the public; and weekly recycling bins'* to be provided to assist them to participate in resource recovery and waste minimisation. Local businesses wish to be kept informed about resource recovery opportunities via *'more effective involvement of Council Officers in business and community events; making business aware of the costs of waste and the benefits of recycling; and utilisation of existing networks'*. *'Financial incentives/penalties; education; and identifying business opportunities for recycling'* were highlighted as the main forms of support and services required to assist business to participate effectively in resource recovery.

The following recommendations were made:

- Work closely with Council's Economic Development Unit to identify credible and functional commercial networks that can accommodate messages on waste minimisation and waste diversion.
- Establish a mechanism for tracking technical developments in waste diversion, capture and re-processing that will flag and provide feedback to the commercial sector
- Develop discrete communication and education plans to deliver ongoing, effective commercial sector engagement
- Consider supporting the establishment of waste brokerage services that are self funding to support local resource exchange

4 Sustainable Resources Strategic Approach

4.1 Key Principles

4.1.1 Resources from Waste Policy (Evaluation Criteria)

Managing waste as a resource requires consideration of a broader range of decision criteria than the waste hierarchy alone. The waste hierarchy pre-dates the latest resources management and climate change drivers and while suitable to broadly indicate policy preferences, it is insufficient to address global issues and specific local circumstances. For this reason, the proposed National Waste Policy Framework encourages the tailoring of solutions including a balance of elements from across the waste hierarchy to satisfy local needs and holistic sustainability drivers. It is suggested that Redland City address the needs of its sub-regions, each with distinct character and needs, by having regard to *both* the waste hierarchy and the resources policy evaluation criteria shown in *Table 2*.

Table 2: Resource from Waste Policy Service and Infrastructure Evaluation Criteria

Criteria	Description	Criteria Examples
1.	Viable markets	Markets for resources and renewable energy considered in a local and regional context for stability, short and long term storage needs considered to cater for market fluctuations, risk of contamination can be managed, Diversity of markets is preferred to avoid over reliance on particular commodity markets
2.	Satisfies low carbon economy principles	Lifecycle assessment of carbon balances and potential permit liabilities, operations reflect low emissions options and nutrients / carbon recycled. Create renewable energy fuel sources, Efficient transport systems
3.	Regional collaboration	Meets regional goals and objectives Utilisation of proven and robust technologies Achieving economies of scale for infrastructure
4.	Tailored solutions to meet sustainability principles	Identifies opportunities for local communities to build social capital Life cycle financial modelling of options Whole of community responsibility

RCC will use both the waste hierarchy and resources policy evaluation criteria to ensure sustainable local outcomes are delivered by the Plan.

4.2 Education and Engagement

4.2.1 Shared responsibility

The need to engage a large section of the Redlands community to change its current waste generation behaviour is fundamental to the strategy. Moving to a low waste economy requires a shared responsibility across all sections of the supply chain in producing waste and recovering resources.

This shared responsibility model is shown in the attached *Figure 1*

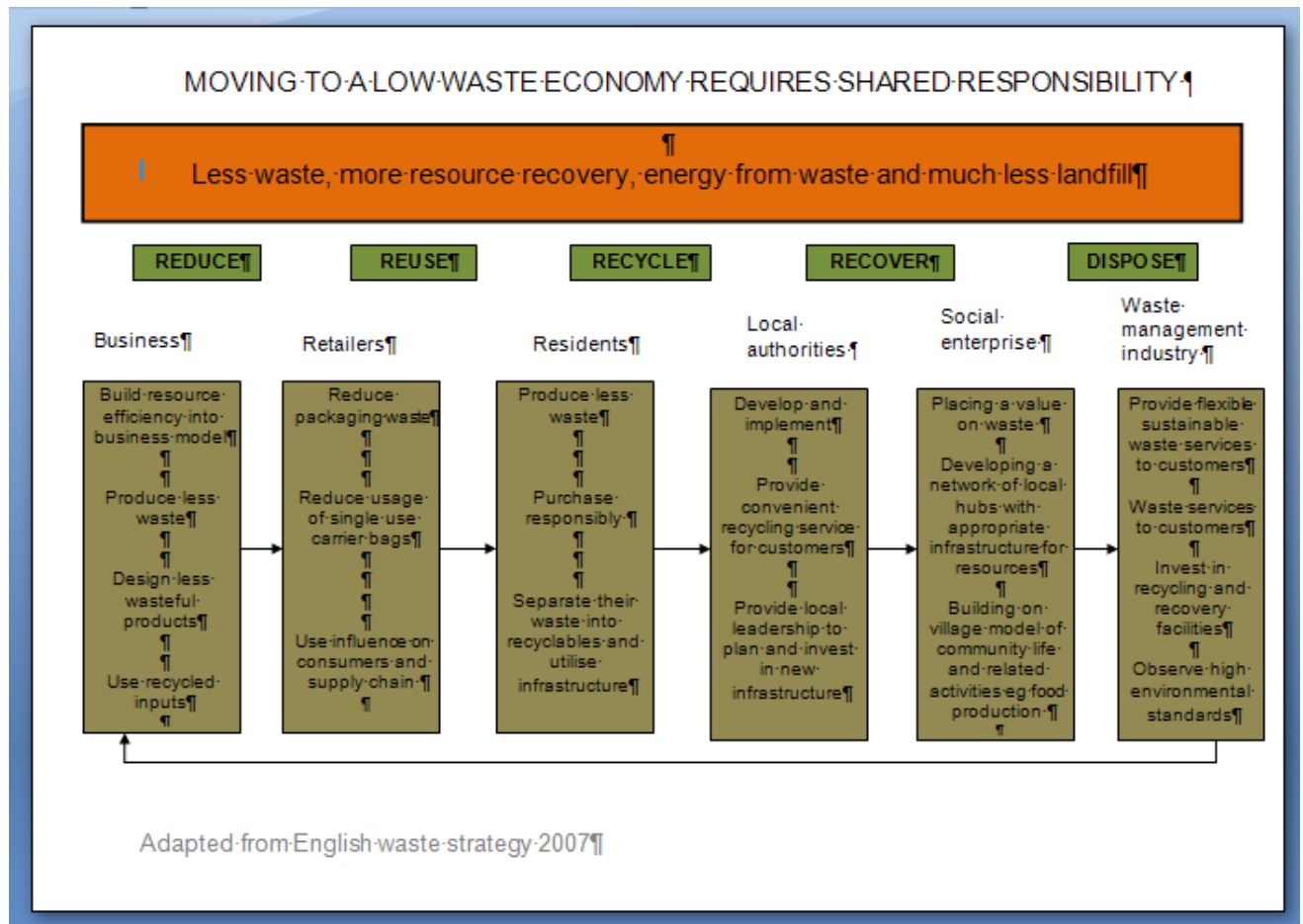


Figure 1 Moving to a low waste economy requires a shared approach

RCC will undertake a more comprehensive education and engagement role across all of the program areas of the *Plan*. This is essential given the transition required to new behaviour patterns that will assist reach long term sustainability. The key education messages are expected to be as follows:

- Minimise all types of waste generation;
- Manage potential wastes as resources;
- Opportunities for Waste Avoidance & Resource Recovery available to ratepayers in all areas;
- Local markets developed for Recovered Resources;
- Product stewardship and EPR concepts encouraged;
- Business in manufacturing/supply chain minimise their ecological footprint; and
- Council activities to facilitate Waste Avoidance and Resource Recovery.

4.3 Goals and Objectives

The specific objectives of the Plan are shown in *Table 3*.

Table 3: Plan Goals and Objectives

AREA	OBJECTIVES
Vision	<p>The Plan will cater for the growth of the Redlands community by providing a best practice framework in sustainable management of waste resources, through effective waste minimisation, source separation and resource recovery, energy recovery and residual waste disposal.</p> <p>It will assist the community prepare for change based on a more dynamic regulatory environment for waste in the future. It requires a whole of community responsibility and will assist individuals, community groups, businesses and the Council to take responsibility for diverting their own resources, through systems with a mix of local diversion and treatment hubs, supported by education, ongoing engagement, improved infrastructure, technologies and landfills.</p>
Programs	Goals
Waste Minimisation	Achieve waste minimisation targets to reduce household waste generation per capita, by providing incentives to reduce waste, focusing on organics capture at source, together with a concerted effort to minimize Commercial & Industrial (C&I) waste and Construction & Demolition (C&D) waste from building activity, as well as reducing Council generated waste from its own business activity.
Resource Recovery	Increase the amount of resource recovery in Redland to national best practice over ten years. Current performance levels should be upgraded through continuous improvement and additional recycling from waste transfer stations, business and 'away from home' public recycling opportunities.
Energy Recovery	Achieve maximum practical level of recovery of available energy resources from local waste and minimize fugitive Greenhouse gas (GHG) emissions from existing waste disposal sites and waste transportation operations. A facility to produce renewable energy will be operated at Birkdale Landfill.
Residual Disposal	Select new external treatment and/or disposal infrastructure and sites based on triple bottom line environmental, social and economic performance indicators to replace Birkdale Landfill. Review opportunities for regional infrastructure during the period.

4.4 Strategic Focus Areas to achieve the goals

4.4.1 Organics Management plan

All the policy initiatives proposed by various government agencies will impact on the current management practices for organic wastes. Therefore, RCC needs to plan ahead for a major change in organics management as a means to increase diversion performance overall through to 2020. This will necessitate detailed planning for both source separation and recovery at new facilities, for either local or regional treatment of the diverted organics. This will be a basic component of the RCC strategy to mitigate the impact of the proposed long haul transfer of waste and any CPRS type scheme on its future budget.

It is assumed that at least 23% of the total kerbside domestic waste stream could be diverted by setting targets for green waste, compostable waste and other commodities to be source separated and processed either at home or elsewhere locally in a suitable facility. This source separated material, broken down as shown in [Figure 2](#), may be treated by a combination of home composting, mobile mulching, worm farms, Bokashi bins or alternatively, a RCC green and/or organics waste collection services for composting or green energy generation.

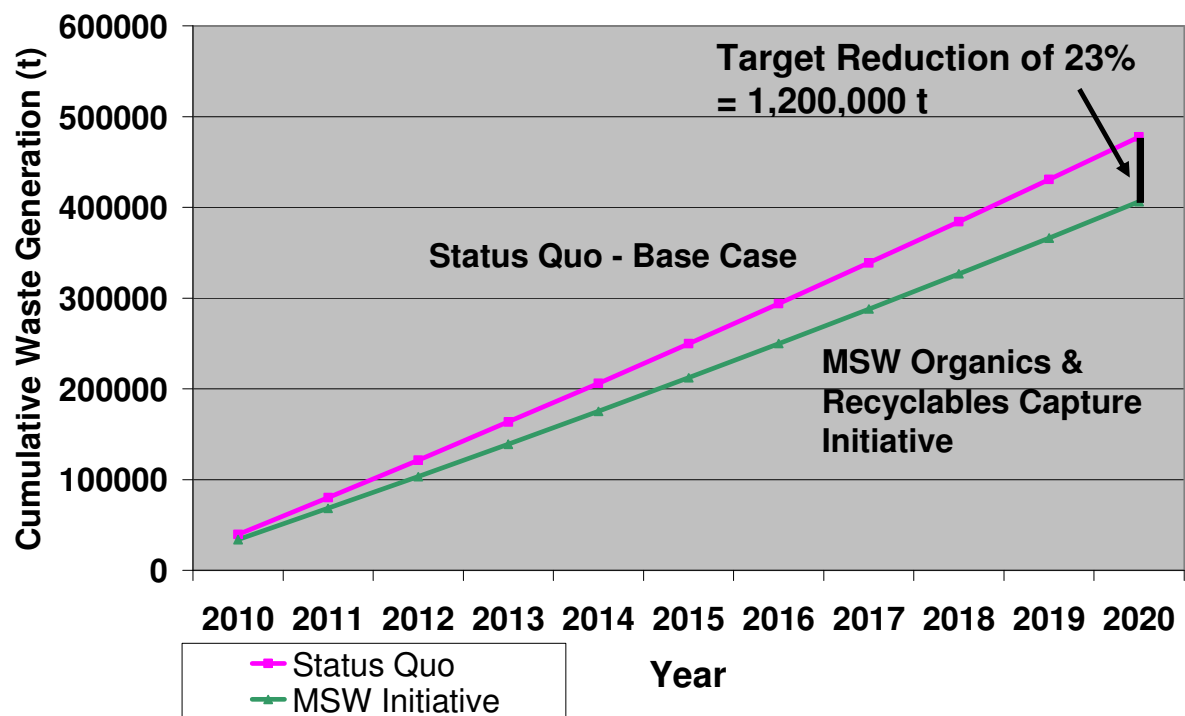


Figure 2: Impact of Household Green Waste Diversion

The optimal local organics option may vary according to specific location within the RCC area. A mobile mulching service is also proposed to be piloted. This proposal will be investigated more fully as part of an organics management plan to be developed out of this strategy. Additional support for home based green waste treatment by home composting or worm farms is proposed. Additional recyclables yield could come from an extended education program. It is recommended RCC undertake a review of the island waste collection and treatment systems, to determine if more sustainable approaches are available.

This approach could reduce cumulative Domestic Waste Generation by **120,000 TONNES** over the period to 2020. This is equivalent to almost **three** years of current MSW collections. Major changes in future could also arise from co-operation between Councils at a regional level, leading to the introduction of Alternative Waste Technology at a larger, more efficient scale.

It is assumed that eventually a further fraction of total domestic kerbside waste could be diverted by additional central processing of compostable organics in the general waste stream. This approach could reduce the cumulative Domestic Waste Generation by approximately **200,000 TONNES** to the period beyond 2020. This is equivalent to almost five years of current waste collections. One long term goal would be the reduction of the MSW stream by **46%** by some time beyond 2020, as shown in [Figure 3](#).

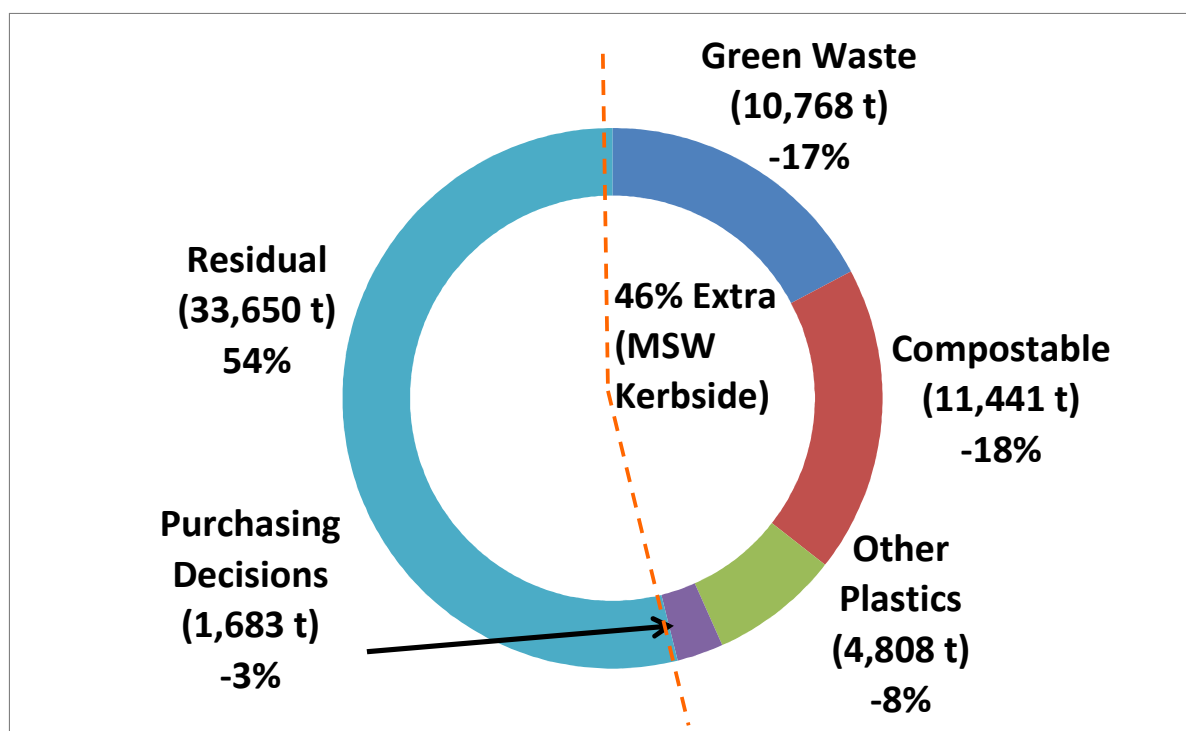


Figure 3: Possible Redland MSW Reductions Beyond 2020

Preliminary targets have been given in section 4.4.3 however, before such significant diversion targets are set for the domestic waste sector, Council would discuss alternative targets and their potential cost impacts on ratepayers with the community and consider their feedback. More ambitious targets rely on integrating future collection systems and Alternative Waste Technology. Such infrastructure would also be subject to proposed regional AWT infrastructure feasibility studies and determination of community willingness to pay for the implied higher diversion performance targets.

4.4.2 Infrastructure development plan

It is proposed that a more detailed infrastructure plan to be developed in the short term for both the mainland and the islands. Review of existing infrastructure has shown that it can not support a full resources from waste approach, without further investment or new arrangements with external service providers. This plan would consider alternative operational infrastructure options, including new RCC infrastructure and regional services, within a full cost pricing analysis framework to determine the preferred infrastructure mix. This needs to include consideration of the financial management guidelines adopted by RCC.

It is proposed to review the performance of existing and pilot facilities in Australia under the Regional Waste Management Programme of the SEQCoM and if feasible, RCC may choose to participate in regional feasibility studies of suitable shared infrastructure. RCC envisages that its aspirational goals for waste diversion can only be met by transfer of residual wastes from its own facilities to a regional Technology facility. It is understood that practically, such a regional facility would be unlikely to be operational until late in this planning document time horizon. The next Redland City Waste Collection contract preparation should introduce a collection system compatible with the needs of any proposed regional Alternative Waste Technology process if details are known.

RCC has also identified that there are a number of other potential landfills capable of taking some or all of Council's bulked up residual waste. These will be monitored for possible use on an ongoing basis.

The potential to reduce the residual waste stream depends on a variety of future treatment and disposal scenarios but significant residual wastes requiring landfill disposal will remain post treatment as shown in [Figure 4](#).

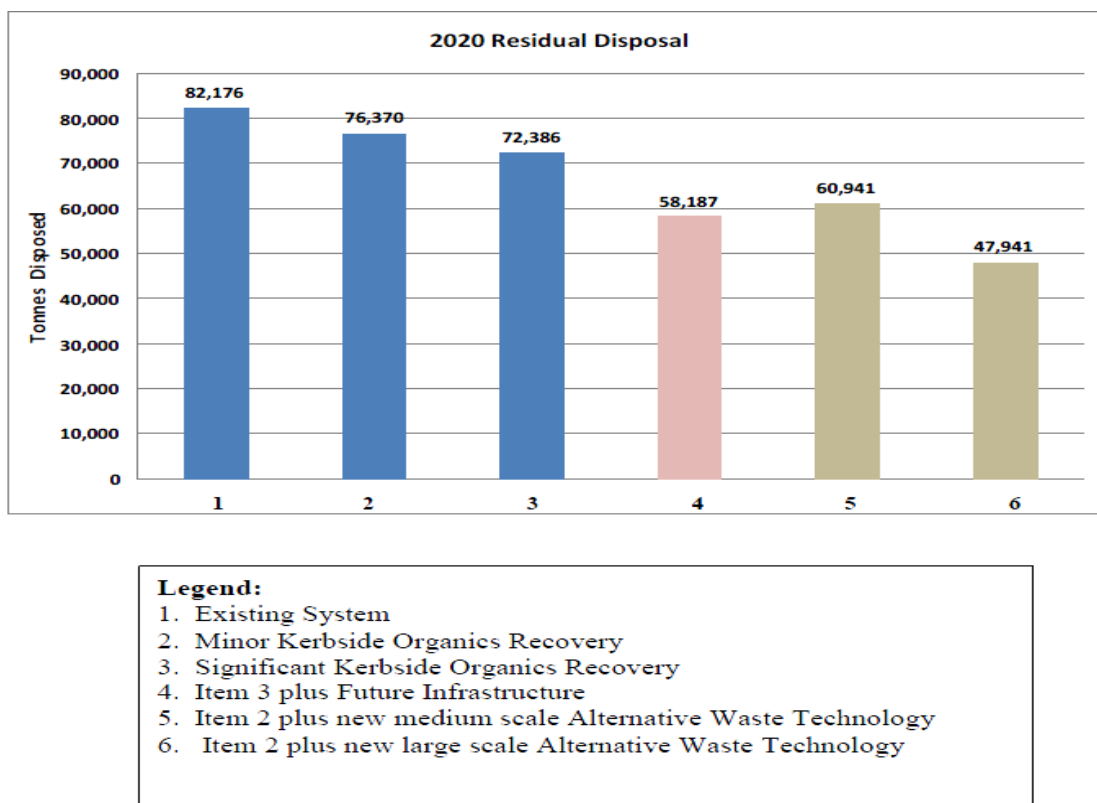


Figure 4: Residual Waste Disposal Needs for Various Treatment Options By 2020

4.4.6 Sustainable Procurement Plan

Several similar Councils in the region have adopted or are in the process of developing a Sustainable Purchasing Policy that includes provision for green purchasing and the use of recycled materials in its own purchasing of goods and services. Consideration has been given by one to the inclusion of a specific target for the percentage of purchase orders that include either recycled aggregates. A better indicator could be the quantity or value of recycled product utilised or the annual avoided greenhouse emissions arising from the substitution of recycled products. RCC are reviewing this aspect through their contract management department. Improvement is required to include provision for recycled materials in Council's construction projects. The inclusion of recycled crushed concrete in site civil works is a feature of the specification for the proposed future infrastructure.

4.4.7 Litter Strategy

RCC proposes to review the performance outcomes of the current litter strategy e.g. by audits and amend as necessary, as part of the [Plan](#). The details of the current litter strategy are included in Volume 2. While not within the Terms of Reference for this strategy for detailed examination it will be impacted significantly by this strategy and will need review in response to adopted features of the strategy including user pays fees and full cost pricing. In addition, RCC will review the need to increase Public place recycling (PPR) bins around parks, CBD, and other public venues. Consideration will also be given to the introduction of additional CBD type area recycling, and how to facilitate the increased voluntary participation by adjoining commercial businesses. Dumping of waste in public bins is an issue raised within the Business Forum and will need to be considered in planning additional PPR bins.

RCC will review its current policy for Waste and Recycling Collection Services to Special Events. These provide an important educational opportunity in relation to sustainable purchasing and innovative collection and disposal, especially for the associated food and beverage catering waste. RCC could promote the use of existing third party guidelines for green events by local community groups, to minimise costs and improve litter control and other environmental outcomes arising from special events. An Event Waste Plan, based on such guidelines and an RCC pro-forma plan, could be required with the relevant permit application.

4.4.8 Development Assessment

There is a well established precedent across the region for the inclusion of various forms of waste management plan as part of development conditions for major building developments. RCC should investigate the best form of plan to achieve the reduction of C&D waste generated from such private and government sector activities. This policy work, including the preparation of generic plans for use by business, should be done in 2010, with roll out to developers and builders in 2011. Similarly, Council Operations should also be required to develop such plans for their own works. The Business Forum endorsed the need for the Council to provide demonstrable leadership in waste minimisation, and greater engagement of the business community.

4.5 Voluntary Targets

The latest information on domestic waste and recycling bin composition shows the following breakdown of the wheelie bins:

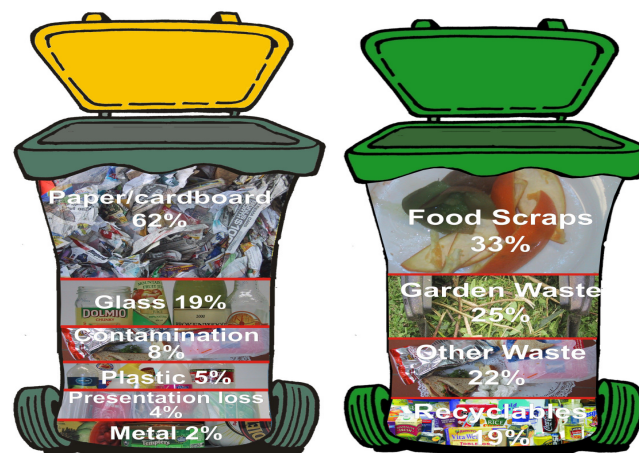


Figure 5 Composition of waste and recycling wheelie bins

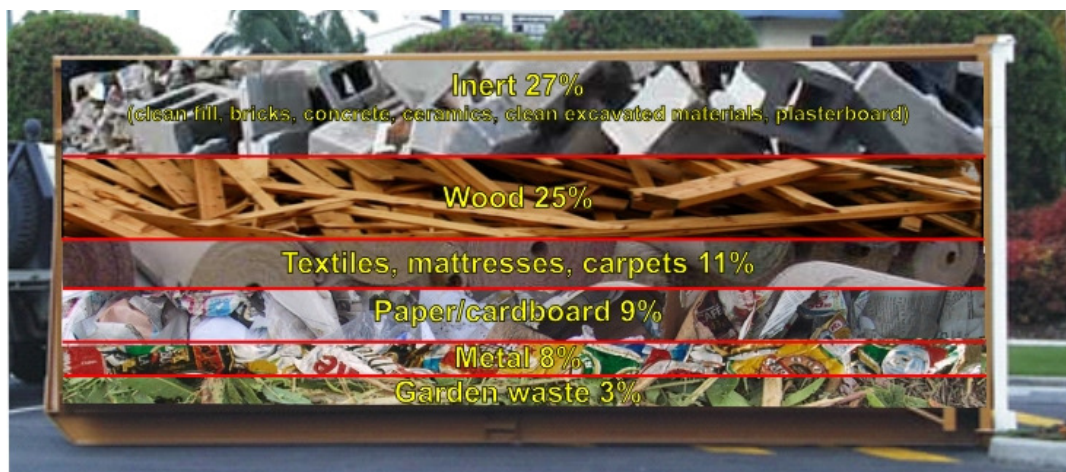


Figure 6 composition of transfer station bins

RCC considered an ambitious target of 300kg/capita domestic waste to landfill by 2020 compared to 480kg/capita now and a second target of 350 kg/capita by 2020 to offset impacts of population growth refer to [Figure 7](#). It intends to target an annual reduction of 100 kg overall in the quantity of Domestic Waste to Landfill over the life of the Plan equating to a waste disposal rate of 350 kg/capita by 2020. This corresponds to a 65 kg per capita annual reduction in 240 L wheelie bin waste generation per capita. Effort will be applied to encourage achievement of this target through voluntary schemes, including home composting / worm farms and Bokashi bench-top bins. These could contribute a 23% reduction overall in typical wheelie bin waste to landfill. Any diversion from kerbside bins at this level will at least offset the natural waste growth expected due to projected population increases over the next ten years. The stabilisation of total waste generation is considered important to offset the potential service cost increases that would otherwise occur as a result of growth in Redlands. In addition, a further 35 kg per capita must also be diverted from Self Haul Waste to Landfill. This can be achieved by providing other voluntary source diversion programs, eg mobile shredding services or improved infrastructure for resource recovery.

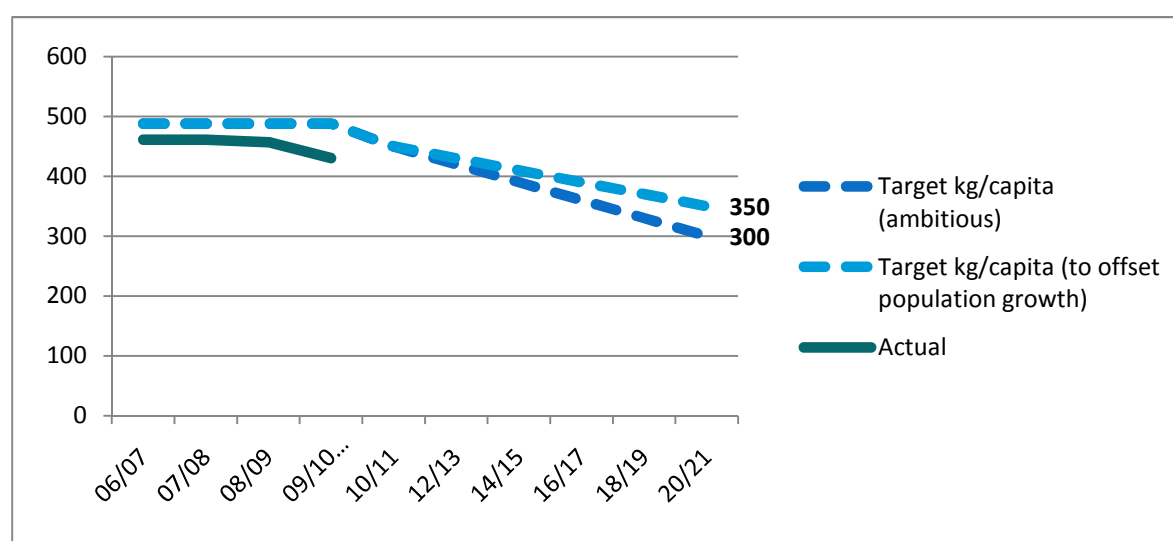


Figure 7 two possible targets considered by Council

Suggested voluntary KPI Targets are shown in [Table 4](#). Council should review target levels based on community feedback and the infrastructure cost implications of more stringent targets such as a more ambitious target of 300kg/capita by 2020. More detailed assessment of the costs of such targets is still required.

COMMUNITY KPI TARGET	2010	2012	2014	2016	2018	2020
Per Capita Domestic Waste to Landfill (kg)	450	430	410	390	370	350
Per Capita Kerbside Waste Generation (kg)	300	288	275	261	248	235
Per Capita Self Haul Waste (kg)	150	142	135	129	122	115

Table 4: Community KPI Targets 2010-2020

As part of the regional Council of Mayors projects, Council is in the process of commencing workplace audits on it's own buildings to establish the current level of recycling occurring. The baselines are yet to be established but targets have been established to gain improvements over the course of this Plan as outlined in Table 5 below.

COUNCIL KPI TARGET	2010	2012	2014	2016	2018	2020
Annualised reduction in waste generation per Full Time Equivalent						
% diversion from landfill by volume	50	55	60	65	70	75
% diversion from landfill by mass	40	45	50	55	60	65

Table 5: Council KPI Targets 2010-2020

4.4.3 Benchmarking

The comparison of Redland KPIs with other Councils in the region and international references is shown in [Figure 8](#). It is concluded that RCC could substantially improve its performance towards regional best practice by constructing the RRF/future infrastructure at Redland Bay and initiating new organics diversions progressively across its area. Island communities may be a priority for the latter.

In order to provide an indication of the link between targets shown in [Figure 8](#) and possible improvements required, typical details for scenarios based on Low, Medium and High rates of performance improvement respectively are summarised as follows:

- **LOW** - Current Diversion from Landfill Rate is 32%; apart from minor efficiency gains (1-2%) through education and bin contamination reductions, some minor source separation and infrastructure modification (2-8%) and continued reliance on regional landfill, would lead to performance rates of 35% (2015) and 42% (2020) respectively.
- **MEDIUM** - Diversion from Landfill Rate can be raised to 43% (2015) and over 50% (2020) if future infrastructure for resource recovery and bulk transfer to an emissions efficient regional landfill is combined with a universal source separation campaign targeting organics in domestic and commercial bins is implemented. The key contributions to such 2020 gains (18% in total) envisaged are:
 - Efficiency gains from education and management = 2%;
 - Creation of additional local markets = 1%
 - Source separation of home and business organics = 6%; and
 - Construction of resource recovery/ bulk transfer infrastructure = 9%
- **HIGH** - Diversion from Landfill Rate can be raised to as high as 65% in the long term only by regional AWT infrastructure being brought into the system in around 8 years time. This would have major financial implications but give an extra 15% in gains by 2020 over and above those mentioned above.

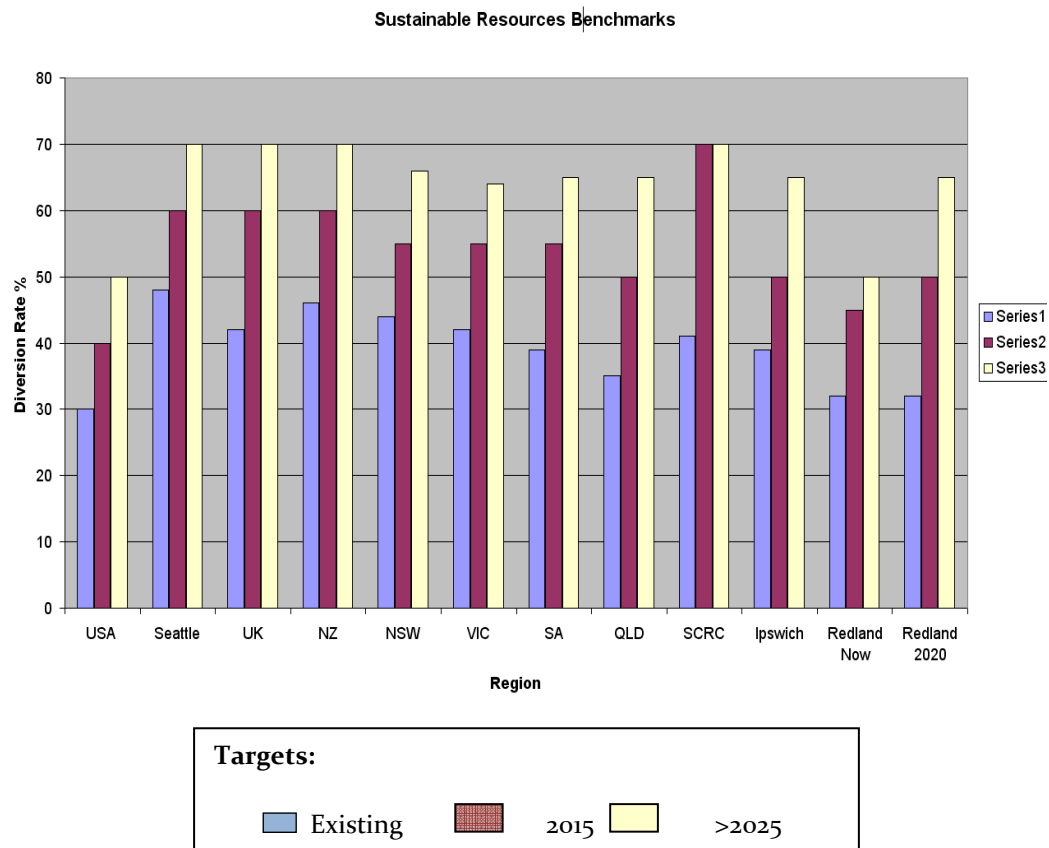


Figure 8: Regional Benchmarks for Waste Management

The figure of 50% by 2015 shown in [Figure 8](#) is indicative only and implies early introduction of local or regional AWT facilities.

Benchmarking Green Waste practices for 2009 in the region has revealed the following:

- Third green waste bins have been piloted at Gold Coast City Council, Sunshine Coast Regional Council and Toowoomba. Brisbane City Council (BCC) is programmed;
- There are no green plus food organics bin services;
- All except RCC are mulching green waste for transport efficiency;
- No formal council composting in SEQ except BCC trials; (private operators / markets exist)
- Most Councils sell or re-use green waste commercially but not to public ;
- Audits show RCC has the opportunity to source separate more organics from MGBs;
- RCC should offer options for organics diversion at source to offset gate fees;
- RCC could offer ratepayers a choice of third bin, mobile shredding, home composting; and
- Many Councils sell to Rocky Point Green Power Station.

Benchmarking Construction & Demolition Waste practices for 2009 in the region has revealed the following:

- Construction and Demolition waste has the highest diversion potential;
- No source separation at present and limited skip sorting;
- Re-use and sale of crushed concrete is common;
- Some shredded wood waste is sent to Rocky Point green energy;
- Clean product is discounted at landfill gate by some Councils;

- RCC could use DA process to condition Waste Management Plans to require sorting and re-use on major development and building sites;
- Potential resource for use in Council infrastructure projects; and
- Possible opportunities for partnerships at a local private site.

4.6 Flexibility and Diversity

It is recognised that waste drivers are changing rapidly due to legislative, sustainability or Triple Bottom Line (TBL) and waste industry technological developments. Therefore, it is essential that all future planning retains sufficient flexibility to accommodate changing requirements and ensure short term capital investment results in assets that can be incorporated into future regional infrastructure plans. A diverse range of infrastructure will manage the technology and commercial risks associated with waste and secondary resources management in the current sector environment.

4.7 User Pays Pricing

5 General Issues

In addition, the proposed Queensland Waste Strategy notes that economic instruments and user pays charges can reduce the quantity of waste generated by encouraging waste avoidance, resource recovery or re-use. Whenever true costs are hidden from service users, such as with any flat rate charges, there are potentially undesirable outcomes. That is, those undertaking the most sustainable practices are required, in fact, to subsidise those who are not. Therefore, it is more equitable in a full cost pricing system, to ensure that those using services are paying directly for them, without cross subsidisation by other ratepayers.

Based on the above state waste strategy principle, the *Plan* assumes that user pays charges in the form of gate fees *should be* applied by RCC. Council also has some evidence of the impact of gate fees at its facilities since their introduction in late 2008. The number of annual transactions at two major mainland sites has reduced by 28% since their introduction. This corresponds to the levels of more than 10 years ago, and helps extend the useful life of RCC assets. Council has also noted that based on the six months of data to December 2009, gate fees appear to have impacted on domestic waste to landfill quantities. These have reduced from 480 to a projected 430 kg per capita in this period. . Therefore, better engagement programs, aimed at explaining the associated long term sustainability goals, future cost drivers, potential residual waste liabilities and new policies, so that the context of the gate fees is fully understood by the community. Shopping centre operators have confirmed that there is often inappropriate use of their commercial and recycling bins by the public and this supports the need for expanded education.

Given the infrastructure developments that will occur in the future, RCC should model a price path with a mix of gate fees and general rate charges to recover expected future system costs. This will allow council to review the details of its longer term pricing policies, to ensure an incremental transition to the new infrastructure. It is envisaged that subject to these studies, a full transition to user pays be undertaken over the next five years. This will coincide to the wider use of other regional infrastructure, where significantly higher transport costs and gate fees will apply.

For RCC, the state government agenda may reward those communities that are able to lower waste generation and landfill disposal. Therefore, full cost pricing signals can reinforce the basis sustainability messages of the *Plan*. While they are not a total solution to waste reduction they can work in the context of other policy settings and incentives.

Gate fees are recommended to ensure sustainable behaviour is rewarded and such ratepayers are not required to subsidise other the waste generators using Council infrastructure. User pays principles will be gradually extended to a variable rate for householders choosing different combinations of services to meet their needs. Council will provide alternatives to those not wishing to use major infrastructure. A price path to full cost pricing will be developed.

5 Strategic Areas, Programs and Actions

5.1 Action Plan

Reference	Action Item	Program Area	Timeframe
	<i>Administration/General</i>		Timeframe
o.1	Review preliminary community Waste Targets in line with pending QLD State Strategy	Leadership	1-3 years
o.2	Implement Council workplace recycling targets and actions to achieve	Leadership	1-3 years
o.3	Review/update Litter strategy	Leadership	1-2 years
o.4	Major Statutory Review of Strategy	Partnership	5 Years
o.5	Prepare Annual Waste Reports to DERM	Partnership	Annually
o.6	Provide public feedback on performance against strategy implementation.	Partnership	Annually
	<i>Waste Minimisation</i>		
1.1	Re-package waste education material to integrate Sustainability and ongoing community Engagement in line with Education and Engagement strategy actions for all community sectors.	Education	1-3 years
1.2	Develop sustainable procurement policy and Council Operations Resources Guide for reuse of recycled products according to published standards	Leadership	2-4 years
1.3	Require Waste Management Plan with all Development Applications with targets for recovery of construction and demolition waste.	Partnership	1-2 years
1.4	Develop a practical support system for home composting/worm farms and waste minimisation at special events.	Waste Minimisation	2-3 years
1.5	Expand infrastructure for new resource streams such as electronic-waste at existing infrastructure.	Waste Minimisation	2-4 years
	<i>Resource Recovery</i>		
2.1	Invest in new public area recycling collection points to promote “away from home” recycling	Waste Minimisation	1-5 years
2.2	Review local and regional markets for green organics, including trials, processing options and partnerships according to existing Council policies eg Community gardens.	Organics Management plan	1-5 years
2.3	Review requirement for sites for dredge materials and other construction wastes to facilitate re-use;	Waste Minimisation	5 years+
2.4	Investigate kerbside collection options to increase diversion of organic and inorganic resources from	Waste Minimisation	1-3 years

	household bins in time for next collection contract.		
2.5	Develop infrastructure plans for all sites for best practice resource recovery and residual waste management investigate potential for community groups to have wider access to resources e.g Men's Sheds/social enterprises and review all suburb access and service levels	Infrastructure Plan	1-4 years
2.6	Extend recycling services at Island Transfer Stations and review service levels across all sites e.g. opening hours, hazardous household waste collections	Infrastructure Plan	1-5 years
2.7	Review options and information requirements for assisting business and industry increase resource recovery	Partnerships	1-3 years
	<i>Energy Recovery</i>		
3.1	Review the feasibility of modular and large scale Alternative and Energy from Waste (EfW)Technology and Local Opportunities	Infrastructure Plan	5-10 years
	<i>Residuals Disposal</i>		
4.1	Maximise landfill life and develop landfill closure plans, and master plans	Infrastructure Plan	1-4 years
4.2	Undertake a Life Cycle Assessment of waste disposal services available to optimise the disposal of residual waste.	Infrastructure Plan	1-3 years

The Action Plan shown in [Table 6](#) outlines the actions by program proposed to give effect to the [Plan](#).

Table 6: Proposed Sustainable Resources Action Plan

RCC will implement the Plan via Action Items across the four program areas.

6 Response to Legislative Requirements

6.1 Policy

RCC policy and activities are currently guided by the 2003 Redland Waste Management Strategy by GHD. Council also has a current Litter Strategy that is to be integrated with the [Plan](#). No review of the current Litter Strategy was undertaken during this study, but an action item to complete such a review is now included in the Implementation Plan for the [Plan](#).

6.2 Infrastructure

RCC operates Customer Interface Facilities (CIF) at Birkdale and Redland Bay that are only designed as internal transfer stations for RORO bins. They have no compaction facility for bulk transfer purposes. A single general waste landfill is located at Birkdale. It is approaching the end of its planned life. Council has previously resolved to close the facility and avoid developing future landfill operations in Redland City. A Hard fill waste disposal site is located at Giles Road which is under an operational review and also has limited remaining life. Although recyclables are diverted at each of these sites, there is no major Resource Recovery infrastructure. RecycleWorld is located at Redland Bay and provides a small retail outlet for re-usable materials diverted from the waste received throughout Redland City.

The existing Redland Waste Management Facilities are fully outlined in [Table 7](#).

The principal components of the current diverted waste streams by mass are:

- Redland kerbside recyclables;
- Other bulk recyclables eg cardboard, oil, batteries
- Green waste;
- Concrete, metal and timber waste of self haul; and
- Sales of re-usable recyclables.

It is noted that some important additional recycling opportunities exist including:

- Non-recyclable plastics and glass of both self haul and C&I waste streams;
- Timber from Construction & Demolition waste;
- Options to provide processed organics to community garden(s) from stockpiles that balance seasonal variations in generation on North Stradbroke Island;
- Earth resources and dredge spoil; and
- Organics from Commercial & Industrial waste.

Details of the additional facilities proposed under the initiative include:

- Redland Bay Infrastructure Facility;
- Upgrades to Bay Island Recycling Services;
- Rationalization of the number of waste contracts;
- Preparation of a Landfill Disposal Service Contract for Residual Waste.

In addition, Council continues to participate in the current regional dialogue in relation to organic waste processing.

Table 7: Existing Waste Management Facilities

Site	Functions	Comment
Resource recovery		
Materials Recovery Facility (MRF)	<ul style="list-style-type: none"> Regional Material Recovery Facility (MRF) 	MRF at Gibson Island now used in conjunction with current Recycling Collection Contract
Resource Recovery Facility	<ul style="list-style-type: none"> Resource recovery Re-use shop 	
Green Waste and Hard fill Waste Facility	<ul style="list-style-type: none"> Green Waste and Hard fill Waste processing 	
Existing Landfills		
Birkdale Landfill	<ul style="list-style-type: none"> Weighbridge Residual waste disposal LFG recovery C&I waste disposal MSW disposal 	<p>Birkdale Landfill to take waste until future infrastructure available.</p> <p>Existing Regional Landfill may take waste from transfer station when commissioned, under a new contract.</p>
Giles Road Landfill	<ul style="list-style-type: none"> Commercial C&D waste disposal Disposal of C&D self haul from Birkdale and Redland Bay Transfer Stations 	Giles Road hard fill to close in approximately three years with this stream going to private market. Self Haul to be included in new facility operations
Existing Transfer Stations		
Birkdale Transfer Station	<ul style="list-style-type: none"> Customer interface facility for small vehicles/residents Resource recovery <ul style="list-style-type: none"> Scrap Metal Tyres Waste Oil Gas Bottles Batteries Greenwaste Other resources 	Subject to operational review.
Redland Bay Transfer Station	<ul style="list-style-type: none"> Customer interface facility for small vehicles/residents Resource recovery <ul style="list-style-type: none"> Scrap Metal Tyres Waste Oil Gas Bottles Batteries Greenwaste Other resources 	Subject to operational review

Bay Island Transfer Stations	<ul style="list-style-type: none"> • Customer interface facility for small vehicles/residents • Resource recovery <ul style="list-style-type: none"> ○ Scrap Metal ○ Tyres ○ Waste Oil ○ Gas Bottles ○ Batteries ○ Greenwaste ○ Other resources 	Consideration of commercial bulk bin needs
Re-sale Shop - Redland Bay Waste Transfer Station	<ul style="list-style-type: none"> • Re-sale Shop and sorting area 	RecycleWorld at Redland Bay

6.3 Services /Operations

The current environmental performance of existing facilities is reported in the RCC's EPA Annual Return for Certificate of Registration Number ENDC 00162905 Section 311 Environmental Protection Act 1994. Some 28 contracts cover the current operations.

The domestic waste collection and recyclables collection services are each contracted separately up to at least 2014. A fortnightly kerbside recycling service delivers recyclables to the Visy MRF at Gibson Island. A weekly kerbside collection service is provided for general waste. This material is currently directed to Birkdale Landfill. RORO bins are used to transfer wastes from Redland Bay to Birkdale. Island residents receive similar kerbside services and in addition, have access to small island transfer stations. Limited services are available to commercial customers.

A summary of the main contracts and their expiry dates are shown in [Table 8](#).

Table 8: Existing Waste Management Contracts

Contract	Service Provider	Maximum Expiry Date
Provision of Waste Management Services <ul style="list-style-type: none"> • Kerbside Domestic Waste Collection / Bulk Kerbside Waste Collection • Kerbside Domestic Recycling Collection / MRF operations for collected domestic recyclables • Supply and service RORO bins at Redland Bay and Bay Is Transfer Stations 	JJ Richards and Sons Pty Ltd JJR subcontract Visy Recycling	June 2016
Operation of Waste Handling Facilities at Birkdale and Redland Bay Waste Handling Facilities <ul style="list-style-type: none"> • Landfilling operations at Birkdale • Management of CIF/ Transfer Station at Birkdale and Redland Bay • Short Haul of C&D to Giles Road • Resource recovery from self haul C&D at Birkdale Landfill • Nuisance and stormwater management at Birkdale Landfill 	Subloo Pty Ltd	June 2011

Removal of Greenwaste <ul style="list-style-type: none"> • Load and Haul greenwaste from all facilities except Giles Road Landfill to Rocky Point • Greenwaste Processing • Co-generation 	Rocky Point Power Project	June 2011
Operation of Mainland Gatehouses, Birkdale, Redland Bay and Giles Road	The Pickwick Group Pty Ltd	June 2014
Management of Bay Island Transfer Stations <ul style="list-style-type: none"> • Management of CIF/ Transfer Station • Greenwaste stockpiling • Scrap Metal stockpiling • Gatehouse operations 	Lone Ranger Waste Management Pty Ltd	June 2013
Purchase and Removal of Scrap Steel <ul style="list-style-type: none"> • From all facilities except Giles Road Landfill • Includes gas bottles and batteries 	Commercial Metal Recycling Services Pty Ltd	August 2011
Operation of Council's Recycle Market <ul style="list-style-type: none"> • Resale from Redland Bay WTS • Scavenging from Birkdale and Redland Bay CIFs 	Dillons Junk	June 2010
Collection and Recycling of Cardboard <ul style="list-style-type: none"> • From Birkdale and Redland Bay WTSs 	Visy Recycling	June 2011
Collection and Recycling of Tyres <ul style="list-style-type: none"> • From all facilities except Giles Road Landfill 	Australian Scrap Tyre Disposal Pty Ltd	June 2012

RCC waste statistics indicate that the waste management and resource recovery infrastructure available at present is constraining the achievement of diversion from landfill performance levels in line with comparable local government areas, either in the region or more broadly. This performance is currently 32% overall.

6.4 Performance

6.4.1 Sources of Data

Waste Statistics are captured on a daily basis by RCC at its waste facilities and these are aggregated into quarterly KPI Performance Reports. In addition, periodic third party waste audit services are provided by EnviroCom Australia, to verify the composition of household waste collection bins and other waste streams. The latest waste statistical information is enclosed in Volume 2. This information also covers the reporting required by the EPA to satisfy RCC obligations under the *Environmental Protection (Waste Management) Policy, 2000*. Council principally has jurisdiction over MSW and more limited data on C&D and C&I waste generated within the city, including hazardous waste, is available.

6.4.2 Waste Composition

EnviroCom Australia has recently determined, as shown in [Figure 9](#), that for the Kerbside Total Domestic Waste Stream, the composition includes:

- Compostable Organics of 59%, being 37% (Food/Kitchen) and 22% (Garden); and
- Recyclable Paper 29%

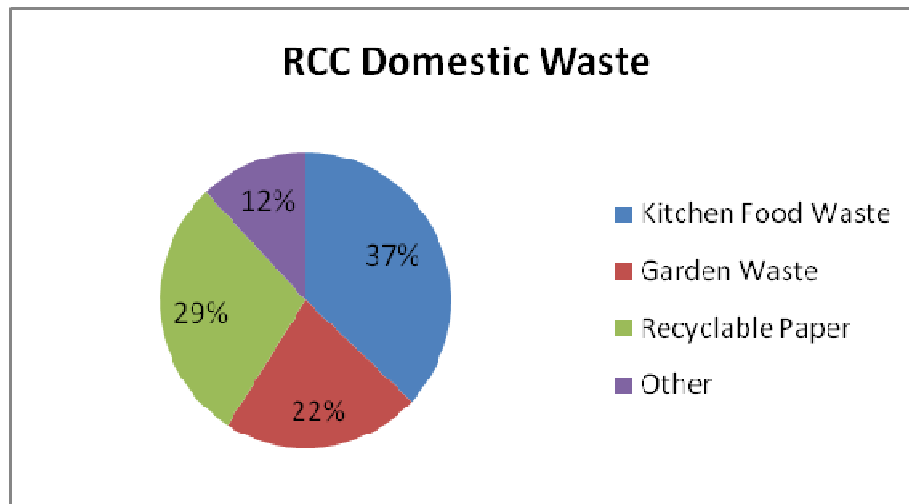


Figure 9: RCC Domestic Waste Composition

The major Compostable Organics component of this waste stream does have further potential to be significantly reduced in the residual waste to landfill stream by source separation and treatment.

6.4.3 Waste Generation

EnviroCom Australia has determined that for the Kerbside Domestic Waste Stream, the average presentation from households, in September 2009, was approximately *20.4 kg/hh/wk*. This comprised:

- *14.2 kg/hh/wk* of MGB general waste; and
- *6.2 kg/hh/wk* of Recyclables generation.

Furthermore, domestic waste generation overall was tending to remain *constant* over recent years and appeared to be constrained by the current low level of resource recovery infrastructure available in Redlands. This data has been reduced to per capita information for planning purposes as follows:

- Current Total Domestic Waste Generation per capita is *0.75 tonne/ year or 750 kg/year*;
- MSW or Domestic Waste to Landfill is around *450 kg/year; and*
- MSW Kerbside to Landfill is *300 kg/year*.

Very recent RCC data has however shown an initial drop in these domestic waste generation figures following the introduction of gate fees affecting self haul waste.

The assumed Planning Information & Forecasting Unit (PIFU) medium growth series projected populations for Redland City are shown in [Figure 10](#). Over the period of this plan, Redland population is expected to increase from *141,910* to *168,250* or by *18.6%*.

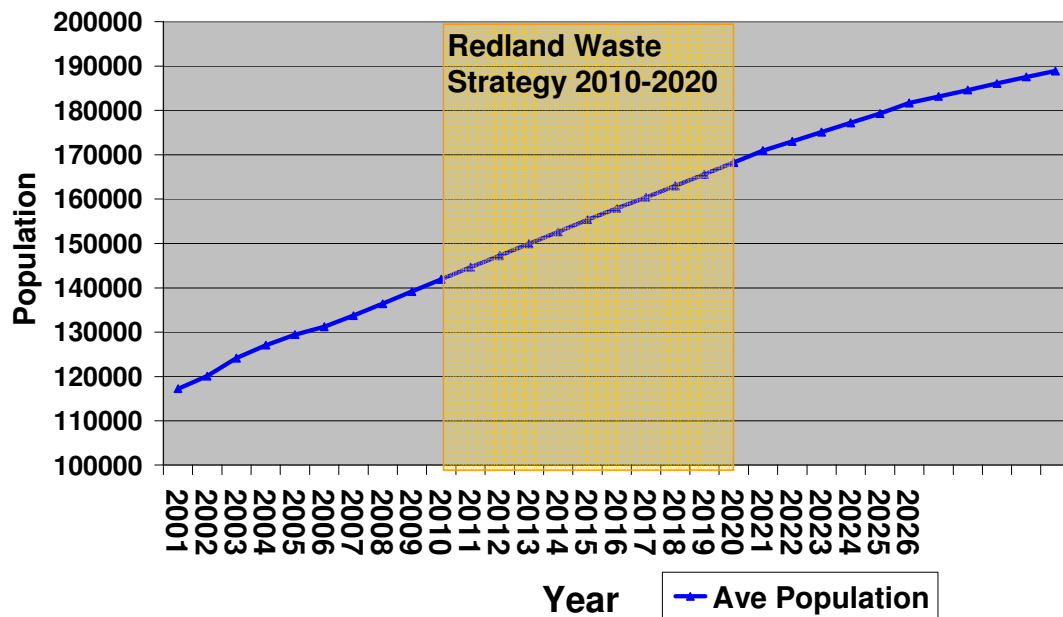


Figure 10: Redland Projected Population (PIFU Medium Series)

Future waste generation can be estimated by using these per capita trends for component waste streams in conjunction with population projections. The Total Waste Generation for Redland City without change to current policy settings and infrastructure would be as shown in [Figure 11](#). Over the period of this plan, waste generation is expected to increase to 168,250 tonnes, also by 18.6%. Domestic Waste Generation would remain at existing per capita levels with an increase by over 10,010 tonnes, from 53,925 tonnes in 2010 to 63,935 tonnes in 2020.

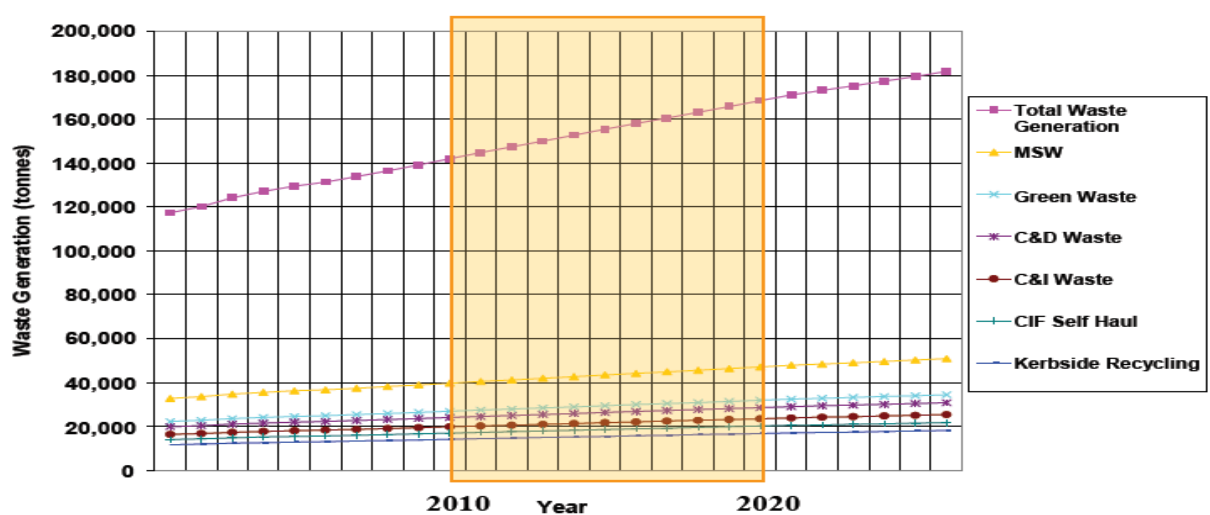


Figure 11: Redland Projected Waste Generation (Status Quo Per Capita Rates)

EnviroCom Australia results also indicate an overall *Resource Recovery Rate* of 73.6%. This includes around 75% or better for Paper and Glass, but only 37% for Plastics and 52% for Metals.

The *Corrected Diversion Rate*, after allowing for contamination and potential loss due to presentation, is the most accurate indicator of the overall effectiveness of waste education and policy settings for the

recovery of RCC secondary resources. EnviroCom Australia has estimated that this rate is currently 20.8%. They also indicate there is potential to increase this Corrected Diversion Rate to over 30% if, for example, a universal third bin for garden waste collection was introduced with a high participation rate.

The work by EnviroCom, as summarised above, indicates the importance of a strong education campaign to optimise kerbside collection system performance and achieve some early gains in overall diversion rate.

**11.2.2 SMBI COMMUNITIES ADVISORY COMMITTEE MEETING REPORT -
MEETING 12 MAY 2010**

Datworks Filename: GOV SMBI Advisory Committee
Attachment: [SMBICAC Report 12 May 2010](#)
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy
Author Name: Mark Conlan
Principal Adviser SMBI Strategy

EXECUTIVE SUMMARY

The SMBI Communities Advisory Committee met on Wednesday, 12 May 2010 at the Macleay Island Progress Association Hall, Macleay Island. Attached is a copy of the Committee Report from this meeting.

The following reports were considered by the Advisory Committee:

6.1 Community & Social Planning Group – Community cultural development

The first four reports follow presentations made to the Advisory Committee by the Community & Social Planning Group at a workshop held on 14 April 2010.

Recommendation to Advisory Committee was –

That the SMBI Communities Advisory Committee:

1. note the information provided on cultural development priorities for the SMBI; and
2. provide ongoing advice to Council about the value of sustaining investment in cultural activities and initiatives on the SMBI, such as island libraries, heritage collections and the Bay Views project.

6.2 Community & Social Planning Group – SMBI social and economic impact assessment (SEIA) scope overview

Recommendation to Advisory Committee was –

- That the SMBI Communities Advisory Committee note the information provided on the Social and Economic Impact Assessment.

6.3 Community & Social Planning Group – SMBI social profile and planned projects

Recommendation to Advisory Committee was –

That the SMBI Communities Advisory Committee:

1. note the information provided on the SMBI profile;
2. where appropriate support or provide further advice to Council regarding the projects outlined by Community and Social Planning; and
3. support negotiations with the State government for increased delivery to address social disadvantage on the Southern Moreton Bay Islands.

6.4 Community & Social Planning Group – Queensland Department of Communities Presentation by South East Regional Executive Director Pam Steele-Wareham

Recommendation to Advisory Committee was -

- That the SMBI Communities Advisory Committee note the information provided by the Department of Communities.

6.5 Updates and reviews of actions from previous meetings:

Recommendation to Advisory Committee was –

- That the Advisory Committee review and note the update of actions from previous meetings as presented in the attachments.

7 Urgent Business

No urgent business was raised by the Committee.

The Mayor updated the meeting on the launch of the Redlands 2030 Community Plan which was adopted by Council on 28 April 2010.

The items presented to the Committee were discussed and it is recommended that Council resolve in accordance with the following Officer's Recommendation.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To receive the attached SMBI Communities Advisory Committee Report of 12 May 2010; and
2. To note that the Chief Executive Officer will deal with any operational or administrative recommendations from this Advisory Committee Report and where necessary, report to an ensuing Planning & Policy Committee meeting with recommendations for consideration by that Committee.

COMMITTEE RECOMMENDATION

Moved by: Cr Townsend

Seconded by: Cr Boglary

That Council resolve as follows:

1. To receive the attached SMBI Communities Advisory Committee Report of 12 May 2010; and
2. To note that the Chief Executive Officer will deal with any operational or administrative recommendations from this Advisory Committee Report and where necessary, report to an ensuing Planning & Policy Committee meeting with recommendations for consideration by that Committee.

COUNCIL RESOLUTION

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolve as follows:

- 1. To receive the attached SMI Communities Advisory Committee Report of 12 May 2010; and**
- 2. To note that the Chief Executive Officer will deal with any operational or administrative recommendations from this Advisory Committee Report and where necessary, report to an ensuing Planning & Policy Committee meeting with recommendations for consideration by that Committee.**

CARRIED



Redland
CITY COUNCIL

REPORT

**[SUBJECT TO CONSIDERATION AT PLANNING &
POLICY COMMITTEE 2/6/10 AND SUBSEQUENT
GENERAL MEETING ON 30/6/10]**

SMBI COMMUNITIES ADVISORY COMMITTEE

Wednesday 12 May 2010

**Macleay Island Progress Association Hall
Russell Terrace, Macleay Island**

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1 DECLARATION OF OPENING

The Chair declared the meeting open at 5.45pm.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Present - Members

Cr B Townsend	Chair and Councillor Division 5
Cr M Hobson PSM	Mayor
Mr R Bowden	Non-councillor member
Mr W Crook	Non-councillor member – entered at 6.00pm
Ms P Gaven	Non-councillor member
Mr R Hancock	Non-councillor member
Dr G Parsons	Non-councillor member
Mr R Schmidt	Non-councillor member
Mr L Shipley	Non-councillor member
Ms C Stubbs	Non-councillor member
Ms D Wilson	Non-councillor member

Committee Manager:

Mr M Conlan	Principal Advisor SMBI Strategy
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Officers:

Mr G Stevenson PSM	Chief Executive Officer
Mr W Dawson	Manager Land Use Planning
Ms R Bonnin	Manager Community & Social Planning

Minutes:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
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APOLOGY

Mr R Harris, Non-councillor member

3 PUBLIC PARTICIPATION AT MEETING

Moved by:	Mr R Hancock
Seconded by:	Ms C Stubbs

That the proceedings of the meeting adjourn for a public participation segment.

CARRIED

1. Mr D Tardent, Co-ordinator of SMBI Museum on Russell Island, addressed Committee in relation to electricity connection to the museum and storage facilities.
2. Mr C Ebber of Lamb Island addressed Committee in relation to smoking at the Weinam Creek Marina terminal.
3. Mr K Mellow addressed Committee in relation to parking at Weinam Creek terminal.
4. Ms G Nemeth, of Macleay Island, addressed Committee in relation to the relevance of the SMBI Communities Advisory Committee.
5. Ms G James addressed Committee in relation to consultation between Island residents and members of the SMBI Communities Advisory Committee.
6. Resident of the SMBI addressed Committee in relation to consultation between Island residents and members of the SMBI Communities Advisory Committee.

Moved by: Mr L Shipley
Seconded by: Dr G Parsons

That the proceedings of the meeting resume.

CARRIED

4 DECLARATION OF INTEREST

Nil

5 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

6 REPORTS FROM PLANNING AND POLICY

6.1 COMMUNITY AND SOCIAL PLANNING - COMMUNITY CULTURAL DEVELOPMENT

Datworks Filename: GOV SMBI Advisory Committee
Responsible Officer Name: Roberta Bonnin
Manager Community & Social Planning
Author Name: Mark Conlan
Principal Adviser - SMBI Strategy

EXECUTIVE SUMMARY

The Planning and Policy Department, through the Community and Social Planning Group (C&SP), presented an overview of progress regarding community cultural development on the Southern Moreton Bay Islands.

PURPOSE

To inform the Advisory Committee of the work being undertaken by Council in relation to community cultural development across the Islands.

BACKGROUND

Community and Social Planning have strategic plans in place for community cultural development. These plans encompass a wide array of initiatives and are considered to be consistent with the newly developed Redlands 2030 Community Plan.

These strategies include:

- Our City Our Culture 2008-2018;
- Redlands Library Plan 2007-2017;
- Islands Library Strategy 2004-2014; and
- Festivals and events strategy.

These strategies have a direct influence on the development of a robust, vital culture that reflects the SMBI community's unique heritage and lifestyle.

ISSUES

Essential to development and delivery of these strategies is improved support for:

- SMBI libraries,
- Innovative approaches to local heritage, arts and contemporary cultural expression,
- Community development through the arts, and
- Community efforts to build on the success of the Bay Views project and its Floating Pictures event

The city wide ten year plans for the city's libraries have direct impacts on the islands. Investigations are underway to improve services to the south of the city which will have

positive flow on benefits for islanders. A review of the 'community library' service model is also planned as part of a wider strategy to improve library services to island communities in line with population projections. The services provided to the Macleay Island library are currently being reviewed to ensure improved access to books and library services across the islands.

Other initiatives address support for heritage, arts and contemporary cultural development. The Russell Island Museum facility continues to be geared up for self-management with the assistance of the Redlands Museum. Planning is being undertaken to ensure the protection of authentic islands' artefacts and islands' stories. Council continues to support collaboration among local heritage groups to increase community involvement in local historical activities.

The Bay Views digital stories project brought together both the young and young-at-heart on the islands. The project's Floating Pictures event is envisaged as a potential regular fixture on the SMBI cultural calendar. Management of Council's mobile cinema has been contracted to the Bay Island Community Services (BICS) on a one year trial basis, as part of the Bay Views project objective of fostering greater community interaction through 'screen culture' on the SMBI. For a more in-depth look into the tangible and intangible outcomes from these initiatives see the attached presentation.

Community and Social Planning, along with artist in residence Chris Dew, are working with the Macleay Island Progress Association, Bay Islands Community Services and other local groups, to sustain and grow the Bay Views initiative. A managed transition from Council to community management of the program is underway.

A continued emphasis on animation skills and animation films involving children and older residents is flagged as a priority for the next phase of the program. Through Council grants, continued support from Council officers and funding from other levels of government it is hoped that the next generation of Bay Views / Floating Pictures activities will deliver strong, locally managed cultural and community development in the interests of the whole SMBI community.

OFFICER'S RECOMMENDATION/ ADVISORY COMMITTEE RECOMMENDATION

Moved by: Mr R Hancock
Seconded by: Mr W Crook

That the SMBI Communities Advisory Committee:

- 1. Note the information provided on cultural development priorities for the SMBI; and**
- 2. Provide ongoing advice to Council about the value of a sustained investment in cultural activities and initiatives on the Southern Moreton Bay Islands, such as island libraries, heritage collections and the Bay Views project.**

CARRIED

6.2 COMMUNITY AND SOCIAL PLANNING - SMBI SOCIAL AND ECONOMIC IMPACT ASSESSMENT SCOPE

Datworks Filename: GOV SMBI Advisory Committee
Attachments: [Community & Social Planning Workshop Presentation to SMBICAC 14 April 2010](#)
Responsible Officer Name: Roberta Bonnin
Manager Community & Social planning
Author Name: Mark Conlan
Principal Adviser - SMBI Strategy

EXECUTIVE SUMMARY

This report seeks the Committee's endorsement of the proposed draft *scope* for the Social and economic impact assessment (SEIA). The SEIA is focused on the proposed Weinam Creek passenger ferry terminal car park pricing structure.

PURPOSE

The purpose of this report is to seek Committee support for the draft scope of the SEIA.

BACKGROUND

When Council adopted the Redland Bay Centre and Foreshore Master Plan (RBC&FMP) the proposal included a proposal to charge for parking at Weinam Creek. An outcome of the RBC&FMP was to undertake a social and economic impact assessment on the proposal to charge for parking at Weinam Creek. The presentation went through the methodology behind the scope and requested feedback from the Committee.

ISSUES

The scope for the SEIA has been drafted by an expert consultant in the social planning field. The consultant was able to provide Council with a strong, focused scope ensuring the SEIA fully investigated the social and economic impacts of charging for parking at Weinam Creek. The Committee was asked for their input to refine the scope for the project prior to its release to consultants to quote for the project.

The proposed SEIA method is composed of five parts:

1. initial scoping and profiling;
2. an engagement plan;
3. predicting positive and negative impacts;
4. assessing and evaluating alternatives; and
5. preparing an impact management plan.

A further outcome of the RBC&FMP was for Council to review its SMBI Integrated Local Transport Plan (ILTP). This process started with a 'speak out' at Macleay island on Saturday March 13. Further community consultation will be taking place during the SEIA project, with the next community engagement session programmed for Russell Island.

The SMBI ILTP review and the SEIA are two separate projects that are linked to transport outcomes and solutions for the SMBI. The SMBI ILTP review will investigate all transport options and initiatives for the future of the Islands. This will include transport on the islands, transport to and from the Islands, transport on the mainland and transport options for those visiting or working on the islands.

The SEIA will investigate the social and economic impacts of charging for parking at Weinam Creek, as per the outcomes of the RBC&FMP. This will investigate the types of parking options required at Weinam Creek, the levels of service to meet these needs and what fees could be fairly applied to those areas being charged for parking. The outcomes of the SEIA project will provide feedback into the SMBI ILTP review project and will influence the outcomes of the parking options being investigated for Weinam Creek.

The Committee have provided their input into the SEIA scope and the responses have been collated and passed on to the consultant for scope revision and completion. Once finalised, the scope will be passed on to specialist social planners to bid for the SEIA project.

**OFFICER'S RECOMMENDATION/
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr L Shipley
Seconded by: Mr R Schmidt

That the SMBI Communities Advisory Committee note the information provided on the Social and Economic Impact Assessment.

CARRIED

6.3 COMMUNITY AND SOCIAL PLANNING - SMBI SOCIAL PROFILE AND PLANNED PROJECTS

Datworks Filename:	GOV SMBI Advisory Committee
Attachments:	<u>Community and Social Planning Workshop Presentation to the SMBICAC 14 April 2010</u>
Responsible Officer Name:	Roberta Bonnin Manager Community & Social Planning
Author Name:	Mark Conlan Principal Adviser - SMBI Strategy

EXECUTIVE SUMMARY

The Planning and Policy Department through the Community & Social Planning Group (C&SP) presented an overview of progress to date regarding the Southern Moreton Bay Islands social profile and planned projects in line with outcomes from the Southern Moreton Bay Islands Planning and Land Use Strategy (SMBI PLUS) and the SMBI Place Project.

PURPOSE

To inform the Advisory Committee of the work being undertaken by Council in relation to the Community and Social Planning projects on the Islands.

BACKGROUND

Since the endorsement of SMBI PLUS in 1999, Community and Social Planning have continued to work towards delivering community and social infrastructure and services to support Island life. Since that time Council, in partnership with the State government, undertook the SMBI Place project which identified a number of community needs and initiatives that require short, medium and long term actions. Community and Social Planning are working towards these objectives.

Further research is highlighting the growing social disadvantage of a number of groups on the Southern Moreton Bay Islands. A Uniting Care report titled "A scan of disadvantage in Queensland 2010" identifies the islands as having some of the highest disadvantaged groups in the State (see the attached presentation's overview).

Building upon SMBI PLUS and through the initiatives identified within the Place project, the Community and Social Planning Group have formulated plans and undertaken further research projects to address the deficiencies of specific community services. An identified area requiring support are the needs tied to youth and family services. This was one of a number of key issues identified through the Place project, its ongoing investigations and further research.

ISSUES

Some of the demographic data that influences C&SP's planning was presented to the Committee as part of a SMBI social profile. This data highlighted the following:

- the islands permanent population was in excess of 5,000 people in 2008,
 - 33.5% of the islands' population are over 60 (Redland City 18%),
 - people aged 0 to 17 make up 19.2% of the population (Redland City 25.9%),
-

- couples with no children largest demographic group across the islands,
- more homes are owned outright at 44.6% (Redland City 32.7%) but there are less owners with mortgages than renters across the islands, and
- 57.3% of households in the lowest income quartile (Redland City 23.7%).

These factors contribute to the rankings for the 'Socio-economic indexes for areas' (SEIFA) used by the Australian Bureau of Statistics and various governing agencies.

Table One: Socio-economic Indexes for Areas (SEIFA)

Index of relative Socio-economic disadvantage

Suburb	SEIFA Score
Lamb Island	847
Russell Island	873
Macleay Island	893
Karragarra Island	920
Wellington Point	1074
Inala	798
Logan	971
Redland	1034

N.B. A score of 1,000 is deemed average for the index

Further to this information, a Uniting Care report highlighted specific areas of disadvantage across the Islands. Some of these statistics show:

- the Islands top the State for rental stress,
- the islands ranked second for male disability support pensions,
- the islands ranked third for labour force unemployment and people with a profound or severe disability living in the community.

Further statistics are available in the attached presentation. The Uniting Care report's statistics are based on ABS statistical information from 476 statistical local areas (SLA's) across Queensland and includes data from both the SMBI and North Stradbroke Island. State Government data also ranks the Islands in the top 15% of the State for risks of:

- youth unemployment
- youth homelessness
- vulnerable children and families
- volatile substance abuse

These identified issues influence the current and future plans of the Community and Social Planning Group.

Community and Social Planning's planned projects

Based upon the foundation of work identified through SMBI PLUS, Community and Social Planning continue to investigate and refine planned projects for the islands. The Place project took this form of planning to another level for the islands and generated a variety of projects to improve community and social outcomes across all islands.

Some of these projects identified through Place that Council has been involved in include:

- support for SMBI Forum,
- Family support working group,
- Islands' Welcome Kit,
- welcome signage,
- creation of the Bay Views / Floating Pictures initiative,
- undertaking a social infrastructure audit, capacity and needs analysis for the islands,
- SMBI Sport and Recreation Strategy,
- hosting the Sports Summit, and
- investigating economic development opportunities through the Business Futures workshop.

These initiatives have been supplemented through a number of community facilities either completed or work in progress across the islands. These facilities include:

- 'The Shack' on Macleay,
- the master planning for MacDonald's farm on Macleay,
- the upgrade of the Girl Guides Hut on Russell,
- the master planning for Kennedy's farm on Russell, and
- the upgrade of Pioneer Park on Lamb.

These are some of the many initiatives being pursued by the Community and Social Planning Group. C&SP will continue to review and investigate current and future planning to improve community and social infrastructure and services across the SMBI.

Funding for ongoing service delivery and outreach to address social issues on the Bay Islands is a priority for future advocacy plans. Council officers are currently working with the Department of Communities to investigate service models and new Place projects. The sustainability of funding and service delivery models is problematic and will require further negotiation at all levels of government.

COMMITTEE DISCUSSION

It was requested that the NAPLAN results also be included.

**OFFICER'S RECOMMENDATION/
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr R Hancock
Seconded by: Mr L Shipley

That the SMBI Communities Advisory Committee:

- 1. Note the information provided on the SMBI profile;**
- 2. Where appropriate, support or provide further advice to Council regarding the projects outlined by Community and Social Planning; and**
- 3. Support negotiations with the State Government for increased service delivery to address social disadvantage on the Southern Moreton Bay Islands.**

CARRIED

6.4 COMMUNITY AND SOCIAL PLANNING - QUEENSLAND DEPARTMENT OF COMMUNITIES PRESENTATION

Dataworks Filename: GOV SMI Advisory Committee
Responsible Officer Name: Roberta Bonnin
Manager Community & Social Planning
Author Name: Mark Conlan
Principal Adviser - SMI Strategy

EXECUTIVE SUMMARY

The Planning and Policy Department, through the Community and Social Planning Group, were presented an overview of the restructured Department of Communities (DoC). The presentation was undertaken by Pam Steele-Wareham. Pam is the South East Region Regional Executive Director of the Department of Communities.

PURPOSE

To inform the Advisory Committee of the work being undertaken by the Department of Communities in relation to State community services accessed by the SMI community.

BACKGROUND

In August 2009 the Department of Communities went through a major restructure to realign all State community services under the one department. This created a new department structure that included parts of the following State departments:

- Local government and Aboriginal and Torres Strait Islander Partnerships,
- Disability Services and Multicultural Affairs,
- Childhood safety and Sport, and
- Community Services and Housing and Women.

A link to the structure of the Department of Communities is provided below.

<http://www.communities.qld.gov.au/about/our-organisation/documents/communities-organisational-structure.pdf>

ISSUES

The South East Region of the Department of Communities includes Redlands, Logan and the Gold Coast. The Departments charter is that no one should need to leave the region to access the Departments community services. The Department has a 'no wrong door' approach that ensures the person you deal with within the Department will ensure you gain access to the services you require.

Through the restructuring of the Department, all community services are now accessible through the one service provider, DoC. This will ensure greater coordinated resource management and better service provision across the region. This will have flow on benefits to the Islands in the future.

Over time more community services will be accessible to the islands through the Department. Based in Beenleigh, the South East Region of the DoC will have a better understanding of localised needs and service deficiencies. This will be improved and community services will be better directed at the needs of the SMBI communities.

**OFFICER'S RECOMMENDATION/
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr W Crook
Seconded by: Dr G Parsons

That the SMBI Communities Advisory Committee note the information provided by the Department of Communities.

CARRIED

6.5 UPDATES AND REVIEW OF ACTIONS FROM PREVIOUS MEETINGS

Dataworks Filename: GOV SMBI Advisory Committee
Attachments: [Updates and reviews of actions from previous meetings](#)
Responsible Officer Name: Wayne Dawson
Manager Land Use Planning
Author Name: Mark Conlan
Principal Adviser - SMBI Strategy

EXECUTIVE SUMMARY

This report provides the Advisory Committee with an updated summary of actions raised at previous meetings.

PURPOSE

The purpose of this report is to provide the Advisory Committee with the ongoing status of previous action items.

BACKGROUND

A number of action items are raised at each Advisory Committee meeting (over seventy to date). The attached list highlights the status of these action items and what action has been taken by Council in relation to the items raised.

ISSUES

Please refer to the attached document titled *Council Updates and Review of Actions from previous Meetings*.

**OFFICER'S RECOMMENDATION/
ADVISORY COMMITTEE RECOMMENDATION**

Moved by: Mr R Hancock
Seconded by: Mr R Schmidt

That the Advisory Committee review and note the update of actions from previous meetings as presented in the attachments.

CARRIED

7 URGENT BUSINESS

7.1 REDLANDS 2030 COMMUNITY PLAN

The Mayor updated the meeting on the launch of the Redlands 2030 Community Plan which was adopted by Council on 28 April 2010.

MEETING CLOSURE

There being no further business, the Chair declared the meeting closed 7.15pm.

11.2.3 SUSTAINABLE PLANNING ACT & REGULATIONS – EXEMPTION OF DUPLEXES (DUAL OCCUPANCY)

Dataworks Filename: LUP Sustainable Planning Act (SPA) 2009

Attachments: [Attachment 1 – Table 2](#)
[Attachment 2 – Table 1](#)
[Attachment 3 – Table 1](#)

Responsible Officer Name: Wayne Dawson
Manager Land Use Planning

Author Name: Wayne Dawson
Manager Land Use Planning

EXECUTIVE SUMMARY

On 26 March, 2010, the *Building and Other Legislation Amendment Regulation (No.1) 2010* was passed in response to concerns expressed by local governments and the community to the original exemption of buildings comprising not more than two (2) attached dwellings (Duplexes or Dual Occupancy)¹ from assessment against the local governments planning scheme. The amendment now requires local governments make a resolution to 'opt in ' and therefore apply the exemption, meaning that only a development permit for building works is required (no material change of use (MCU)). Alternatively, if such a resolution is not made, the status quo is retained, meaning the planning scheme will continue to determine the level of assessment for a material change of use (MCU) for this use and the design criteria upon which that assessment is based.

It is recommended that Council resolve not to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulations 2009* (as amended). This recommendation is being made on the following basis:

3. the Redlands Planning Scheme (RPS) specifically varies assessment levels across residential zones for dual occupancies and in a number of circumstances makes this use impact inconsistent;
4. the exemption would remove MCU from impact and the need for public notification.
5. the Queensland Development Code MP1.3 as a default position for the exemption does not cover all relevant site and design criteria and, set out in the RPS;.
6. the necessity to create alternative provisions to the QDC or self-assessable criteria (acceptable solutions) in the RPS and/or adopts Amenity and Aesthetic impact provisions for dual occupancy;

¹ Corresponding term used in Redlands Planning Scheme is 'Dual Occupancy'.

7. the ability to process development applications for dual occupancy efficiently under contemporary assessment systems already introduced by Redland City Council and being continuously refined; and
8. infrastructure charges not being applied for building works under present Planning Scheme Policies, while a Priority Infrastructure Plan and Infrastructure Charges schedule is still being put in place.

Additionally, the Department of Infrastructure and Planning has requested notification of Council's position in order that the community and development industry remain fully informed.

PURPOSE

To determine through resolution, to apply (or not apply), the exemption provisions of the *Sustainable Planning Regulation* as it relates to dual occupancy developments.

BACKGROUND

The *Sustainable Planning Regulation 2009* that accompanied the introduction of the *Sustainable Planning Act* (SPA) on the 18 December 2009 amended the approval process for some types of "low risk development"²; specifically dwelling houses and dual occupancy in residential areas. In effect, these uses (see attachment A), where they met the defined criteria, were exempt from requiring a material change of use approval under the provisions of a Planning Scheme; with a building works approval only being required.

Key points to note in relation to a duplex/dual occupancy are that:-

- i) the exemption applied to:
 - a) a building comprising not more than 2 attached dwellings; and
 - b) 'the use for a residential purpose in a residential zone.' A definition of 'residential zone' in Regs is broadly based, covering all land described, designated in a planning scheme as residential (including park residential).
- ii) the exemption does not apply where an Overlay in the planning scheme applies to the premises or in the case of a bushfire hazards overlay the premises is greater than 2000m².

On the 26 March, 2010, the *Building and Other Legislation Amendment Regulation (No1) 2010* was passed. It now requires local governments to 'opt in' (through resolution) to apply the exemption under the Regulations to a dual occupancy. (where not more than 2 attached dwellings). Alternatively, should Council decide not to take this course of action, then the status quo is maintained and the planning scheme will continue to determine the level of assessment (MCU) for a dual occupancy.

² DIP correspondence – April, 2010.

In 'opting in' to apply the exemption:

- i) The Building works application will be assessed by a Private Building Certifier (Assessment Manager) with Council having the power to become a concurrence agency therefore retaining the ability to recommend approval, approval with conditions or refusal of the application.
- ii) This power is recognised under Schedule 7 Table 1 Item 26 of the Regulations. (see Attachment 2)
- iii) The Building works application will be subject to assessment against the new Queensland Development Code MP1.3 'Design and Sighting Standard for Duplex Housing' as the default position. The new standards provide performance criteria and acceptable solutions covering design elements such as design and sighting, open space, building height, fencing/privacy and car parking.
- iv) Council can adopt alternative planning provisions to the QDC MP 1.3 standards/criteria in its planning scheme, as has occurred for MP1.1 and 1.2 (Dwelling houses).
- v) Council can also continue to apply existing amenity and aesthetic resolutions (previously made under the Building Regulations 2006) for duplexes/dual occupancy prior to action to introduce alternative provisions and assessment criteria into the RPS V3.
- vi) Resolution can be made as set out in Schedule 7 Table Item 17 and to which Council would then retain concurrence agency powers to assess. (see Attachment 3)

ISSUES

Purpose for legislation

The State has indicated that the Regulation provides measures to streamline the development application process for some types of low-risk development. These measures are intended to remove duplication, costs and delays in the development process and allow duplexes in residential areas (when unconstrained by overlays) to be regulated through a building works approval only.

Council concurs that the level of assessment should be aligned to risk relative to the nature/type of development and its locational circumstances (including zoning) The RPS has reflected this outcome by defining varying levels of assessment in the different residential zones and through application of applicable codes providing consistency for assessment; for example the Dual Occupancy use code.

³ Council's Aesthetics and Amenity Resolution made in 2006 does not address matters of this nature.

Level of Assessment

Variations in the level of assessment exist in the RPS relative to the applicable residential zone. These controls including the triggers (See Table 1) to escalate the level of assessment within individual residential zone would no longer be applicable in the case of applying the exemption.

Table 1

Redlands Planning Scheme	Dual Occupancy
Residential Zones	Level of Assessment
Code Assessable	Urban Residential ¹ Point Lookout Residential Medium Density Residential
Impact Assessable (Inconsistent)	Residential Low Density Park Residential SMBI Residential
1. Assessment Triggers from Code to Impact – Site less than 800m ² and 20m frontage. Building Height Greater than 8.5m.	

Design Criteria

A comparative assessment has been made of the new QDC MP1.3 and the RPS. In summary, there is some inconsistencies/variation between the documents and a number of additional elements covered by the RPS and not by the QDC; (Table 2 below sets the details).

Table 2

Design Element	RPS	QDC MP1.3
Lot size	✓	✗
Frontage Width	✓	✗
Building Height	✓ (8.5m)	▲ (up to 15% lot slope - 8.5m and of 15% or more – 10m)
Site Coverage	✓ (50%)	✓ (50%)
Car Parking	✓	▲ 2 spaces/dwelling unit – tandem acceptable.
Setbacks	✓	✓
	Build to boundary (B to B) wall – 7 m total length	▲ Class 10a building B to B – 9m total length.
Privacy	✓	✓
Fencing	✓	✓
Open Space – each unit	✓ (provision and dimensions area = 25m ² slope 1 in 14) 4m ² Further total requirement for 20% of site at ground level.	▲ Outdoor Living Space – area 16m ² , 4m ² dimension, slope 1:10
Acoustic Amenity	✓	✗
Landscaping	✓ 2m frontage planted	✗

	area 15% of site planted/grassed	
Solar Access	✓	✗
Service Facilities	✓ bin storage, cloths drying, storage space	✗
Density	✓ (Corresponds with lot size)	✗
Other Specific Provision refer for particular zone codes eg. Point Lookout Residential Zone.		
✓ Covered and generally common ▲ Covered and variation of numerical provisions ✗ Not addressed or only superficial		

Accordingly, Council would need to cover these areas through alternative provisions to the QDC and/or self-assessable criteria (acceptable solutions) in the RPS and/or exercise reduced concurrence agency under Schedule 7 Table 1 Item 26; if it wished to pursue applying the exemption. The acceptable solutions being numerically based would provide for a prescriptive process of assessment against the RPS and would remove the impact inconsistent and public notification elements of the planning scheme.

In weighing up the above and having regard to substantial nature of amendment at this time, that Council should maintain the status quo and not apply the exemption.

Efficiency Changes in Assessment process

Council has implemented and continues to refine its electronic development application lodgement and assessment systems to achieve process efficiencies. Process reform initiatives such as Target 5 days (T5) are being undertaken as part of a further advancement in the risk smart business process. Redland City Council is significantly involved in this and other Housing Affordability Programme funded initiatives being project lead by CoMSEQ, LGAQ and due for completion at the end of 2010.

Infrastructure Charges

Council continues to administer the imposition and collection of infrastructure charges through planning scheme policies. The finalisation of the draft Priority Infrastructure Plan and accompanying infrastructure charges schedules are also being presented to Council on this Meeting Agenda.

Council at this time should not apply the exemption under Schedule 4 for dual occupancy while continuing to administer changes under PSPs. There is some question as to Council's ability to obtain infrastructure charges for building works approvals under the existing PSPs and the State has ruled that Councils cannot amend the PSPs under SPA.

Concluding Comments

It is recommended that council resolve not to apply the exemption and advise the Department of Infrastructure and Planning of this position.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to preserve a balance with urban, rural, bushland, village, coastal and island character of the Redlands by managing growth.

FINANCIAL IMPLICATIONS

Applying the exemption would have implications on Council revenue. It is understood that Council could still apply a fee as a concurrence agency. Council has received a total of 78 applications (MCUs) for dual occupancy developments across the City during the period between 01/01/2008 – 12/05/2010.

PLANNING SCHEME IMPLICATIONS

The outcome of the recommendation in this report will not result in amendments to the Redlands Planning Scheme.

CONSULTATION

The matter has been discussed with officers of DIP, other local Governments in SEQ and the Development and Community Standards Department (Julie Saunders) has contributed to the preparation of this report.

OPTIONS**PREFERRED**

That Council resolve not to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulations 2009* (as amended).

ALTERNATIVE

That Council resolve to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulation 2009* (as amended)

OFFICER'S RECOMMENDATION

That Council resolve not to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulations 2009* (as amended).

COMMITTEE RECOMMENDATION

Moved by: Cr Henry
Seconded by: Cr Boglary

That Council resolve not to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulations 2009* (as amended).

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Elliott

That Council resolve not to apply the exemption under Schedule 4 Table 2 Item 2 (f) of the *Sustainable Planning Regulations 2009* (as amended).

CARRIED

Sustainable Planning Regulation 2009

Schedule 4

Table 2—Material change of use of premises**For particular class 1 building or class 10 building or structure**

2	<p>Making a material change of use of premises for a class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure under the BCA if—</p> <ul style="list-style-type: none"> (a) the use is for a residential purpose in a residential zone; and (b) for an existing class 1(a)(i) building or class 1(a)(ii) building comprising not more than 2 attached dwellings—the material change of use involves the repair, renovation, alteration or addition to the building; and (c) for a class 1(a) building not mentioned in paragraph (b)—there is no existing dwelling house on the premises; and (d) the development is not self-assessable development under a planning scheme, temporary local planning instrument, master plan or a preliminary approval to which section 242 of the Act applies; and (e) either— <ul style="list-style-type: none"> (i) no overlay, as identified in the planning scheme and relevant to assessment of the material change of use, applies to the premises for the material change of use; or (ii) only an overlay about bush fire hazards applies to the premises and the premises are less than 2000m²; and (f) for a class 1(a)(ii) building comprising not more than 2 attached dwellings—the local government for the planning scheme area has, by resolution, decided to apply this item to that class of building.
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Table 3—Reconfiguring a lot**Other than a lot within the meaning of the *Land Title Act 1994***

1	Reconfiguring a lot other than a lot within the meaning of the <i>Land Title Act 1994</i> .
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Schedule 7

Table 1—For building work assessable against the Building Act		
Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Building work for removal or rebuilding		
25 Building work relating to any of the following— (a) the removal of a building or other structure, whether for rebuilding at another site or not; (b) the rebuilding of a building or other structure removed from another site	The local government—as a concurrence agency	Deciding— (a) whether the local government should require security, of no more than the value of the building work, for the performance of the work; and (b) if security is required—its amount and form
Building work for duplexes		
26 Building work for a class 1(a)(i) building, or a class 1(a)(ii) building comprising not more than 2 attached dwellings, if any material change of use associated with the building work— (a) is for a residential purpose in a residential zone; and (b) would have required a development permit if schedule 4, table 2, item 2 did not apply for the use	The local government—as a concurrence agency	The provisions of the planning scheme that would apply for the development application if schedule 4, table 2, item 2 did not apply for the use

Table 1—For building work assessable against the Building Act		
Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Railways		
16 Building work on land completely or partly within future railway land if the building work is not associated with any of the following— (a) reconfiguring a lot mentioned in table 2, item 34; (b) a material change of use mentioned in table 3, item 15	The chief executive administering the Transport Infrastructure Act—as a concurrence agency	The purpose mentioned in the Transport Infrastructure Act, section 258(2)
Amenity and aesthetic impact of particular building work		
17 Building work for a building or structure if it is— (a) a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure; and (b) in a locality and of a form for which the local government has, by resolution or in its planning scheme, declared that the form may— (i) have an extremely adverse effect on the amenity, or likely amenity, of the locality; or (ii) be in extreme conflict with the character of the locality	The local government—as a concurrence agency	The amenity and aesthetic impact of the building or structure if the building work is carried out
Whether particular buildings may be occupied for residential purposes		
18 Building work for a building, other than a class 1, 2, 3 or 4 building, for residential purposes	The local government—as a concurrence agency	Approval to use the building for residential purposes

11.2.4 VEGETATION PROTECTION ORDER (VP 7) - 62 & 64 PRINCESS STREET, CLEVELAND

Dataworks Filename: EM Vegetation Protection Orders (Local Law 6)
Attachment: [VP 07 – Expert Report](#)
Responsible Officer Name: Gary Photinos
Manager - Environmental Management
Author Name: Candy Daunt
Advisor - Habitat Protection

EXECUTIVE SUMMARY

The owner of the property situated at 62 Princess Street, Cleveland had applied for a Vegetation Protection Order (VPO) for a mature *Brachychiton rupestris* (Bottle tree) located at the eastern property boundary adjoining 62 and 64 Princess Street, Cleveland.

Council resolved on the 24 February 2010 to make an interim VPO under the provision of Local Law 6 – Protection of Vegetation.

This report outlines the outcomes of the expert report, public submissions and the officer recommendation that the VPO for the *Brachychiton rupestris* should be confirmed by Council.

PURPOSE

That Council resolve to confirm the Vegetation Protection Order under the provision of Local Law 6 – Protection of Vegetation on one mature *Brachychiton rupestris* (Bottle Tree) located at the eastern property boundary adjoining 62 and 64 Princess Street, Cleveland.

BACKGROUND

- Local Law 6 “Protection of Vegetation” was passed in 1998;
- On 30 January 2009, Council approved a development application to split 64 Princess Street, Cleveland into three blocks. (SB 5405). Advice was provided as part of the development approval that the vegetation protection order had been proposed for the Bottle tree and if granted, may affect the location of the services, driveway and building alignment.
- On 30 January 2009, the owner of 62 Princess Street, Cleveland lodged an application for a VPO on the Bottle tree.
- Council resolved on the 24 February 2010 to make an Interim VPO on the Bottle tree under the provisions of Local Law 6 (Protection of Vegetation).
- The owners of 62 and 64 Princess Street, Cleveland were notified by registered mail on 2 March 2010 that they were successful in placing an Interim VPO on the Bottle tree.

- Follow up phone calls to both owners (Mrs Grant and Mrs Kriedemann) were made on the 10 March 2010, to confirm that they had received the letters.
- An expert report for the Bottle tree has been undertaken by Biodiversity Assessment and Management Pty Ltd (BAAM) and has been received and assessed by Council.
- Public Notification of the Vegetation Protection Order was advertised in the Redland Times on Friday 12 March 2010. A period of at least 21 days had been allocated to receive public submissions for and against the VPO, with the close date of public submission being Friday, 9 April 2010. This has occurred as per provisions of Local Law 6. No submissions were received.

ISSUES

MAKING OF AN INTERIM VEGETATION PROTECTION ORDER UNDER LOCAL LAW 6 (PROTECTION OF VEGETATION)

Council has resolved to apply an Interim VPO; however, it only remains in place for 6 months, while the requirements for establishing a VPO can be undertaken. These include public notification, including the calling of public submissions and the commissioning of an expert report. The interim order ensures that the vegetation is protected during this time. Once Council has considered all the necessary information it may, at a subsequent meeting, confirm or revoke the Vegetation Protection Order.

EXPERT REPORT

An expert report was commissioned and attached. The consultant has assessed the Bottle tree against the grounds of order as listed below:

- (a) *a valuable part of the natural heritage of the area;*
- (e) *of historical significance because of its association with an important historical event or the commemoration of an important historical event, whether of local, regional, state or national significance;*
- (g) *a valuable educational or recreational resource;*
- (h) *a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor;*
- (m) *important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated;*
- (n) *important for its age, height, trunk circumference, or canopy spread;*
- (o) *important for its unique contribution to the landscape;*
- (p) *a visual buffer against unsightly objects or a buffer against pollutants, light spillage, noise or other factors that have an adverse effect of the environment;*

- (r) *important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives;*

Of the nine grounds of order listed in the original application, it was concluded that the vegetation is significant for two (n and o) possibly three (r) of the above listed criteria from Local Law 6 and therefore recommends the retention of the subject tree.

CONFIRMING THE VEGETATION PROTECTION ORDER

Although this tree is not a locally endemic to the region, the export report has identified the tree as being important due to its age, trunk circumference and canopy spread as well as providing a unique contribution to the local landscape. Taking into account the outcomes of the expert report, further discussions with the property owners and the fact that no submissions were received, it is recommended that Council confirm the vegetation protection order.

It would be a condition under a Vegetation Protection Order that damage to the vegetation can only occur where Council has issued a permit for such works.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to 'ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay; as well as supporting Council's strategic priority to preserve a balance of urban, rural, bushland, village, coastal and island character of the Redlands by managing growth'.

FINANCIAL IMPLICATIONS

REDLAND CITY COUNCIL

There are minor financial implications with this application associated with in-kind (advice) to the owners when required.

OWNER

There are costs to owners and/or applicants of \$129 application fee, associated for a permit to damage protected vegetation.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has been undertaken with the owners of the properties Mr and Mrs Kriedemann, Mrs Grant as a representative of the group of owners of 64 Princess Street, (Mr and Mrs Grant and Mr and Mrs Longland).

Consultation was also undertaken with Environmental Management; Development and Community Standards; Operations and Maintenance; Legal Services; BAAM (external consultants) and the general public, through the public notification process.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the mature *Brachychiton rupestris* (Bottle Tree) situated on the side property boundary of 62 and 64 Princess Street, Cleveland; and
2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

ALTERNATIVE

That Council resolve **not** to confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the mature *Brachychiton rupestris* (Bottle Tree) situated on the side property boundary of 62 and 64 Princess Street, Cleveland.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the mature *Brachychiton rupestris* (Bottle Tree) situated on the side property boundary of 62 and 64 Princess Street, Cleveland; and
2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

COMMITTEE RECOMMENDATION

Moved by: Cr Murray
Seconded by: Cr Hobson

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the mature *Brachychiton rupestris* (Bottle

Tree) situated on the side property boundary of 62 and 64 Princess Street, Cleveland; and

2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) “if the damage is allowed under a permit issued by Council under the provisions of this Local Law”.

COUNCIL RESOLUTION

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolve as follows:

1. **To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the mature *Brachychiton rupestris* (Bottle Tree) situated on the side property boundary of 62 and 64 Princess Street, Cleveland; and**
2. **That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) “if the damage is allowed under a permit issued by Council under the provisions of this Local Law”.**

CARRIED



VEGETATION PROTECTION ORDER ASSESSMENT

62—64 Princess Street, Cleveland

Report prepared
for
Redland City Council



***Biodiversity
Assessment***

AND MANAGEMENT PTY LTD

FAUNA AND HABITAT SPECIALISTS

Document Control Sheet

File Number: 0015-047

Project Manager: Dr Jo Chambers

Client: Redland City Council

Project Title: Vegetation Protection Order Assessment: 62-64 Princess Street, Cleveland.

Project Author/s: Dr Jo Chambers

Project Summary: This report provides the results of a Vegetation Protection Order assessment of a Bottle tree *Brachychiton rupestris*, located at 62-64 Princess Street, Cleveland.

Draft Preparation History

Version	Date of Issue	Checked by	Issued by
0015-047 Draft A	12/03/2010	Jedd Appleton	Dr Jo Chambers

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PDF – backup – archived Disk/tape	A	12/03/2010	Final	16/03/2010		
Hard Copy -library						

INTRODUCTION

This report has been prepared for Redland City Council (RCC) for the purpose of providing a Vegetation Protection Order (VPO) assessment on a property described as Lot 10 on RP109686, situated at 62 Princess Street, Cleveland (subject site).

Before Council confirms a Vegetation Protection Order, it must obtain an expert report to assess the significance of the vegetation to which the order relates. Accordingly, our report has been designed to assist Council with their decision process for the VPO application.

The subject site was inspected on 11th March, 2010. The tree targeted for the assessment was a Bottle tree *Brachychiton rupestris* (subject tree).

RESULTS OF VEGETATION ASSESSMENT

Current Condition

The subject tree appeared to be in a very healthy condition, with abundant new growth evident (**Figure 1**).

The GPS location of the tree, together with measurements of tree height, trunk circumference measured at breast height and canopy spread are provided in **Table 1**. GPS datum is in WGS 84.

Table 1. GPS location and dimensions of the subject tree

GPS Location	S27.5345 E153.2745
Tree Height	635 cm
CBH	350 cm
Canopy Spread	750 cm

Local Significance of the Vegetation

As requested by RCC, the subject tree was assessed against the following criteria as prescribed under Local Law 6 of the Redlands Planning scheme:

(a) a valuable part of the natural heritage of the area

Bottle trees would not be considered a

valuable part of the natural heritage of Redland City, as this species is not regarded as endemic to the region.

(e) of historical significance because of its association with an important historical event or the commemoration of an important historical event, whether of local, regional, state or national significance

We have been advised that the subject tree was translocated from Theodore in 1972 by the current owners of the subject site. Although this tree has historical importance for the owners, it is not considered to have historical importance at the local, state or national level.

(g) a valuable educational or recreational resource

Bottle trees are a useful educational tool to show how plants use various adaptations to cope with drought. However, to be a valuable educational resource the tree would need to be located in a more public area where interested parties could have easy access to study it. Due to its growth form, the subject tree is not considered to provide a valuable recreational resource.

(h) a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor

Whilst common bird species will occasionally roost within Bottle trees, this tree does not provide any significant habitats (i.e. food or nesting resources) for native fauna.

(m) important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated

As the subject tree is situated inside the boundaries of the subject site and is relatively small in height (refer to **Table 1**), it is not considered to provide any beneficial effect on the amenity of the locality.

(n) important for its age, height, trunk circumference, or canopy spread; or

The subject tree is at least 30 years of age and the trunk circumference and canopy spread (refer to **Table 1**) are considered to be important.

(o) important for its unique contribution to the landscape; or

The subject tree does provide a unique contribution to the landscape, as this species is not usually grown within the locality and its presence is appreciated and acknowledged by those who witness it (owner of subject site pers. comm.).

(p) a visual buffer against unsightly objects or a buffer against pollutants, light spillage, noise or other factors that have an adverse effect on the environment

Currently the subject tree does not provide any buffer against unsightly objects, light spillage or noise.

(r) important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives

The subject tree might comply with this criterion because the RCC Vegetation Enhancement Strategy 2007 recognises the importance of retaining mature native trees wherever practical.

CONCLUSION

As the investigated tree fulfills at least one of the criteria under RCC Local Law 6 (Vegetation Protection), a Vegetation Protection Order should be placed on the Bottle tree *Brachychiton rupestris* located at 62 Princess Street, Cleveland.



Figure 1. Mature Bottle tree *Brachychiton rupestris*, located at 62 Princess Street, Cleveland

11.2.5 VEGETATION PROTECTION ORDER (VP 13) - 7 AND 9 ST ANDREWS AVENUE, BIRKDALE

Dataworks Filename: EM Vegetation Protection Orders (Local Law 6)
Attachment: [VP 13 – Expert Report](#)
Responsible Officer Name: Gary Photinos
Manager - Environmental Management
Author Name: Candy Daunt
Advisor - Habitat Protection

EXECUTIVE SUMMARY

The owner of the property situated at 9 St Andrews Avenue, Birkdale had applied for a Vegetation Protection Order (VPO) for three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale.

Council resolved on the 24 February 2010 to make an interim VPO under the provision of Local Law 6 – Protection of Vegetation.

This report outlines the outcomes of the expert report, public submissions and the officer recommendation that the VPO for the three *Eucalyptus tereticornis* should be confirmed by Council.

PURPOSE

That Council resolve to confirm the Vegetation Protection Order under the provision of Local Law 6 – Protection of Vegetation on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale.

BACKGROUND

- Local Law 6 “Protection of Vegetation” was passed in 1998;
- On 23 December 2008, the owner of 9 St Andrews Avenue, Birkdale lodged an application for a VPO on the three mature Queensland blue gums;
- Council resolved on the 24 February 2010 to make an Interim VPO on the Queensland blue gums under the provisions of Local Law 6 (Protection of Vegetation);
- The owners of 7 and 9 St Andrews Avenue, Birkdale were notified by registered mail on 2 March 2010 that they were successful in placing an Interim VPO on Queensland blue gums. Follow up phone calls to both owners Mr Tyler and Mr Freney, were made on the 5 and 9 March 2010 respectively, to confirm that they had received the letters;

- An expert report for the Queensland blue gums has been undertaken by Biodiversity Assessment and Management Pty Ltd (BAAM) and has been received and assessed by Council;
- Public Notification of the Vegetation Protection Order was advertised in the Redland Times on Friday 12 March 2010. A period of at least 21 days had been allocated to receive public submissions for and against the VPO, with the close date of public submission being Friday, 9 April, 2010. This has occurred as per provisions of Local Law 6. No submissions were received.

ISSUES

MAKING OF AN INTERIM VEGETATION PROTECTION ORDER UNDER LOCAL LAW 6 (PROTECTION OF VEGETATION)

Council has resolved to apply an Interim VPO; however, it only remains in place for 6 months, while the requirements for establishing a VPO can be undertaken. These include public notification, including the calling of public submissions and the commissioning of an expert report. The interim order ensures that the vegetation is protected during this time. Once Council has considered all the necessary information, it may at a subsequent meeting confirm or revoke the Vegetation Protection Order.

EXPERT REPORT

An expert report was commissioned and attached. The consultant has assessed the Blue gums against the grounds of order as listed below:

- (a) *a valuable part of the natural heritage of the area;*
- (h) *a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor;*
- (m) *important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated;*
- (n) *important for its age, height, trunk circumference, or canopy spread;*
- (o) *important for its unique contribution to the landscape*
- (r) *important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives;*

The expert report strongly concludes that the vegetation is significant using the criteria in Local Law 6 and recommends that the retention of the subject tree.

CONFIRMING THE VEGETATION PROTECTION ORDER

These trees are strong candidates for protection based on the outcomes of the expert report, and in line with Council's current strategic approach of broader protection of urban trees within the City. Taking into account the importance of these trees in a

local and state context and that no submission were received, it can be recommended that Council confirm the Vegetation Protection Order.

It would be a condition under a Vegetation Protection Order that damage to the vegetation can only occur where Council has issued a permit for such works.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to 'ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay; as well as supporting Council's strategic priority to preserve a balance of urban, rural, bushland, village, coastal and island character of the Redlands by managing growth'.

FINANCIAL IMPLICATIONS

REDLAND CITY COUNCIL

There are minor financial implications with this application associated with in-kind (advice) to the owners when required.

OWNER

There are costs to owners and/or applicants of \$129 application fee associated for a permit to damage protected vegetation.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has been undertaken with the owners of the properties Mr Tyler and Mr Freney.

Consultation was also undertaken with Environmental Management; Development and Community Standards; Operations and Maintenance; Legal Services; BAAM (external consultants) and the general public, through the public notification process.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale; and

2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

ALTERNATIVE

That Council resolve **not** to confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale; and
2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

COMMITTEE RECOMMENDATION

Moved by: Cr Murray
Seconded by: Cr Boglary

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale; and
2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

COUNCIL RESOLUTION

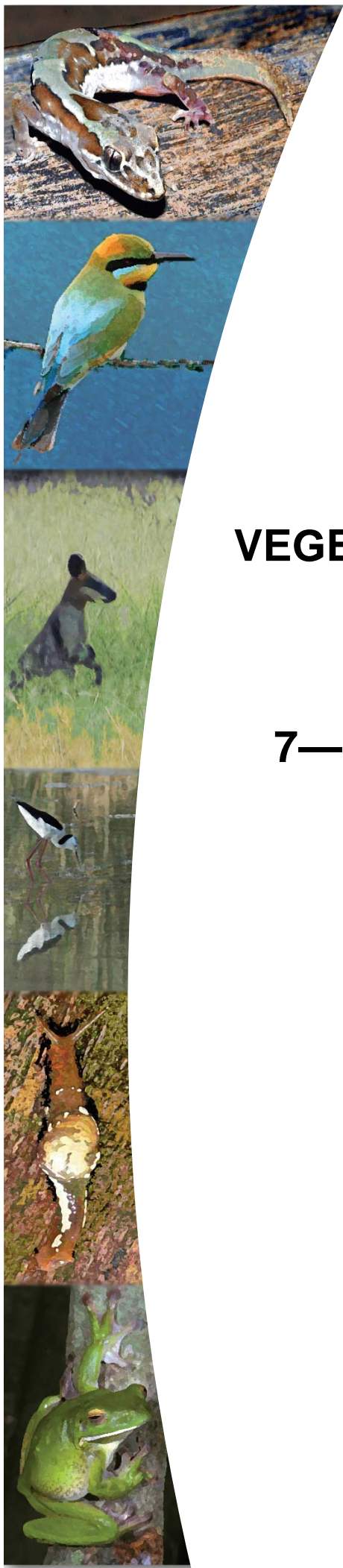
Moved by: Cr Bowler
Seconded by: Cr Elliott

That Council resolve as follows:

1. **To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on three mature *Eucalyptus tereticornis* (Queensland blue gums) located at the side property boundary adjoining 7 and 9 St Andrews Avenue, Birkdale; and**

2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) “if the damage is allowed under a permit issued by Council under the provisions of this Local Law”.

CARRIED



VEGETATION PROTECTION ORDER ASSESSMENT

7—9 St Andrews Avenue, Birkdale

Report prepared
for
Redland City Council



***Biodiversity
Assessment***

AND MANAGEMENT PTY LTD

FAUNA AND HABITAT SPECIALISTS

Document Control Sheet

File Number: 0015-047

Project Manager: Dr Jo Chambers

Client: Redland City Council

Project Title: Vegetation Protection Order Assessment: 7-9 St Andrews Avenue, Birkdale.

Project Author/s: Dr Jo Chambers

Project Summary: This report provides the results of a Vegetation Protection Order assessment of three eucalypts located at 7 St Andrews Avenue, Birkdale.

Draft Preparation History

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PDF - server	A	12/03/2010		16/03/2010		
PDF – backup – archived Disk/tape	A	12/03/2010		16/03/2010		
Hard Copy -library						

INTRODUCTION

This report has been prepared for Redland City Council (RCC) for the purpose of providing a Vegetation Protection Order (VPO) assessment on a property described as Lot 34 on RP132611, situated at 9 St Andrews Avenue, Birkdale (subject site).

Before Council confirms a Vegetation Protection Order, it must obtain an independent expert report to assess the significance of the vegetation to which the order relates. Accordingly, our report has been designed to assist Council with their decision process for the VPO application.

The subject site was inspected on 11th March, 2010. The trees targeted for the assessment were three gum trees (subject trees).

RESULTS OF VEGETATION ASSESSMENT

Current Condition/Use and Habitat Values

The subject trees were three mature Queensland Blue Gum *Eucalyptus tereticornis*. All three trees were found to be in very healthy condition, with abundant new growth evident (**Figure 1**).

The GPS locations of the three trees, together with measurements of height, trunk circumference measured at breast height and canopy spread are provided in **Table 1**. GPS data are in WGS 84.

Evidence of visitation (scats) by Koala *Phascolarctos cinereus* was abundant and, when in flower, the subject trees are expected to attract other arboreal mammals and numerous species of Honeyeaters.

Queensland Blue Gum are recognised as a preferred food tree for the Koala, which is listed as Vulnerable under the Queensland *Nature Conservation Act 1992* (NC Act) within the south-east Queensland bioregion

Queensland Blue Gum also forms an important winter dietary supplement for the Grey-headed Flying-fox, listed as a Vulnerable species under the Commonwealth *Environment Protection of Biodiversity and Conservation Act 1999* (EPBC Act).

Table 1. Locations and measurements of subject trees

Tree 1	
GPS Location	S27.50250 E153.20795
Tree Height	~20 m
Circumference	280 cm
Canopy Spread	~10 m
Tree 2	
GPS Location	S27.50253 E153.20794
Tree Height	~18 m
Circumference	270 cm
Canopy Spread	~8 m
Tree 3	
GPS Location	S27.50249 E153.20795
Tree Height	~18 m
Circumference (multi-stemmed)	120 cm; 80 cm; 150 cm.
Canopy Spread	~8 m

Local Significance of the Vegetation

As requested by RCC, the subject trees were assessed against the following criteria as prescribed under Local Law 6 of the Redlands Planning scheme:

(a) a valuable part of the natural heritage of the area

Prior to residential development, Queensland Blue Gum would have been a very common tree within Redland City and they are therefore considered a valuable part of the natural heritage of the area.

(h) a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor

The subject trees do provide significant habitat for native fauna. The three trees are currently providing an important food source for local Koalas. When in flower, these trees would also provide food for other arboreal mammals and a suite of nectar-feeding birds. In addition, the subject trees contribute to a fauna movement corridor that leads to bushland habitats located directly south of the subject site. The presence of the three trees provides an important linkage to the southern bushland habitats.

Recent Koala surveys conducted within the Koala Coast (an area of approximately 375 km² encompassing Redland City) showed that

Koala densities within urban areas in Redland City had decreased by 68.5% since the 1996-1999 surveys (EPA 2007). The report found the cumulative effect of losing individual trees in residential lots has severely impacted on both the quantity and quality of available urban habitat (EPA 2007). Individual tree removal over time can lead to further fragmentation of habitat and a reduction in habitat linkages. This could force Koalas to travel further to find suitable food trees, thereby increasing exposure of koalas to threats in the landscape, such as dog attacks and vehicle strikes. These results indicate that vegetation such as the subject trees is of high significance for Koala conservation and the report highlights the importance of retaining individual trees, wherever practical.

(m) important for its aesthetic value or its beneficial effect on the amenity of the locality

The subject trees comply with this criterion because the RCC Vegetation Enhancement Strategy 2007 recognises the importance of retaining mature native trees wherever practical and states: *Landscaping (including street trees and habitat restoration) contributes significantly to the environmental functioning and visual amenity of the City.*

(n) important for its age, height, trunk circumference, or canopy spread

It is estimated that the subject trees would range in age from at least 20 to >50 years of age. The age and size of the trees (refer to **Table 1**) makes them significant in the local landscape.

(o) important for its unique contribution to the landscape

The subject trees would be considered unique in the locality, as few mature trees eucalypts have survived urban development in the surrounding areas. In a landscape that is primarily dominated by residential dwellings, the presence of the subject trees is considered to provide a unique contribution to the landscape.

(q) important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives

Under Policy 1, Action 1.1.2 of the *Redlands Koala Policy and Implementation Strategy (2008)*, Council have committed to taking the appropriate policy action for the: *Protection and enhancement of habitat (with an overall net gain of habitat within the urban footprint through Vegetation Protection Orders, acquisition of lands, development contributions etc.)*. Protection of the subject trees will meet this policy objective.

In addition, the *Nature Conservation (Koala) Conservation Plan 2006 and Management Plan 2002-2016* deals with identification and protection of Koala habitat through a statutory and policy framework that is linked to other state government legislation. The Koala Plan states: *"Habitat loss has been identified as the greatest threat to Koala survival. Habitat protection and vegetation retention is of critical importance to Koala conservation in Queensland."*

CONCLUSION

The investigated trees fulfill all of the assessed criteria under RCC Local Law 6 (Vegetation Protection); therefore it is recommended that a Vegetation Protection Order should be placed on the three *Eucalyptus tereticornis* located at 9 St Andrews Avenue, Birkdale.

REFERENCES

Environmental Protection Agency (2007). Report on Koala Coast Koala surveys 2005-2006. Environmental Protection Agency, Queensland Government.

Queensland Parks and Wildlife Service (2002). Fact Sheet *Planting for Wildlife – Trees for Koalas Coastal south-east Queensland*. Environmental Protection Agency, Queensland Government.



Figure 1. Three mature Queensland Blue Gum *Eucalyptus tereticornis*, located at 9 St Andrews Avenue, Cleveland

11.2.6 ACCEPTANCE OF TRUSTEESHIP FOR RESERVE FOR COASTAL MANAGEMENT PURPOSES AT ALBERT STREET, VICTORIA POINT

Datworks Filename: EM Management- Environmental Reserves

Attachments: [Appendix 1- Proposed lots for trustee-Albert St Victoria Point](#)
[Appendix 2- Coastal Management District](#)
[Appendix 3- Storm surge and flooding](#)

Responsible Officer Name: Gary Photinos
Manager- Environmental Management

Author Name: Leo Newlands
Advisor Reserve Management

EXECUTIVE SUMMARY

The Department of Environment and Resource Management (DERM) has requested that Council consider accepting the trusteeship of a Reserve for Coastal Management Purposes. It relates specifically to coastal management district land that may be surrendered as part of a reconfiguration application at Lot 1 and Lot 2 RP178345 Albert Street, Victoria Point (Attachment 1).

Council has previously resolved to consider trusteeships on a case by case basis. Council trusteeship of this land is necessary due to the need for flood risk management and adds to Egret Colony Wetlands (2.6ha). The land is not suitable for provision of Open Space. It would be in Council's interest to take control of the surrendered portion only for the purposes of 'Reserve for Coastal Management Purposes'.

PURPOSE

The purpose of the report is to seek Council approval to accept trusteeship of the balance of Lots 1 & 2 (RP178345) as 'Reserve for Coastal Management Purposes' under Section 110 of the *Coastal Protection and Management Act 1995*.

BACKGROUND

- The State Government has produced the South-East Queensland regional coastal management plan which outlines that any development will be required to surrender coastal management district land that forms part of that development.
- March 2006 – Council resolved to 'consider trusteeships of reserves for beach protection and coastal management purposes which are surrendered under the provision of section 110 of the *Coastal Protection and Management Act 1995*, subject to Council acceptance on a case by case basis'.

- April 2010 - DERM in a concurrence role advised Council of its intention to have land surrendered at 15 and 20 Albert Street, Victoria Point, and sought Council's willingness to be trustees for this land.

ISSUES

Characteristics of site

The area that is affected by this application is made up of two lots. Lot 1 (20 Albert Street) is located on the north side of Albert Street and comprises a portion of remnant melaleuca swamp and drainage channel. Lot 2 (15 Albert Street) is located on the southern side of Albert Street and is adjacent to the Egret Colony Wetland. The lots form the main drainage corridor for the Egret Colony Wetland to Moreton Bay. Long term management of the drainage area is essential for flood management of the surrounding residential areas. These areas also allow improved access to the wetlands for fox control and weed control.

Relevant mapping and overlays under the Redlands Planning Scheme V3 2010

Coastal Management District - The entirety of both lots is mapped as Coastal Management District (Attachment 2) and is therefore subject to the requirements of the *Coastal Protection and Management Act 1995*. Coastal Management Districts are areas in the coastal zone that require special development controls and management practices and aims to support the protection, conservation, rehabilitation, management and ecologically sustainable development of the coastal zone.

Flood prone, storm tide and drainage constrained - Much of the site is affected by the Q100 year storm runoff and tidal surge line and mapped as flood prone, storm tide and drainage constrained thus is not appropriate for Open Space use (Attachment 3).

Coastal Protection and Management Act 1995

In relation to the configuration of a lot, the DERM may recommend to the Governor in Council that the erosion prone area should be surrendered to the state and dedicated as 'Reserve for Coastal Management Purposes' as a condition of the development approval in accordance with Section 110 of the *Coastal Protection and Management Act 1995*.

In seeking surrender of all or part of the land in the Coastal Management District, DERM requires identification of a trustee to manage the surrendered land. In these circumstances, DERM requests that the Local Government agree to accept trusteeship of the new reserve.

DERM has indicated that as a 'Reserve for Coastal Management Purposes' the management of the land should involve:

1. Retention of native vegetation;
2. Retention of natural topography and drainage;

3. Provision of controlled public access to the foreshore where deemed necessary by the trustee;
4. Rehabilitation of degraded areas and weed control where deemed necessary by the trustee.

Principle	Response
Retention of native vegetation	Council could seek developer contributed plantings to enhance the biodiversity values of the corridor in a way that does not increase flood risk.
Retention of natural topography and drainage	Natural topography and drainage would be maintained unless significant flooding issues became apparent. Any works to alter topography or drainage would require DERM approval.
Provision of controlled public access to the foreshore where deemed necessary by the trustee.	Public access is possible via the current foreshore public walkway system. However, much of the site is not suitable for public use.
Rehabilitation of degraded areas and weed control where deemed necessary by the trustee.	The drainage line in lots 1 and 2 are infested with exotic weeds and grasses. Council would require weeds to be treated prior to the land being surrendered. As part of the Development Approval process, Council would require that a weed and vegetation management plan be produced to the approval of Parks and Conservation and Environmental Management and the works be completed to the satisfaction of Council.

Open Space

The developer has proposed that some portions of Lots 1 and 2 as contributions to open space. The flood prone, storm tide and drainage constrained nature of these lots (affected by the Q100 year storm runoff and tidal surge line) preclude their use for 'Open Space'. Indeed, this is supported by Council's Open Space Strategy indicating embellishments should be above the Q100 line.

Further, the characteristics, location of the site and size and shape of proposed open space does not strategically enhance public movement, thus have limited potential in this regard. Acceptance of any of these lots for open space could not be recommended. Open space requirements are also already being met in this area. The recommendation reflects this purpose by indicating that the surrendered portions of lots should be accepted only for the purposes of Reserve for Coastal Management Purposes.

Flood management

The drainage line associated with these lots drains Egret Colony wetlands. The efficiency of this drainage line significantly influences flooding issues for the surrounding residential areas. Drainage can be effectively managed through regular weed management and revegetation. Council does not have an alternative but to take trusteeship of the land in order to effectively manage flood risk into the future. As such no 'alternative' recommendation is provided.

Resolution by Council

In March 2006, Council resolved to 'consider trusteeships of reserves for beach protection and coastal management purposes which are surrendered under the provision of section 110 of the *Coastal Protection and Management Act 1995*, subject to Council acceptance on a case to case basis".

Summary**Positives of trusteeship**

- Ensures Council can manage necessary flood mitigation works when required;
- Access exists along foreshore;
- Provides greater protection of ecological values and corridors;
- Provides opportunities for integrated waterways management;
- Provides better access for pest management.

Negatives of trusteeship

- Not useful for open space;
- Storm, drainage, tidal surge affected;
- Continued weed management costs;
- Long term flood risk management;
- Operational flood management works requiring state approval;
- Does not provide viable opportunities for human connectivity;
- Management/ maintenance Costs.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

FINANCIAL IMPLICATIONS

There are a range of financial implications for the management and maintenance of the surrendered land if Council accepts trusteeship. Costs for maintenance

treatments are based on the assumption that the site's weeds, revegetation and any drainage works will be dealt with by the developer as part of the development conditions and be completed to the satisfaction of Council. Costs for vegetation and weed maintenance of the site will require approximately 10 treatments at between \$4,000-\$4,500 each per year, for the first 3-4 years. Subsequent treatments would be scaled back to approximately 5-6 treatments per year (another 3-4 years). Costs are estimated to be initially \$60,000 but should reduce once regenerating native vegetation matures. Maintenance costs for this site would be funded through the Environmental Charge.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, to show the balance areas as CN2 zoning rather than open space.

CONSULTATION

Consultation has been undertaken with those below and who agree with the rationale and recommendations of this report:

- Environmental Strategies Unit;
- Open Space Planning Unit;
- Environmental Protection Unit;
- Infrastructure Planning Group;
- Land Use Planning;
- Department of Environment and Resource Management.

OFFICER'S RECOMMENDATION

That Council resolve to accept trustee of the surrendered land only, for the purpose of 'Reserve for Coastal Management Purposes', as part of a reconfiguration application at Lot 1 and Lot 2 RP178345 Albert Street, Victoria Point under Section 110 of the *Coastal Protection and Management Act 1995*.

COMMITTEE RECOMMENDATION

Moved by: Cr Burns
Seconded by: Cr Reimers

That Council resolve to accept trustee of the surrendered land only, for the purpose of 'Reserve for Coastal Management Purposes', as part of a reconfiguration application at Lot 1 and Lot 2 RP178345 Albert Street, Victoria Point under Section 110 of the *Coastal Protection and Management Act 1995*.

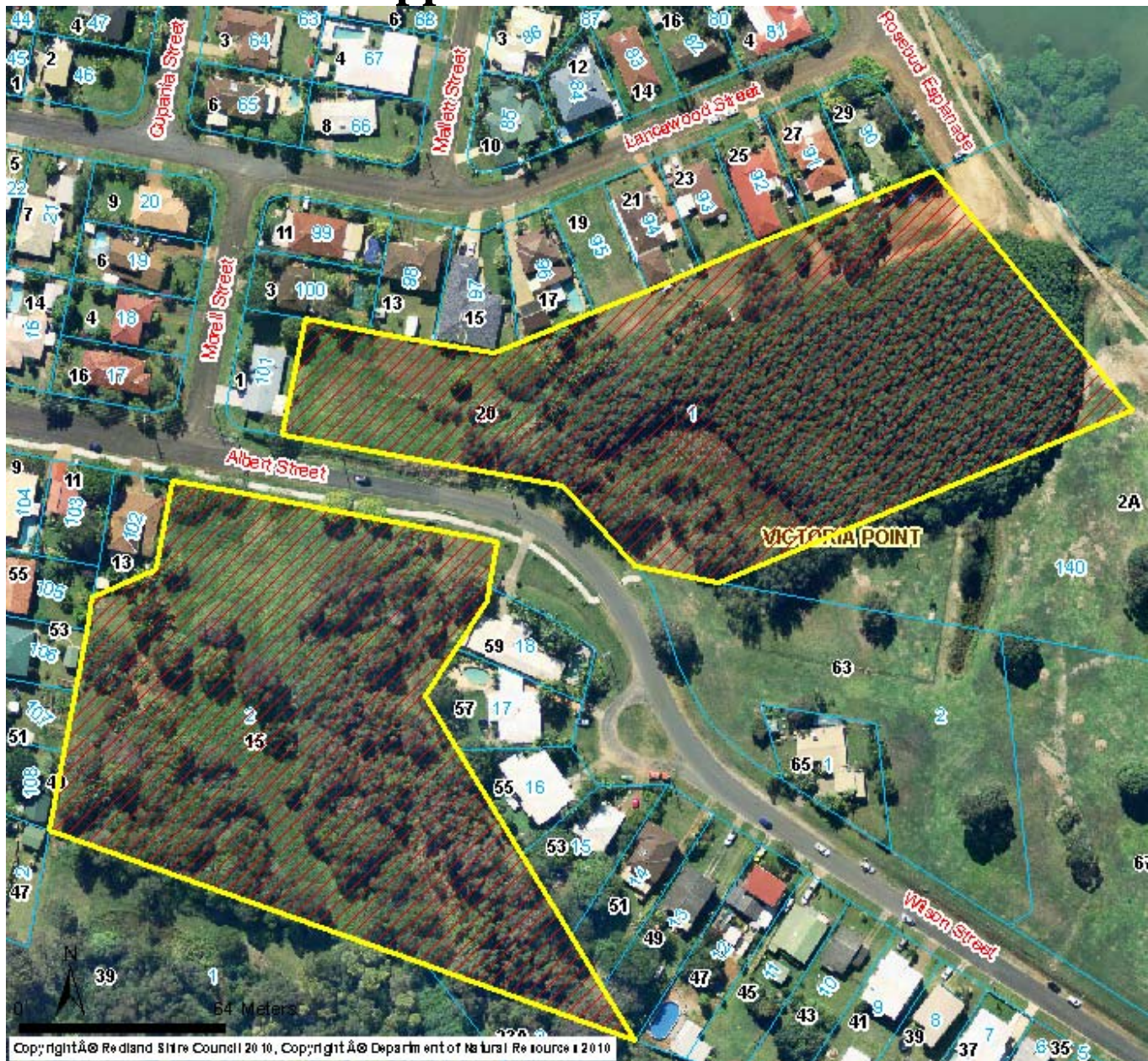
COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Elliott

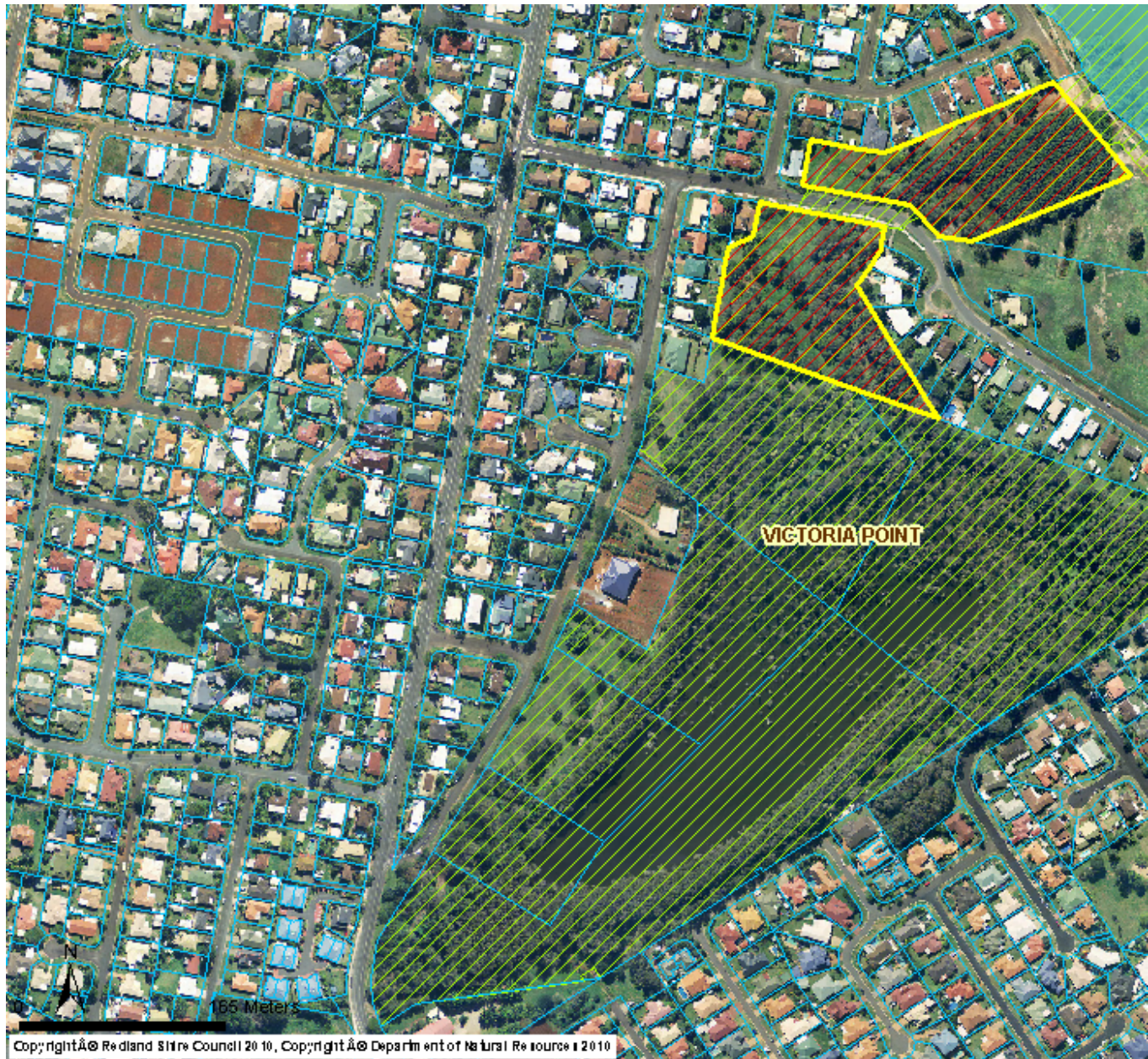
That Council resolve to accept trustee of the surrendered land only, for the purpose of 'Reserve for Coastal Management Purposes', as part of a reconfiguration application at Lot 1 and Lot 2 RP178345 Albert Street, Victoria Point under Section 110 of the *Coastal Protection and Management Act 1995*.

CARRIED

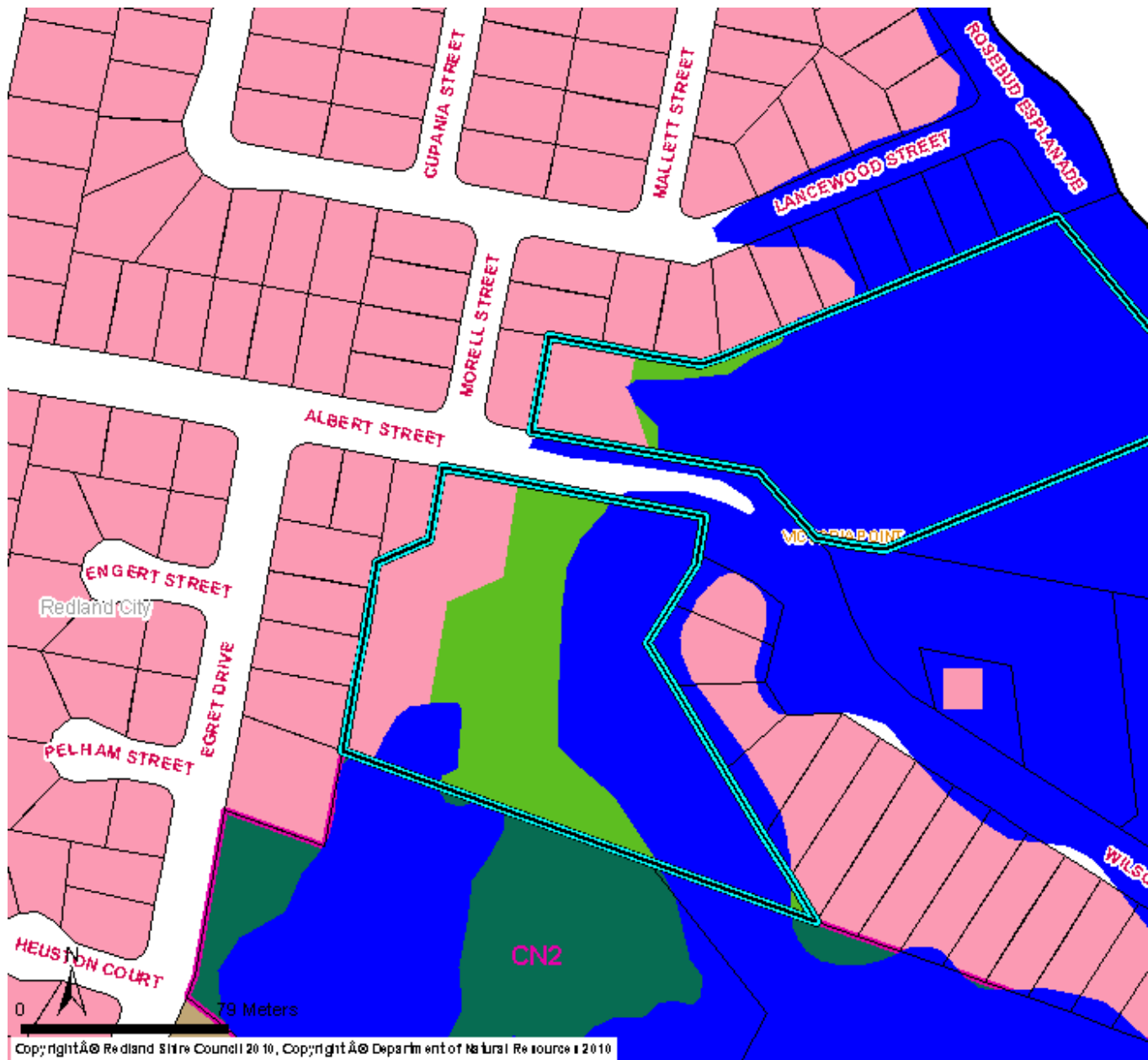
Appendix 1



Appendix 2- Coastal Management Zone- Albert St



Appendix 3- Flood and Storm tide layers- Albert St



11.2.7 AUTHORITY TO APPROVE OFFSET

Datworks Filename: EM Offsets
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Name: Dan Carter
Principal Advisor Natural Environment
Richard Collins
Advisor Biodiversity Planning

EXECUTIVE SUMMARY

A proposal has been received from Ecofund, on behalf of Energex, to establish a koala habitat offset for vegetation clearing that has occurred in Cornubia for the construction of a sub station. The proposal from Energex, if accepted by Council, will require entering into a contract with Energex.

Offsets are recognised as an important future source of revenue to fund revegetation and restoration works. Currently, Council officers are undertaking preliminary negotiations with Ecofund, Queensland State Government agencies and utility providers, for the provision of their offset requirements on Council land. It is therefore recommended that Council delegate authority to the Chief Executive Officer to sign all future contracts for providing land for offsets.

PURPOSE

That Council resolve to delegate authority to the Chief Executive Officer, under section 36 (2) (b) of the *Local Government Act 1993*, to deal with land, for the purposes of securing third party vegetation/habitat offsets.

BACKGROUND

- Under the *Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016*, the Department of Environment & Resource Management (DERM) requires Energex to offset the vegetation that will be cleared to construct a sub-station at Cornubia.
- Ecofund Queensland (Ecofund) was engaged by Energex to identify and secure a koala habitat offset of approximately 3ha.
- Ecofund identified a suitable offset property, owned by Redland City Council (RCC), which met the offset requirements. The property is at 76 Kidd Street, Redland Bay. (Lot 242 SL4394)
- Ecofund sent a letter and Koala Offset Proposal to Council on 12 April 2010. The letter indicated that "*once initial agreement is provided, Ecofund will facilitate a contractual agreement between RCC and Energex*".

- While s36 (2) (b) of the *Local Government Act* states that a local government may “*acquire, hold, deal with and dispose of property*” this report recommends that this authority is delegated to the Chief Executive Officer to enter into a contract that “deals with” land in the ownership of RCC. The contract between RCC and Energex would, therefore, be signed by the CEO.
- Queensland Rail is negotiating with Council officers to undertake their offset requirements for the construction of Ormiston train station car park. It is anticipated that Queensland rail will want to enter into a contract with Council for the provision of funds with Council to undertake this offset.

ISSUES

REDLAND CITY COUNCIL POSITIONING ITSELF FOR VEGETATION OFFSETS

Although relatively new, the requirement to provide offsets under Commonwealth and State legislation is becoming increasingly important for local governments. Council has worked hard to position itself at the front of this developing market and the proposal from Ecofund represents a significant opportunity to achieve excellent environmental outcomes through a vegetation offset generated outside of the City.

Council is presently negotiating a number of opportunities for receiving offsets and recognises that this has the potential to generate a revenue stream to assist in revegetating and restoring habitat on its land. This will achieve Objective 2 of the RCC Biodiversity Strategy 2008-2012;

“Regenerate and restore native vegetation, wildlife corridors and terrestrial and aquatic ecosystems that have been degraded or lost ecological function back to a condition of good health.”

ECOFUND QUEENSLAND

Ecofund is an initiative of the Queensland Government to channel investment into protecting our natural assets and expanding protected areas in Queensland.

Ecofund provides services to its clients to meet regulatory environmental offset requirements. Ecofund has been established to provide Queenslanders with an opportunity to take action against climate change, encourage local carbon industry development and support positive environmental outcomes for Queensland.

A key goal for Ecofund is to assist the Queensland Government with its target of increasing protected areas in Queensland to 20 million hectares by 2020 - an important goal that needs the support of all Queenslanders.

ENERGEX KOALA OFFSET AGREEMENT NEGOTIATED THROUGH ECOFUND

The proposal from Ecofund acting on behalf of Energex is to undertake the offset for the removal of koala habitat in Cornubia to be planted and protected at 76 Kidd Street, Redland Bay. (Lot 242 SL4394) The offset is required to be undertaken somewhere within the koala conservation area.

Offsets of this kind require significant commitment from the generator and receiver of the offset. In this instance, Energex has an obligation under State legislation which will require an expenditure exceeding \$40,000.00.

RCC are required to:

- provide the land;
- provide permission for the area of offset to be protected in perpetuity; and
- sign the documentation for covenant of the 2.73ha area;

Energex are required to organise Ecofund or another party to:

- undertake all survey and appropriate legal documentation to secure on title the offset in perpetuity;
- develop a vegetation management plan;
- undertake planting and maintenance of the 2.73ha area for 3 years; and
- report annually on performance of the revegetation and management of the area.

The contract between Council and Energex will ensure that all parties honour their commitment. It is the intention that the contract addresses Council's:

- workplace health and safety requirements;
- authorisation to access the land;
- intention to connect trails through the revegetation area;
- agreement and signature of the vegetation management plan for the area;
- participation and opportunity to provide comments on the annual reports to ensure vegetation management plan objectives are being met; and
- proposal to seek a nominal fee for the provision of council land for the offset.

In order to facilitate all current and future vegetation offsets agreements, it is proposed that Council delegate its authority to the Chief Executive Officer, which will enable the CEO to sign the contract between Council and Energex in this instance and to sign contract agreements and arrangements with other parties in the future.

It is likely, depending on the timing, that this could be the first local government in Queensland to provide a koala habitat offset on their land in partnership with Ecofund.

OTHER OFFSET OPPORTUNITIES BEING DISCUSSED CURRENTLY

Currently, Council is negotiating with Ecofund on other offset opportunities on other parcels of Council land. They are:

- Redland Bay Fire Station with the offset occurring at area North of the Capalaba sewage treatment plant;

- Redland Water Offset for the construction of Heinemann road reservoir, likely to be undertaken on recently purchased Council land on German Church Road.

In addition, negotiations are occurring directly with Queensland Rail to undertake offset for tree loss through the construction of the extended Ormiston train station car park.

A contract will need to be undertaken between Council and these parties to ensure the offset is undertaken in accordance to Council's and the government's objectives.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

FINANCIAL IMPLICATIONS

The signing of contracts for RCC to provide land to establish offsets for third parties will have limited cost implications, whereas the potential benefits to Council could be significant.

Council has two options when dealing with these:

- That Council take funds from the party and organise either internal or external contractors to undertake the offset requirements set by the relevant legislation. This option has significant more workload and responsibility on Council for the delivery of the offset.
- That Council allows the creator of the offset or their broker to organise the offset to be undertaken with Council taking a more overall supervision of the project. This approach will enable council officers to ensure the revegetation or restoration is meeting Council objectives or performance criteria before council takes responsibility for the area.

In the example of the Energex proposal, Council will have over \$40,000 worth of revegetation and restoration work undertaken at no cost other than officer time overseeing that the work is meeting the objectives and performance criteria establish in the vegetation management plan. This might require at a maximum visit every month or two to check that weed control is being undertaken and plant survival rates are meeting.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

The land at 76 Kidd Street, Redland Bay, which is the proposed receiving site for the Energex offset, is presently zoned CN1, however, it is possible that in the future it will be zoned CN2 for nature based recreation. The offset proposal will assist in restoring a presently degraded site which will enhance the nature based activity experience. It is not, therefore, anticipated that proposed offset will affect the RPS.

CONSULTATION

Consultation has occurred with our Legal Services Group regarding the contractual arrangements associated with the securing the vegetation offsets. They have commented that the Ecofund proposal is an excellent proposal which would just need further details to be negotiated on the merits of the proposed management plan to ensure it is consistent with Council's current plan for the area and surrounding area; and that the merits of the legally binding options to ensure they are consistent with Council plans and do not unnecessarily restrict Council's use of the area and surrounding area in the future.

Consultation has also occurred with Land Use Planning Group and the Parks and Conservation Unit who are supportive of the vegetation offsets being secured on Council land.

Clearly, consultation and ongoing discussions with Ecofund on behalf of Energex are ongoing.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer, under section 36 (2) (b) of the *Local Government Act 1993*, to deal with land, for the purposes of securing third party vegetation/habitat offsets; and
2. That the Chief Executive Officer be authorised to sign all documentation associated in securing the vegetation offsets.

ALTERNATIVE

That Council resolve as follows:

1. To approve the Ecofund Koala Habitat offset for Energex at 76 Kidd Street, Redland Bay (Lot 242 SL4394); and
2. That the Chief Executive Officer be authorised to sign all documentation associated in securing this koala habitat offset.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer, under section 36 (2) (b) of the *Local Government Act 1993*, to deal with land for the purposes of securing third party vegetation/habitat offsets; and

2. That the Chief Executive Officer be authorised to sign all documentation associated in securing the vegetation offsets.

COMMITTEE RECOMMENDATION

Moved by: Cr Reimers

Seconded by: Cr Hobson

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer, under section 36 (2) (b) of the *Local Government Act 1993*, to deal with land for the purposes of securing third party vegetation/habitat offsets; and
2. That the Chief Executive Officer be authorised to sign all documentation associated in securing the vegetation offsets.

COUNCIL RESOLUTION

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolve as follows:

1. To delegate authority to the Chief Executive Officer, under section 36 (2) (b) of the *Local Government Act 1993*, to deal with land for the purposes of securing third party vegetation/habitat offsets; and
2. That the Chief Executive Officer be authorised to sign all documentation associated in securing the vegetation offsets.

CARRIED

11.2.8 UPDATE REPORT ON THE RUNNYMEDE PROJECT

Datworks Filename: P&R Indigiscapes – The Runnymede Project
Responsible Officer Name: Gary Photinos
Manager Environmental Management
Author Name: Emma Baker
Landscape Architect

EXECUTIVE SUMMARY

The Runnymede Project was born from the “Re – Futuring the Chicken Farm”, a creative visioning workshop undertaken as part of the Redland 2030 Community Plan engagement process. Subsequent to this process, an advisory group was formed to maintain momentum created from this initial workshop and has evolved into a Council and Community based project being developed.

The Runnymede Project is based on land dedicated to Council at 377-385 Redland Bay Road, Capalaba, on the corner of Runnymede Road, and described as Lot 1 on Registered Plan 154965. The site is adjacent to the Redland’s Indigiscapes Centre. The aim of the project has been to look at the future potential of the site for a range of community based activities.

The Advisory Group has been developing a draft vision for the site and the project is facilitating community based advocacy to create a sustainable cultural community hub. The project’s magnitude from a community and regional perspective is significant and has been identified as one of the Redland 2030 Breakthrough Projects.

The project now requires specialist consultants to develop a business and governance model, as well as a strategic sustainable site development plan.

This report provides an outline of the Advisory Group’s progress to date and seeks approval to allow the group to continue to provide support to Council to establish the key elements and framework of the project and to help create a fully driven community project.

PURPOSE

The purpose of this report is:

- To resolve to continue the role of the Advisory Group in developing and progressing the vision of the Runnymede Project based on extensive community engagement; and
- To approve the engagement of specialist consultants to develop a governance model, a business development plan for the Runnymede Project and a strategic, sustainable site development plan for the land where the Runnymede Project is based.

BACKGROUND

Identified as one of the Breakthrough Projects under the Redland 2030 Community Plan, the Runnymede Project is being developed with extensive community engagement and the following processes have been completed:

- **Visioning Workshop June 2009**
The facilitated workshop resulted in the development of a vision for the site and the registration of people wishing to participate in future planning.
- **Children's Creative Art Workshops September 2009**
A series of art making workshops were conducted with children to capture future users' vision for the site. The visions captured indicated strong synergies with the overall community vision.
- **Community Follow-up Meetings October 2009**
A second workshop was scheduled to update the community on project progress. It was proposed the way forward was to set up a community advisory group to guide the project through the planning and design stages and to have Council officers provide advice on critical matters regarding the project.

ISSUES

THE PURPOSE OF THE COMMUNITY ADVISORY GROUP

The purpose of the Community Advisory Group (CAG) is to provide information, practical support, and effective community-based advocacy and participate in active discussion and debate with Redland City Council representatives. A Terms of Reference for the CAG is based on the Redlands 2030 Community Reference Group model. The Terms of Reference are currently scheduled for review of membership and re-elections occur annually. The CAG consists of 10 voting members from the community groups utilising Indigiscapes, residents and neighbours and 5 non voting Council officers. Councillors Henry and Bowler are Co-Chairpersons. The Council officers, Councillors Henry and Bowler selected the members of the CAG.

The CAG have clarified the role and defined the function of Runnymede Project as well as commencing its strategic planning. Furthermore the progress to date supported by the CAG is as follows:

- Website creation at www.redlands2030.com.au;
- Site Establishment;
- A Tree Planting Event;
- Shed Removal;
- Landscape Analysis;
- Permaculture Design Work.

It is proposed that existing Community Advisory Group continue in its current role until the end of June 2011.

RETROFITTING THE EXISTING HOUSE ON SITE

In November 2009, Max Employment, a private based company, approached Council via the Environmental Education Unit based at Indigiscapes, enquiring as to the possibility of providing them with a project for the State Government funded "Work for the Dole" type program.

The proposal was put to the CAG at the December 2009 meeting as to the feasibility of accessing Max Employment to retrofit the existing house – a top priority of the original workshops. The CAG recommended to progress the idea further, which was done and reported at both the February and March meetings. The December meeting of CAG also recommended the accessing of a third party to oversee the project.

PROGRESSING THE RUNNYMEDE PROJECT - THE NEXT STEPS

It has been identified that there are several issues which need to be addressed as a priority to develop the viability of the proposed Runnymede Project. The CAG have recommended that Council engage key specialists to assist with the formulation of key plans relating to this large scaled community hub including:

- Governance and decision making frameworks;
- Economic and business development;
- Community, environmental and sustainability planning.

The expertise and specialist advice will assist in creating a robust viable centre by establishing and developing systems that will ensure the centre's functionality and longevity.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

FINANCIAL IMPLICATIONS

The 2009/10 budget allocation of \$50,000 has been expended on the provision of event catering and some initial repair and investigative work carried out to improve site safety. Removal of a shed has been completed with project funding.

A budget allocation of \$50,000 has been made as part of the 2010/11 budget considerations. Some decisions as to the staging of work or budget reallocation will be necessary to continue developing the site with the basic infrastructure required. Better detail about the priorities on site will be further evident following further clarity around the future uses of the site.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme.

CONSULTATION

Information about the project is on Council's website and is updated every month. This includes the previous month's meeting Minutes and any other documents, videos or images. Council will be establishing a blog site over the next few weeks and is currently investigating some future youth events to engage this group of people identified as not yet being consulted. Furthermore, Council will be considering a CAG suggestion which involves a "Watch this Space" billboard signage being erected at the entry of the Runnymede Project site and having some changing art element incorporated into the sign for interest.

OPTIONS

PREFERRED

That Council resolve as follows:

3. To note the progress of the Runnymede Project to date;
4. To continue the role of the Community Advisory Group in developing and progressing the vision of the Runnymede Project, based on extensive community engagement for a further 12 months finishing in June 2011; and
5. To develop a governance model, business development plan for the Runnymede Project and a strategic, sustainable site development plan for the land where the Runnymede Project is based, pending consideration of the 2010/2011 budget.

ALTERNATIVE

That Council resolve to conclude the current the Redlands 2030 Runnymede Project Community Advisory Group, acknowledging its achievements and thanking the members for their contribution.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To note the progress of the Runnymede Project to date;
2. To continue the role of the Community Advisory Group in developing and progressing the vision of the Runnymede Project based on extensive community engagement for a further 12 months finishing in June 2011; and

3. To develop a governance model, business development plan for the Runnymede Project and a strategic, sustainable site development plan for the land where the Runnymede Project is based, pending consideration of the 2010/2011 budget.

COMMITTEE RECOMMENDATION

Moved by: Cr Henry
Seconded by: Cr Townsend

That Council resolve as follows:

1. To note the progress of the Runnymede Project to date;
2. To continue the role of the Community Advisory Group in developing and progressing the vision of the Runnymede Project based on extensive community engagement for a further 12 months finishing in June 2011; and
3. To develop a governance model, business development plan for the Runnymede Project and a strategic, sustainable site development plan for the land where the Runnymede Project is based, pending consideration of the 2010/2011 budget.

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Elliott

That Council resolve as follows:

1. **To note the progress of the Runnymede Project to date;**
2. **To continue the role of the Community Advisory Group in developing and progressing the vision of the Runnymede Project based on extensive community engagement for a further 12 months finishing in June 2011; and**
3. **To develop a governance model, business development plan for the Runnymede Project and a strategic, sustainable site development plan for the land where the Runnymede Project is based, pending consideration of the 2010/2011 budget.**

CARRIED

11.3 GENERAL BUSINESS**11.3.1 URBAN KOALA LINKAGE****COMMITTEE RECOMMENDATION**

Moved by: Cr Murray
Seconded by: Cr Reimers

That Council officers investigate and bring back a report to Council, for the purchase of at least one block of land in Thorne Road, Birkdale to form a koala linkage between Thorne Road and Roger Street, to support the urban koalas in Mary Street.

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Elliott

That the General Business item be noted.

CARRIED

12 REDLAND WATER COMMITTEE 22/06/10 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Henry
Seconded by: Cr Boglary

That the Redland Water Committee Report of 22 June 2010 be received.

CARRIED

12.1 CORPORATE SERVICES

12.1.1 REDLAND WATER POLICIES

Dataworks Filename: GOV/Administrative/Corporate/Statutory Policy Documentation
L&E Local Law No 31 Water Supply

Attachments: [POL-0027](#)
[POL-1234](#)
[POL-2592](#)
[POL-2864](#)
[POL-3027](#)
[POL-3028](#)
[POL-3039](#)
[POL-3055](#)
[POL-3058](#)
[POL-3059](#)

Responsible Officer Name: Tony King
Acting Manager Water Reform

Author Name: Shelley Thompson
PA to General Manager Redland Water

EXECUTIVE SUMMARY

As a result of the State government's water reform in South-East Queensland (SEQ), responsibility for the supply of water and wastewater services will transfer to Allconnex Water (AW) on 1 July 2010 and from that date, Redland City Council (RCC) will no longer be a water service provider (WSP). This, therefore, requires that a number of Council policies be declared obsolete effective at midnight on 30 June 2010.

PURPOSE

The purpose of this report is to request that council declare the following policies obsolete:

- POL0027 – water charge remissions for home dialysis machine users;
-

- POL1234 – trade waste;
- POL2592 – water charge remissions for concealed leaks;
- POL2864 – wastewater maintenance holes – alteration to surface levels;
- POL3027 – wastewater services – application of charges;
- POL3028 – water services – application of charges;
- POL3039 – water use restrictions;
- POL3055 – provision of wastewater house sewer connections;
- POL3058 – sewer main extension for commercial properties and multi-unit dwellings at Pt Lookout;
- POL3059 – sewer main extensions – request from a resident.

BACKGROUND

With the transition of Redland Water (RW) to AW on 1 July 2010, the policies attached to this report will no longer form part of Council operations as RCC will no longer be a WSP. As these policies have formerly been adopted as a result of a Council resolution, a second resolution is required to declare them obsolete effective at midnight on 30 June 2010. From 1 July 2010, these will be administered by AW.

ISSUES

The affected policies are:

- POL0027 – water charge remissions for home dialysis users (Council resolution of 28 July 2006);
- POL1234 – trade waste (Council resolution of 23 August 2000);
- POL2592 – water charge remissions for concealed leaks (Council resolution of 25 March 2009)
- POL2864 – wastewater maintenance holes – alteration to surface levels (Council resolution of 17 December 2003);
- POL3027 – wastewater services – application of charges (Council resolution of 2 July 2008);
- POL3028 – water services – application of charges (Council resolution of 2 July 2008);
- POL3039 – water use restrictions (Council resolution of 29 March 2006);
- POL3055 – provision of wastewater house sewer connections (Council resolution of 1 November 2006);
- POL3058 – sewer main extension for commercial properties and multi-unit dwellings at Pt Lookout (Council resolution of 20 December 2006);
- POL3059 – sewer main extensions – request from a resident (Council resolution of 20 December 2006).

As an added result of the water reform, Local Law 31 (Water Supply) will no longer be able to be implemented by Council from 1 July 2010 as Council will cease as a WSP. Under the provisions of the *Local Government Act 1993*, all local governments were to review all their local laws before 31 December 2010, otherwise that law would lapse.

Since then the new *Local Government Act 2009* has been made due to commence 1 July 2010. This new Act does not have the mandatory requirement for the review of all local laws before the end of the year and therefore the requirement for laws to be reviewed is effectively removed (and Local Law 31 will not lapse at the end of the year). Even if the new Act does not commence in July, we do expect it to commence before the end of this year.

Recently Council approved a review of its local laws and rewrite all of the laws into the state government's new model local law framework. One of the outcomes of this will be the repeal of any of local laws that are no longer needed (including Local Law 31). Repealing it now could be cumbersome as we would be starting the process under one Act and effectively completing it under different provisions in a new Act. We have therefore opted to wait until the new Act commences and conduct the repeal process under it.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water and wastewater services.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from this report.

CONSULTATION

Consultation has occurred with:

- Nick Clarke, General Manager Governance;
- Luke Wallace, Manager Corporate Planning, Performance & Risk;
- Trevor Green, Snr Advisor Environmental Health;
- Margaret Haynes, Supervisor Water Billing Services.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To declare the following policies obsolete:
 - POL0027 – Water Charge Remissions for Home Dialysis Machine Users;
 - POL1234 – Trade Waste;

- POL2592 – Water Charge Remissions for Concealed Leaks;
 - POL2864 – Wastewater Maintenance Holes – Alteration to Surface Levels;
 - POL3027 – Wastewater Services – Application of Charges;
 - POL3028 – Water Services – Application of Charges;
 - POL3039 – Water Use Restrictions;
 - POL3055 – Provision of Wastewater House Sewer Connections;
 - POL3058 – Sewer Main Extension for Commercial Properties and Multi-Unit Dwellings at Point Lookout;
 - POL3059 – Sewer Main Extensions – Request from a Resident.
2. To note that Local Law 31 (Water Supply) will be repealed as part of the model local law review.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To declare the following policies obsolete:
- POL0027 – Water Charge Remissions for Home Dialysis Machine Users;
 - POL1234 – Trade Waste;
 - POL2592 – Water Charge Remissions for Concealed Leaks;
 - POL2864 – Wastewater Maintenance Holes – Alteration to Surface Levels;
 - POL3027 – Wastewater Services – Application of Charges;
 - POL3028 – Water Services – Application of Charges;
 - POL3039 – Water Use Restrictions;
 - POL3055 – Provision of Wastewater House Sewer Connections;
 - POL3058 – Sewer Main Extension for Commercial Properties and Multi-Unit Dwellings at Point Lookout;
 - POL3059 – Sewer Main Extensions – Request From a Resident.
2. To note that Local Law 31 (Water Supply) will be repealed as part of the model local law review.

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Townsend

That Council resolve as follows:

1. To declare the following policies obsolete:
 - POL0027 – Water Charge Remissions for Home Dialysis Machine Users;
 - POL1234 – Trade Waste;
 - POL2592 – Water Charge Remissions for Concealed Leaks;
 - POL2864 – Wastewater Maintenance Holes – Alteration to Surface Levels;
 - POL3027 – Wastewater Services – Application of Charges;
 - POL3028 – Water Services – Application of Charges;
 - POL3039 – Water Use Restrictions;
 - POL3055 – Provision of Wastewater House Sewer Connections;
 - POL3058 – Sewer Main Extension for Commercial Properties and Multi-Unit Dwellings at Point Lookout;
 - POL3059 – Sewer Main Extensions – Request From a Resident.
2. To note that Local Law 31 (Water Supply) will be repealed as part of the model local law review.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve as follows:

1. To declare the following policies obsolete:
 - **POL0027 – Water Charge Remissions for Home Dialysis Machine Users;**
 - **POL1234 – Trade Waste;**
 - **POL2592 – Water Charge Remissions for Concealed Leaks;**
 - **POL2864 – Wastewater Maintenance Holes – Alteration to Surface Levels;**
 - **POL3027 – Wastewater Services – Application of Charges;**
 - **POL3028 – Water Services – Application of Charges;**
 - **POL3039 – Water Use Restrictions;**
 - **POL3055 – Provision of Wastewater House Sewer Connections;**

- POL3058 – Sewer Main Extension for Commercial Properties and Multi-Unit Dwellings at Point Lookout;
 - POL3059 – Sewer Main Extensions – Request From a Resident.
2. To note that Local Law 31 (Water Supply) will be repealed as part of the model local law review.

CARRIED

Water Charge Remission for Home Dialysis Machine Users

Head of Power

1. Section 1035A (1) of the *Local Government Act 1993* enables a local government to resolve to remit, wholly or partly, a rate to a class of land owner identified in the resolution if they are satisfied under
2. Section 1035A (2) that the payment of the rate would cause the land owners hardship.

Council is satisfied that where the water consumption of a household is increased because the quality of life of the land owner, or a dependent living in the household, is reliant on hemodialysis treatment provided by a Home Dialysis machine the payment of the rate would cause the land owner hardship.

Policy Objective

To provide a remission to land owners who incur increased water consumption due to the use of a Home Dialysis machine.

Policy Statement

Council is committed to:

1. Allow a remission of water charges where the water consumption of a household is increased because the quality of life of the land owner, or a dependent living in the household, is reliant on hemodialysis treatment provided by the use of a Home Dialysis machine.
2. The remission will be in the form of an annual allowance based on 25% of the average kilolitres used per annum in the dialysis treatment as detailed by the treating hospital.
3. Apply the remission in October annually for the preceding 12 month period and be a straight calculation at the first tier residential water rate that applied for the period billed.
4. The remission will be subject to annual confirmation from the treating hospital of the average kilolitres used by the dialysis machine in the treatment.

policy document

Statutory 1234

Trade Waste Policy

Head of Power

The *Environment Protection (Water) Policy* of the *Environmental Protection Act* requires the establishment and implementation of a policy and environmental management plan for trade waste management. The Local Government Act allows for the levying of utility charges and general charges. Chapter 3 Part 5 of the Water Act 2000 prohibits the discharge of trade waste into sewers without Local Authority approval.

Policy Objective

The objective of this Policy is to ensure the provision of a liquid waste disposal service for domestic, commercial and industrial waste in accordance with the principles of environmental sustainability and in a manner which safeguards public health, employee safety and is consistent with Council's legal responsibilities and obligations. The policy will also assist Council to meet all legislative environmental requirements relating to the disposal and reuse of effluent and sludge from its wastewater system and assist in the control of pollution from stormwater outfalls under its control. This is measured through the annual environmental audit.

Policy Statement

Council will commit Redland Water and Waste:

1. To develop, implement and adequately resource the administration and enforcement of a [Trade Waste Environmental Management Plan](#) which:
 - (a) Fulfils all of Council's legal requirements and obligations and minimises its liability under the Environmental Protection Act, regulations and policies.
 - (b) Establishes adequate controls, systems, objectives, policy instruments and discharge standards which:
 - Protects the Health and safety of employees
 - Protects all wastewater infrastructure
 - Excludes non-biodegradable and potentially harmful substances that may cause the treatment process to fail or render effluent or sludge unacceptable for reuse or disposal;
 - Considers the requirements for waste prevention, recycling and pre-treatment measures
 - Prevents any other detriment to the environment
2. To recover the cost of services to commerce and industry including the cost of conveyance, treatment and any damage to the wastewater system.
3. To provide operational data on the volume and composition of industrial effluent to assist in the operation of the wastewater system and the design of augmentations or new wastewater systems.

Water Charge Remissions For Concealed Leaks

Head of Power

The *Local Government Act 1993*, *Local Law 31 (Water Supply)* and the *Water Act 2000*.

Policy Objective

To allow a remission of water consumption charges in cases of a concealed leak in an internal water service of a metered property.

Policy Statement

Local Law 31 (Water Supply) places the responsibility on the owner of the property for all charges for water passing through the meter and for maintenance and repairs of the internal water service.

Redland City Council acknowledges that a case exists for remission of water consumption charges through water lost due to a concealed water leak where the occupant could not reasonably be expected to know of its existence.

Council is committed to:

1. Allowing an equitable remission of water consumption charges while maintaining the owner's responsibility for maintenance of the internal water service and conservation of water.
2. A remission of the water consumption charges so that the customer is only charged for 50% of the estimated water loss due to the concealed leak at the current water consumption charge. That is 50% of the difference between the customer's average consumption (based on their consumption history over the previous 12 month period) and actual consumption.
3. Allowing one (1) remission only every three (3) years for any property.

Guideline document GL-2592 that outlines the criteria for achievement of the policy objectives and outcomes has been prepared to support this policy.



policy document

POL-2864

Wastewater Maintenance Holes – Alteration to Surface Levels

Head of Power

This policy supports:

1. Council's Corporate Plan to provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure to sustain our community.
2. The *Plumbing & Drainage Act 2002*
3. The *Water Act 2000* as amended

Policy Objective

The objective is to determine responsibilities, administrative and financial arrangements for the alteration of wastewater maintenance holes surface levels.

Policy Statement

Council has approved the basis of assigning responsibility for the costs associated with the raising of wastewater maintenance holes.

There are two separate situations where surface levels of wastewater maintenance holes require alteration.

1. **New development or construction works** – if the surface level of a maintenance hole has to be altered to allow for construction of a building or its surrounds, or to allow for the development of a new site, the owner is to pay all costs associated with altering the surface level.
2. **Existing buried maintenance holes** – on a once-only basis, property owners will be contacted by letter to identify if maintenance holes on their property are at surface level. Property owners have three months from the date of the letter in which to respond. Redland Water and Waste will pay the costs of altering levels for maintenance holes identified during this three month period, except as in case b) below.

In all other cases property owners will be responsible for the cost of any alterations:

- a) if they did not respond during the three month moratorium period;
- b) if the property owner responds during the 3 month moratorium period, but seeks lifting of the maintenance hole before Council's work for the maintenance hole is scheduled;
- c) after the date the maintenance hole is confirmed at being at the correct level.

Wastewater Services – Application of Charges

Head of Power

Council has the power to levy utility charges under sections 963 and 973 of the *Local Government Act 1993*.

The *Water Act 2000* sections 572 to 576 gives Council the power to make and levy rates and charges for carrying out its functions as a water authority.

The *Body Corporate and Community Management Act (1997) (BCCMA)* sections 193 and 195 give Council the power to charge utility charges to each owner of each lot.

Policy Objective

The objective of this policy is to establish the framework for applying the charges determined at the annual budget meeting.

Policy Statement

Council is committed to applying the following methodology for the charging of wastewater service charges. These charges are levied against the property owner.

1. Pedestal-based charges

- The methodology for applying wastewater charges is per sewer unit.
- The number of sewer units is determined on a lot and/or pedestal or equivalent pedestal (urinal) basis. For the purpose of this policy, one urinal is equivalent to one pedestal.

Single unit residence

Per lot

25 units

- Wastewater charges are applied on a per lot basis except where adjoining lots in the same ownership name are amalgamated for rating purposes and either:
 - the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
 - one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
 - one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

then wastewater charges will be applied against such adjoining lots as if they were one lot. All other adjoining lots will be charged wastewater charges on a per lot basis.

CMR Team use only

Motels

First pedestal	25 units
Each additional pedestal	10 units

Retirement villages/nursing homes

Under one assessment:

First pedestal:	25 units
Pedestal contained within a hospital or hostel	20 units
Pedestal contained within dwelling units	15 units

Unimproved land

Each lot	25 units
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Clubs and service organisations

Clubs with poker machines:

First pedestal	25 units
Each additional pedestal	20 units
Clubs without poker machines	30 units
Junior sporting clubs, service organisations etc	10 units

Caravan parks

Per site charges for caravan or camp site not connected to sewer	10 units
Per site charges for caravan or camp site connected to sewer	15 units

Community title schemes

Dwelling unit	25 units
Buildings other than dwelling units	
First pedestal	25 units
Each additional pedestal	20 units

Cleveland House

where there is no direct connection to sewer	10 units per lot
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All other buildings or categories not listed above

First pedestal	25 units
Each additional pedestal	20 units

2. Trade Waste Charges

Trade waste charges are in addition to other sewerage charges. Trade waste charges comprise an access fee (generator charge) and a volumetric component charge based on volume and strength. Trade waste volumetric charges are calculated in accordance with the trade waste policy. Where trade waste volumetric charges cannot be calculated through actual measurement, the water meter consumption adjusted for allowances will be used.

Pedestal allowances**Standard allowance**

Seventy-five kilolitres (kL) per annum for the first pedestal plus 75kL per annum for each additional pedestal that has been levied a pedestal charge.

Not-for-profit clubs and service organisations

- No volumetric trade waste charges apply.

CMR Team use only

- To qualify under this category, evidence must be provided to demonstrate that the organisation is a community organisation meeting the following definition:
 - i) an entity that is a non-profit entity;
 - ii) formed for a purpose which does not include the profit or gain of its individual members or owners; and
 - iii) exists for any lawful purpose that provides a public benefit, at large or in a particular locality, which improves community welfare, education, or safety.

Other allowances

Additional allowances may be made for watering of landscaping or water used in products. These are handled on a case-by-case basis.

Application of charges

A property becomes subject to wastewater charges effective from the date that the service is deemed available. Charges will be applied pro rata from that date.

Water Charges - Application of Charges

Head of Power

Council has the power to levy utility charges under sections 963 and 973 of the *Local Government Act 1993*.

The *Water Act 2000* sections 572 to 576 gives Council the power to make and levy rates and charges for carrying out its functions as a water authority.

The *Body Corporate and Community Management Act (1997)* (BCCMA) sections 193 and 195 give Council the power to charge utility charges to each owner of each lot.

Policy Objective

The objective of this policy is to establish the framework for applying water access and consumption charges determined at the annual budget meeting.

Policy Statement

Council is committed to:

1. a 2-part tariff for the provision of water services, namely to levy water charges consisting of an access component and a consumption component;
2. categorising water charges into residential, concessional (non-profit clubs, organisations and associations), non residential and Council;
3. charging residential, non-residential and Council lots by applying an access charge based on meter size and a consumption charge based on per kilolitre usage. The average daily consumption based on the meter reading from the beginning and end of the consumption period will be used as the basis for consumption charge calculations;
4. applying an access charge on each meter. Where a lot has no meter installed, the access charge will be determined as if a standard 20mm meter was installed;
5. charging non-profit clubs, organisations and associations water consumption as concessional, based on a per kilolitre usage. The average daily consumption based on the meter reading from the beginning and end of the consumption period will be used as the basis for charge calculations. No access charge will apply;
6. applying residential water access charges on a per lot basis except where adjoining lots in the same ownership name are amalgamated for rating purposes and either-
 - the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots, or
 - one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling, or

CMR Team use only

policy document

Statutory POL-3039

Water Use Restrictions

Head of Power

The *Water Act 2000* section 388 and 389 gives Council the power to restrict water supply.

Policy Objective

Council has an obligation to ensure water consumption is controlled to preserve this resource.

The objective of this policy is to establish a framework for water restrictions and to confirm intervention criteria and procedures in cases of drought or emergency.

Policy Statement

Council will maintain a permanent water restriction regime across the shire to ensure a sustainable water supply.

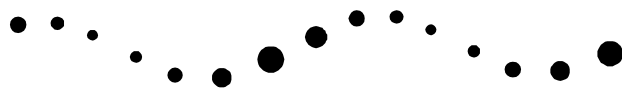
A series of escalating stages of restrictions will be established by Council resolution with consideration to other water authorities and service providers in south-east Queensland.

Trigger levels for each stage will be determined by Council resolution with due consideration of, but not limited to, sustainable yields, current supply levels within the shire, predicted rainfall forecasts and water supply resources within the region.

Restriction stages and trigger levels can be varied from time to time as required by resolution of Council.

The Mayor or Chief Executive Officer has the right to impose additional restrictions as necessary in an emergency situation. Restrictions will come into force the day after notification in the media. An emergency may be caused by, but is not limited to, one of the following:

- extended power interruptions caused by equipment failure or industrial action
- natural disasters such as earthquakes
- large blue green algal bloom
- equipment damage or failure
- supply shortages
- extreme weather conditions
- regional targets or restrictions



Provision of Wastewater House Sewer Connection

Head of Power

The *Water Act 2000*, Sections 452 to 456, outlines obligations to provide access to services in service areas. Section 453 gives Council the power to recover costs of giving access to a registered service as a sewer service provider.

Policy Objective

The objective of this policy is to require property owners to fund the connection to the sewerage reticulation network within a defined timeframe from public notice.

Policy Statement

1. This policy does not apply to properties subject to development applications, or reconfiguration in accordance with the Redlands Planning Scheme.
2. Council shall provide a maximum of twelve (12) months notice to property owners to complete such work enabling the premises to be connected to the sewerage reticulation network.
3. The CEO may approve a different connection period including a period of up to thirty six (36) months for larger council provided sewerage services. In these instances the CEO can authorise the extended period after receiving a recommendation from Redland Water and Waste.
4. Council shall notify residents that connection to the sewer is available as soon as construction and commissioning of the network has been completed. The notification will outline the appropriate maximum connection time.
5. Sewerage rates shall be charged from the date of notification.

The property owner on receipt of such notice above shall:

1. Make application and obtain all necessary approvals within the required timeframe to connect to the sewer reticulation network. The property owner will be required to contribute the fee for a sewer connection to the sewer main.
2. Undertake all required works on the property to ensure the property can be serviced by the sewer network. These works to be funded by the property owner.





policy document

Corporate POL-3058

Sewer Main Extensions for Commercial Properties and Multi Unit Dwellings at Point Lookout

Head of Power

The *Water Act 2000* Sections 452 to 456 outlines obligations to provide access to registered services in designated service areas. Section 453 gives Council the power to recover costs of giving access to a registered service as a water service provider.

Policy Objective

The objective of this policy is to provide sewer extensions to commercial properties and multi unit dwellings at Point Lookout where the properties are unsewered.

Policy Statement

1. Council will design and contribute up 50%, to a maximum of \$25,000, to the construction of the sewer main extension to commercial properties and mutli-unit dwellings at Point Lookout.
2. Sewer costs to include constructing the sewer to the upstream boundary of the development property.
3. Council's contribution payment, where applicable, will be made once a Registered Professional Engineer of Queensland certificate is provided that works were constructed in accordance with the design.

Sewer Main Extensions – request from resident

Head of Power

The *Water Act 2000*, Sections 452 to 456, outlines obligations to provide access to registered services in designated service areas. Section 453 gives Council the power to recover costs of giving access to a registered service as a water service provider.

Policy Objective

The objective of this policy is to provide an incentive for residents who wish to connect to the sewer reticulation. The aim of this incentive is to encourage higher public health standards expected from access to reticulated sewer services.

Policy Statement

Applications for extensions in areas where no sewer connection is available to the property, Council will contribute the design and construction of the first 25 meters of the sewer and a manhole if required where:

- A.1. The property can be served from the reticulated sewer system and Council has not resolved to limit extensions in the area
- A.2. The allotment is not greater than 2000m²
- A.3. The applicant contributes the remainder of the estimated sewer mains extension cost
- A.4. The property is not subject to any land redevelopment and/or reconfiguration in accordance to the Redlands Planning Scheme.

Council's contribution payment, where applicable, will be made once a Registered Professional Engineer of Queensland (RPEQ) certificate is provided that works were constructed in accordance with the design.

- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

then water charges will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged water charges on a per lot basis;

7. considering land being used for rural land as contiguous when separated by a road. Rural land will not be considered contiguous where connection is made to separate parcels of land. The access charge will be applied on a per meter connection basis;
8. charging for premises under the *Body Corporate and Community Management Act (1997)*:

Community title schemes (CTSs) existing or under construction prior to 31 December 2007

The main meter will be read and used for the purpose of water consumption charge calculations.

Water consumption charges will be based on the reading of the main meter and applied by lot entitlement.

An access charge will be levied on the main meter and applied by lot entitlement.

CTSs with mandatory sub-metering after 1 January 2008 (refer *Water and Other Legislation Amendment Act 2007*)

The main meter and mandatory sub-meters will be read and used for the purpose of water consumption charge calculations.

Water consumption charges for each sub-meter will be based on the reading of that sub-meter and applied to the individual unit holder.

The balance between main meter reading and the total of the mandatory sub-meter readings will be applied to the body corporate.

Where the volume for the balance is a negative value, the charge against the body corporate will be applied as zero.

9. metering all fire services.

12.1.2 WATER REFORM - LAND TENURE - RESERVOIR

Datworks Filename: GOV WRAD PCG - Legal & Regulatory - Land Tenure

Attachments: [Aerial photo and site plan - Giles Road, Redland Bay](#)

Responsible Officer Name: Tony King
Acting Manager Water Reform

Author Name: Shelley Thompson
PA to General Manager Redland Water

EXECUTIVE SUMMARY

Redland City Council (RCC) has been undertaking a land tenure project in relation to the south-east Queensland (SEQ) water reform program (WRP) coordinated through the Council of Mayors (COM).

The land tenure project was established to identify land parcels for transfer to the new water business. A number of surveys was proposed to separate land parcels for transfer to the new water business (Allconnex Water) whilst the majority of land parcels will be the subject of a statutory licence to WB3.

It has been determined that one site at Giles Road, Redland Bay requires further detailed investigation and therefore needs to be removed from the land transferring on 1 July 2010.

PURPOSE

The purpose of this report is to seek council approval to withdraw one site at Giles Road, Redland Bay from the resolution passed at its General Meeting of 25 November 2009 to allow for further investigation.

BACKGROUND

On 1 July 2010, council's water business will be separated from council and amalgamated with Gold Coast and Logan City Council water businesses in a single distribution and retail water business trading as Allconnex Water (AW). At this time, a number of water assets will be transferred to AW.

At its General Meeting of 25 November 2009, council resolved, in preparation for transfer of identified land parcels to the new water business, to delegate authority to the Chief Executive Officer to:

1. Survey and reconfigure and/or amalgamate, as appropriate, and in accordance with the details of the report:

Water reservoirs

- a. site 1 – Claytons Road, Amity Point – Lot 2 SP 222080;
- b. site 2 – Donahue Street, Pt Lookout – Lot 124 SP170907;
- c. site 3 – Lighthouse Hill, Pt Lookout – Lot 169 SL12239;
- d. site 4 – Rainbow Crescent, Dunwich – Lot 9 USL20273 and Lot 89 SL5124;
- e. site 5 – Tazi Road, Dunwich – Lot 109 SL6685;
- f. site 6 – Illawong Crescent, Dunwich – Lot 15 D90442 and Lot 146 SL8698;
- g. site 7 & 8 – Giles Road, Redland bay – Lot 1 SP120346.

Water pump stations

- a. site 1 – Howlett Road, Capalaba – Lot 3 RP 815725;
- b. site 2 – Tramican Street, Pt Lookout – Lot 13 PL85432;
- c. site 3 – Rainbow Crescent, Dunwich – Lot 9 USL20273;
- d. site 4 – Duncan Road, Mt Cotton – road reserve;
- e. site 5 – Booran Street, Pt Lookout – road reserve.

ISSUES

In relation to site 7 & 8 in the water reservoir listing above, Lot 1 SP120346 at Giles Road, Redland Bay, ongoing investigations have shown there are multiple pipelines traversing the site with reservoirs on the allotment. As the site is less than 100 hectares in a rural zone, it cannot be subdivided under council's planning scheme and therefore should be transferred to AW in its entirety. If council has concerns over this decision, one option would be to apply a vegetation protection order on the parcel of land.

Removing this parcel from the previous resolution will result in Lot 1 SP120346 being added to the final asset transfer schedule in August 2010.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water services and support the provision of infrastructure.

FINANCIAL IMPLICATIONS

Removing this from the current resolution and adding to the final transfer schedule does not have any additional financial implication.

CONSULTATION

Consultation took place with:

- General Manager Redland Water.

OPTIONS**PREFERRED**

That Council resolve to remove lot 1 SP120346 at Giles Road, Redland Bay from the current resolution of 25 November 2009 and add it to the final asset transfer schedule in August 2010 with a vegetation protection order in place.

OFFICER'S RECOMMENDATION

That Council resolve to remove lot 1 SP120346 at Giles Road, Redland Bay from the current resolution of 25 November 2009 and add it to the final asset transfer schedule in August 2010 with a vegetation protection order in place.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Townsend

That Council resolve to remove lot 1 SP120346 at Giles Road, Redland Bay from the current resolution of 25 November 2009 and add it to the final asset transfer schedule in August 2010 with a vegetation protection order in place.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve to remove lot 1 SP120346 at Giles Road, Redland Bay from the current resolution of 25 November 2009 and add it to the final asset transfer schedule in August 2010 with a vegetation protection order in place.

CARRIED

Identify

Current Land 1 feature(s) found...

Feature 1

Land No:	302378
Property No:	202584
Lot No:	1
Plan No:	SP120346
Unit No:	
House No:	43-45
Street Name:	Giles Road
Locality:	Redland Bay
Postcode:	4165
UBD Page/Grid Reference:	226 B15
Land Area (square m):	11150
Land Use:	VACANT LAND
Zone Description:	
Zone Category:	
Tenure:	Freehold
SEQ Regional Land Use:	Regional Landscape and Rural Production Area
Weekly Rubbish Day:	Thursday
Next Recycle Date:	17/06/2010



12.2 REDLAND WATER

12.2.1 REDLAND WATER BUSINESS UNIT REPORT – MAY 2010

Dataworks Filename: WW Redland Water Committee
WS Redland Water Committee

Attachments: [Business Unit Report – May 2010](#)

Responsible Officer Name: Gary Soutar
General Manager, Redland Water

Author Name: Gary Soutar
General Manager, Redland Water

EXECUTIVE SUMMARY

The Redland Water (RW) business unit report is presented to Council for noting. The report provides the business unit's performance for the month of May 2010 and covers financial and non-financial indicators for water and wastewater.

It is expected that, most of the time the report findings will be "business as usual". Where exceptions occur, these will be highlighted.

The report provides a regular opportunity for Council to consider the RW's performance and to respond to any exceptional reporting.

Council is provided with the option to accept the report or, accept it and request additional information or a review of performance.

PURPOSE

To report on the ongoing performance of the business unit against key performance indicators (KPIs).

BACKGROUND

RW's performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each month through the RW committee.

ISSUES

The report is provided to Council as a means of monitoring the performance of RW for the activities of water and wastewater.

The first part of the report comprises a "snapshot" of the business unit's achievement in meeting KPIs (year-to-date) and financial report card.

The report then provides specific financial report and commentary, capital expenditure (graphically) and a detailed customer overview.

The main body of the report focuses on actual levels of achievement against the KPIs for the month. Where exceptions have occurred and targets not met, an explanation is given as well as action taken to improve performance.

The report closes with a summary of the major issues for each group during the month.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water and wastewater services to sustain our community.

Providing this report also supports Council's Governance strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

There are no direct financial implications resulting from this report. Financial implications may result where Council requests a performance review or requests an increase in performance standards.

CONSULTATION

Consultation has occurred with:

- Manager Treatment Operations, RW;
- Manager Customer Service & Business Performance, RW; and
- Senior Advisor, Financial Management, RW.

OPTIONS

PREFERRED

That Council resolve to accept the Redland Water Business Unit Report for May 2010, as presented in the attachment.

ALTERNATIVE

That Council accepts the report and requests additional information or a review of performance.

OFFICER'S RECOMMENDATION

That Council resolve to accept the Redland Water Business Unit Report for May 2010, as presented in the attachment.

COMMITTEE RECOMMENDATION

Moved by: Cr Reimers
Seconded by: Cr Elliott

That Council resolve to accept the Redland Water Business Unit Report for May 2010, as presented in the attachment.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve to accept the Redland Water Business Unit Report for May 2010, as presented in the attachment.

CARRIED



REDLAND WATER COUNCIL BUSINESS UNIT REPORT

May 2010

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14 Number of sewer overflows affecting customers	10
15 Average response or reaction time to wastewater incident	10
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17 Number of wastewater odour complaints per month	11
18 Number WWTP non conformances with EPA licence over compliance year	11
19 % of capital works program practical completion - % of planned project milestones achieved for the month	12
20 LTI hours	12
Summary of major issues for the month	
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KPI summary

KRA	No.	Key performance indicator	Freq.	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
COMMUNITY & CUSTOMERS	1	Average residential water consumption per person per day	Monthly	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	
	2	Nitrogen load from effluent discharge	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
FINANCIAL	3	Operating costs per megalitre of water treated	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	4	Operating costs per property serviced (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	5	Operating performance (actual to budget operating expenditure)	Monthly	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	6	Earnings before interest, tax & depreciation (EBITD)	Monthly	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓	
INTERNAL PROCESSES	7	% of water samples complying with Australian Drinking Water Guidelines	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	8	Number of water main breaks and leaks	Monthly	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	
	9	% of unplanned water interruptions restored <5hrs	Monthly	✗	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	
	10	Average response time to water main breaks	Monthly	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✗	
	11	Number of poor pressure complaints (deficient)	Monthly	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	
	12	Number of water quality incidents per month	Monthly	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✗	
	13	Overall number of dry weather overflows	Monthly	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	
	14	Sewer overflows affecting customers	Monthly	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	
	15	Average response or reaction time to wastewater incident	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	16	% service interruptions restored within 5 hrs (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	17	Number of wastewater odour complaints per month	Monthly	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	
	18	Number of WWTP non conformance with EPA licence over compliance year	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	19	% of capital works program practical completion - % of planned project milestones achieved monthly	Monthly	✗	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	
PEOPLE & LEARNING	20	LTI hours (lost time injury hours lost)	Monthly	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	

	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$ '000 YTD Variations
Operating Revenue			
Rates and Utility Charges	66,573	66,089	(485)
Fees and Charges	803	802	(1)
Operating Grants and Subsidies	0	0	0
Interest External	338	350	12
Other Revenue	1,005	1,154	149
Total Operating Revenue	68,719	68,395	(324)
Operating Expenditure			
Employee Costs	5,764	5,954	190
Goods and Services	16,545	15,980	(565)
Finance Costs Other	0	1	1
Net Internal Costs	2,589	2,621	31
Total Operating Expenditure	24,898	24,555	(343)
Earnings before Interest, tax and depreciation (EBITD)	43,821	43,840	19
Interest expense	0	0	0
Depreciation	16,095	16,226	131
Operating Surplus/(Deficit)	27,726	27,614	(112)
Sources of Capital Funding			
Capital Contributions and Donations	1,916	1,920	4
Capital Grants and Subsidies	135	135	0
Proceeds on Disposal of Non Current Assets	0	0	0
Capital Transfers (to)/from Reserves	2,534	(111)	(2,645)
Non Cash Contributions	2,891	2,891	0
Adjustment for Asset Corrections	0	0	0
New Loans	0	0	0
Funding from General Revenue	5,690	3,539	(2,151)
Total Sources of Capital Funding	13,166	8,374	(4,793)
Application of Capital Funds			
Contributed Assets	0	0	0
Capitalised Goods & Services	2,891	2,891	0
Capitalised Employee Costs	10,176	5,158	(5,019)
Loan Redemption	0	0	0
Total Application of Capital Funds	13,166	8,374	(4,793)
Other Budgeted Items	0	0	0
Transfers to Reserve	0	0	0
WDV of Assets Disposed	(104)	(854)	(750)
Tax and Dividends	(14,716)	(14,261)	455
Internal Capital Structure Financing	(13,704)	(13,704)	0

EBITD: Earnings before Interest, tax and depreciation is 0% above target.

Operating revenue: \$324K behind budget primarily in water consumption \$284K.

(This Operating revenue includes \$419K of CSO revenue which is \$79K behind budget, the details of the CSO's are Water not for profit \$96K, Wastewater not for profit \$202K and for Concealed leaks \$121K.)

Operating expenses: \$343K under budget 1%, primarily water reticulation \$155K, wastewater reticulation \$103K & wastewater treatment \$221K

Interest expense: Nil

Depreciation: \$131K over budget, actual depreciation is now being used, this increase is assets coming on line earlier than anticipated

Capital Revenues: \$4K variance, this is driven by customers, cash contribution \$1920K YTD (annual budget \$3822K) and non Cash contributions \$2891K YTD (annual budget \$3822K)

Capital Expenditure: \$4,793K behind budget.

Significant projects behind target are:

Backlog fireflow \$1,267K

Dunwich \$434K

Sewer maintenance holes \$112K

Pump station \$209K

PS 6 Augmentation \$2,272K

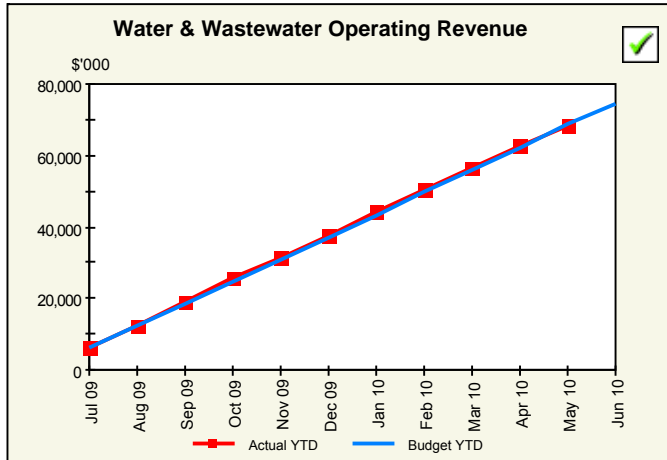
Relocation of Lab \$400K

Return to Council: \$455K behind budget in dividend

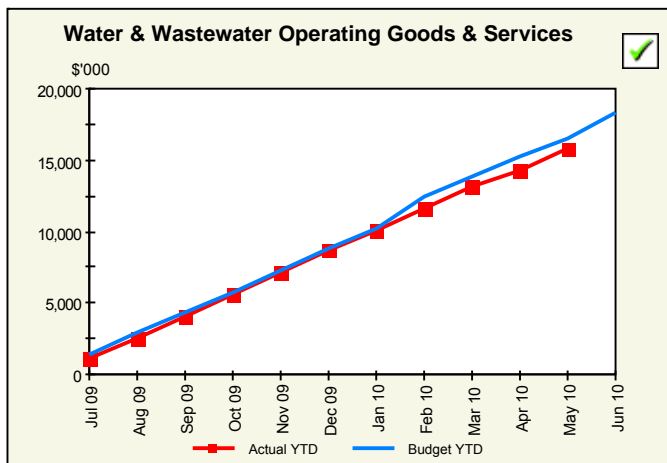
Customer Action Request Type	Current month	Var to prior Month	YTD Total
Water supply			
Quick call	186	(277)	3,874
Burst/break/no water	6	0	94
New water services up to 25mm	8	0	86
Water pressure	7	2	99
Water Meters	38	12	416
Minor works	24	17	330
Water quality - colour/dirty water	12	3	148
Water quality - bad taste/odour	12	6	58
Quotes & Private Works	35	10	349
Water leak offset request	76	32	447
Water billing enquiry	161	(195)	1,543
Splits/Amalgamations	16	12	122
Water billing & rates notice enquiries	3	(8)	74
Check water read	0	0	3
Meter accessibility	2	(13)	78
Search requests	89	(23)	1,162
Customer Read	12	9	105
Tenant Request	0	0	1
Leaks & Repairs	198	54	2,118
Hydrant permits	0	0	0
Compliance Issues - Water Usage/Sprinklers etc	3	2	63
Searches	110	(8)	1,100
Customer Request Complaint	8	(3)	96
Customer Request Compliment	6	3	21
WEMP/BWEMP	0	0	0
Other Issues	0	0	0
Total	1,012	(365)	12,387
Wastewater			
Quick call	14	2	124
Minor works	6	0	58
Trade waste	35	29	60
Pump stations	1	(2)	17
Overflows	2	0	31
Odours	1	(1)	39
Quotes & Private Works	13	5	126
Blockages	5	(10)	83
Building over sewer application	0	0	0
Compliance issues	1	1	3
Customer request complaint	3	3	8
Customer request compliment	0	0	2
Other issues	1	0	2
Total	82	27	553

Key Performance Indicators

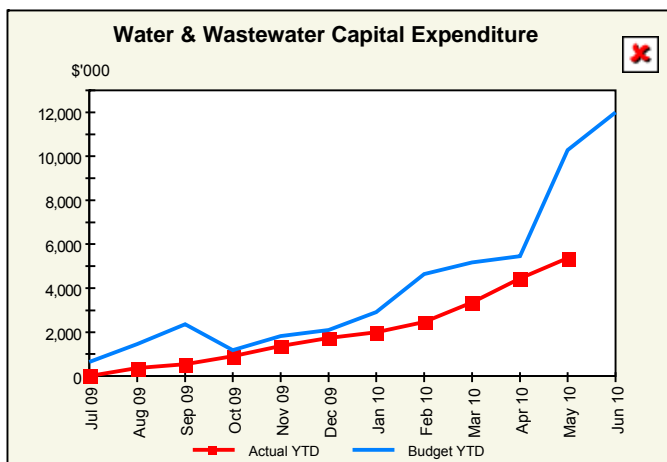
Key Issues



Variance is 0% ahead of budget

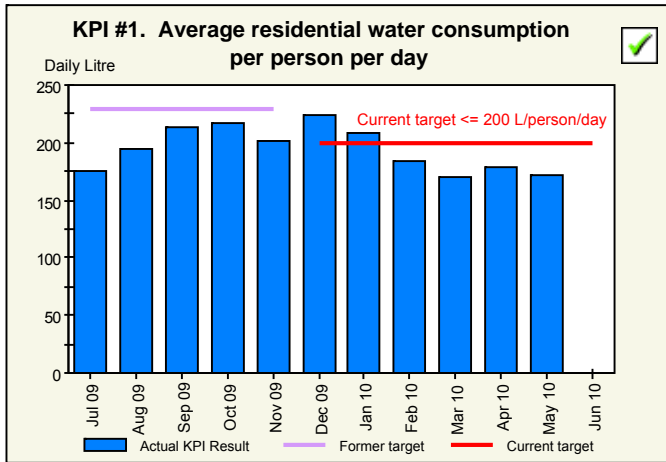


Variance is 5% behind budget, primarily in parts and materials and contractors

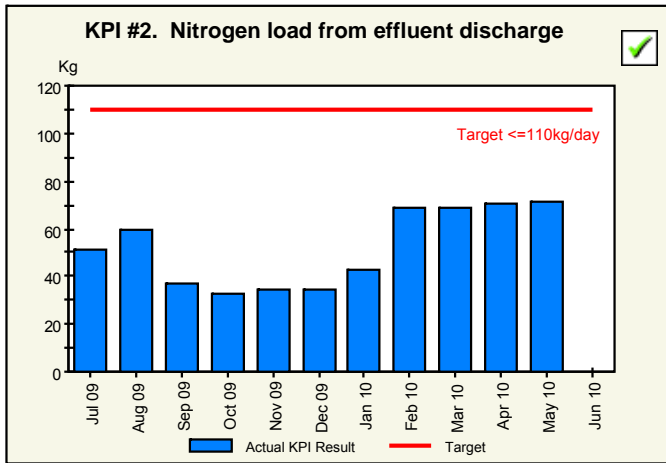


Variance is 35% behind budget, significant underspend in Treatment Operations Capital.

Community and Customers



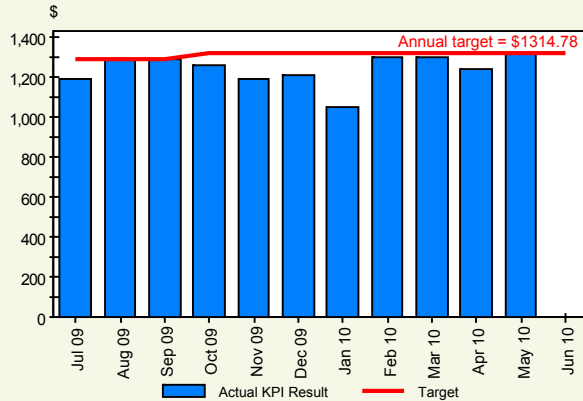
Result for the month is 171.86L per person per day.
Note. new target now 200L per person per day.



Total Nitrogen for May 2010 was 71.7kg/day

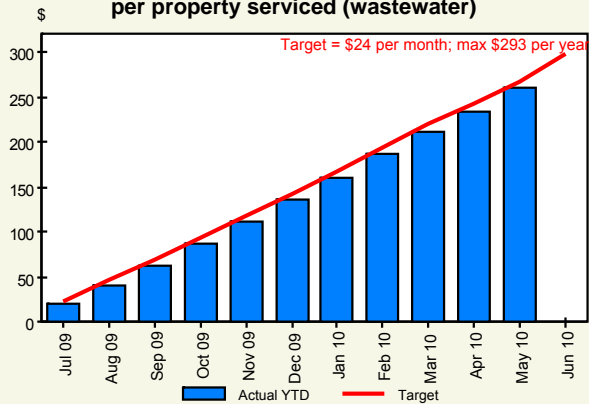
Financial

KPI #3. Operating costs per megalitre of water treated



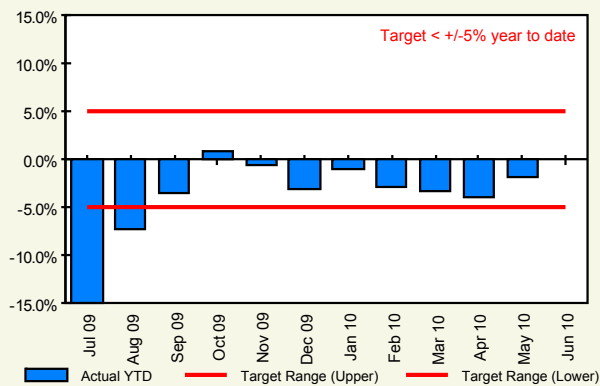
Result for the month is \$1314.35 operating cost per ML of water treated.
Target is \$1314.78

KPI #4. Operating costs per property serviced (wastewater)



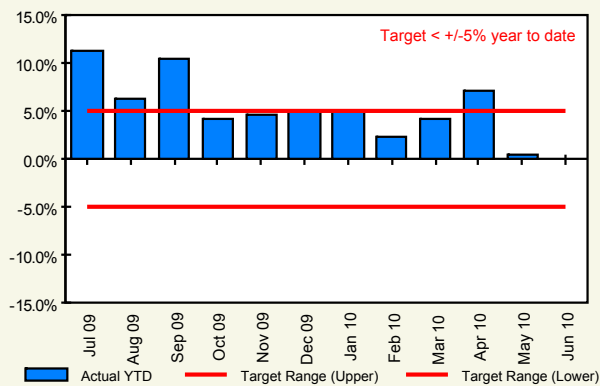
Result for the month YTD is \$261 operating costs per property serviced for Wastewater. Target for the month YTD is \$267

KPI #5. Operating performance (actual to budget operating expenditure)



Result for the month YTD is 1.85% behind budget.
Expenditure to budget is within target range.

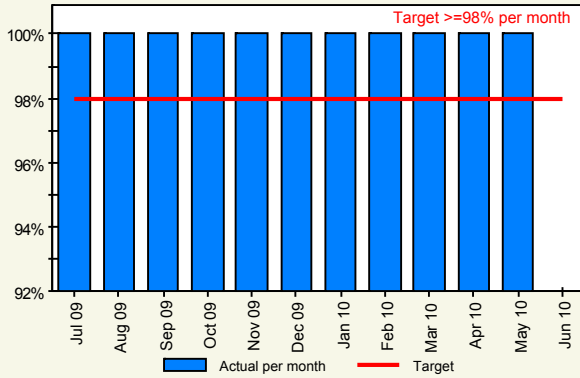
KPI #6. Earnings before interest, tax and depreciation (EBITD)



Result for the month is 0.04% ahead of budget.
Primarily due to Goods and Services underspent 5%

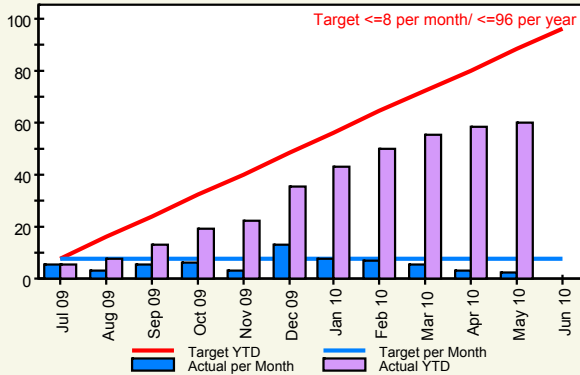
Internal Processes

KPI #7. % of water samples complying with ADWG



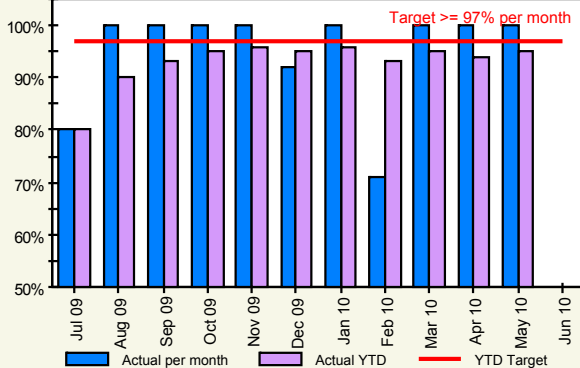
Result for the month of May 2010 is 100% compliance with guidelines. YTD is 100%

KPI #8. Number of water main breaks and leaks



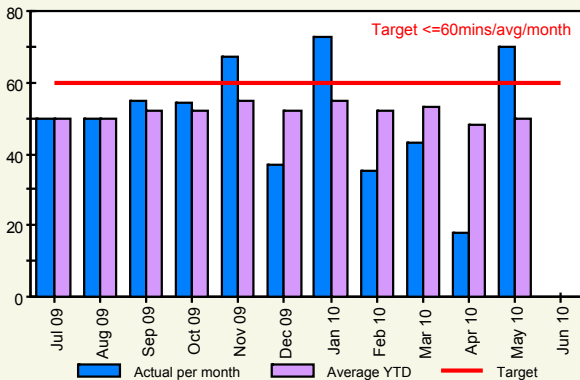
2 water main breaks occurred for the month. 1 main break at Redland Bay and 1 fire hydrant at Alexandra Hills. YTD total is 60

KPI #9. % of unplanned water interruptions restored < 5 hrs



Both main breaks were restored within 5 hours YTD average is 95%.

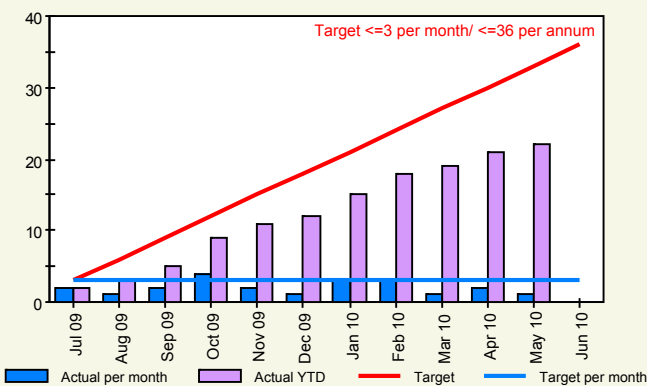
KPI #10. Average response time to water main breaks



One leak at hydrant was assessed as very minor and repair delayed due to teams engaged on higher priority needs. YTD average is 50mins.

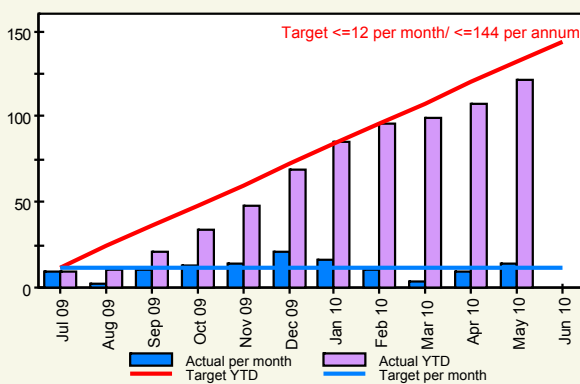
Internal Processes

KPI #11. Number of poor pressure complaints (deficient)



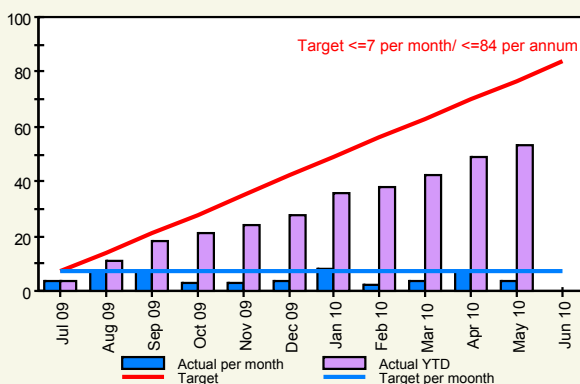
1 poor pressure complaint was confirmed deficient at Birkdale. This has been scheduled for a service upgrade to restore normal supply. YTD total is 22

KPI #12. Number of water quality incidents per month



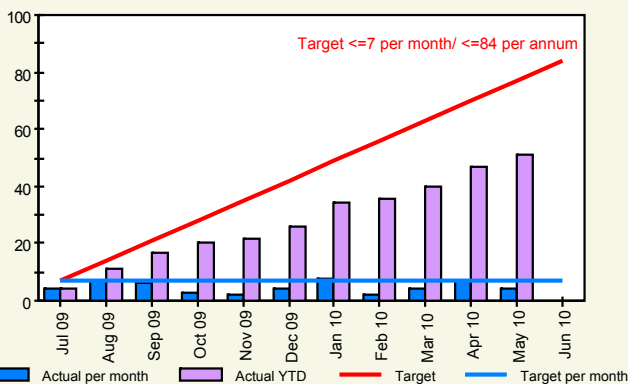
14 water quality incidents occurred for the month. 7 dirty water incidents (3 at Thornlands, 1 each at Capalaba, Cleveland, Wellington Point and Macleay Island); 3 bad taste incidents (1 each at Alexandra Hills, Capalaba and Macleay Island); 3 bad smell (1 each at Birkdale, Capalaba and Ormiston); 1 water sample test point required flushing due to a poor test result. All water quality incidents were rectified by water mains flushing. YTD total is 122.

KPI #13. Overall number of dry weather overflows



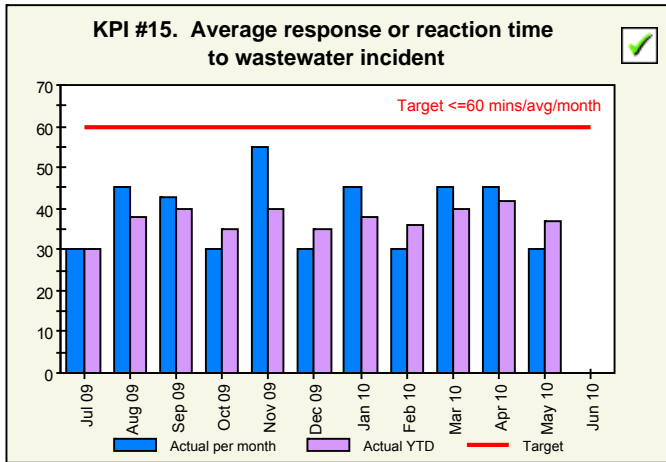
4 dry weather overflows occurred for the month. 1 at Capalaba (fat in the line), 2 at Wellington Point (tree roots in jump up and a plug in the line) and 1 at Alexandra Hills (tree roots). YTD is 46.

KPI #14. Sewer overflows affecting customers

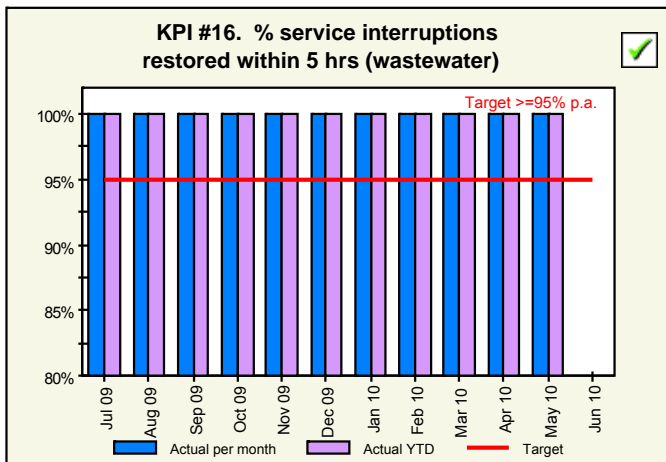


4 Wastewater overflows affected customers properties in May. YTD is 51

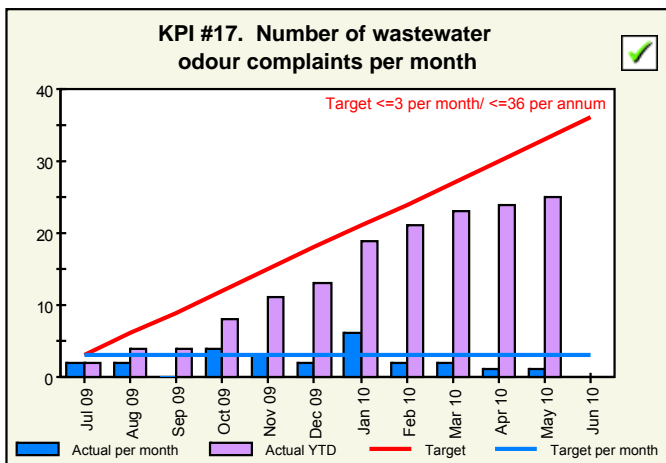
Internal Processes



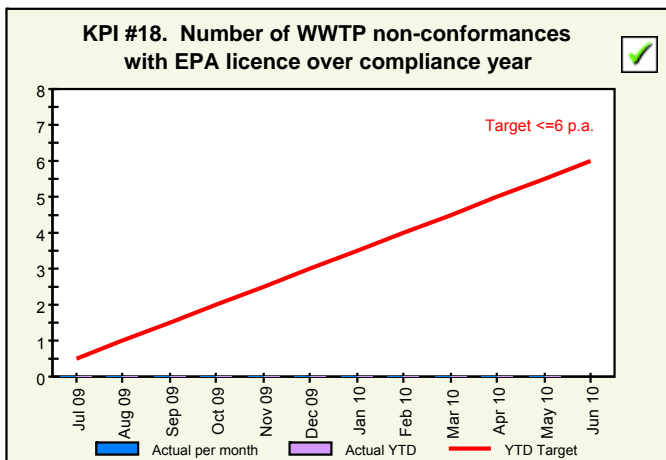
Average response time to wastewater incidents was 30 minutes. YTD average is 37 minutes.



Results for the month is 100% YTD is 100%

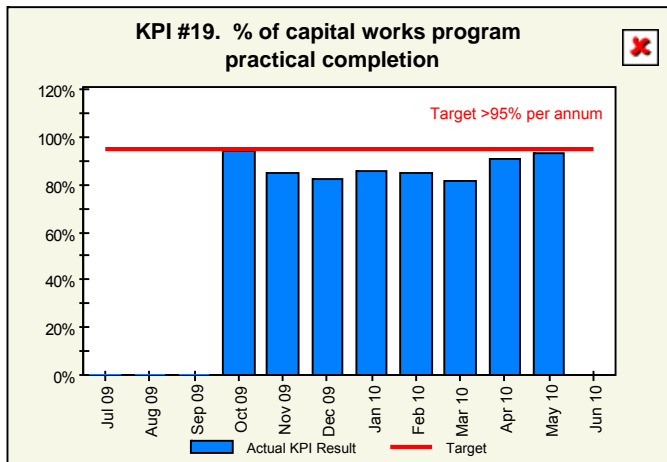


1 Wastewater odour complaint was received for the month at Dunwich. Referred to Treatment Ops with smell coming from M.H.



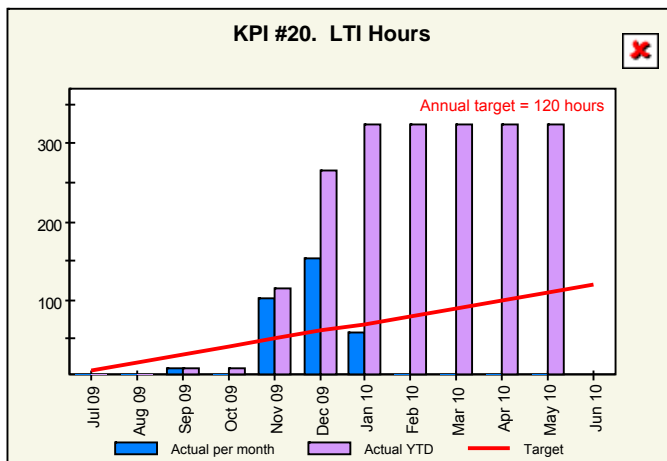
No non-conformances for May 2010

Internal Processes



106 milestones completed out of 114 due achieving a 93% result.

People and Learning



No lost time injuries for May. YTD LTI hours remains at 325.

Summary of major issues for the month

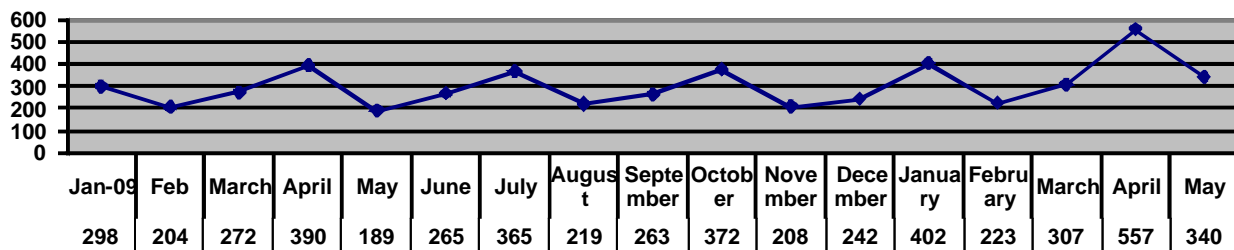
Customer Service & Business Performance

- The water reticulation teams were closely involved with some major water main relocation work due to Main Roads upgrades along Cleveland Redland Bay Road. Redland Water staff supervised the Main Roads contractors and then carried out the live connections.
- Further main roads dept works at the Mount Cotton - Hillview Road intersection are progressing and will be completed in June.
- The project to uncover raised sewer maintenance holes has completed for the year. The project raised an additional 40 maintenance holes over the original project estimate. This was achieved through some savings in unit costs. The project was completed well with minimal impact on customers.

Water billing

- The scheduled quarterly meter reading commenced in the second week of the month.

Customer calls relating to water billing



- The meter replacement program continued with 130 meters replaced for the month for YTD total of 8587. The project for the current year is now complete.
- 32 concealed leak applications were processed in the month to the value of \$12,613.
- 89 searches were completed during the month.

Gary Soutar
General Manager
REDLAND WATER

12.2.2 COOCHIEMUDLO ISLAND CONNECTION TO MAINLAND SEWER SYSTEM

Datworks Filename: RW Projects - WW Internal Communication - Coochiemudlo Island Sewerage

Responsible Officer Name: Kevin McGuire
Acting Manager Customer Service & Business Performance

Author Name: Allan Nisbet
System Administration Officer,
Customer Service & Business Performance

EXECUTIVE SUMMARY

Properties on Coochiemudlo Island are required to connect to the mainland sewer system.

The deadline for this connection was extended to 31 May 2010 at Council's General Meeting on 24 February 2010. The majority of properties have completed their connection, but there are 51 which have not.

Some of the outstanding properties have made significant progress towards finalising their connection, but a small number have not yet started the application process.

PURPOSE

The purpose of this report is to provide information regarding the current status of Coochiemudlo Island sewer connections.

BACKGROUND

Coochiemudlo Island was connected to the mainland sewer system in 2006, with connections available to property owners from 1 January 2007. Following community consultation, Redland Water (RW) and the CEO decided to extend the usual 12 months permitted to connect and give property owners 36 months to connect their properties. This decision was in accordance with Corporate Policy POL-3055 Provision of House Sewer Connection, and was communicated to property owners via letter.

In October 2009, follow up letters were sent reminding property owners of their responsibility to connect, and the deadline for those connections to be made.

A further letter was sent in March 2010 to property owners who had not yet applied for connection to the mainland sewer system, again reminding them of their responsibility to connect, the revised deadline for connections and informing them of the potential penalty for non-compliance.

ISSUES

The extended deadline given to property owners for connection to the sewer system has now passed.

Currently 51 properties have not yet finalised their connection. These properties fall into 3 broad categories, namely:

- properties which have made significant progress towards finalising their connection;
- properties which have started the process towards their connection; and
- properties which have not made any progress towards their connection.

Under the above category types:

- 19 properties have made significant progress towards finalising their connection. These properties have typically undertaken the majority of the work required, but are yet to have a successful final inspection of the connection take place;
- 21 properties have started the process towards their connection. These properties have typically submitted their application to Council, but Council has no record of further progress in regards to the connection being made. It is likely that some of these properties have made progress beyond the submission of the application;
- 11 properties have not yet applied to connect to the sewer system. It is unlikely that these properties have commenced the necessary work to connect to the sewer system.

It should be noted that of the properties which have not yet applied to connect, 4 are currently, or have recently, been subject to some form of debt-management in regard to payment of rates. The owner of another of the properties has recently made contact requesting a further extension to connect due to financial hardship.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain wastewater services and support the provision of infrastructure.

FINANCIAL IMPLICATIONS

There is no financial implication at this time.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has been undertaken with Council's Plumbing Assessment Unit concerning the finalisation of connections.

OPTIONS**PREFERRED**

That Council resolve to note the report and acknowledge that the issue will be one for Allconnex Water to consider after 30 June 2010.

ALTERNATIVE

That Council resolve to issue a notice to property owners who have failed to apply for connection, to show cause as to why the penalty prescribed under legislation should not be applied.

OFFICER'S RECOMMENDATION

That Council resolve to note the report and acknowledge that the issue will be one for Allconnex Water to consider after 30 June 2010.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That Council resolve to note the report and acknowledge that the issue will be one for Allconnex Water to consider after 30 June 2010.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve to note the report and acknowledge that the issue will be one for Allconnex Water to consider after 30 June 2010.

CARRIED

12.3 COMMITTEE CLOSED SESSION

The committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following items:

12.3.1 Water Reform Update

12.3.2 Equity Determination Update

12.3.3 Allconnex Water DA/LUP Partnering Agreement

Following deliberation on these matters, the Committee meeting was again opened to the public.

12.3.1 WATER REFORM UPDATE

Datworks Filename: GOV WRAD - WB3 Administration/Resources

Responsible Officer Name: Tony King
Water Reform Project Coordinator

Author Name: Tony King
Water Reform Project Coordinator

EXECUTIVE SUMMARY

A confidential report from Manager Water Reform dated 7 June 2010 was discussed in closed session.

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Bowler

That Council resolve as follows:

That Council resolve to note the update on the regional water reform project within South-East Queensland; and

That this report remains confidential.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That Council resolve as follows:

1. That Council resolve to note the update on the regional water reform project within South-East Queensland; and
2. That this report remains confidential.

CARRIED

12.3.2 EQUITY DETERMINATION

The Chief Executive Officer provided a verbal update on Equity Determination in closed session.

COMMITTEE RECOMMENDATION

That the Equity Determination update be noted.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That the Equity Determination update be noted.

CARRIED

12.3.3 ALLCONEX WATER DA/LUP PARTNERING AGREEMENT

The General Manager Development & Community Standards provided a verbal overview of the Allconnex Water DA/LUP Partnering Agreement in closed session.

COMMITTEE RECOMMENDATION

That the Allconnex Water DA/LUP Partnering Agreement overview be noted.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Ogilvie

That the Allconnex Water DA/LUP Partnering Agreement overview be noted.

CARRIED

12.4 IN APPRECIATION

As this is the last meeting of the Redland Water Committee, the Chair on behalf of Council, sincerely thanked the officers involved in this committee over the years as they had always demonstrated a lot of capability and competence in the reports they had brought to us and the way they had been able to answer our questions and had been instrumental in the transition process to the new water entity.

The Chief Executive Officer reflected on the achievements of this group, who have serviced this committee, and stated it was the best run water business he had been involved in, in terms of its customer service, expertise, reporting, accountability and cost of service.

COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Bowler

That the In Appreciation item be noted and that the Redland Water employees both past and present be thanked again for their forward planning and managing the water and wastewater matters before the State Government introduced the concept of reform.

CARRIED (unanimously)

MOTION TO SUSPEND STANDING ORDERS

Moved by: Cr Bowler
Seconded by: Cr Murray

That Standing Orders be suspended to allow speakers in relation to the change from Redland Water from midnight tonight.

CARRIED

The Mayor stated that at lunch time today the majority of Redland Water staff gathered together where each staff member was acknowledged and presented with a certificate from Redland City Council to acknowledge their work as Redland Water staff, because as from midnight tonight they become Allconnex Water.

It was also an opportunity to recognise long serving staff and we had staff being recognised from 5 years to 25 years service to Redland City Council and one of those was Gary Soutar, recognised for 25 years of service to Redland City Council.

The Mayor also commented on the manner in which the transition has and is being done and complimented the CEO and Gary Soutar and many other staff behind the scenes, for the smooth manner in which the transition occurred.

The Mayor thanked the Chair of Redland Water Committee, Cr Henry, for her preparation and manner in which she had chaired that Committee since 2008.

The Mayor also commented on the manner in which the transition has and is being done and complimented the CEO, Gary Soutar and many other staff behind the scenes, for the smooth manner in which the transition occurred.

The Mayor thanked the Chair of Redland Water Committee, Cr Henry, for her preparation and manner in which she had chaired that Committee since 2008.

The Chief Executive Officer expressed his appreciation to the Redland Water team for the work they had done in the past, but also the change management process which had ensued leading to this point. He recognised the contribution Gary Soutar himself has made to this organisation over the years along with his contribution to the State Emergency Service in the Redlands.

Gary Soutar responded by thanking Councillors and reflected on his 25 years here at Council.

MOTION TO RESUME STANDING ORDERS

Moved by: Cr Williams

Seconded by: Cr Bowler

That the proceedings of the meeting resume.

CARRIED

13 CUSTOMER SERVICES COMMITTEE 23/6/2010 – RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Boglary
Seconded by: Cr Reimers

That the Customer Services Committee Report of 23 June 2010 be received.

CARRIED

13.1 CUSTOMER SERVICES**13.1.1 WELLINGTON POINT COMMUNITY HALL**

Datworks Filename: CP Wellington Point Community Hall
Responsible Officer Name: Greg Jensen
Manager Customer & Community Services
Author Name: Russell Cook
Leisure & Recreation Services Manager

EXECUTIVE SUMMARY

A petition was received from the Wellington Point Senior Citizens Club at the General Meeting on 24 February 2010, requesting that Council be responsible for the positioning of the partition wall when hiring out the Wellington Point Community Hall.

PURPOSE

To respond to the petition that Council received at its General Meeting on 24 February 2010.

The petition reads:

“We the undersigned members of the Wellington Point Senior Citizens Club request that when Council hire out half of the hall, that Council be responsible for the positioning of the dividing doors and not the Senior Citizens Club”.

BACKGROUND

The Wellington Point hall was redeveloped in 2001 with the inclusion of a large meeting room adjacent to the main hall area of the facility.

These two areas are divided by a removable partition wall which allows for multiple users of the facility and/or the formation of a smaller less expensive area. This Meeting Room area has separate access to toilet and kitchen facilities and fronts on to the enclosed outdoor area, which suits the needs of many hall hirers. The areas can be hired separately or together at a reduced rate.

The Wellington Point Seniors hire both areas (Full Hall Hire) and have been required to remove and replace the partition so they have the required space to play indoor bowls each Tuesday and Saturday. They are the only regular hirer that uses both areas.

Most hirers of the Meeting Room i.e. playgroups, smaller dance groups and meetings, require the partition in place for the added security and confinement it provides.

ISSUES

The seniors group has been opening and closing the partition each time they use the hall for the past 10 years and has over the past 2 to 3 years complained that, as their membership becomes more elderly, it has become more of an imposition.

A reasonably active person can remove or replace the partition in 3 to 4 minutes.

Since this latest request for assistance by the seniors, Council officers have arranged for the hall hirers immediately before and after the seniors, to open or close the partition as needed, so that the seniors do not need to handle the partition. While this has relieved the seniors' problem, it is not seen as a long term option as hirers constantly come and go and not all future hirers of these time slots may be as amenable in regard to the extra duty of removing / replacing the partition wall.

Officers have therefore included a Set up/Pull down fee in the 2010/11 Fees and Charges for Council to provide this service to all hall hirers. The recommended fee, which will apply across all halls, is \$38.50/hr (first hour) and \$28.50 for each subsequent hour. The Capalaba Senior Citizens Group who hire the Capalaba Place Hall each Friday have since the hall was constructed had their set up and pull down provided by Council staff. They will be exempt from the above charge.

Should the current agreement with the four hall hirers, pre and post the Wellington Point Seniors fail, the seniors will be offered this service at the above rate.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

FINANCIAL IMPLICATIONS

There is no financial impact

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

The following people were consulted:

- Cr Wendy Boglary;
- Judy Carter (Hall Booking Officer);
- General Manager Customer Services; and
- Manager Customer & Community Services.

OPTIONS

PREFERRED

That Council resolve as follows:

1. That Council officers continue to negotiate and arrange with the Wellington Point Hall hirers, pre and post the Wellington Point Seniors, to open and close the partition wall; and
2. That should these negotiations fail in the future, Council will offer to provide a Set up / Pull down service to the seniors at the rate specified in Council's Fees and Charges.

ALTERNATIVE

That Council advise the Wellington Point Seniors that they must continue to open and close the partition wall after each time they use the hall.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That Council officers continue to negotiate and arrange with the Wellington Point Hall hirers, pre and post the Wellington Point Seniors, to open and close the partition wall; and
2. That should these negotiations fail in the future, Council offer to provide a Set up / Pull down service to the seniors at the rate specified in Council's Fees and Charges.

COMMITTEE RECOMMENDATION

Moved by: Cr Ogilvie

Seconded by: Cr Elliott

That Council resolve as follows:

1. That Council officers continue to negotiate and arrange with the Wellington Point Hall hirers, pre and post the Wellington Point Seniors, to open and close the partition wall; and
2. That should these negotiations fail in the future, Council offer to provide a Set up / Pull down service to the seniors at the rate specified in Council's Fees and Charges.

COUNCIL RESOLUTION

Moved by: Cr Boglary

Seconded by: Cr Elliott

That Council resolve as follows:

1. That Council officers continue to negotiate and arrange with the Wellington Point Hall hirers, pre and post the Wellington Point Seniors, to open and close the partition wall; and
2. That should these negotiations fail in the future, Council offer to provide a Set up / Pull down service to the seniors at the rate specified in Council's Fees and Charges.

CARRIED

13.1.2 MONTHLY REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP - APRIL 2010

Datworks Filename: GOV Reports to Committee - Customer & Community Services (CCS)

Attachment: [Customer & Community Service Performance Reporting – April 2010](#)

Responsible Officer Name: Greg Jensen
Manager Customer & Community Services

Author Name: Jodi Marchant
Group Business Services Coordinator

EXECUTIVE SUMMARY

This report outlines the key monthly activities for April for the Customer & Community Services Group including:

- Human Services Unit;
- Cultural Services Unit;
- Leisure and Recreation Unit;
- Customer Service Unit;
- Redland Performing Arts Centre

PURPOSE

To provide information to Council on current performance levels and significant issues affecting service delivery.

BACKGROUND

The Customer & Community Services (C&CS) Group delivers a wide range of services at multiple locations throughout the City. The Group comprises five main Units; these being Human Services, Cultural Services, Leisure and Recreation Services, Customer Service and Redland Performing Arts Centre.

While the group has its predominant focus on community services delivery a number of the services are operational under the Code of Competitive Conduct (Type 3 Businesses) under the Local Government Act. These include the Redland Performing Arts Centre, Straddie Holiday Parks and School Aged Care Services.

Each of the teams in the Group reports monthly against a set of performance indicators. Variations from performance expectations are highlighted in the attached annexure. Achievements are also reported on as well as significant future events. Program deliverables and key projects are reported in tables. Each Service Manager summarises the most significant of these each month within the report to the

Customer Services Committee. The annexure is provided for Councillors for reference to more detailed reporting if required.

ISSUES

Human Services Unit:

Refer attachment 1

- School Age Care;
- Respite;
- Home Assist Secure;
- Grants;
- Community Development.

Summary of Activities

Power Art project designs for local traffic signal boxes have been submitted to Urban Smart Projects from interested community members and are being considered by Council's public art panel.

Three offenders have been apprehended for graffiti offences in the Redlands by Qld Police.

The Young Citizens Program has delivered 16 activities to 7 schools and 1 school age care with 850 children participating. An Afternoon Tea for school teachers was held on the 12 April to promote the Young Citizens Program.

400 young people participated in the Redlands Youth Day Out which was held on 10 April at Thornlands Skate Park as part of Youth Week celebrations. This initiative was a partnership led by Council with the Redlands Youth Network.

The Redlands Advisory Group on Seniors Issues (RAGOIS) agreed to fund the printing of 500 Scooter Safe booklets to increase awareness of the importance of scooter safety. Greater Bendigo Council and Jaws cartoonist have waived any fees relating to the reprint of this book which enables this project to be cost effective. Redlands Scooter Safety 1st Reference Group meeting was held on 28 April with 18 people in attendance.

Community consultation was held with Macleay Island residents regarding the development of a welcome sign for Macleay Island.

A Youth Writing workshop was held to support the Redland Gallery of Art exhibition, Burger Force, held at Capalaba Library Art space on 8 April with writer Louise Martin Chew and artist Jackie Ryan.

The April Artmail e-newsletter was delivered to over 130 members. Redlands Interagency Network and Redlands Youth Network newsletters were distributed to some 300 members in April.

Further issues of vandalism in Teak Lane in Victoria Point have been reported by local residents. Damage has been assessed and coordination of a response has been made through proclaim and residents/shopping centre management have been advised.

Applications from Round 2 of the Community Grants Program are currently under assessment which includes:

- 32 applications under Organisation Support;
- 36 applications under Project Support;
- 32 applications under Capital Infrastructure Support;
- 21 applications under the Regional Arts Development Fund.

The assessment teams will review each application and make an assessment based on the criteria as set out in the guidelines.

Significant Events in Forth Coming Months

A Community Safety Expo is to be held on 5 June 2010, 12 - 4 pm at Victoria Point Community Hall.

The Grief and Loss program for young people is to be delivered at The Cage Youth Space in Capalaba in June.

Skate deck design workshops are to be delivered at the Cage Youth Space in late May.

The Mini Day Out event is to be held at the Redlands Youth Plaza on 19 June in partnership with The Cage Youth Foundation.

The fit out of the Youth Space is commencing in May to and expected to be completed in June.

The official opening of The Cage Youth Space is to be held on 28 June.

The next Redlands Advisory Group on Seniors Issues (RAGOIS) meeting is to be held on 21 June.

The Assisting Seniors to connect to Services and Resources Expo is to be held on Russell Island on Monday 7 June 2010 10am - 12:30pm.

The next Scooter Reference Group meeting will be held on 16 June to discuss the development of a Redland Scooter Safe Education Day proposed to be delivered in September 2010.

Regional Arts Development Fund grants round one 2010/2011 opens in July. The Regional Arts Development Fund Annual General Meeting is planned for September.

The Artmail Postcard booklet launch is planned for 22 June 2010.

Community Grants Program - A presentation evening to be held at Redland Performing Arts Centre on the 21 June 2010 will recognise the successful applications from round 2 and will enable the Mayor and Councillors to make presentations to successful organisations in their divisions.

An internal audit will be conducted to review the Grants Management Process to encompass the processes, procedures and associated issues relating to the management of grants. It is anticipated the review will be completed by 4 June 2010.

Cultural Services Unit:

Refer attachment 2

- Libraries;
- Redland Art Gallery;
- Museums.

Summary of Activities*Libraries:*

The "Read On" program for young people featured a Basil Grumble Clay Animation workshop for teens at Victoria Point library on 17 April. Feedback received from both teenage participants and parents was very positive.

History Month at Capalaba Library included the following events:

- "Why I like cemeteries" with Local Historian Tracy Ryan;
- "Joice Loch: a female Schindler's Ark Story" presented by Pam Tranter;
- "Redlands at War" presented by Tracy Ryan

Mind, Body, Spirit at Cleveland Library Special Events included the following:

- Ways of dealing with minor illnesses;
- Aromatherapy - creating happy kids with essential oils;
- The Tarot Revealed

Cleveland Movie Night held on 14 April showed Chocolat.

An evening with Katherine Howell (author of crime thrillers) was held at Victoria Point Library on 22 April.

The Libraries were closed on Monday 26 April for the Anzac Day Public Holiday.

Art Gallery:

The exhibition at Cleveland through April was Kuru Alala - Eyes Open & Modern History (Part 2): an exhibition by Elizabeth Lamont.

The exhibition at Capalaba through April was Burger Force: The Exhibition (A National Youth Week event).

Adult Workshop 21 April - Business Networking Evening in partnership with the Redland City Chamber of Commerce - presented by Carly Kotynski, a nationally acclaimed artist and Redlands resident who spoke about how cross industry partnerships enable community engagement.

The Galleries were closed on Monday 26 April for the Anzac Day Public Holiday.

Significant Events in Forth Coming Months*Libraries:*

Morris Gleitzman (popular children's author) event to be held at RPAC on 24 May as part of the Read On @your library program.

Victoria Point Library - An evening with John Gilfoyle 20 May.

Cleveland Library - An evening with Roland Harvey 27 May.

May Authors in Action Month:

- An evening with Peter Meares at VP Library 6 May;
- Meet author and publisher Sally Collings at Cleveland 8 May;
- Meet author and humanitarian Kay Danes at Cleveland 22 May;
- Meet inspirational speaker and author Diane Carter at Cleveland 25 May

Writing Workshops:

- 'Structural Edit' with Louise Cusack at VP Library 11 May;
- 'Getting Started with Writing' with Louise Cusack at Capalaba 12 May;
- 'Proposal Writing' with Rowena Cory Daniells at Capalaba 15 May;
- 'Dark Urban Fantasy' with Rowena Cory Daniells at Capalaba 15 May;
- 'How to Pitch your Book' with Rowena Cory Daniells at VP Library 29 May.

Movie Night at Cleveland Library on 10 June - Bridget Jones's Diary.

LOUD @ the Library Victoria Point Library 18 June.

Art Gallery:

Cleveland - 18 April to 30 May

- Thomas Spence: 35 Years of Expressing the Inexpressible;
- Departure: Contemporary photography - this exhibition is part of the Third Queensland Festival of Photography, a state-wide event throughout the month of April with approx 30 galleries participating.

Capalaba - 27 May to 7 July

- NightLadder: An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker;
- 9 June - Floor Talk with Clare Needham, member of the Experimenta Utopia Now exhibition curatorium. Clare will discuss this exhibition of innovative and interactive artworks from around the world. Artworks on show critique the scope for happiness on earth as we know it; poke fun at social and physical boundaries; and question the human race's ability to preserve itself;

- 30 June - Children's Workshop to create your own animal mask - 3 sessions;
- 19 May - Professionally Documenting your Artwork - A workshop with Carl Warner for local artists. A Museum's Alight! Event.

The weatherproof awning that was to be installed outside Cleveland Art Gallery in April will now not happen until end of May 2010. Currently awaiting confirmation of exact date from the Project Delivery Group.

Redland Art Gallery Capalaba will be closed from 28 April to 24 May inclusive for maintenance.

Leisure & Recreation Unit:

Refer attachment 3

- Major Venues (Showgrounds, Aquatic Centre and Russell Island Pool);
- Community Halls;
- Recreation (Lifeguard Services);
- Cemeteries;
- Camping Grounds (Straddie Holiday Parks).

Summary of Activities

Usage at both the Mainland and Island Community Halls has remained strong with 128 Regular Hirers invoiced this month which is the equal highest for any month in the 2009/10 period.

Casual attendance at the Russell Island pool and the Cleveland Aquatic Centre were affected by the overcast / rainy weather over this period. The Russell Island Pool closed on Sunday 25 April for the winter period and will reopen on Saturday 18 September.

Usage figures for the Cleveland Showgrounds were affected by the rainy conditions as the fields were closed for play for 8 days due to the soft conditions.

The Redlands Easter Festival was held at the Cleveland Showground from the 3 - 5 April and the Buick Car Club on the 17 - 18 April. The Buick Car Club event required the use of 4 of the playing fields for parking (2) and static displays (2). This event was affected by wet conditions which required the cancellation of the onsite parking; however 2 playing fields received minor damage. All playing fields, (Touch and Soccer) were closed for 8 days due to the constant wet period.

Burials at the 3 cemeteries were consistent with previous years for this period.

The Heritage Master Plan project for the Cleveland Cemetery has been completed. PDG will scope this project in the 2010/2011 period and it is expected to commence stage 1 early in the following financial year.

The Heritage Master Plan for the Redland Bay Cemetery continued during April. The Grant Applications with the Community Memorials Restoration Program for the following 2 projects were both successful.

- Continue the specialised repair work to monuments at the Cleveland Cemetery;
- To digitally record burials at the Dunwich Cemetery via an online database matching results from the 2009 GPR survey work with the death register of Dunwich Benevolent Asylum.

Significant Events in Forth Coming Months

The Sexton's contract at the Mainland cemeteries will be advertised in June/July as the current 5 year contract ends in September.

The Redlands Memorial Hall will be painted externally in May. This will not require the closure of the hall and there should be very little disruption to hirers. The work is scheduled to take 21 days.

Tenders for the redevelopment of the Point Lookout Hall will close in May and will be evaluated and it is hoped to appoint a contract to commence in June.

Customer Services Unit:

Refer attachment 4

Summary of Activities

The Importance of Giving Excellent Customer Service training sessions has been delivered to all new Council trainees.

Significant Events in Forth Coming Months

The overdue rates land sale auction impacts on the Customer Service Centre at Capalaba, as this is the location where the auction is held and payment is made via Customer Service.

Notification of amendments to Local Law 21 - changes to this local law will require the Customer Service Unit to update procedures and processes.

Redland Performing Arts Centre:

Refer attachment 5

Summary of Activities

Redland Performing Arts Centre presented the second concert of the 2010 Musical Melodies seniors program on Wednesday 28 April. The performance titled "Melodies of Love", starring international recording star, John McNally, was another successful concert in the seniors program, and was much enjoyed with 283 attending.

The second production from the main 2010 performance program, "Fandango with Friends" featuring Karin Schaupp with the Flinders Quartet was presented in the Redland Performing Arts Centre concert hall on Friday, 23 April.

Karin Schaupp also presented the Stage Fright Workshop as part of the Redland Performing Arts Centre education program on Saturday, 24 April. The workshop program was primarily offered to local performance groups and it focused on

assisting performers deal with performance nerves and anxiety or "stage fright", by teaching participants a variety of "self help" techniques, to assist them to overcome performance fears.

While this program was primarily designed for performers it could also be helpful to anyone who is required to undertake presentations and public speaking, and with this in mind the program was also offered to council departments that have staff who would like to strengthen their presentation techniques and skills.

Fourteen people attended the workshop which included seven Council employees. The program was well received and all who attended said they gained valuable tools to help them overcome some of the issues that prevent them from performing or presenting at their best.

Hire usage included three internal hirers - the Redland Development Forum, a Citizenship Ceremony and an Immunisation Clinic. External hire use included Carmel College who showcased their musical "Grease" on Thursday 29 and Friday 30 April, with the remainder of their hire continuing into May with two performances.

During April, an array of student drawings and lino prints created as a result of a cooperative program between Coolwynpin State School and Capalaba State College, were displayed in the Community Art Display Space situated on the second floor of the Concert Hall foyer. The inspiration for the art works came from World War I, and the exhibition was on display over the ANZAC Day period.

Significant Events in Forth Coming Months

In May Redland Performing Arts Centre will present the third production from our main 2010 performance program, titled "Mario Lanza - The Loveliest Night of the Year". The presentation will feature the music of Mario Lanza and Kathryn Grayson and stars two of Australia's finest singers, Robert Barbaro and Annalisa Kerrigan. Redland Performing Arts Centre will also present "The In the Bin Short Film and Education" program, with the education program offering local high schools students the opportunity to receive "hands on" experience in creating their own short films in a three day intensive workshop program.

The program will conclude with a special screening of the In the Bin Short Film Festival in the concert hall on Friday 21 May, where the three short films produced by our workshop participants will be screened along with some of the best short films from Australia and overseas.

Carmel College will be the first hire event for May when they continue with the remainder of their presentation of the musical Grease, with the final two performances on Saturday 1 May in the Concert Hall. This will be followed by Sheldon College featuring their musical "High School Musical" over four days in early May, also in the Concert Hall.

The Eisteddfod Music Solos will be held over three days in the Auditorium. Two commercial hirers will also feature at Redland Performing Arts Centre in May - The Platters in the Concert Hall on Tuesday, 11 May and Elvis Meets Buddy in the Concert Hall on Sunday, 30 May. Sales for the two commercial events are going well at the time of reporting.

June features the fourth production from our main 2010 performance program, titled "I Don't Wanna Play House" showcasing on Thursday, 10 June. Tammy Anderson's one-woman tour de force has played to packed audiences around the globe. The show was invited to The Women's International Playwrights Conference in Manila and has played to audiences in schools, prisons, safety houses, universities and hospitals. Redland Performing Arts Centre is excited to present "I Don't Wanna Play House", in conjunction with renowned West Australian indigenous production company, Yirra Yaakin.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to:

- *Provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.*
- *Build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.*

FINANCIAL IMPLICATIONS

The Customer & Community Services Group is within budget expectations.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has occurred with all Customer & Community Service Managers and the General Manager Customer Services.

OFFICER'S RECOMMENDATION

That Council resolve to note the report and annexure.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Reimers

That Council resolve to note the report and annexure.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Council resolve to note the report and annexure.

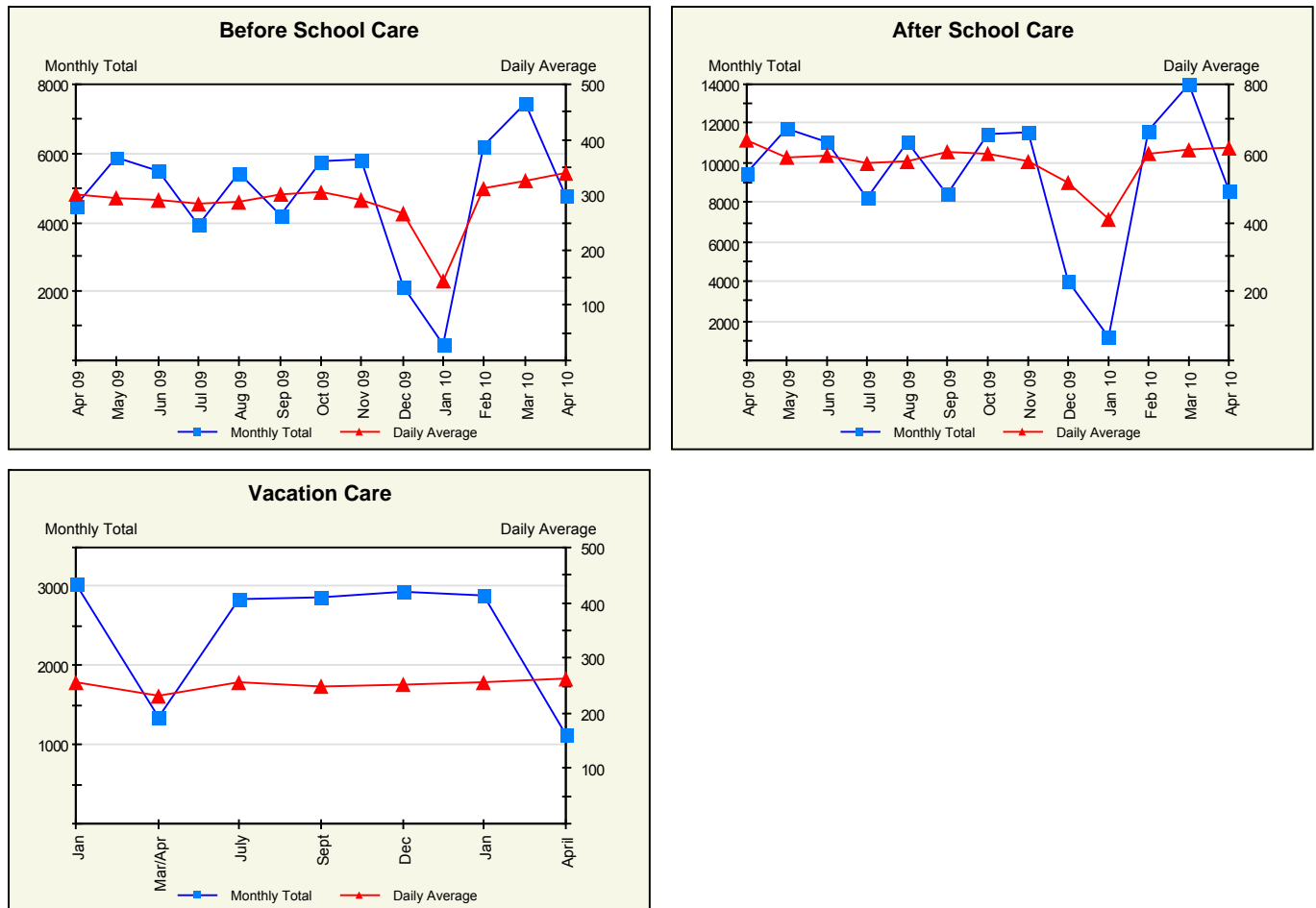
CARRIED

Customer & Community Service

Human Services

Attachment 1

School Age Care



Summary of Activities

April statistics for 2010 Before School Care indicate an increase of 37 children each morning attending services than April 2009.

After School Care statistics for April 2010 indicate an average of 18 children per day less than 2009 April statistics.

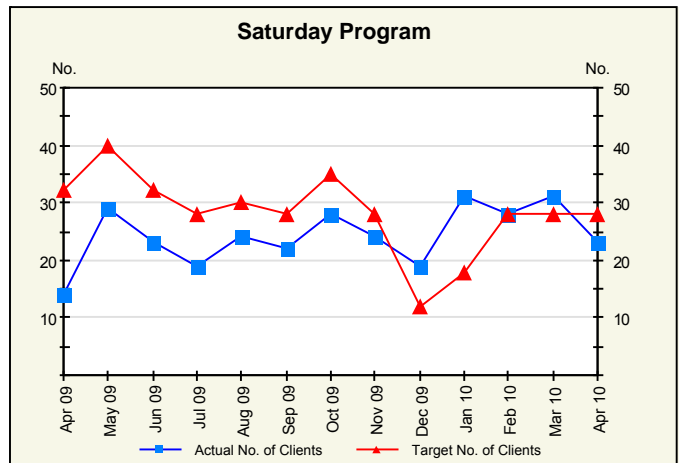
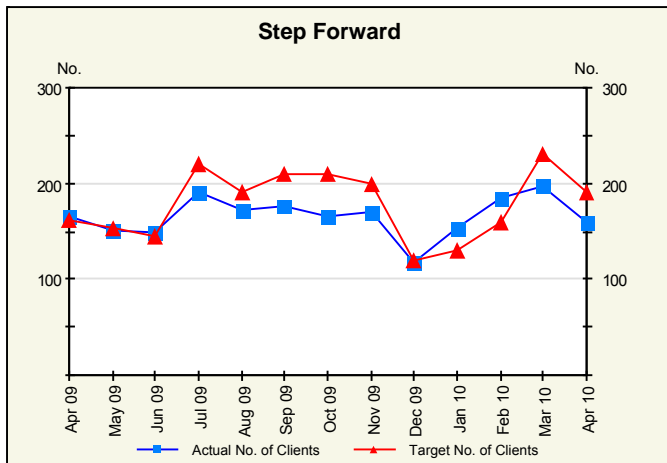
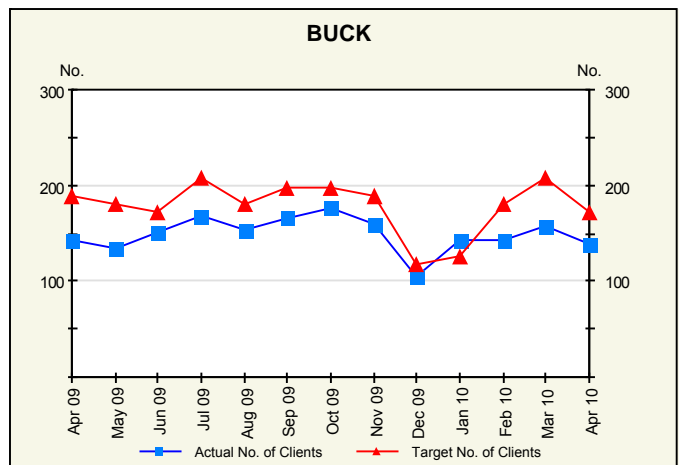
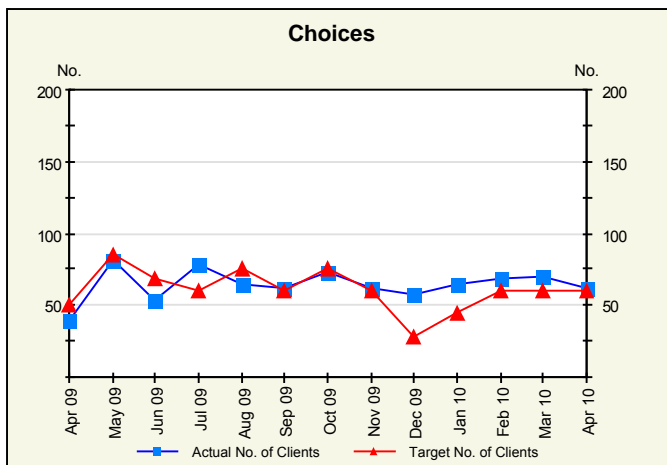
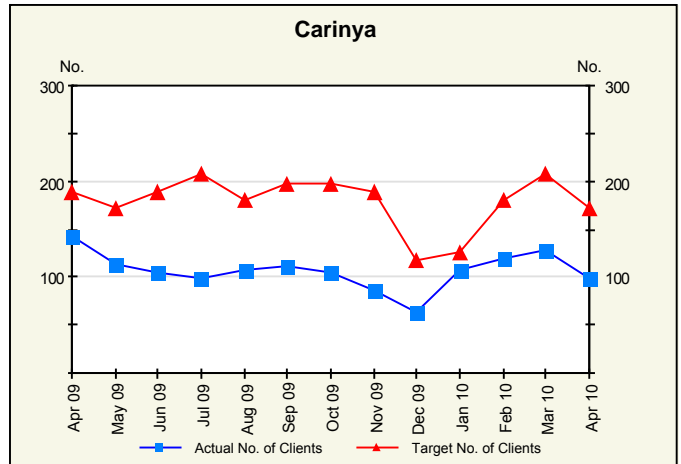
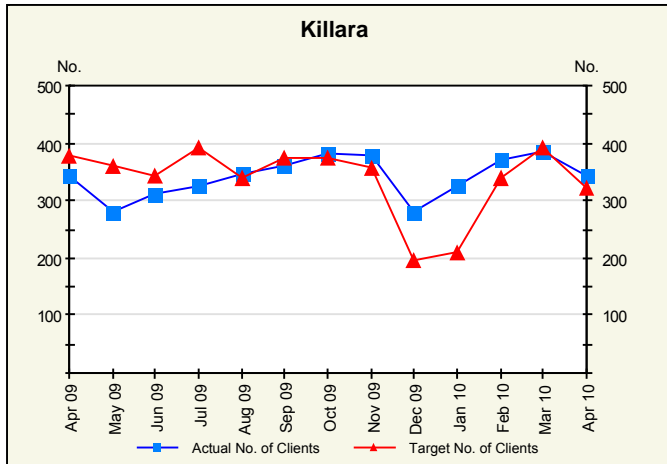
Vacation care increased an average of 8 children per day compared with April Vacation Care 2009.

Significant Events in Forth Coming Months

Vacant positions (7 coordinators and 13 assistants) will be re-advertised in May, with the positions to be filled on a contract of service for 12 months. Applications close 31st May 2010. Interviews to be conducted during 2nd week of June and appointments to commence 1st July 2010.

Human Services

Respite



Summary of Activities

Results of the recent client satisfaction survey indicated an overall Satisfaction Rating of 87%. One hundred and twenty eight (128) clients were sent surveys, with 80 surveys returned. Respite obtained a High Quality score for overall quality of service, centre transport, professionalism of staff, quality of newsletter and meals provided by service. A High Tea event was held on May 11th to celebrate women in our lives, whether it be a wife, sister, daughter etc. Clients were encouraged to bring a special women in their lives on the day. A high tea with cakes, sandwiches plus entertainment was provided.

Killara is performing well, with client numbers slightly above target requirements.

Carinya Program for senior ladies is showing their actual client numbers are lower than anticipated. The two additional days increased from 2009/10 growth funding have not had the take up as expected.

The Choices program for young adults with disabilities, operating Friday nights, is performing well with client numbers on target.

Boys Unique Club Killara (BUCK) client numbers are slightly under target, possibly due to the Easter break.

The Step Forward program operates four days per week for young people with disabilities. The Easter break may have had an impact on numbers not meeting targets.

The Saturday program for senior clients is showing actual client numbers as slightly down due to the Easter break.

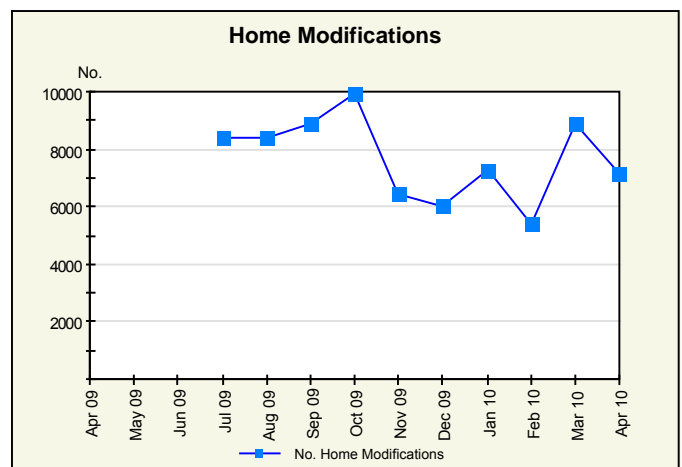
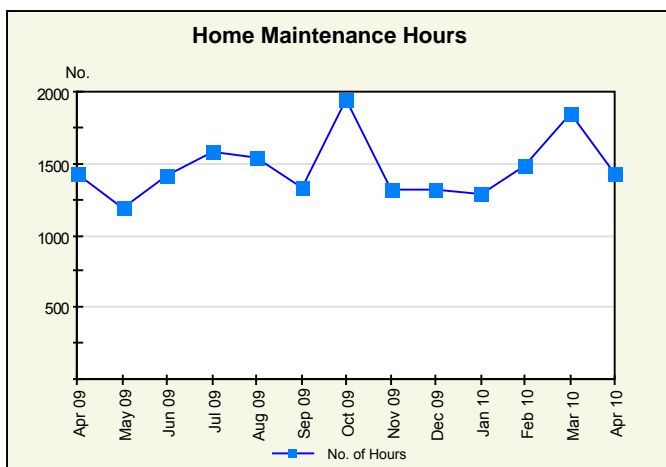
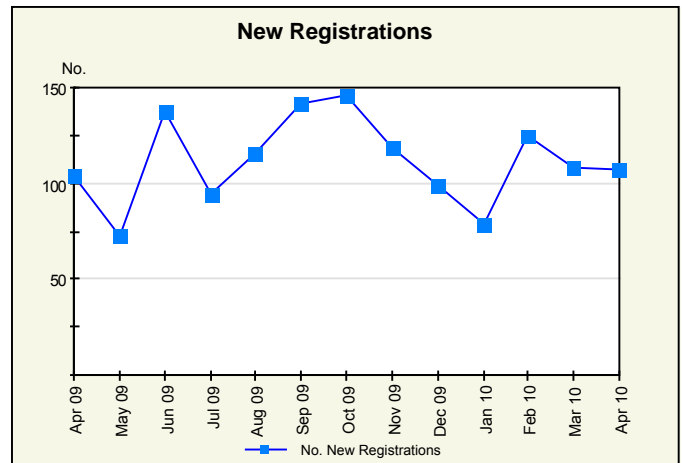
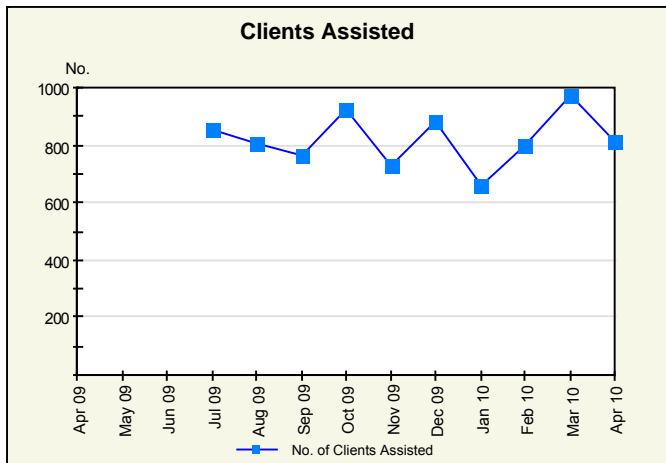
The Respite service is meeting Home and Community Care client target numbers when all program client numbers are combined.

Significant Events in Forth Coming Months

An open day activity at Killara Place Wynard St Cleveland will be held in August to promote the Respite Services to the community. Entertainment and a morning tea will be provided to clients, carers and community members.

Human Services

Home Assist Secure



Summary of Activities

Home Assist Secure (HAS) provided a presentation about both Respite Service and the Redland Home Assist Secure program at the Griffith University/Spiritus Community Expo. The expo was well received by the community and generate approximately 15 new clients for the HAS program.

During April the HAS quality action plan developed through the program service review was finalised and signed off by the HACC Area Manager.

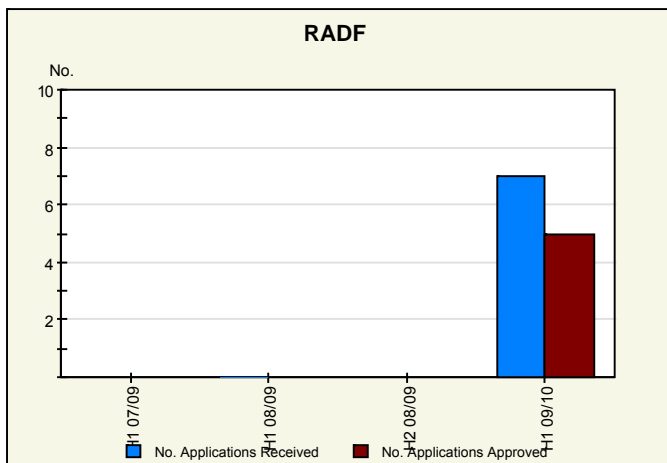
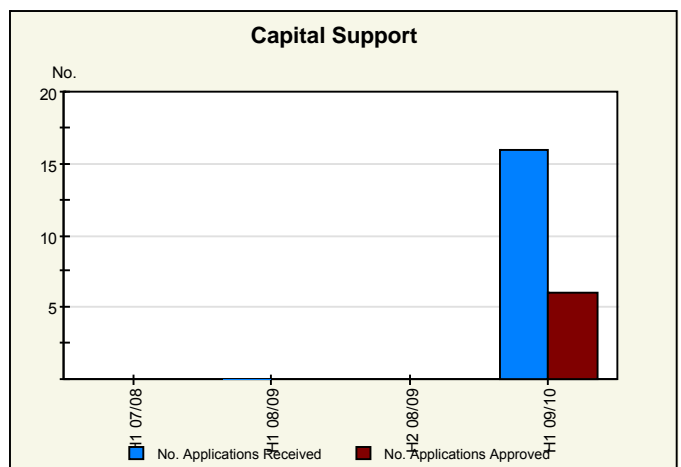
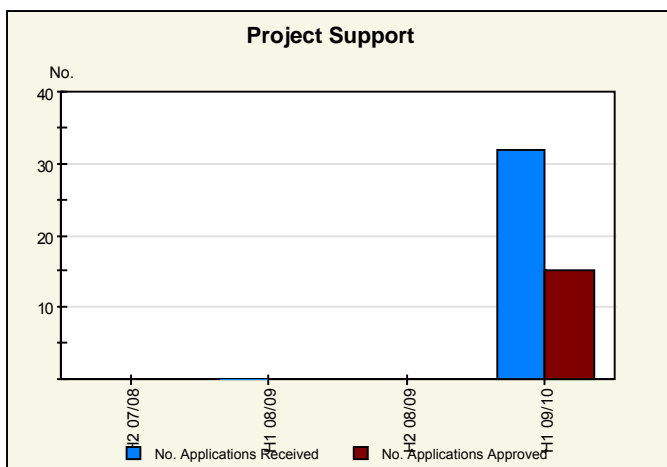
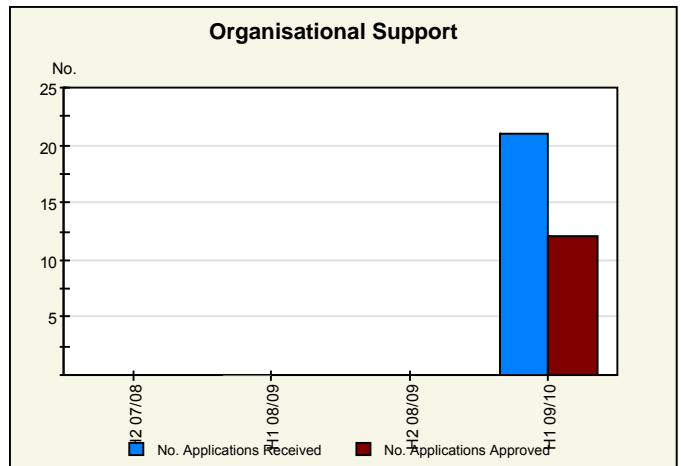
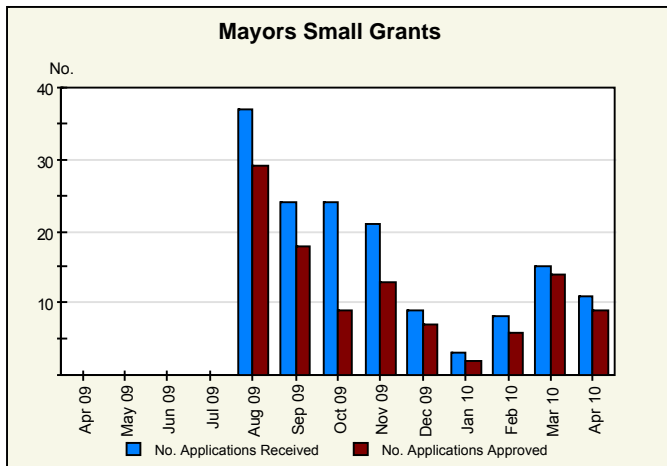
At the end of April the HAS program had met the annual outputs at 126%

Significant Events in Forth Coming Months

Home Assist Secure will provide an information display at Russell Island Recreation Hall on the 6th June at the expo for seniors, carers & families. This expo is a Redland City Council event supported by Life Tec Queensland.

Human Services

Grants



Summary of Activities

Applications from Round 2 of the Community Grants Program are currently under assessment. Which include:

- 32 applications under Organisation Support
- 36 applications under Project Support
- 32 applications under Capital Infrastructure Support
- 21 applications under the Regional Arts Development Fund

The assessment teams will review each application and make an assessment based off the criteria as set out in the guidelines.

Significant Events in Forth Coming Months

Reflector Production

Assessment Committee Panels to convene which include the Community Grants Panel and RADF Committee to make recommendations on applications to be funded under Round 2. Recommendations from these Committee Panels will form part of a workshop with the Councillors to approve funding under Round 2 to be approved at the General Meeting on the 26 May.

A presentation evening to be held at RPAC on the 21 June 2010 will recognise the successful applications from round 2 and will enable the Mayor and Councillors to make presentations to successful organisations in their divisions.

Internal Audit to conduct a review of the Grants Management Process to encompass the processes, procedures and associated issues relating to the management of grants. It is anticipated that the review will be completed by 4 June 2010.

Human Services

Community Development

Summary of Activities

Power Art project designs for local traffic signal boxes have been submitted to Urban Smart Projects from interested community members and are being considered by Council's public art panel. Three offenders have been apprehended for graffiti offences in the Redlands by Qld Police. The Young Citizens Program has delivered 16 activities to 7 schools and 1 school age care with 850 children participating. An Afternoon Tea for school teachers was held on the 12th April to promote the Young Citizens Program. 400 young people participated in the Redlands Youth Day Out which was held on 10 April at Thornlands Skate Park as part of Youth Week celebrations. This initiative was a partnership led by Council with the Redlands Youth Network. RAGOSI agreed to fund the printing of 500 Scooter Safe booklets to increase awareness of the importance of scooter safety. Greater Bendigo Council and Jaws cartoonist have waived any fees relating to the reprint of this book which enables this project to be cost effective. Redlands Scooter Safety 1st Reference Group meeting was held on 28th April with 18 people in attendance. Community consultation was held with Macleay Island residents regarding the development of a welcome sign for Macleay Island. Youth Writing workshop to support the Redland Gallery of Art exhibition, Burger Force, held at Capalaba Library Art space on 8 April with writer Louise Martin Chew and artist Jackie Ryan. April Artmail e-newsletter delivered to over 130 members. Redlands Interagency Network and Redlands Youth Network newsletters were distributed to some 300 members in April.

Significant Events in Forth Coming Months

Community Safety Expo to be held on 5 June 2010, 12 - 4 pm at Victoria Point Community Hall. Grief and Loss program for young people to be delivered at The Cage Youth Space in Capalaba in June. Skate deck design workshops to be delivered at the Cage Youth Space in late May. Mini Day Out to be held at the Redlands Youth Plaza on June 19th in partnership with The Cage Youth Foundation. Fit Out of Youth Space commencing in May to be completed in June. Official Opening of The Cage Youth Space to be held on June 28th. Next RAGOSI meeting is to be held on 21st June. Assisting Seniors to connect to services and resources Expo to be held on Russell Island on Monday 7th June 2010 10am - 12:30pm. Scooter Reference Group meeting will be held on 16th June to discuss the development of a Redland Scooter Safe Education Day proposed to be delivered in September 2010. RADF grants round 1 2010/2011 opens in July. RADF AGM planned for September. Artmail Postcard booklet launch planned for 22 June 2010.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

HUMAN SERVICES UNIT

Responsible Officer Name: Sue Collins
Service Manager Human Services
Author Name: Leanne Tu'ipulotu
Coordinator Community Development

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Community Development / Community Program			
Management of all Networks & the provision of information to the Networks (RIN, RYN & RDN)	The Redlands Interagency Network meeting held on Russell Island on 16 April was well attended, with approximately 25 members present. The Redlands Youth Network newsletter was sent out on 1 April, while the RIN newsletter was sent on 29 April. Regular email updates were also sent to each of the networks throughout April.	RYN Meeting 17th May.	✓
Strategy and Policy Development	Initial discussions had with C & SP regarding the review of the Community Safety Policy and Strategy and the review of the Seniors Policy.		✓
			✓
Neighbourhood Day	Completed evaluation and recommendations for next year		✓
Community Education Program - Young Citizens Program	There were 16 activities booked in total by 7 schools and 1 school age care with 850 children participating. Teachers promotional Afternoon Tea was held on the 12th April with 19 teachers attended from 9 different schools. There were 8 Council departments represented and three Councillors attended and gave short speeches. Feedback gathered on the day demonstrated support and appreciation for the program. Certificates of Attendance have been sent out to all the teachers who attended.		✓
Eat Well Be Active	Work has begun on the collation and analysis of all data from participant and service provider evaluation forms to be incorporated into the final program evaluation. Finalising the budget acquittal for the Eat well Be active Program funds.		✓
SMBI Initiatives	Support was provided to Bay Islands Community Services to finalise the Southern Moreton Bay Islands Community Directory (Welcome Kit) and plan for the activation of 'the Hut' youth space on Russell Island. As part of the Southern Moreton Bay Islands Community Initiative work, two meetings were held with Department of Communities and key community organisations in order to progress funding proposals for community workshops and a family support worker.	Launch of the Southern Moreton Bay Islands Community Directory and the opening of The Hut to be held on 16 May 2010	✓
Youth Development			

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Redlands Youth Forum	Plans underway to revitalise YTALK and increase participation of young people in YTALK. The first activity will be Team Build Day to incorporate adventure activities to be held in the upcoming school holidays. Each High School in the Redlands will be asked to nominate two young people to participate to gain skills and knowledge about YTALK.	YTALK Team Build Day planned for June/July School Holidays.	✓
Redlands Youth Plaza Activation / Capalaba Youth Space	Planning commenced for Grief and Loss program to be delivered in The Cage youth space in Capalaba in June 2010 to assist in dealing with some recurrent issues relating to significant tragic incidences in the past year in the lives of young people. Planning for the skate deck design workshops, Mini Day Out to be held at Redlands Youth Plaza and the official opening of the Cage Youth Space. Naming of the Youth Space competition delivered. Names nominated by young people were put out to vote and successful name was "The Cage".	Grief and Loss program to be delivered at The Cage Youth Space in Capalaba in June. Skate deck design workshops to be delivered at the Cage Youth Space in late May. Mini Day Out to be held at the Redlands Youth Plaza on June 19th in partnership with The Cage Youth Foundation. Fit Out of Youth Space commencing in May to be completed in June. Official Opening of The Cage Youth Space to be held on June 28th.	✓
Young People and Public Space	QUT have been contracted to conduct an analysis of the young people and public space survey data.	QUT to deliver final report by end of May.	✓
Youth Week	Redlands Youth Day Out delivered April 10th at Thornlands Skate Park. A partnership initiative led by Council with the Redlands Youth Network. Approximately 400 young people participated in the event.		COMPLETE
Seniors			
RAGOSI	RAGOSI meeting was held on 19th April. RAGOSI agreed to fund the printing of 500 Scooter Safe booklets to increase awareness of the importance of scooter safety. Greater Bendigo Council and Jaws cartoonist have waived any fees relating to the reprint of this book which enables this project to be cost effective.	Next RAGOSI meeting is to be held on 21st June	✓
Ageing Well in the Redlands strategy implementation	Networking with peak organisations to ascertain their possible involvement in the Russell Island Seniors "Assisting you to connect to services and resources" expo to be held on Monday 7th June, 2010. Attended the Yulu-Burri-Ba/Commonwealth Carer Think Tank focusing on program development for seniors who have mental health conditions and are socially isolated living on North Stradbroke Island. Supported Yulu-Burri-Ba with information about grants and opportunities for partnerships. Obtained 100 litres of paint via a donation from waste management for Yulu men's shed project. Escorted the Mayor to Goori Men's Recovery Centre as per a request to obtain an understanding of men's shed project and Goori House. In collaboration with Council Respite/Home Assist programs hosted an information table at the Griffith University forum about Dementia. Network meeting held with Golden Gurus program to ascertain how Council and seniors could be involved in the Golden Gurus program.	Assisting Seniors to connect to services and resources Expo to be held on Russell Island on Monday 7th June 2010 10am - 12:30pm.	✓
Seniors Week	Completed		COMPLETE

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Initiatives for Seniors	Redlands Scooter Safety 1st Reference Group meeting was held on 28th April with 18 people in attendance. This included industry experts, community group representatives, NGO representatives, seniors who use scooters, aged care providers representatives, Donald Simpson Centre representatives and scooter company representatives. At the reference group meeting an overview of the 90+ deaths of seniors on scooters within Australia, the incidents within Redlands, the lifetime bans of some seniors at shopping centres and concerns of the poor understanding of the rules associated with the purchase of scooters and the road rules that apply. Discussions also included the scooter safe booklet and Fraser Coast Council project. There was overwhelming support for a scooter education program to be developed within Redlands and the group approved the format of industry experts delivery of the education in collaboration with Council along with the use of Scooter Safe book.	Next industry expert Scooter Reference Group meeting will be held on 16th June to discuss the development of a Redland Scooter Safe Education Day proposed to be delivered in September 2010.	✓
Community Partnerships including Star Transport & Donald Simpson Centre	Star Transport and the Donald Simpson Centre will be involved in the upcoming Seniors "Assisting you to connect to services and resources" expo at Russell Island on 7th June to ensure that island residents have an understanding of how to access both organisations. Donald Simpson Centre donated their venue for the first scooter safety reference group meeting held on 28th April and a number of their committee and members attended the meeting. A meeting was arranged for four Donald Simpson Centre members to become involved as mentors in the Wellington Point State School Kitchen/Garden Project after discussions with Ernie about having outreach opportunities for Donald Simpson Centre. Discussions were also held around the possible partnership with Yulu-Burri-Ba and Donald Simpson Centre, this would enable North Stradbroke Island residents to be included in programs or activities towards the end of year as a pilot collaborative project. Attended the Donald Simpson Centre Over 90's luncheon as a guest.		✓
Safety			
Graffiti Solutions Projects	Redland City Council & Urban Smart Projects have developed a marketing plan with corporate communications which has included Powerart project flyer that has been widely distributed and media releases. Designs from interested community members are now being accepted by Urban smart projects. 5 design have been forwarded to RCC for consideration by the public art panel.		✓
Community Safety Forums	Further planning has been conducted for the next community Safety forum which will be a Community Safety Expo to be held in Victoria Point on 5th June 2010.	Community Safety Expo 5th June 2010, 12 - 4 pm at Victoria Point Community Hall.	✓

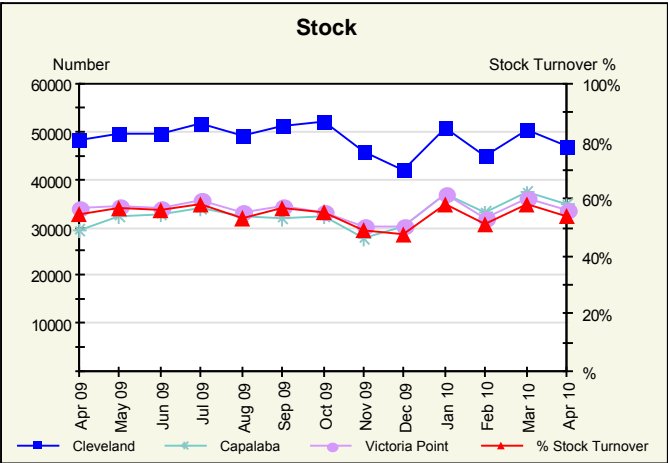
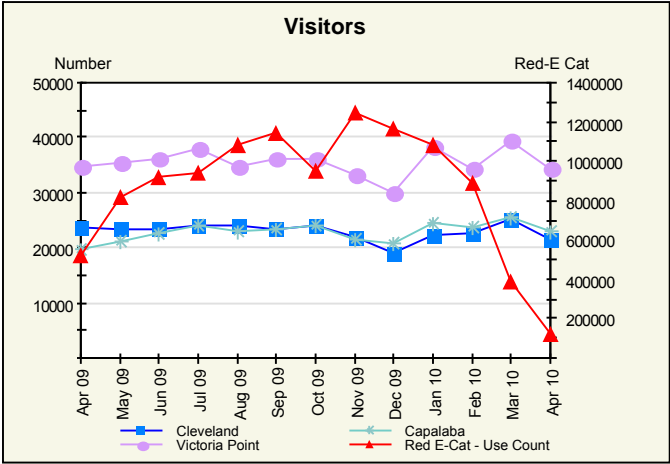
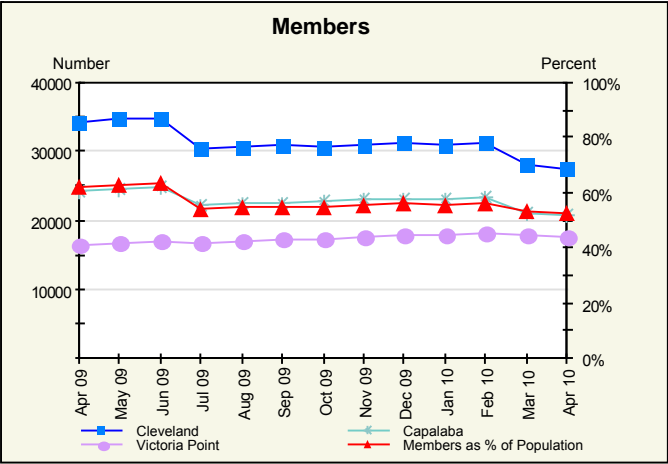
Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Crime Prevention Through Environment Design (CPTED)	Further issues of vandalism in Teak Lane in Victoria Point have been reported by local residents. Damage has been assessed & coordination of a response has been made through proclaim & residents / shopping centre management have been advised by email.		✓
Graffiti Management Plan Implementation	Graffiti Database being finalised for inclusion on councils Internet site. Have developed contacts within Redland Bay Police who have been focusing on graffiti / vandalism in Redland Bay. Three offenders apprehended for graffiti offences in the Redlands by Qld Police.		✓

Customer & Community Services

Cultural Services

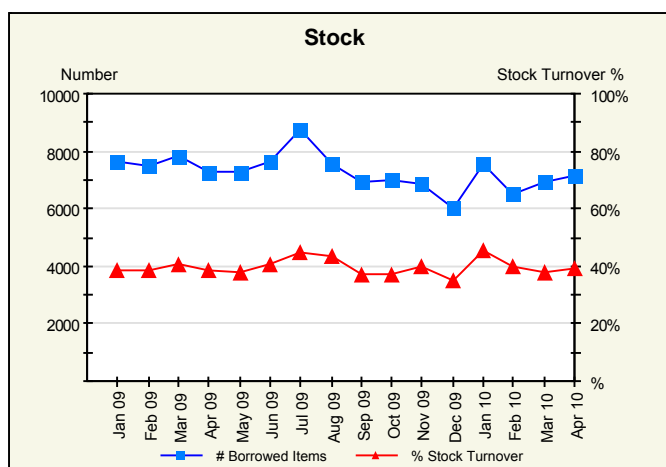
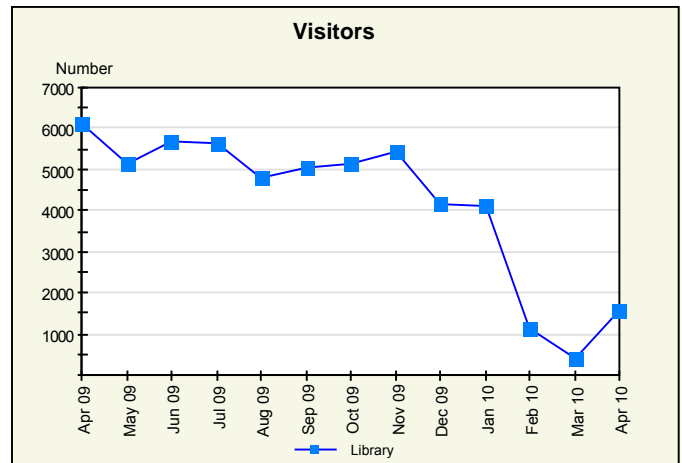
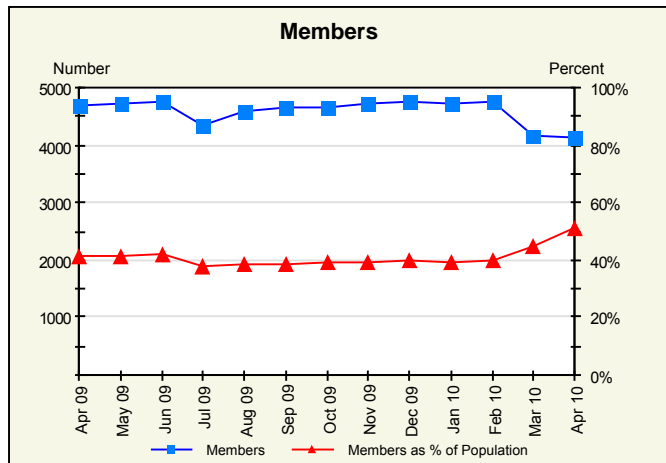
Attachment 2

Libraries - Mainland



Cultural Services

Libraries - Island & Mobile



Summary of Activities

Young People's Program - The Basil Grumble Clay Animation workshop was held at Victoria Point Library on 17 April as part of the Read On program and was a big success with the teenage clients. An exuberant Musical Mayhem session was also held at Victoria Point Library on 6 April. A Family movie night screened at Cleveland Library on 8 April.

Adult Programs - History Month @ Capalaba Library

Mind, Body, Spirit @ Cleveland Library

Movie Night @ Cleveland Library on 14 April - Chocolat

An evening with Katherine Howell (author of crime thrillers) at Victoria Point Library on 22 April.

Galleries - Exhibitions - Kuru Alala - Eyes Open; Modern History (Part 2): An exhibition by Elizabeth Lamont; Burger Force: The exhibition (a National Youth Week event)

21 April - Business Networking Evening - Carly Kotynski, a nationally acclaimed artist and Redlands resident spoke about how cross industry partnerships enable community engagement. Presented in partnership with the Redland City Chamber of Commerce.

Significant Events in Forth Coming Months

Libraries - 24 May - Morris Gleitzman - author event to be held at RPAC as part of Read On program.

May Authors in Action Month:

VP Library - An evening with Peter Meares 6 May

An evening with John Gilfoyle 20 May

Cleveland - Meet author and publisher Sally Collings 8 May

Meet author and humanitarian Kay Danes 22 May

Meet inspirational speaker and author Diane Carter 25 May

An evening with Roland Harvey 27 May

Writing Workshops:

"Structural Edit" with Louise Cusack at VP Library 11 May

"How to Pitch your Book" with Rowena Cory Daniells at VP Library 29 May

"Getting Started with Writing" with Louise Cusack at Capalaba Library 12 May

"Proposal Writing" & "Dark Urban Fantasy" with Rowena Cory Daniells at Capalaba 15 May

Movie Night at Cleveland Library 10 June - Bridget Jones's Diary

Galleries - 18 April to 30 May Cleveland Exhibition - Thomas Spence: 35 Years of Expressing the Inexpressible; Departure:

Contemporary photography; 27 May to 07 July Capalaba Exhibition - NightLadder: an exhibition by Engela Gardner, Lisa Pullen & Gwenn Tasker

30 June - Children's Workshop - Create your own animal mask - 3 sessions

19 May - Professionally Documenting your Artwork

Weatherproof awning to be installed this financial year for Cleveland Art Gallery.

Cultural Services

Museum (Redland & NSI)

Summary of Activities

Redland Museum

The draft Land Management Plan for the showgrounds, including the land required for the museum's building extension, has been presented to and approved by Council.

The management committee met with Helen Pithie (Museum Development Officer) on 6 April to review performance indicators for the new funding contract with Council. A new spreadsheet of performance indicators has been developed by Helen in two categories - those that are currently achievable and those relating to aspirational objectives which the museum hopes to be able to meet as resources become available.

The Mayor opened the exhibition "Warped and Twisted" on 9 April.

The Museum celebrated it's 40th Anniversary with a lunch at the Courthouse Restaurant on 18 April.

De-accessioning process - an initiative from the Historical society, via Caboolture Museum, is a new website wherein the museum is able to advertise all unwanted or wanted items. The museum were able to give their de-accessioned radios to the Caboolture Museum.

Significant Events in Forth Coming Months

Redland Museum

The National Trust Heritage Week will be from 9 - 16 May and a Heritage Concert in the Museum has been organised for Sunday, 16 May at 2.00pm. It will be a concert of strings, piano, violin and cello.

'Women of the Redlands' exhibition opening in May and will continue through to the end of June.

The following exhibition 'Mil Binnung' will be opened on Saturday 3 July by the Attorney General, Cameron Dick. This exhibition is being curated jointly with the NSI Museum and explores the cultural identity of the Ngugi people of Moreton Island through the life of Dr Robert Anderson OAM widely known as Uncle Bob.

The May lecture will be presented by the Redland City Council Historian, Tracy Ryan, on 26 May. Her subject will be 'Cemeteries in the Redlands'.

12 Vietnamese Museum Directors will be visiting the museum on Sunday 16 May. They have chosen the Redland Museum as one of the museums they would like to visit in Australia. Professor Amareswar Galla, PhD from UQ Brisbane, wants to show them how community museums can be run and organised by volunteers, as they have no concept of this in Vietnam.

NSI Historical Museum

The Queensland Heritage Week entry form has been submitted and will promote a Cemetery Walk on 12 May and also the ongoing Centaur display.

A tentative start has been made on the artifact audit.

Oodgeroo Collection - Trainee started on 8 March and the traineeship has funding from 3 different sources.

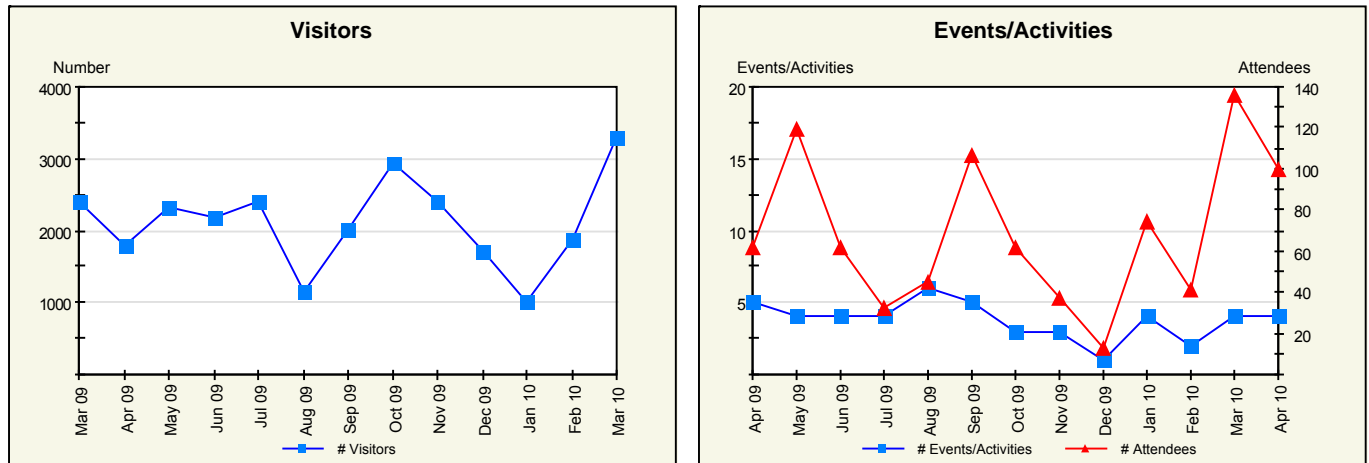
The Oodgeroo Collection Agreement draft document has been circulated to Denis Walker and the committee for comment.

The museum has submitted an application to the State Library of Queensland Heritage Award for the online heritage trail. They hope to win \$5,000 to complete the project.

NSI Museum met with Helen Pithie to draw up a new management contract with local museums.

Cultural Services

Art Gallery



Summary of Activities

Exhibitions - Cleveland

Kuru Alala - Eyes Open Exhibition opened on 7 March and runs until 11 April.

Modern History (Part 2): An Exhibition by Elizabeth Lamont also opened on 7 March and runs until 11 April.

Exhibitions - Capalaba

Burger Force: The exhibition (a National Youth Week event) opened 01 March and runs until 24 April.

21 April - Chit Chat & Floor Talks by Thomas Spence & Justin Bishop (Director Stanthorpe Regional Art Gallery) & Kate O'Brien

21 April - Business Networking Evening presented by Carly Kotynski, a nationally acclaimed artist and Redlands resident. Presented in partnership with the Redland City Chamber of Commerce.

The new wooden floor has been installed at the Capalaba Art Gallery.

Significant Events in Forth Coming Months

Installation of awning for Cleveland Art Gallery now scheduled for end of financial year.

Exhibitions - Cleveland

18 April to 30 May - Thomas Spence: 35 Years of Expressing the Inexpressible

- Departure: Contemporary photography - this exhibition is part of the Third Qld Festival of Photography, a statewide event throughout the month of April with approx 30 galleries participating

Exhibitions - Capalaba

27 May to 07 July - NightLadder - An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker

Adults Workshop - 19 May - Captured: Tips & Tricks for Documenting your work like a pro - Artist & professional photographer will lead a hands-on workshop about how to professionally photograph your artwork using your own camera and a few tricks and basic techniques. This is a Museums Alight! 2010 event

09 June - Children's Workshop - Create your own animal mask - 3 sessions

RAG Capalaba will be closed from 28 April to 24 May inclusive for maintenance

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: Glenys Ismail
Service Manager Cultural Services
Author Name: Karen Callow
Business Support Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Libraries			
			✓
Young People's Programs	The Basil Grumble Clay Animation workshop held at Victoria Point Library on 17th April as part of the Read On program was a big success with the teenage clients. An exuberant Musical Mayhem session was also held at Victoria Point library on 6th April. A Family movie night screened at Cleveland Library on 8th April.	Morris Gleitzman - author event, to be held at RPAC 24 May as part of "Read On" program	✓
Adult Programs	<p>History Month @ Capalaba Special Events: "Why I like cemeteries" with Local Historian Tracy Ryan; "Joice Loch: a female Schindler's Ark Story" presented by Pam Tranter; "Redlands at War" presented by Tracy Ryan</p> <p>Mind, Body, Spirit @ Cleveland Library Special Events: Ways of dealing with minor illnesses; Aromatherapy - creating happy kids with essential oils; The Tarot Revealed Movie Night 14th April : Chocolat</p> <p>An evening with Katherine Howell (author of crime thrillers) at Victoria Point Library on 22 April</p>	<p>Victoria Point Library - An evening with John Gilfoyle 20th May Cleveland Library - An evening with Roland Harvey 27th May May Authors in Action Month: An evening with Peter Meares at VP Library 6th May; Meet author and publisher Sally Collings at Cleveland 8th May; Meet author and humanitarian Kay Danes at Cleveland 22 May; Meet inspirational speaker and author Diane Carter at Cleveland 25th May Writing Workshops: 'Structural Edit' with Louise Cusack at VP Library 11th May 'Getting Started with Writing' with Louise Cusack at Capalaba 12th May 'Proposal Writing' with Rowena Cory Daniells at Capalaba 15th May 'Dark Urban Fantasy' with Rowena Cory Daniells at Capalaba 15th May 'How to Pitch your Book' with Rowena Cory Daniells at VP Library 29th May</p> <p>Movie Night at Cleveland Library on 10th June - Bridget Jones's Diary LOUD @ the Library Victoria Point Library 18th June</p>	✓
Special Programs	Libraries were closed on Monday 26 April for Anzac Day public holiday.	Libraries will be closed on Monday 3 May and Monday 14 June for the Queen's Birthday Public Holiday	✓
			✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Art Galleries			
Exhibitions - Cleveland	07 March to 11 April - Kuru Alala - Eyes Open - Modern History (Part 2): An exhibition by Elizabeth Lamont	18 April to 30 May - Thomas Spence: 35 Years of Expressing the Inexpressible - Departure: Contemporary photography - this exhibition is part of the Third Queensland Festival of Photography, a statewide event throughout the month of April with approx 30 galleries participating	✓
Exhibitions - Capalaba	01 March to 24 April - Burger Force: The exhibition (a National Youth Week event)	27 May to 07 July - NightLadder: An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker	✓
Chit Chat & Floor Talks	21 April - Chit Chat & Floor Talks by Thomas Spence & Justin Bishop (Director Stanthorpe Regional Art Gallery) & Kate O'Brien	09 June - Floor Talk - Clare Needham, member of the Experimenta Utopia Now exhibition curatorium, will discuss this exhibition of innovate and interactive artworks from around the world. Artworks on show critique the scope for happiness on earth as we know it, poke fun at social and physical boundaries and question the human race's ability to preserve itself.	✓
Children's Workshops		30 June - Create your own animal mask - 3 sessions - children will watch and play Isobel Knowles and Van Sowerwine's choose-your-own-animation "You Were In My Dream" where interacting with fairytale creatures takes place in an enchanted forest, then they will create their own animal masks inspired by characters from the animation. 06 July - Creepy Crawly Collages - 3 sessions - Children will interact with the artwork "Life Writer", an old typewriter that comes to life breeding insects and creepy crawlies depending on what is typed, then they will create their own weird and wonderful bugs using letters and numbers cut from newspapers and magazines.	✓
Adult's Workshops	21 April - Business Networking Evening - Carly Kotynski, a nationally acclaimed artist and Redlands resident spoke about how cross industry partnerships enable community engagement. Presented in partnership with the Redland City Chamber of Commerce.	19 May - Professionally Documenting your Artwork - a workshop with Carl Warner for local artists. A Museums Alight! Event	✓
Volunteer Programs		15 May - Compulsory Volunteer Training - 2 Sessions 18 June Volunteer bus trip	✓
Special Programs	RAG Cleveland was closed on Monday 26 April for Anzac Day public holiday.	Weatherproof Awning that was to be installed outside Cleveland Art Gallery in April will now not happen until end of May 2010 - awaiting confirmation of exact date from PDG. RAG Capalaba will be closed from 28 April to 24 May inclusive for maintenance. RAG will be closed on Monday 3 May (Labour Day) and Monday 14th June for the Queen's Birthday Public Holiday	✓

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: Glenys Ismail
Service Manager Cultural Services
Author Name: Karen Callow
Business Support Officer

Legend	
Project Complete	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Libraries					
Three Yearly Library Stocktake	Stocktake is complete and report being finalised	\$17,000	3rd Qtr	4th Qtr	✓
Museum Review Consultancy	The SEQ Museum Development Officer has consulted with the two musuems and intenal stakeholders of council and is now drafting the report.	\$5,000	3rd Qtr	4th Qtr	✓
Self check in / check out system (Victoria Pt)	This budget given up in the BR2 and included in the Cultural Services capital budget for the Cleveland Library refurbishment for 2011/2012	\$48,000	2011/2012	2011/2012	✓
Customer Services Capital IT Purchases	On track re expenditure. Total budget has been expended or committed.	\$24,900	1st Qtr	4th Qtr	✓
Cleveland Library Renovations	This budget given up in BR2. Rebudgetted for 2011-12 plus CPI and the amount given up for the self check machine	\$313,370	2011/2012	2011/2012	✓
Art Galleries					
Public Art Audit	Audit completed; recommendation is now under review for maintenance work	\$10,260	1st Qtr	3rd Qtr	COMPLETE
Art Gallery Collection Archive	Complete	\$6,668	1st Qtr	3rd Qtr	COMPLETE
Art Collection De-accessioning	Finalising paperwork	\$6,000	1st Qtr	4th Qtr	✓
Customer Services Capital IT Purchases	Being used for the KE EMU project and journalled to that job. Contracts have been signed and sent to the relevant people to organise the software.	\$9,000	2nd Qtr	4th Qtr	✓
Art Collection Database Software (C/F 08/09)	IT and Contracts still following up before installation (Budget increased to \$34,000)	\$34,000	2008/2009	4th Qtr	✓
Gallery Track Lighting Replacement	Budget being given up at BR2 and an amount of \$40K being budgeted next financial year 2010-11 for the most energy efficient system that can be purchased for gallery purposes	\$40,000	2010/2011	2010/2011	✓
Redland Art Gallery Awning (C/F 08/09)	PDG have completed the design and the plans have been signed off. Awning to be installed May or June 2010	\$19,000	2008/2009	4th Qtr	✓

Customer & Community Services

Leisure and Recreation

Attachment 3

Recreation, Showgrounds, Aquatic Centre & Community Halls



Summary of Activities

Mainland and Island Community Halls have been used as expected following the lower usage over the Christmas and new year period, when most of the regular hirers take a break.

Casual attendance at both the Russell Island pool and the Cleveland Aquatic Centre were affected by the overcast / rainy weather over this period, however attendances at the Learn to Swim classes at the Aquatic Centre continue to remain strong.

Significant Events in Forth Coming Months

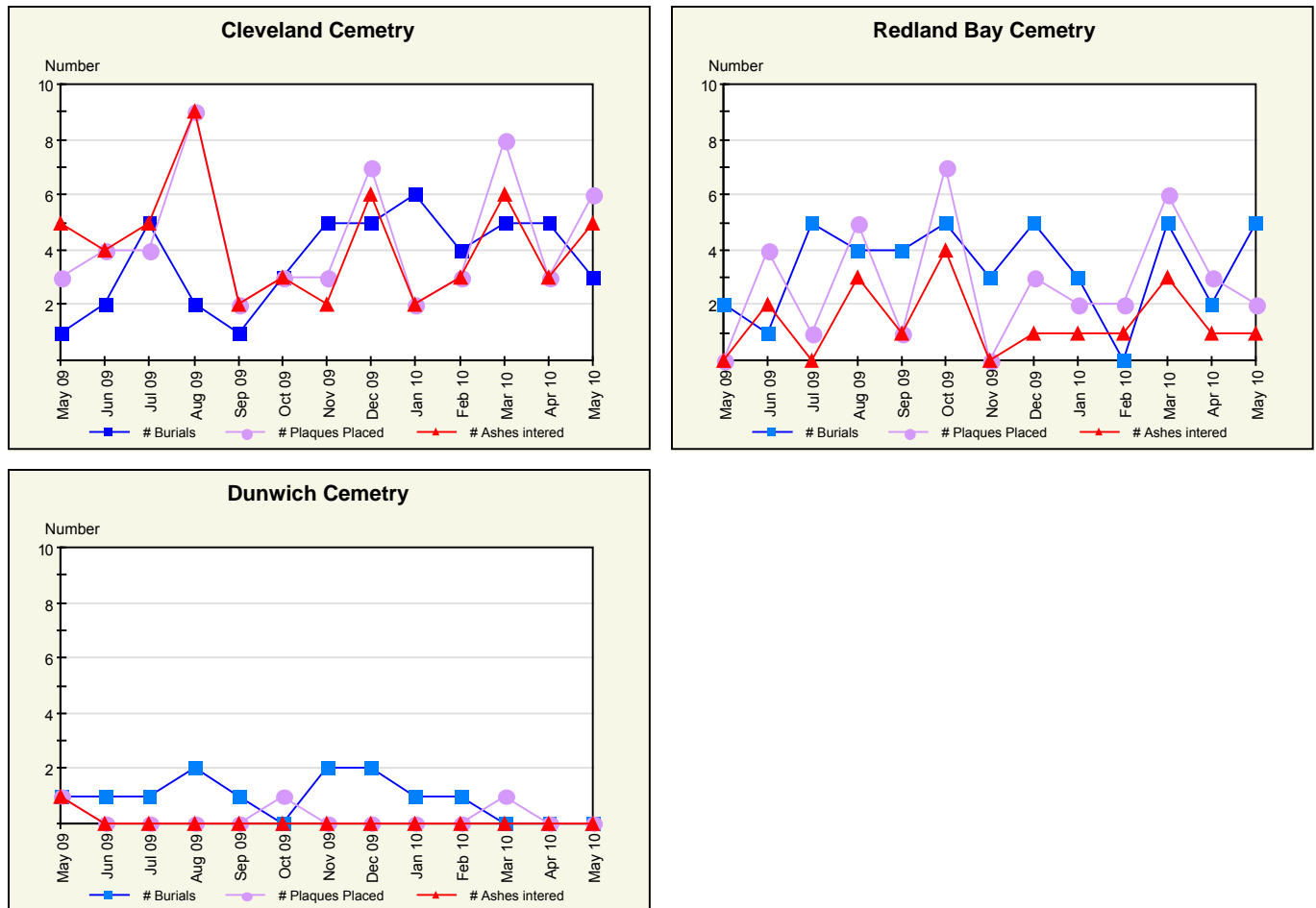
Reflector Production

The Redlands Memorial Hall will be painted externally in May. This will not require the closure of the hall and there should be very little disruption to hirers. The work is scheduled to take 21 days.

Tenders for the redevelopment of the Point Lookout Hall will close in May and will be evaluated and it is hoped to appoint a contract to commence in June.

Leisure and Recreation

Cemeteries



Summary of Activities

Burials at the 3 cemeteries was consistant with previous years for this period.

The Heritage Master plan project for the Cleveland Cemetery has been completed. PDG will scope this project in the 2010/11 period and it is expected to commence stage 1 early in the following financial year.

The Heritage Master Plan for the Redland Bay Cemetery continued during April.

Significant Events in Forth Coming Months

The Sexton's contract will be advertised in June/ July as the current 5 year contract ends in September.

Leisure and Recreation

Surf Life Saving QLD

Summary of Activities

No monthly meeting was held with Surf Life Saving QLD in April. There were no urgent matters to cover and both Officers were on leave.

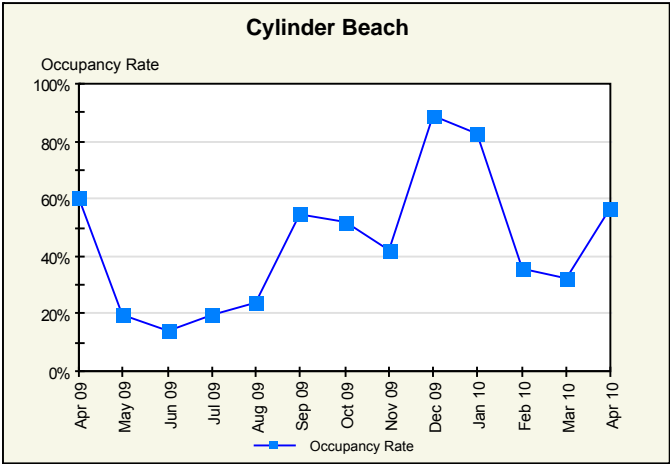
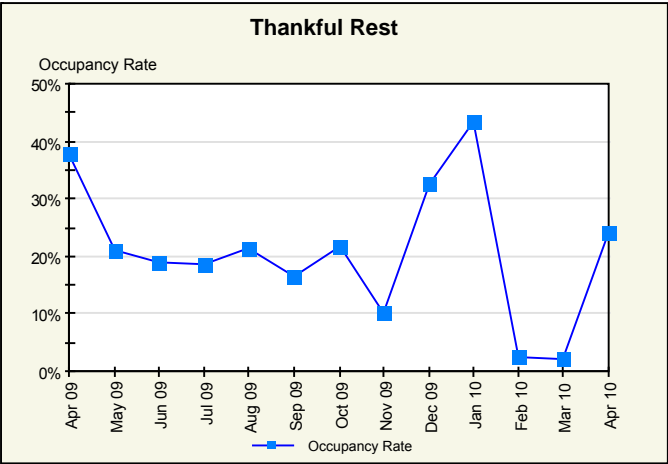
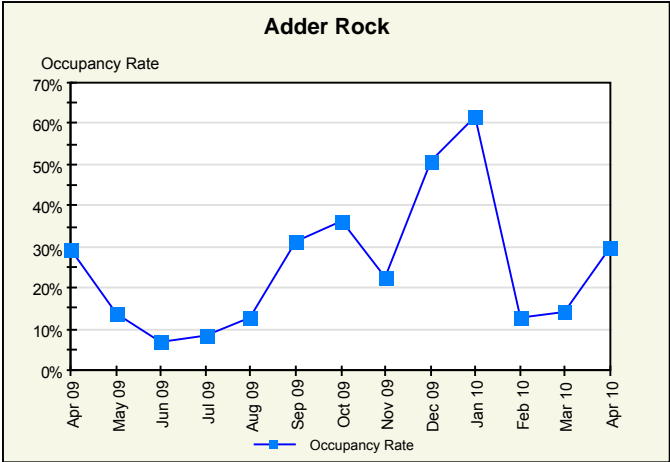
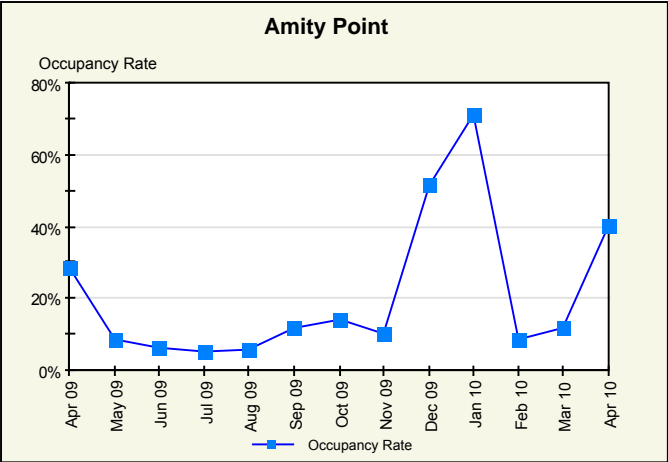
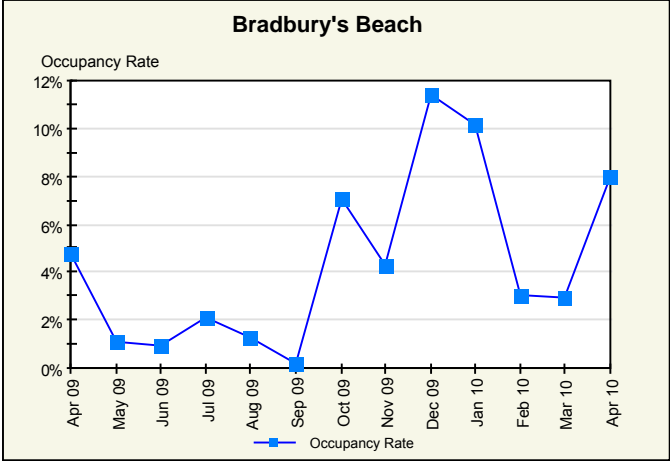
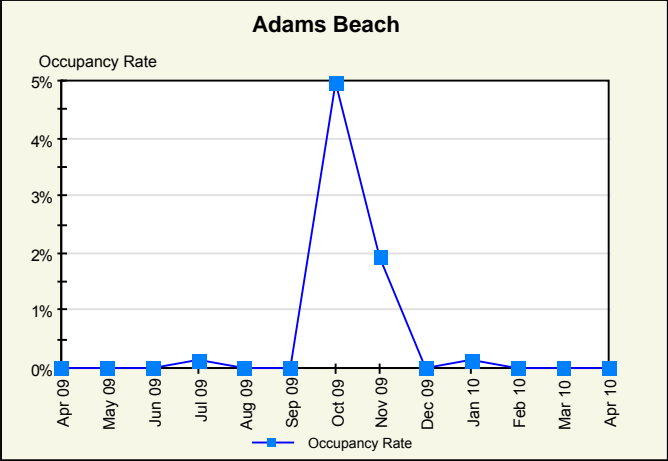
The Junior Lifeguard Activity Program run over Easter was successful. Plans are underway to continue these programs in the Summer months.

Significant Events in Forth Coming Months

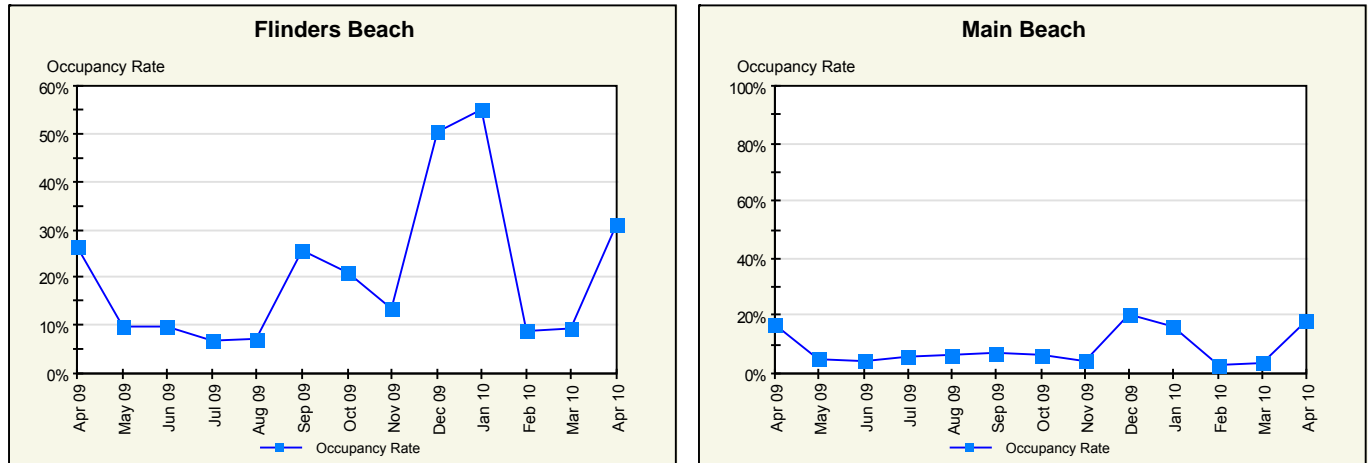
There are no significant events to report for the upcoming months.

Leisure and Recreation

Straddie Holiday Parks



Straddie Holiday Parks (cont'd)



Summary of Activities

The highlighted asbestos has been removed and the privacy sheets have been reinstated at Adams Beach. Bitumen patching has been completed at Adams Beach, Bradburys Beach and Amity Point.

Revenue for the period was down 8.6% (\$15,885). While the occupancy figures for the Easter period were high across all parks, the remainder of the month was effected by the wet conditions. The behaviour over Easter was terrific, with only 2 evictions occuring.

Significant Events in Forth Coming Months

Meeting with IBA and the Management Team regarding the handover of the Holiday Parks.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michelle Maguire
Administration Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Recreation			
Fun in the Parks		The next program will be run in the June / July School holiday period	✓
Holiday Programs		The next program will be run in the September School holiday period	✓
Club Liaison & Admin Programs	Invoices for the 09/10 Lease fees were sent to the 16 clubs. Victoria Point Sharks (\$15,080) and Capalaba Soccer (\$2,288) have advised that their clubs did not make a profit for the 08/09 period and therefore were exempt from these payments.	Council officers will continue to work with the remaining 12 Clubs who have yet to sign the Permit to Occupy agreements	✓
Sports Development Programs		As no decision had been made on how this program would be delivered for 09/10. The majority of these funds were transferred to the Physical Activity Strategy project.	✓

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michelle Maguire
Administration Officer

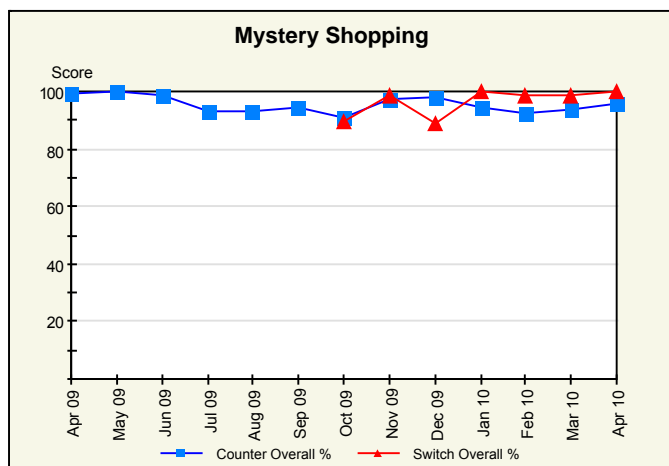
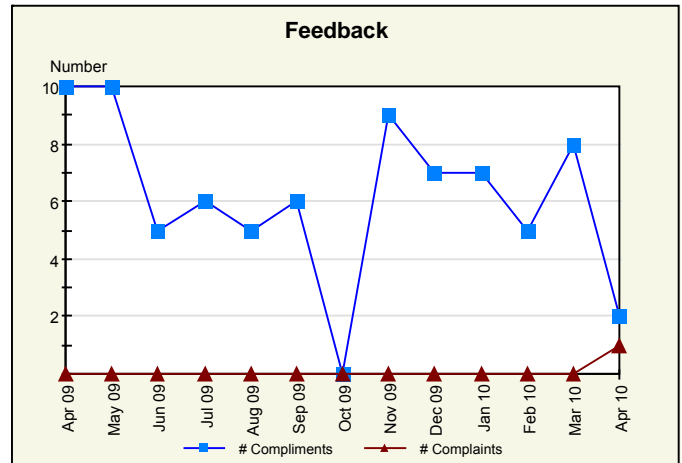
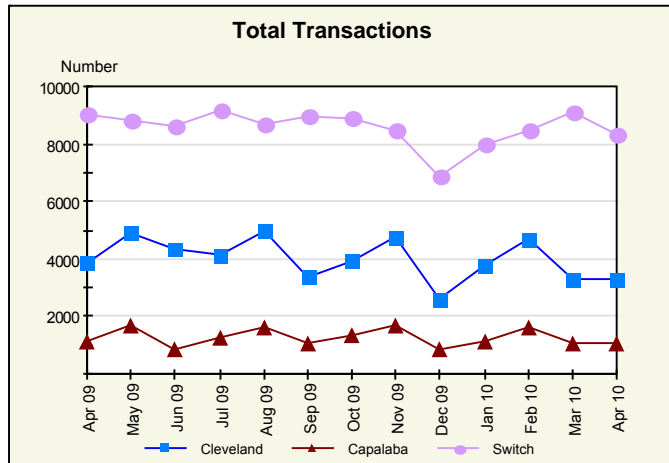
Legend	
Project Complete	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Recreation, Showgrounds & Aquatic Centre					
Showground Power Boards	This project has been put on hold until an electrical audit of the Showgrounds has been completed as part of the Showgrounds Master Plan review. The remaining \$40K of this project will be transferred to the Repainting of the Memorial Hall project to allow it to proceed in 09/10	\$0		4th Qtr	Complete
Caravan Asset Maintenance Plan	This will be now be undertaken in the 10/11 period				Complete
Maintenance of Facilities at Cleveland Showgrounds	Ongoing project	\$28,356			✓
Replace Concourse for 50m Pool at Cleveland Aquatic Centre	The concourse has been completed	\$56,600			Complete
					✓
Community Halls					
Repaint Cleveland Memorial Hall	Work will commence in May and should last for 21 days	\$90,000	4th QTR	4 thQTR	✓
Repaint Thornlands Dance Palais	Completed Feb 2010	\$50,000			Complete
Removal of Asbestos from Community Halls	The asbestos was removed from Thornlands Dance Palais in Jan Feb 10. This now only leaves the Point Lookout Hall which will be included in the hall redevelopment which is expected to start June 10	\$120,000			✓
Renew/Replace Equipment in Community Halls	Ongoing replacement of tables , chairs and white goods throughout the 15 halls	\$17,650			✓
Cemeteries					
Cleveland Cemetery Internal Road System	A Cemetery Maintenance plan has been developed and the project will be designed by PDG with a commencement date in early 10/11. The budget for this has been shifted to 10/11	\$0			✓
Expansion of Redland Bay Cemetery	A Cemetery Maintenance plan is currently being developed and it is expected to be completed by June 2010 and only minor works commencing this financial year	\$37,950			✓

Customer & Community Services

Customer Service

Attachment 4



Summary of Activities

Delivery of customer service training to new trainees for Council.

Significant Events in Forth Coming Months

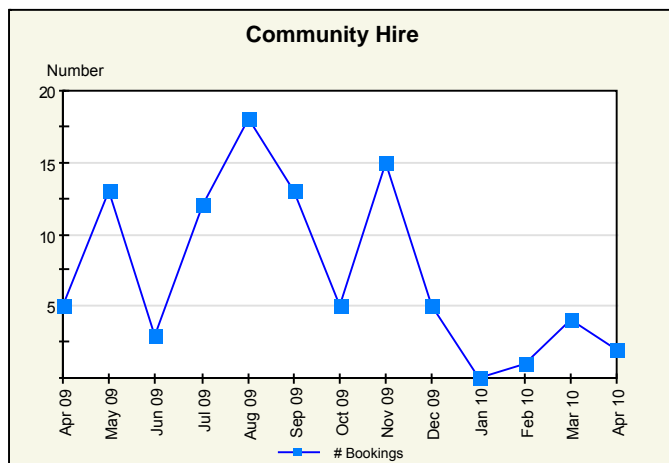
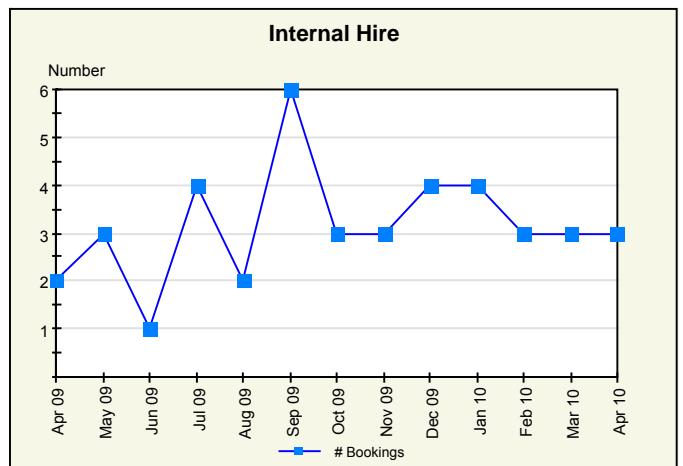
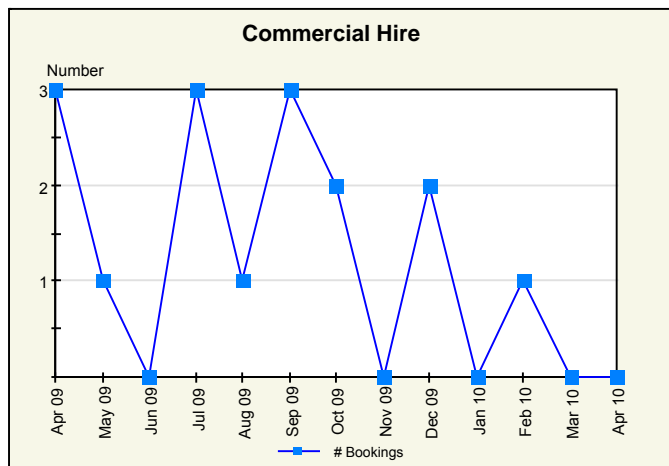
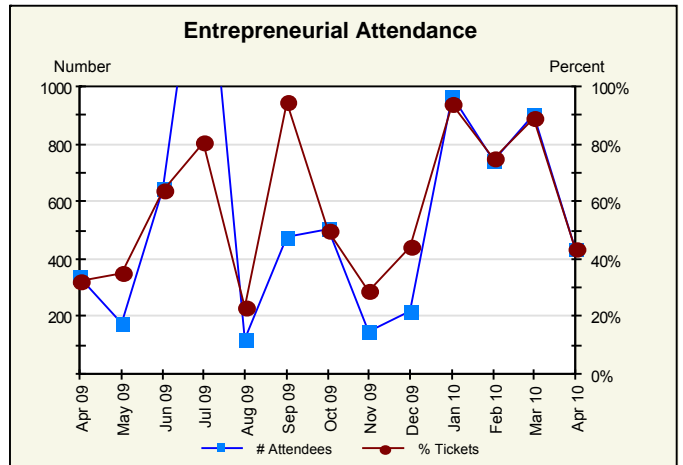
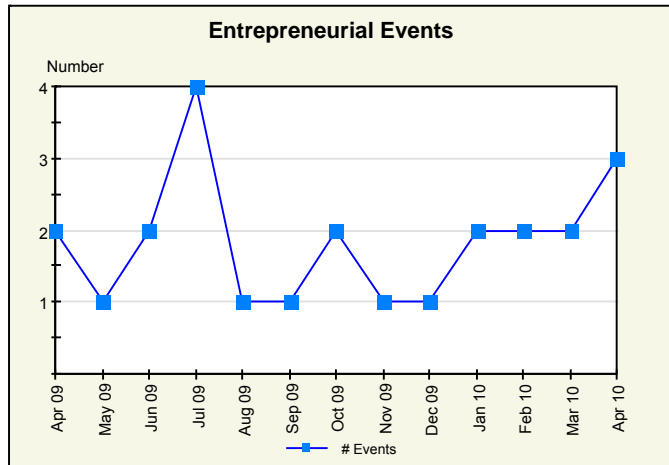
Overdue rates land sale auction - this impacts on the Customer Service Centre at Capalaba as this is the location where the auction is held and payment is made via Customer Service.

Notification of amendments to Local Law 21 - changes to this local law will require the CS Unit to update prodedures and processes.

Customer & Community Services

RPAC

Attachment 5



Summary of Activities

RPAC presented the second concert of the 2010 Musical Melodies seniors program on Wednesday 28 April - the performance titled "Melodies of Love", starring international recording star, John McNally, was another successful concert in the seniors program, and was much enjoyed with 283 attending. Our second production from our main 2010 performance program - Fandango with Friends featuring Karin Schaupp with the Flinders Quartet was presented in the RPAC concert hall on Friday, 23 April. Karin also presented the Stage Fright Workshop as part of the RPAC education program on Saturday, 24 April.

The workshop program was primarily offered to local performance groups and it focused on assisting performers deal with performance nerves and anxiety or "stage fright", by teaching participants a variety of "self help" techniques, to assist them to overcome performance fears. While this program was primarily designed for performers it could also be helpful to anyone who is required to undertake presentations and public speaking, and with this in mind the program was also offered to council departments that have staff who would like to strengthen their presentation techniques and skills. Fourteen people attended the workshop which included seven Council employees. The program was well received and all who attended said they gained valuable tools to help them overcome some of the issues that prevent them from performing or presenting at their best.

Hire usage included three internal hirers - the Redland Development Forum, a Citizenship Ceremony and an Immunisation Clinic. External hire use included Carmel College who showcased their musical - "Grease" on Thursday 29 and Friday 30 April, with the remainder of their hire continuing into May with two performances. During April, an array of student drawings and lino prints created as a result of a cooperative program between Coolwynpin State School and Capalaba State College, were displayed in the Community Art Display Space

Significant Events in Forth Coming Months

In May RPAC will present the third production from our main 2010 performance program, titled "Mario Lanza - The Loveliest Night of the Year". The presentation will feature the music of Mario Lanza and Kathryn Grayson and stars two of Australia's finest singers, Robert Barbaro and Annalisa Kerrigan. RPAC will also present The In the Bin Short Film and Education program, with the education program offering local high schools students the opportunity to receive "hands on" experience in creating their own short films in a three day intensive workshop program. The program will conclude with a special screening of the In the Bin Short Film Festival in the concert hall on Friday, 21 May, whereat the three short films produced by our workshop participants will be screened along with some of the best short films from Australia and overseas.

Carmel College will be the first hire event for May when they continue with the remainder of their presentation of the musical Grease, with the final two performances on Saturday, 1 May. Sheldon College will feature their musical - "High School Musical" over four days in early May. The Eisteddfod Music Solos will be held over three days in the Auditorium. Two commercial hirers will also feature at RPAC in May - The Platters on Tuesday, 11 May and Elvis Meets Buddy on Sunday, 30 May - both in the Concert Hall. Sales for the two commercial events are going well at the time of reporting.

June features the fourth production from our main 2010 program, titled "I Don't Wanna Play House" showcasing on Thursday, 10 June. Tammy Anderson's one-woman tour de force has played to packed audiences around the globe. The show was invited to The Women's International Playwrights Conference in Manila and has played to audiences in schools, prisons, safety houses, universities and hospitals. RPAC is excited to present "I Don't Wanna Play House", in conjunction with renowned West Australian indigenous production company, Yirra Yaakin.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP

REDLAND PERFORMING ARTS CENTRE

Responsible Officer Name: Lisa Trevellick
Service Manager RPAC
Author Name: Melanie Jonker
RPAC Business Administrator

Legend	
Project Complete	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
RPAC					
RCCC Kitchen Enhancement	Painting and stainless steel polishing budget transferred from operational job to cover variance shortfall. Painting completed in April.	\$23,915	Q3	Q3	✓

13.1.3 MONTHLY REPORT FOR OPERATIONS AND MAINTENANCE GROUP

Datworks Filename: GOV Reports to Committee – Operations & Maintenance (OPM)

Attachment: [Operations & Maintenance Monthly Report - April 2010](#)

Responsible Officer Name: Lex Smith
Manager Operations and Maintenance

Author Name: Tracy Carrick
Business Support Officer

EXECUTIVE SUMMARY

The core activities of the Operations and Maintenance Group are contained within this report and cover the period 1 April to 30 April 2010.

- The Roads and Drainage Maintenance Unit;
- Parks and Conservation Unit;
- Environmental Education Unit; and
- Waste Unit

have all contributed to this report.

The Waste Management Unit is a type 2 business unit and this report will provide Council with a monthly update and on a quarterly basis the unit will report its performance against the key performance Indicators in the business performance plan.

PURPOSE

To provide information to Council on the activities undertaken by the Operations and Maintenance Group and on a quarterly basis report on the performance of the Waste Business Unit against key performance indicators.

BACKGROUND

The Operations and Maintenance Group undertakes the day to day operational activities of environmental education and environmental extension programs, the maintenance and operation of Council's waste collection and disposal facilities, the maintenance of roads, drains, marine and quarry facilities and the maintenance of Council's parks reserves and assets. This range of activities is undertaken by Council's day labour and contractor workforce.

The group generally operates between the hours of 7am to 4.45 pm weekdays with an on call service for after hours, however the environmental education operates 6 days per week and many evenings, with the waste facilities operating 7days per week.

ISSUES**ROADS AND DRAINAGE UNIT – Unscheduled Activities and Significant Events****Graffiti**

65 instances rectified. A system to capture costs of this activity is being developed. Costs will be included in future monthly report once figures are available.

Vandalism

21 instances rectified.

Illegally Dumped Refuse

Roads Unit – 10 incidences – total 10.5m³ – cost to dispose \$2,250.00.

Activities Status

Nil comments – All Activities on target.

PARKS AND CONSERVATION UNIT– Unscheduled Activities and Significant Events**Graffiti**

106 Instances of graffiti rectified.

Vandalism

1 instance of vandalism being rectified. Playground at Parkland Court Victoria Point was burnt. Cost to repair \$6200.00. Insurance claim being processed. Repair should be completed by July 2010.

Illegally Dumped Refuse

6 incidences – total 16m³ – cost to dispose \$1893.00. This included 7m³ builders waste.

Activities Status

Nil – All activities on target.

ENVIRONMENTAL EDUCATION UNIT– Unscheduled Activities and Significant Events**IndigiScapes**

- Changes in atrium of IndigiScapes – new audio visual area, new brochure holders, new shop fittings, new display wall backings.
- Koala education workshop held with local teachers to look at resources needed for koalas education in Redlands schools.
- – first results from trial with new organic herbicide

Wildlife Issues

- Little Red Flying-foxes appear to have moved from North Stradbroke Island in late April. Smaller numbers of the resident Grey-headed Flying-foxes remain.
- A Southern Cross University student is carrying out a project looking at movement of Greater Gliders in the Redlands, focusing on Greater Glider reserve.

Activities Status

- “Native Plant wall” due for installation June 1
- New entrance signage due for installation late May
- Signage for new “weed display garden” due for installation late May

WASTE UNIT

Number of Complaints – 1.

The Waste Operation Unit is continuing to work with the Contractor to minimise the odours.

Site Reports**Birkdale Landfill and Transfer Station**

- The Department of Environment and Resource Management has issued Council with a Warning Letter due to un-vegetated batters and odour complaints following a Compliance Audit carried out 31 March 2010. As these are part of the Operations Contract, Council officers will be working with the Contractor to improve these items.
- As the landfill continues to be filled it becomes more and more exposed to the elements and odours and dust are more easily carried to nearby residents. Council and its Contractor will have to continually increase its management of these nuisances.
- All other operations have been continuing as normal.
- Based upon an aerial survey conducted on the 15 March 2010 the closure date for Birkdale Landfill, based upon current design and void space usage, is between Mid December 2011 and Mid January 2012.

Redland Bay Waste Transfer Station

- All operations have been continuing as normal

Giles Rd Hardfill site

- All operations have been continuing as normal

North Stradbroke and Bay Island Waste Transfer Stations

All operations have been continuing as normal

SMBIs and Coochiemudlo Island Waste Transfer Stations

All operations have been continuing as normal

Waste Education Activities

April 2010

Highlights of the month

- 10 Waste Education Visits were conducted in April reaching over 275 students, teachers and members of the community with key messages about waste minimisation and sustainability. Some of the positive feedback from teacher evaluations included:
 - “Supported the learning previously covered, also gave us new knowledge.”
 - “Presented well, clear, fun and interactive. Language was appropriate.”
 - “Children enjoyed it a lot, were very interested.”
 - “Interactive and informative.”
- A community visit to the National Seniors group at Birkdale brought about immediate change. One of the members pledged to collect all the disposable cups at the end of their meetings so that they could be taken home and recycled, rather than go in to the general waste bin.
- Three worm farms were set up at schools for the class to make use of and maintain.
- A display on waste education featured at the teacher afternoon tea at IndigiScapes highlighting the new Waste Education Program that Council has to offer

Locations of visits

- National Seniors Birkdale – Community;
- Ormiston College (2) – Early Learning Centre;
- Redland Bay State School (2) – Year 4;
- Birkdale South State School (2) – Vacation Care;
- Victoria Point State School – Year 6;
- IndigiScapes (2) –School Teachers.

Activities Status

Landfill Gas Engine and Electricity Generator

- The facility was commissioned on the 22 April 2010 and has been generating electricity since that time. Some minor site works to be completed prior to undertaking an official opening. This is currently being organised and further details will be available soon.

RELATIONSHIP TO CORPORATE PLAN

The activities undertaken within this report primarily support Council's strategic priorities to:

- *Ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.*
- *Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.*
- *Build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.*

FINANCIAL IMPLICATIONS

The Operation and Maintenance Group is within budget.

CONSULTATION

This report was prepared in consultation with Unit Service Managers and numerous staff within the Operations and Maintenance group.

OFFICER'S RECOMMENDATION

That Council resolve to note the report.

COMMITTEE RECOMMENDATION

Moved by: Cr Reimers

Seconded by: Cr Bowler

That Council resolve to note the report.

COUNCIL RESOLUTION

Moved by: Cr Boglary

Seconded by: Cr Elliott

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT FOR REPORT FOR OPERATIONS AND MAINTENANCE GROUP FOR THE PERIOD 1st APRIL TO 31st APRIL 2010

Responsible Officer: Lex Smith
Manager Operations and Maintenance
Author: Tracy Carrick
Business Support Officer

In Progress	✓
Watch List - Possible concern	!
Major Issue	✗

Roads and Drainage Unit

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this financial year	Status
Marine				
Projects	Maintenance to Russell Island jetty shelter has been completed, within budget and time frames. Refurbishment of Lamb Island timber Jetty well underway. Program for Amity Point rock maintenance has all been finalised, Quandamooka Lands Council has approved all works.	Amity Point rock groyne maintenance programme will commence. Expected completion date 18 June, weather permitting. Lamb Island timber jetty expected completion date 7th June. Installation of fishing line recovery bins will be trialled at Wellington Point Jetty and Lamb Island Jetty. Dependant on trial results other Jetties will be added to the trial in June. Clean up to Perspex areas at Weinam Creek Ferry Terminal will be carried out along with installation of notice boards.	Routine marine maintenance has been preceding as per schedules with all projects to be completed end financial year.	✓
Unsealed Roads - Mainland				
Roads programmed	Maintenance to Waterloo Street Cleveland, Days & Zipfs Roads Redland Bay & Grimslow Road Mt Cotton has been completed.	Weinam Creek gravel car park, German Church Rd, Heinaman Rd, eastern end Zipfs Road will be maintained.	Resources for unsealed Rd maintenance are gradually being transferred to SMBI as workload reduces on mainland and increase on the islands.	✓
Unsealed Roads – Bay Islands				
Roads programmed	Unsealed road crew on Macleay Island completed four weeks of road maintenance, totalling 1,985 meters. Work involved table drain maintenance and pot hole repairs to existing gravel roads.	Unsealed road crew expected on Russell Island to undertake four weeks of road maintenance, then returning to mainland.	Roads on SMBI are showing general improvement in condition which is reflective of the additional material and plant resources being applied.	✓
Sealed Roads				
Overlays - >25mm truck asphalt layer - usually over a large area - carried out to correct surface roughness	No Overlays were carried out as the crew spent the majority of the month on the Bay islands doing bitument and chip seal work	No overlays expected this month. Focus will be on Road Failure repairs.	A total of 15,185m2 overlays at total of 185 locations, largely in the mainland suburbs north of Redland Bay Road.	✓
Potholes	125 Pot holes repaired on a reactive / request bases.	Pot holes to be repaired on a reactive / request bases.	1,903 potholes repaired to date. Continue to monitor areas within the City were an increase in resources is reoccurring, possibly for future road rehabilitation.	✓
Road Failure Repairs - Usually involves removing a section of road to a depth of 100mm and replacing with hot asphalt	Road failure areas completed to: School Road Capalaba, Double Jump Road Redland Bay, Vienna Road Alexandra Hills & Kinross Road, Thornlands. Total of 276 m2 of failures repaired involving 70 tonne of asphalt material.	Significant road failures to be repaired in Double Jump Rd, Hillview & Seaview Rd's Redland Bay.	Year to date performance totals 7,135m2 Involving 1,824 tonne of asphalt at 163 locations. Purchase of a skidsteer profiler has arrived, bringing an improvement in house capacity to carry out failure repairs.	✓

Attachment

Roads and Drainage Unit con't

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this financial year	Status
Footpaths				
Kilometres Inspected	60 km of footpath was inspected in Wellington Point and Birkdale north, program is being identified to complete 145 faults above intervention levels. Wet weather this month has caused significant delays in the inspection programme.	Inspections will be carried out at Birkdale and Thorneside.	Inspection program is being revised at the present time with the intention of inspecting the entire city over the course of 3 months. Currently inspection frequency is set at 1 year.	✓
Number of hazards repaired and estimated costs	24 repairs programmed on a priority basis from prior monthly inspections were repaired at Capalaba.	47 repairs are programmed for May / June in Cleveland and Capalaba, estimated costs of 27k.	Current budget is proving insufficient to repair all identified trip hazards above intervention level (.20mm height difference). Sustainable increase in budget has been included in the ten year operational for plan to try and eliminate the backlog and enable the network to be maintained at or below the current intervention level.	✓
Street Sweeping				
Area activities	Northern truck: Mainland suburbs swept this month: northern areas of Alexandra Hills, Wellington Point South, Ormiston, Raby Bay, northern areas of Cleveland. Southern truck: Southern areas of Capalaba, southern areas of Alexandra Hills, Cleveland & Thornlands. Two emergency call outs to car incidents.	Northern truck: Cyclic sweeping program to sweep Capalaba, Thorneside, west Birkdale & Wellington Point. Southern truck: Dollery & Smith Streets Capalaba, Moreton Bay Rd, Old Cleveland Rd, Victoria Point & Redland Bay.	On going planning and future implementation of GPS to sweeping trucks is being discussed with contractor, to improve efficiency and auditing of sweeping. Discussions between Council and GPS provider to define Councils requirements, implementation expected November 2010.	✓
Street signage				
Maintenance	During April, 288 signs were inspected and 70 signs replaced. The majority of sign maintenance is the result of either vandalism or graffiti. An increase in signs being run over has occurred this month.	Continue to provide sign maintenance, and complete action requests within time frames, second sign crew to continue area patrols.	Council has recently recorded all road signs in a database. Once software is developed to take advantage of this information, a more targeted and proactive approach to sign maintenance will be formulated.	✓
Stormwater catchpits	734 catchpits were inspected mainly in Thornlands, Capalaba and Alexandra Hills, during April. Of these 734 pits, 225 required cleaning. Decrease in cleaning this month due to more targeted and proactive approach.	Capalaba south, Alexandra Hills north and Ormiston will be inspected and hot spots cleaned up.	There are upwards of 19,000 catchpits in the City. A project has been lodged with Councils IT dept to develop computer base inspection and maintenance software that will enable Operations and Maintenance tailor inspection frequencies to local conditions and better manage inspection cycles. To date there is no timeframe for this implementation. Council Officers investigating how other Councils are undertaking cleaning of their catchpits. International Sweeping Services to provide Operations and Maintenance report on how other Councils in Victoria are undertaking cyclic maintenance programmes.	✓
Relocatable building movements	1 Removal Dwelling application received during the month of April - House moving from Queent St Cleveland to out of Redland City Area.	Applications processed as received	22 applications have been processed July 2009 to April 2010.	✓

Roads and Drainage Unit con't

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this financial year	Status
<i>Traffic Control Permits - approval of plan for the control of traffic when work being carried out on roads will impact on the flow of traffic</i>	32 traffic control permits were processed during March	Permit applications processed as received	223 permits have been processed July 2009 to April 2010.	✓
<i>Lighting Requests</i>	14 requests for additional lighting were received. New Installation - 6, Park Lighting - 0, Bollard Lighting - 6, Glare - 1, Marine Lighting - 1, streetscape lighting - 0.	Applications processed as received	89 requests for additional lighting received July 2009 to April 2010. These include Streetlights, bollard lighting, park lighting and jetty lighting. Glare shield installations tend to be self regulating as the 50% cost sharing guideline for shields on existing lights causes many applications to be withdrawn.	✓

Environmental Education Unit

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this Financial Year	Status
Visitor numbers	4161	NA	45065	✓
Projects and Events	Rotary Bookfest	Mother's Day at the café		✓
Training & workshops	Koala education workshop with local teachers - asking local teachers what they want to support koala education in schools (14 participants). Carried out weed and bush regeneration training for Quandamooka students on Stradbroke.	Cultivating Native Bonsai (8 May), Nature Photography (22 May)	Main community workshops held: Nature Photography, Redland Reptiles, Eucalypt ID, Raptors, Horse Management for properties, Spring Wildflower walks (3), Local Lizards, Sustainable Energy Solutions in the home (2)	✓
Community talks and tours	Step Forward group (bushfoods tour for 15), St Vincent de Paul group (guided tour for 15), Three tours (13 people) through our packaged tour with City to Straddie tours.	Talks and Tours are ususally booked at short notice and definite numbers will be reported on after they have occurred		✓
Hall Occupation	63%	NA	49.80%	

Bushcare

Plants in ground (Total of plants place in ground across Bushcare and Community Plantings)	995	Plantings are dependant on weather conditions. Accurate data will be reported on after they have occurred	14772 between Bushcare and Community Plantings	✓
Community Plantings (Breakdown of where the plants went for the Community plantings. These figures are included in the Plants in ground total)	No community plantings held in April	Dunwich Koala planting (8 May), Tipuana Dve Koala Planting (16 May), Crystal Waters (22 May)	National Tree Day, Riverton Dve, Well Pt (4000 plants, 200 vols), Dogs Day Out, South St Animal Shelter (400 plants, 7 vols), Glossy Black-cockatoo Planting, Jackson Rd, Russell Is (1000 plants, 15 vols), Anson Rd (300 plants, 25 vols), Runnymede Rd (250 plants, 20 vols), Redlands by Starlight, Donald Rd, Redland Bay (2500 plants, 29 vols), AKF student exchange (50 plants, 25 vols), Coochiemudlo Island (600 plants, 26 vols)	✓
New/Closed groups	New group application received from Russell Island - currently being assessed	NA	New - Mary Street (Division 10), Montgomery Dve (Division 8). Closed - Andamooka (Division 7), Beckwith Street (Division 1)	✓

Habitat Protection

Land for Wildlife	1 new property (19.3ha). 7 return visits to properties.		6 new properties (62.9ha)	✓
Rural Support	No visits this month		5 new properties (16.4ha)	✓
Koala Conservation Agreement Programs	5 visits. All return visits.		29 new properties	✓

Habitat Protection can't

Your Backyard Garden	10 new visits.		43 properties.	✓
Voluntary Conservation Agreements	No new VCA's this month			✓
Projects	Septic Inspections trials, Benfer chicken farm project			✓

Environmental Education Unit con't

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this Financial Year	Status
Wildlife				
Number of Calls to the wildlife care network (hours of operation 8am to 5pm - manned by volunteers. Advice given or co-ordination of site visits - Funded by Council)	Calls to Redlands Wildlife Care Network 262, Animals total 214, Provided advice to caller 136, referred to another organisation 62, call from vets and wildlife orgs 33, calls from outside Redlands 10, picked up for care 39, picked up for vet 3, picked up for release 0, caller took to vet 35, DOA/euthanased 12	NA	2919 total calls	✓
Number of calls to the ambulance (hours of operation 5pm to 8am - On call Volunteers for wildlife issues - Funded by Council)	Calls to Redlands Afterhours Wildlife Ambulance 175 (34 koala, 26 wallaby, 33 possum, 40 birds), attended 71 (17 koala), rescued 69 (8 koala), not captured/found 17, DOA/euthanased 33	NA	2112 total calls	✓
Projects	Southern Cross University student monitoring movement of Greater Gliders. PanDa re-released into Ormiston area (8 April).	Million Paws Walk, Community Day at Crystal Waters (22 May), Koala LED signage battery trial at the South Street depot		✓
Schools				
Visits to schools	9 school visits, 712 participants	NA	46 visits, (2557 students)	✓
Visits from schools	2 visits, 84 participants	NA	14 visits (447 students)	✓
Holiday Program Activities	None in April	NA	312 participants	✓

Parks and Conservation Unit

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this financial year	Status
Turf Management				
Mowing	Park, roadside and conservation mowing has been undertaken as per schedules.	Despite the cooler weather, grass continues to grow at a rapid rate due to moist conditions.	All mowing has remained on schedule this financial year with the exception of February 2010.	✓
Sports field Renovations	Sportsfield weed, pest control and fertilising programs continued to be implemented. Works also commenced on the levelling of Duncan Rd Baseball fields, despite being hampered by wet weather. New irrigation system has now been installed at Henry Ziegenfusz Oval (Fitzroy St Oval).	Sportsfield winter fertiliser run is expected to be completed. Sportsfield weed control program will be continuing. Levelling of Duncan Road Baseball fields is expected to be completed. Surface levelling works at Henry Ziegenfusz No. 1 to commence.	Approximately 65 sports fields have been renovated this financial year. Field rebuilds have also been completed on Redlands soccer No. 4/ Touch No. 5&6/ Mooroondu soccer No. 1/ Judy Holt Major repair works were also completed on the playing surfaces of Duncan Road Baseball No. 2, Capalaba Soccer No. 2, Cricket/Capalaba Rugby League No. 1.	✓
Park Renovations	Turf renovations commenced on major foreshore and high profile parks throughout all divisions. Approximately 40 hectares of parks will be renovated in total. This program will continue through April into late May.	Bindii and clover spraying is expected to commence in May. Paxton Street Park (near The Old Courthouse, Cleveland) will be reprofiled and turfed after the removal of a large fig tree.	Trial work being undertaken at Raby Esplanade using water retention crystals to promote turf health with some very positive results. Trial work of organics applied to Commodore Drive with positive results on plant health.	✓
Tree Management				
Street/Parkland Trees	Received and responded to 295 action requests. 42 trees were planted in parks & road reserves for the month of April.	Large tree planting on Stradbroke to take place in May with approx 260 trees to be planted.	Have received and attended to 2837 tree related requests and have planted 950 trees in parks and on road reserves year to date.	✓
Koala Tree Plantings	Plantings occurred in Greater Glider (Div 7), Barcrest Dr & Sandy Dr (Div 6), Starkey St & Pitt Rd (Div 1).	Habitat planting to occur in Barcrest Dr & Sandy Dr Victoria Pt. Koala Street tree plantings to occur in Haggup St, Smith St, Island St, Channel St South, Fitzroy St, Passage St, Clay Gully Rd, Barcrest Dr, Carnousite Crt, Aspect Dr, Byng Rd Parkland, Pitt Rd, Walnut St, Park behind Pistachio St, McMillan Rd, Delancy St, Horatio st, Freeth St (East & West)	Total number of koala trees planted at end of April is 2913	✓
Conservation/Waterways Management				
Bushland Regeneration	188 conservation sites are being rehabilitated/ maintained across all Divisions. 5148 plants planted in April. 26 aquatic weed sites were maintained throughout the City by contractors and conservation crews.	Ongoing rehabilitation/maintenance of all sites.	45402 plants have been planted so far this year by the conservation section.	✓
Waterway Rubbish Collection	10.5 cubic metres of rubbish was collected from 79 sites within April.	Rubbish collection will continue from the 79 sites, being dependant on rain events.	67.5 cubic metres of rubbish has so far been removed from waterways this financial year. A further 2 collections are set to occur over the next 2 months.	✓

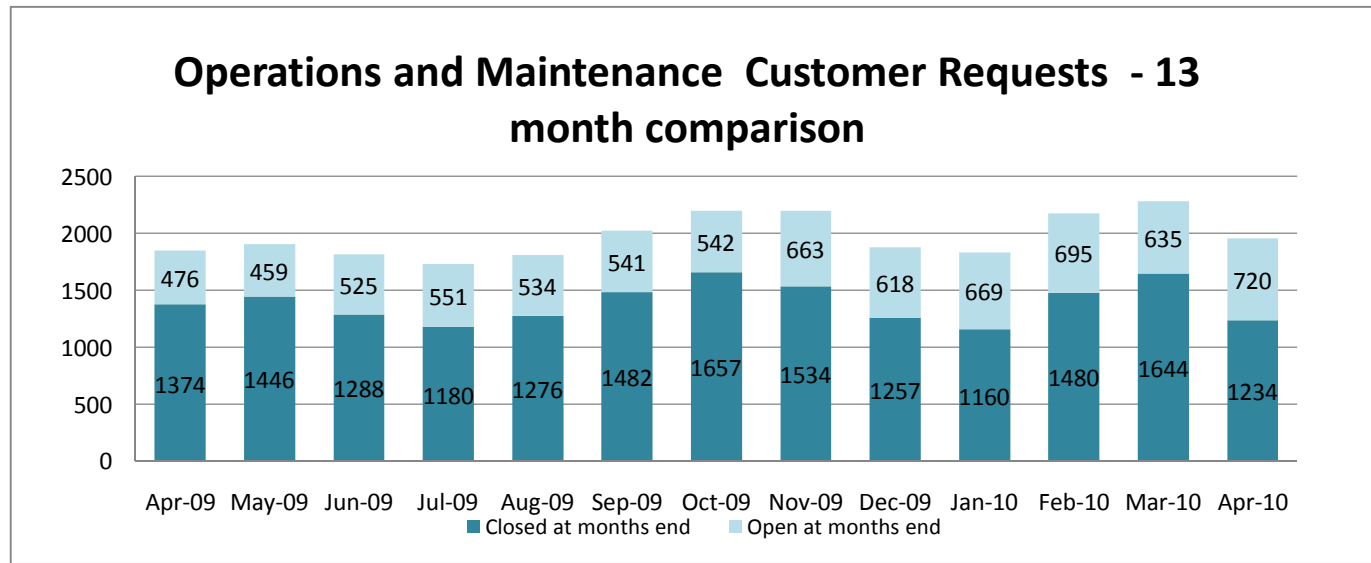
Parks and Conservation Unit con't

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this financial year	Status
Fire Management/Fuel Reduction Burns	Wet weather precluded any significant planned burns during April. 1 Small burn was attempted on North Stradbroke Island and Leslie Harrison Conservation Area. Routine Maintenance activities were also undertaken.	Weather permitting, burns are planned to be undertaken adjacent to Leslie Harrison Dam behind 111,105, 221, 223, 269 Mt Cotton Road, an area fronting Ney Rd and behind 50-62 Coolnwynpin Way and behind 1-21 Frost St. Planned burn program has been developed for 2010. Preparation will also occur at sites on North Stradbroke Island and Mainland prior to burns being undertaken in June.	Development of Bushfire Management Operational Guidelines. 13 reserve based Bushfire Action Plans were also developed. 6 training burns undertaken with Queensland Fire and Rescue and 3 interagency burns undertaken with several authorities on North Stradbroke Island. So far this financial year fuel reduction burns have been undertaken at Harrogate Bushland Refuge(Div 10), Leslie Harrison m (Div 9), Windermere Road State Land (Div 7), Dawson Road Urban Habitat (Div 7), Days Road (Div 6), Russell Island, Fern Terrace Bushland (Div 5), Whistling Kite (Div 5), State Government land north of Davidson Road (Div 5), Coochiemudlo Island (Div 4), East Coast Road (Div 2), northern side of Tramican Street (Div 2). A total area of 57.2 ha has been burnt in the City so far this financial year.	✓
Trail Upgrades	Major track upgrades are being undertaken at Teviot Rd (part of Native Dog Ck Conservation Area). Upgrades continuing for Easter Escarpment Conservation Reserve at Mt Cotton	Track upgrades at Teviot Rd & Eastern escarpment will continue during June. Routine maintenance will also occur throughout the City.	Trail upgrades to degraded tracks planned for the Tripod track on North Stradbroke Island, Native Dog Conservation Area, and Eastern Escarpment. Have undertaken 12 kms of significant trail upgrades so far this financial year. Don and Christine Burnett Reserve (4km), Days Road Conservation area(2km) Native Dog Conservation Area (4km) Judy Holt Bushland (2km).	✓
Asset Maintenance	Wellington Pt Reserve playground attended to 3 times a week. 11 high profile playgrounds attended to once a week 42 medium profile playgrounds attended to fortnightly 187 low profile playgrounds attended to monthly 16 off leash dog areas attended to weekly. 10 BMX tracks attended to monthly. 9 skate parks visited 3 times a week. Light Pole maintenance completed	Ongoing asset inspections and maintenance	Ongoing asset inspections and maintenance	✓
Significant Asset Installation/Repairs	New Flagpole installed on Coochiemudlo Island – Div 4	Russell Island Skate ramp repair was delayed due to bad weather Minor facelift of play equipment and facilities at Community benefit fund (CBF)BF Play equipment – installation is still progressing with completion due by June 30		✓

Waste Unit

Programmed Activities	Activities over April	Scheduled activities over May	Achievements over this Financial Year	Status
<i>Waste Education</i>	10	9	81	✓
<i>Landfill site Gate Numbers</i>				
<i>Birkdale</i>	10176		102208	✓
Recycling	1678		21325	✓
Green waste	6025		54551	✓
Mixed	2473		26332	✓
<i>Redland Bay</i>	6037		63028	✓
Recycling	1542		13665	✓
Green waste	3178		32944	✓
Mixed	1317		16419	✓
<i>Home Assist Secure Bulky item Collection trial</i>	16			✓
<i>Landfill Gas Generation plant</i>	Commissioned on the 22 April and has been generating electricity since	Organising an official opening of the facility in the near future.		✓

Operations and Maintenance Requests 13 Month Comparisons



Statistics reflect Customer requests recorded in the Proclaim Customer request management system and primarily relate to Park Maintenance, Tree Management, Road Maintenance, Drainage and Waste

13.1.4 MONTHLY REPORT FOR PROJECT DELIVERY GROUP

Dataworks Filename: GOV Reports to Committee - Project Delivery Group

Attachments: [Attachment 1 for PDG Report - April 2010](#)
[Attachment 2a for PDG Report - April 2010](#)
[Attachment 2b for PDG Report - April 2010](#)

Responsible Officer Name: Bradley Salton
Acting Group Manager - Project Delivery Group

Author Name: Delia Dowthwaite
Project Administrator - Project Delivery Group

EXECUTIVE SUMMARY

The Project Delivery Group Monthly Report is presented to Council for noting.

The report provides a project status as at 4 June and an overall financial summary as at 30 April for projects undertaken by the Project Delivery Group.

PURPOSE

To provide Council with a summary report of projects currently being managed by the Project Delivery Group.

BACKGROUND

The Project Delivery Group (PDG) is responsible for the delivery of capital and major operational projects. This involves developing detailed designs and costing for each project, coordinating the quotation or tendering process and the project delivery and/or construction of the works program.

ISSUES**Project Status**

A detailed analysis has been undertaken to outline the number of projects being managed by the Project Delivery Group, their current status and projected completion dates (Refer Attachment 1).

Major Issues

The following projects have been identified as having major issues and there are some aspects of these projects that need to be addressed and/or noted:

No projects fall into this category this month.

Watch List – Possible Concern

The following projects have been placed on the “Watch List” and PDG are monitoring the progress of these projects.

- 40144 – Manning Esplanade, Thornlands (Dog off Leash Area) – Delay with supplier of internal infrastructure of area may cause delay.
- 65014 – Sustainable Resource & Waste Facility, Redland Bay - Project in evaluation stage and will not be constructed this financial year.
- 65049 – Days Rd Upgrade Link to Resources & Waste Facility – This project is linked to the SRWF and will not be constructed this year.
- 45467 – Quarry/Rickertt Road, Thorneside/Birkdale – Current wet weather will extend date for Practical Completion to early July from current 29 June. Payment will be required at date of practical completion which is expected in July.
- 30004 – Coochiemudlo Island jetty Repairs – work method to be determined following asbestos testing and development of an Asbestos Management Plan. Report being prepared by SIMTARS (Safety in Mines Testing and Research Station), Department of Mines and Energy, expected mid June.

Financial Summary

The Group's financial performance as at 30 April 2010 is summarised with supporting graphs (Refer Attachment 2a &2b)

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to:

Build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life; and

Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report.

PLANNING SCHEME IMPLICATIONS

There are no implications for the Planning Scheme arising from this report.

CONSULTATION

The Survey Services Manager; Design Services Manager; Project Management Services Manager and Construction Projects Services Manager have been consulted in the preparation of this report and are supportive of the recommendation.

OFFICER'S RECOMMENDATION

That Council resolve to note the report.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Elliott

That Council resolve to note the report.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT (1) FOR COMMITTEE REPORT FOR PROJECT DELIVERY GROUP as at 4 June 2010

Responsible Officer Name: Bradley Salton
Manager Project Delivery Group
Author Name: Delia Dowthwaite
Project Administrator Project Delivery Group

Legend	
Project Completed	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Issue	✗
Outside PDG Control	Blank

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
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Current Projects

Building Program								
20570	C	Installation of Water Tanks at Indigiscapes	Installation of Water Tanks at Indigiscapes	Project complete	7			Complete
20572	C	Macleay Island Hall, Storage Area	Provide Storage Area on balcony of the hall to use as storage area for tables & chairs.	Project complete	5			Complete
42291	C	RLCIP1 (Community Infrastructure) - PCYC Amenities Upgrade Capalaba	PCYC Toilets & Showers Upgrade	Project complete	9			Complete
45782	C	RLCIP1 (Community Infrastructure) - Kennedy Farm, Russell Island - Stage 1	(Redevelopment of SMBI Community Facility, RI) Pathway Lighting and access, Disability Access to toilets and a ramp, security lighting & screens, water tank.	Project complete	5			Complete

Upgrade Caravan Parks

45744-2	C	Waste Water Disposal - Amity Pt Crvn Pk NSI	Emergency Works prior to construction of disposal of grey water from the amenities blocks at Amity Point Camping ground.	Construction complete	2	2nd Qtr 0910	2nd Qtr 0910	✓
45744-3	C	Waste Water Disposal - Amity Pt Crvn Pk NSI	To allow for disposal of grey water from the amenities blocks at Amity Point Camping ground. Final Design Option	Pre procurement phase	2	1st Qtr 1011	2nd Qtr 1011	✓

Community Development

42117	C	Donald Simpson Car park Lighting, Cleveland	Installation of six solar lights along pathway	Project complete	2			Complete
42175	C	Donald Simpson Centre Improvement, Cleveland	Stage 3 Facility Improvement	Construction phase	2	4th Qtr 0910	4th Qtr 0910	✓
42255	C	Community Safety - Alex Hills Community Centre	Audit identified security issues; front & side entrances, signage, painting & sensor light.	Project complete	7			Complete
81119	C	East Coast Rd Pedestrian Safety Lighting, NSI	Provide lighting between Pt Lookout Hotel and turn off Cylinder Beach.	Project complete	2			Complete
42261-2	C	Security Improvements Vic Pt Ramp	Installation of solar lights	Project complete	4			Complete

Cultural

41623	C	RCCC Kitchen Enhancement	Partial refurbishment of Kitchen to meet Health Standards for Food preparation.	Construction phase	2	3rd Qtr 0910	4th Qtr 0910	✓
42186	C	Redlands Performing Arts Complex, Cleveland	Completion of RPAC - After PC Costs	Construction phase	2	1st Qtr 0910	1st Qtr 1011	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Cycleway Trunk Infrastructure								
41696	C	Moreton Bay Cycleway - Eprapah Bridge, Victoria Point	Bridge & Bikeway Construction - Beveridge Road, Thornlands to Cameron Court Park, Victoria Point	Construction phase	4	3rd Qtr 0910	4th Qtr 0910	✓
41708	C	RLCIP1 (Community Infrastructure) - Hilliards Creek Track, Ormiston	To upgrade existing track to concrete pathway along Hilliards Creek from Dundas St to Sturgeon St, Ormiston	Project complete	1			Complete
45724-1	C	Manning Esplanade Thornlands - Bridge	Design & Installation of a 3m wide bridge	Project complete	3			Complete
45724-2	C	Manning Esplanade Thornlands - Cycleway	To construct off road cycleway between Manning Esp and George Thorn Dr which includes 350m long off-road cycleway.	Project complete	3			Complete
District Parks								
45714	C	Valantine Pk Permanent Dog Off Leash Area	Construct dog off leash area with permanent koala proof fencing.	Project complete	8			Complete
Dog off Leash Areas								
40144	C	Manning Esplanade, Thornlands (Dog Off Leash Area)	Construct fully fenced dog off leash area with seating, signage, bin & bag dispenser & water bubbler.	Watch List - Possible Concern	3	1st Qtr 1011	1st Qtr 1011	!
Drainage Program								
45890	C	Ostend Crt, Cleveland - Drainage Improvements	To improve drainage, high levels of ground water. Provide low level sub soil drainage allowing connection to lower ground water table.	Project complete	2			Complete
45910	C	Trans Island Rd Culvert Upgrade NSI	Replace existing 3 x 1050 pipes and install headwalls. Road to be concreted over culvert	Project complete	2			Complete
46042	C	Sturgeon St Catchpit Renewal	To replace the existing catchpits with new standard 2.4m catchpit on grade.	Project complete	1			Complete
46048	C	Sallows Road Catchpit Renewal	To replace the existing catchpits with new standard 2.4m catchpit on grade. (CM precast Catchpit)	Project complete	7			Complete
Foreshore Protection								
45716	C	Orana Esp Near Skirmish St, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	✓
45717	C	Orana Esp Opposite Kianga Ct, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	✓
45046-2	C	Wellington Point Seawall Protection	Install new panel wall for 333m at Wellington Point and recap 67m of existing rock armour wall.	Project complete	1			Complete
45046-6	C	Wellington Point Seawall Footpath	Supply and Installation concrete pathway along Wellington Pt seawall	Project complete	1			Complete
Intersections								
45721	C	Wynyard Street, Cleveland - LATM	Changes to Crossing as per Audit report	Project complete	2			Complete
LATM'S								
40126	C	Trundle Rd, Intersection Improvements	Installation of precast splitter Island, pavement markings, and extension of concrete path to take crossing point behind new island.	Project complete	3			Complete
40141	C	Bloomfield St Cleveland - Traffic Island LATM	Installation of precast concrete traffic island eastern side of Bloomfield St south bound at approach to the Russell St intersection roundabout.	Design complete	2	4th Qtr 0910	4th Qtr 0910	✓
40214	C	Hamilton Street, Redland Bay	Install 2 precast traffic islands & chevrons.	Design complete	5	4th Qtr 0910	4th Qtr 0910	✓

Job #	<u>C</u> urrent <u>F</u> uture	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45896	C	Boundary Street, Redland Bay Pedestrian Access	Installation of a protected staged general pedestrian access crossing point.	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Marine SMBI								
45236	C	Macleay Is Revetment Wall Upgrade.	Current wall is to be restacked into original condition	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
Open Space Trunk Infrastructure								
41769	C	Well Pt Reserve Stage 2 - Park Upgrade	Upgrade Wellington Point Reserve to Regional Park Standards including car park upgrades, seawalls, pathways, shelters, trees, play equipment, landscaping	Construction phase	1	2nd Qtr 0910	4th Qtr 0910	✓
41795	C	Crystal Waters - District Park	Accessible recreational facilities and playground in accordance with Master Plan	Project complete	3			Complete
42128	C	John Fredericks Sports fields Improvements - Safety Fence Cap Park	Supply and install a 1.2-1.5 Chain Mesh Fence between Greyhound Race Track and Rugby Sports field.	Project complete	9			Complete
45877	C	Redland Plaza Connection Path	Improved bike and pedestrian connectivity with road/path system and ramp parks.	Project complete	9			Complete
41773-3	C	Capalaba Regional Park Upgrade Stg 3a - Playground, Regional Recreational Park	Refurbishment of park play area including the construction of all abilities playground equipment.	Construction complete	9	1st Qtr 0910	2nd Qtr 0910	✓
41773-4	C	Capalaba Regional Park Upgrade Stg 3b - Playground, Regional Recreational Park	Extension of all abilities playground and installation of a retaining wall along the gazebo seating area	Construction phase	9	4th Qtr 0910	1st Qtr 1011	✓
41774-2	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park Standards in accordance with approved Land Mgt Plan. Includes playground, footpath and picnic facilities such as shelters, water fountains, bins and BBQs- Playground upgrade.	Construction phase	4	4th Qtr 0910	1st Qtr 1011	✓
41774-4	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park Standards in accordance with approved Land Mgt Plan. Includes carpark & landscape upgrade works	Construction phase	4	4th Qtr 0910	2nd Qtr 1011	✓
Parks & Conservation								
45816	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Redland Youth Plaza Capalaba	Installation of shade structures	Project complete	9			Complete
45817	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Windemere Road Park, Alex Hills Skatepark	Installation of shade structures	Project complete	7			Complete
45818	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Azure Park, Redland Bay	Installation of shade structures	Project complete	6			Complete
45819	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Baylink Drive Park, Redland Bay	Installation of fabric shade structures	Project complete	5			Complete
45820	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Belford Drive Rd Res Ormiston	Installation of fabric shade structures	Project complete	1			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45821	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Bloomfield Street Park, Cleveland	Installation of fabric shade structures	Project complete	2			Complete
45822	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Laurie Burns Rec Res, Coochiemudlo	Installation of fabric shade structures	Project complete	4			Complete
45823	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Macfarlan Street Park, Birkdale	Installation of fabric shade structures	Project complete	10			Complete
45824	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Rosella St Park, Wellington Point	Installation of fabric shade structures	Project complete	8			Complete
45825	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Wentworth Drive Park, Capalaba	Installation of fabric shade structures	Project complete	9			Complete
45826	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - William Stewart Park, Thornlands	Installation of shade structures	Project complete	3			Complete
45868	C	Water Bubblers/taps Upgrade - Abbotsleigh Street, Thornlands	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
45869	C	Water Bubblers/taps Upgrade - Baylink Drive, 18 Baylink Dr, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
45870	C	Water Bubblers/taps Upgrade - Belford Drive, Road Reserve Wellington Point	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	1	4th Qtr 0910	4th Qtr 0910	✓
45872	C	Water Bubblers/taps Upgrade - Lanyard Place, 6 Lanyard Place, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
45873	C	Water Bubblers/taps Upgrade - Pinelands Circuit Nature Link, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
45874	C	Water Bubblers/taps Upgrade - Stacey Court, 6 Stacey Court, Victoria Point	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
Parks Maintenance								
40119	C	Shade Structure - Pedwell Place Park, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40120	C	Shade Structure - Bryce Pocket Park, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40121	C	Shade Structure - Harrogate Bushland Refuge, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40125	C	Shade Structure - Manning Esplanade Foreshore	Supply and install 1 free standing framed shade structure over existing play equipment.	Construction phase	3	4th Qtr 0910	4th Qtr 0910	✓
42301	C	Shade Structure - Charlie Buckler Sportsfield	Supply and install 2 independent freestanding framed shade structures.	Project complete	5			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42302	C	Shade Structure - Pinelands Circuit Park	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
42303	C	Shade Structure - Pioneer Park Lamb Island	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
42304	C	Shade Structure - Talburpin Esplanade Park	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
46049	C	Shelter Supply & Install - Lachlan St Park - Div 10	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	10			Complete
46050	C	Seat - Keith Surridge Park - Div 7	To supply and install 7 seats Keith Surridge Park, 2 seats Wimborne Rd Park SP&R Courtesy Seat on concrete slab.	Project complete	7			Complete
46051	C	Light Pole Replacement - John Frederick Park	Replacement of 2 lighting power poles on Capalaba Bulldogs Soccer fields - condemned due to white ant damage. Audit process.	Pre construction	9	4th Qtr 0910	4th Qtr 0910	✓
46052	C	Shelter & Seat - Wimborne Road Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
46053	C	Shelter Supply & Install - O'Gorman Street Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
46054	C	Shelter Supply & Install - Windemere Road Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
Paths & Trails								
41929	C	Point Lookout Gorge Boardwalk NSI	Construction of an environmentally sustainable boardwalk structure.	Project complete	2			Complete
42257	C	Vic Arthur Park Pathway - Fisher Road Thorneside	To construct 2m wide concrete path connecting Fisher Rd & 13 Hugh St, Thorneside	Project complete	10			Complete
42258	C	Brosnan Drive Capalaba Pathway - Stage 1	To construct 1.5 wide path along southern side Brosnan Dr from Callaghan Way to Barber Dr	Project complete	9			Complete
42292	C	Sturgeon St Footpath Rehabilitation	Install new headwalls, pipe and safety fencing. Existing pathway to be replaced & lowered.	Project complete	2			Complete
45562	C	Birkdale Road Birkdale Cycleway Linkage	2.5m shared pathway on Birkdale Rd from Quarry Rd to Mary St.	Project complete	10			Complete
45760	C	Grace Hartley Bushland Pathway - Ormiston	Construct 2 m wide concrete pathway through the Grace Hartley Bushland connecting Horatio St to the existing pathway network, pedestrian linkage.	Project complete	1			Complete
45761	C	Sycamore Parade Victoria Point	1.5m pathway along Sycamore Parade from Link Road to existing	Project complete	4			Complete
45794	C	65-67 Redland Bay Road Thornlands and 25-29 Sylvie St Thornlands	Pathway 2.5m wide from Sylvie St through parkland to Redland Bay Road, Thornlands.	Project complete	3			Complete
45796	C	McConechy Sandy Drive Victoria Point	2.5m concrete pathway McConechy Dr through park to Sandy Dr	Project complete	6			Complete
45815	C	Duncan Street Wellington Point	1.5m pathway extension from Manor Dr to Laurance Crt	Project complete	1			Complete
45897	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Beth Boyd Park	224-236 Queens Esp, T'side. Install 2 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to existing path network.	Project complete	10			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45899	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Karragarra Island	On Road Reserve at The Esplanade Karragarra Is Install 6 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to pavement, add an Emergency vehicles only sign.	Project complete	5			Complete
45900	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Shore Street West, Cleveland	146-148 Shore St W, Cleve. Install 2 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to path.	Project complete	2			Complete
45901	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Wellington Point Reserve	1A Main Rd Wellington Pt install 8 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to existing path network.	Project complete	1			Complete
45902	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Lamb Island	10 - 16 Lucas Dr, Lamb Island install 8 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to footpath.	Project complete	5			Complete
45903	C	RLCIP1 (Community Infrastructure) - Point Lookout Community Hall Pathway NSI	2.5m Pathway as per the Point lookout Oval Master Plan. Install water fountain, beach shower and future seating area.	Project complete	2			Complete
45913	C	Poinciana & Peppermint Path & LATM, Vic Pt	Intersection of Poinciana Avenue & Peppermint Dr, Vic Pt - path & pram ramp additions & removal of redundant pram ramps and path.	Project complete	4			Complete
81165	C	Nova Court Pathway Capalaba	Pathway in Nova Court	Project complete	7			Complete
45759-1	C	Tulloch Drive Wellington Point	1.5m concrete pathway from Old Cleveland Rd east along Riverton Dr to Tulloch Dr to Biscay St	Project complete	8			Complete
45759-2	C	Tulloch Drive Wellington Point (Extension)	Extension to 1.5m concrete pathway from Old Cleveland Rd east along Riverton Dr to Tulloch Dr to Biscay St	Project complete	8			Complete
45792-2	C	Estelle Street Birkdale	Construct 1.5m x 300m concrete footpath along Western side of Estelle St Birkdale, linking Birkdale Rd with the Rail corridor pathway to the south.	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
Public Car parking								
45906	C	Macleay Island Car Park Security Fence	Installation of a 1.8mtr high chain wire fence at 14-22 Russell Terrace Macleay Island	Project complete	5			Complete
Raby Bay Revetment Wall								
40072	C	101-105 Masthead Dr Emergency Works	Emergency Works - Masthead Drive	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	✓
40114	C	95,97 & 99 Masthead Dr Emergency Works	Emergency Works - Masthead Drive	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	✓
40138	C	42 Raby Bay Boulevard Emergency Works	Emergency works undertaken.	Construction phase	2	3rd Qtr 0910	4th Qtr 0910	✓
42093	C	Masthead Dr Cleveland (Raby Bay) (117 & 119)	Raby Bay Revetment Wall at lots 117 & 119	Project complete	2			Complete
42094	C	Piermont PI Cleveland (Raby Bay)	Raby Bay Revetment Wall at lot 50	Construction phase	2	2nd Qtr 0910	1st Qtr 1011	✓
Regional Parks								
45797-2	C	RLCIP1 (Community Infrastructure) - Fit for Life Physical Activity - Oyster Pt Pk, Cleveland	Installation of fitness equipment in parks.	Project complete	2			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45801-2	C	RLCIP1 (Community Infrastructure) - Fit for Life Physical Activity - William Stewart Pk, Thornl'd	Installation of fitness equipment in parks.	Project complete	3			Complete
Reseals & Resurfacing								
40131	C	MLA - Counsel St Cleveland	Dell Street to Kingsley Street	Project complete	2			Complete
41641	C	AO - Glenella Court Alexandra Hills	Hanover Drive to cul-de-sac	Construction complete	7	3rd Qtr 0910	3rd Qtr 0910	✓
41642	C	AO - Harrogate Terrace Birkdale	Leicester Street to cul-de-sac	Project complete	10			Complete
42294	C	MLA - Owl Street Birkdale	Randal Road to cul-de-sac	Project complete	8			Complete
42295	C	AO - Snowden St Alexandra Hills	Edinburgh Road to Ogilvie Street	Project complete	8			Complete
45915	C	MLA - Reed Street - Ormiston	Beckwith Street to Dead End	Project complete	1			Complete
45916	C	MLA - Palm Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45917	C	MLA - Outlook Parade - Ormiston	Cul de Sac to End	Project complete	1			Complete
45918	C	MLA - Glen Street - Ormiston	Reed Street to Cul de Sac	Project complete	1			Complete
45919	C	MLA - Foggitt Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45920	C	MLA - Clearwater Street - Ormiston	Wellington Street to Outlook Parade	Project complete	1			Complete
45921	C	MLA - Arundel Court - Ormiston	Reed Street to Cul de Sac	Project complete	1			Complete
45922	C	MLA - Albert Street - Ormiston	Bainbridge Street to Dead End	Project complete	1			Complete
45923	C	MLA - Romano Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45924	C	MLA - McCullagh Street - Cleveland	East End to West End	Project complete	2			Complete
45925	C	MLA - Lisa Street - Cleveland	Wellington Street to Cul de Sac	Project complete	2			Complete
45926	C	MLA - Kingsley Place - Cleveland	Counsel Street to Dead End	Project complete	2			Complete
45927	C	MLA - Manhattan Avenue - Thornlands	Panorama Drive to Margery Street	Project complete	3			Complete
45928	C	MLA - Lake View Drive - Thornlands	Buenavista Avenue to Dead End	Project complete	3			Complete
45929	C	MLA - Grandview Court - Thornlands	Buenavista Avenue to Cul de Sac	Project complete	3			Complete
45930	C	MLA - Exeter Street - Thornlands	Moselle Drive to Lakeview Drive	Project complete	3			Complete
45931	C	MLA - Cabernet Crescent - Thornlands	Moselle Drive to Moselle Drive	Project complete	3			Complete
45932	C	MLA - Buenavista Avenue - Thornlands	Lakeview Drive to Lakeview Drive	Project complete	3			Complete
45933	C	MLA - Bay Breeze Avenue - Thornlands	Blue Water Avenue to Manhattan Avenue	Project complete	3			Complete
45934	C	MLA - James Street - Redland Bay	Stradbroke Street to Pitt Street	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
45935	C	MLA - Gladstone Street - Redland Bay	Stradbroke Street to Peel Street	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
45936	C	MLA - Dart Street - Redland Bay	Boundary Road to Stradbroke Street	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
45937	C	MLA - Carol Street - Redland Bay	Phillip Street to Torquay Road	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
45938	C	MLA - Boronia Street - Redland Bay	Peel Street to Pitt Street	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
45939	C	MLA - Rosinia Court - Redland Bay	Kalmia Drive to Cul de Sac	Construction complete	6	3rd Qtr 0910	3rd Qtr 0910	✓
45940	C	MLA - McMillan Road - Alexandra Hills	Dawson Road to Dead End	Project complete	7			Complete

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45941	C	MLA - Carlisle Street - Alexandra Hills	Sherrington Street to Kenton Street	Project complete	7			Complete
45942	C	MLA - Wren Street - Birkdale	Eagle Street to Bower Street	Project complete	8			Complete
45943	C	MLA - Wren Court - Birkdale	Bower Street to Cul de Sac	Project complete	8			Complete
45944	C	MLA - Windsor Street - Alexandra Hills	Consort Street to Guardsman Avenue	Project complete	8			Complete
45945	C	MLA - Robinia Street - Alexandra Hills	Amaryllis Street to Babiana Street	Project complete	8			Complete
45946	C	MLA - Randall Road - Birkdale	Old Cleveland Road East to Burbank Road	Project complete	8			Complete
45947	C	MLA - Parakeet Street - Birkdale	Ibis Street to End	Project complete	8			Complete
45948	C	MLA - Mopoke Street - Birkdale	Currawong Drive to Kookaburra Street	Project complete	8			Complete
45949	C	MLA - Magpie Street - Birkdale	Burbank Road to Currawong Drive	Project complete	8			Complete
45950	C	MLA - Linda Street - Birkdale	Barron Road to Dead End	Project complete	8			Complete
45951	C	MLA - Kookaburra Street - Birkdale	Mopoke Street to Currawong Drive	Project complete	8			Complete
45952	C	MLA - Kalmia Street - Alexandra Hills	Amaryllis Street to Alphinia Street	Project complete	8			Complete
45953	C	MLA - Ibis Street - Birkdale	Parakeet Street to end	Project complete	8			Complete
45954	C	MLA - Eagle Street - Birkdale	Burbank road to Cul de Sac	Project complete	8			Complete
45955	C	MLA - Currawong Drive - Birkdale	Old Cleveland Road to House 29	Project complete	8			Complete
45956	C	MLA - Curlew Street - Birkdale	Kookaburra Street to Parakeet Street	Project complete	8			Complete
45957	C	MLA - Celosia Street - Alexandra Hills	Amaryllis Street to Bluebell Street	Project complete	8			Complete
45958	C	MLA - Carica Street - Alexandra Hills	Alphinia Street to Maranta Street	Project complete	8			Complete
45959	C	MLA - Bower Street - Birkdale	Wren Street to Randall Road	Project complete	8			Complete
45960	C	MLA - Amaryllis Street - Alexandra Hills	Abelia Street to Bluebell Street	Project complete	8			Complete
45961	C	MLA - Alpinia Street - Alexandra Hills	Amaryllis Street to Jasmine Street	Project complete	8			Complete
45962	C	MLA - Patersonia Place - Birkdale	East End to West End	Project complete	10			Complete
45963	C	AO - Sleath Street - Ormiston	Gordon Road to Raby Esplanade	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45964	C	AO - Sand Street - Ormiston	George Street to Cul de Sac	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45965	C	AO - Rose Street - Ormiston	Oak Street to McCartney Street	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45966	C	AO - Oak Street - Ormiston	Wellington Street to Thorn Street	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45967	C	AO - Julie Terrace - Ormiston	Sleath Street to Cul de Sac	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45968	C	AO - Horatio Street - Ormiston	Freeth Street East to Cul de Sac	Project complete	1			Complete
45969	C	AO - George Street - Ormiston	Cowley Street to Dundas Street East	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45970	C	AO - Freeth Street East - Ormiston	Gordon Street to House number 23	Project complete	1			Complete
45971	C	AO - Dundas Street - Ormiston	Gordon Road to Raby Esplanade	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45972	C	AO - Como Street - Ormiston	Wellington Street to end	Project complete	1			Complete
45973	C	AO - Cleveland Terrace - Ormiston	Cowley Street to Dundas Street East	Construction complete	1	3rd Qtr 0910	3rd Qtr 0910	✓
45975	C	AO - Riaweena Street - Thorneside	Boambillee Street to Wunulla Street	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
45976	C	AO - Maud Street - Birkdale	Thorne Road to Railway Parade	Project complete	10			Complete

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45977	C	AO - Marlin Street - Thorneside	Mooroonda Road to Dead end	Construction complete	10	3rd Qtr 0910	3rd Qtr 0910	✓
45978	C	AO - Marjorie Street - Thorneside	Beatty Road to Cul de Sac	Project complete	10			Complete
45979	C	AO - Dolphin Street - Thorneside	Marlin Street to Dead End	Construction complete	10	3rd Qtr 0910	3rd Qtr 0910	✓
45980	C	AO - Boambillee Street - Thorneside	Riaweena Street to Mond Street	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
45981	C	AO - Vella Court - Cleveland	Sharven Avenue Cul de Sac	Project complete	2			Complete
45982	C	AO - Sharven Avenue - Cleveland	Long Street to Bay Street	Project complete	2			Complete
45983	C	AO - Peel Court - Cleveland	Yarrow Court to Cul de Sac	Project complete	2			Complete
45984	C	AO - Patrick Street - Cleveland	Queen Street to Cul de Sac	Project complete	2			Complete
45985	C	AO - Lexlen Court - Cleveland	Russell Street to Cul de Sac	Project complete	2			Complete
45986	C	AO - Katandra Court - Cleveland	Sharven Avenue Cul de Sac	Project complete	2			Complete
45987	C	AO - Haggup Street - Cleveland	Russell Street to Taylor Crescent	Project complete	2			Complete
45988	C	AO - Danielle Street - Cleveland	Long Street to Cul de Sac	Project complete	2			Complete
45989	C	AO - Binnacle Close - Cleveland	Anchorage Drive to Cul de Sac	Construction complete	2	3rd Qtr 0910	3rd Qtr 0910	✓
45990	C	AO - Angela Crescent - Cleveland	Smith Street to Smith Street	Project complete	2			Complete
45991	C	AO - Paranka Drive North - Cleveland	Beach Street to Kooringa Avenue	Project complete	3			Complete
45992	C	AO - Karen Street - Cleveland	Bay Street to Amanda Street	Project complete	3			Complete
45993	C	AO - Hucker Court - Cleveland	Phillip Street to Cul de Sac	Project complete	3			Complete
45994	C	AO - Morell Street - Victoria Point	Albert Street to Lancewood Street	Project complete	4			Complete
45995	C	AO - Alexandra Circuit - Alexandra Hills	Vienna Road to Bus Stop 5	Project complete	7			Complete
45996	C	AO - Albert Street - Victoria Point	O'Halloran Road to Culvert	Project complete	4			Complete
45997	C	AO - Rusbrook Street - Redland Bay	Oakland Avenue to Junee Street	Project complete	5			Complete
45998	C	AO - Phillip Street - Redland Bay	Carol Street to McWilliam Street	Project complete	5			Complete
45999	C	AO - Main Street - Redland Bay	Bay Street to Boundary Road	Construction complete	5	3rd Qtr 0910	3rd Qtr 0910	✓
46001	C	AO - Westminster Avenue - Alexandra Hills	Sallows Street to Somerset Street	Project complete	7			Complete
46002	C	AO - Tunbridge Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46003	C	AO - Thirlemere Road - Alexandra Hills	Windermere Road to Cumberland Drive	Project complete	7			Complete
46004	C	AO - Somerset Street - Alexandra Hills	Sallows Street to Heffernan Road	Project complete	7			Complete
46005	C	AO - Law Place - Alexandra Hills	Chipping Drive to Cul de Sac	Project complete	7			Complete
46006	C	AO - Hamersley Circuit - Alexandra Hills	Coniston Street to Canterbury Street	Project complete	7			Complete
46007	C	AO - Elstead Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46008	C	AO - Devonshire Drive - Alexandra Hills	Thirlemere Road to Cumberland Drive	Project complete	7			Complete
46009	C	AO - Coniston Street - Alexandra Hills	Cumberland Drive to Canterbury Street	Project complete	7			Complete
46010	C	AO - Chiseldon Street - Alexandra Hills	Alexandra Circuit to Alexandra Circuit	Project complete	7			Complete
46011	C	AO - Chipping Drive - Alexandra Hills	Wimborne Drive to House Number 17	Project complete	7			Complete

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46012	C	AO - Balcombe Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46013	C	AO - McDonald Road - Alexandra Hills	Finucane Road to Flinders Street	Project complete	7			Complete
46014	C	AO - Topaz Street - Alexandra Hills	Allenby Road to Garnet Street	Project complete	8			Complete
46015	C	AO - Albatross Street Victoria Point	Seagull Street to cul-de-sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46016	C	AO - Princeton Avenue - Alexandra Hills	Charter Street to Garter Street	Project complete	8			Complete
46017	C	AO - Monarch Street - Alexandra Hills	Margaret Street to Dead end	Project complete	8			Complete
46018	C	AO - Marina Street - Alexandra Hills	Crown Road to Margaret Street	Project complete	8			Complete
46019	C	AO - Margaret Street - Alexandra Hills	Marina Street to Balmoral Street	Project complete	8			Complete
46020	C	AO - Knight Street - Alexandra Hills	Snowden Street to Marina Street	Project complete	8			Complete
46021	C	AO - Garnet Street - Alexandra Hills	Emerald Street to Cul de Sac	Project complete	8			Complete
46022	C	AO - Emerald Street - Alexandra Hills	Sapphire Street to Garnet Street	Project complete	8			Complete
46023	C	AO - Dove Street - Birkdale	Randall Road to Spoonbill Street	Project complete	8			Complete
46024	C	AO - Diamond Street - Alexandra Hills	Emerald Street to Amethyst Street	Project complete	8			Complete
46025	C	AO - Burbank Road - Birkdale	Barron Road to Randall Road	Project complete	8&10			Complete
46026	C	AO - Beatrice Lane - Alexandra Hills	Edinburgh Road to Snowden Street	Project complete	8			Complete
46027	C	AO - Balmoral Street - Alexandra Hills	Allenby Road to Dead end	Project complete	8			Complete
46028	C	AO - Armando Street - Alexandra Hills	Abelia Street to end	Project complete	8			Complete
46029	C	AO - Amethyst Street - Alexandra Hills	Garnet Street to Jasper Street	Project complete	8			Complete
46030	C	AO - Silvara Circuit - Capalaba	House number 2 to house number 69	Project complete	9			Complete
46031	C	AO - Cygnet Street Victoria Point	Albatross Street to cul-de-sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46032	C	AO - Thor Street Victoria Point	Albatross Street to cul-de-sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46034	C	AO - Jacaranda Road - Capalaba	Mount Cotton Road to Macquarie Street	Project complete	9			Complete
46035	C	AO - Erin Street - Capalaba	Killarney Crescent to Kilkenny Street	Construction complete	9	3rd Qtr 0910	3rd Qtr 0910	✓
46036	C	AO - Castlereagh Street - Capalaba	Kennedy Drive to Jacaranda Road	Project complete	9			Complete
46037	C	AO - Plumer Street Wellington Point	Main Road to cul-de-sac	Construction complete	1			✓
46038	C	AO - Nelson Street Wellington Point	Pitt Road to Main Road	Construction complete	1			✓
46055	C	AO - Boom Court - Birkdale	Chart Street to cul-de-sac	Project complete	10			Complete
46056	C	AO - Downwind Court - Birkdale	Chart Street to cul-de-sac	Project complete	10			Complete
46060	C	AO - High View Drive, Cleveland	Russell St to Wellington St	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
46061	C	AO - Kathleen Court, Cleveland	Lexlen Ct to Cul De Sac	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
46062	C	AO - Capricorn Drive, Cleveland	Bay St to Beach St	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
46063	C	AO - Smith Street, Cleveland	Bay St to House No.153	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
46064	C	AO - Isle View Street, Thornlands	Bluewater St to Abbotsleigh St	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓

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46065	C	AO - Achernar Court, Thornlands	Sylvie St to Cul De Sac	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
46066	C	AO - Vega Court, Thornlands	Achernar Ct to Cul De Sac	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
46067	C	AO - Egret Drive, Victoria Point	Point O'Halloran Rd to Albert Rd	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46068	C	AO - Point O'Halloran Road, Victoria Point	Seagull St to Minetta St	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46069	C	AO - Bunin Street, Victoria Point	Seagull St to Raven St	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46070	C	AO - Camelia Court, Victoria Point	Bunin St to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46071	C	AO - Cirrus Street, Victoria Point	Seagull St to Raven St	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46072	C	AO - Raven Street, Victoria Point	Bunin St to Cirrus St	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46073	C	AO - Base Street, Victoria Point	Colburn Ave to End	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46074	C	AO - Boat Street, Victoria Point	Colburn Ave to End	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46075	C	AO - Moore Street, Victoria Point	Colburn Ave to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46076	C	AO - Pelican Street, Victoria Point	Base St to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46077	C	AO - Engert Street, Victoria Point	Egret Dr to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46078	C	AO - Heuston Court, Victoria Point	Egret Dr to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46079	C	AO - Pelham Court, Victoria Point	Egret Dr to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46080	C	AO - Tern Street, Victoria Point	Egret Dr to Point O'Halloran Rd	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46081	C	AO - Minetta Street, Victoria Point	Point O'Halloran Rd to House 13	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46082	C	AO - Muscat Avenue, Victoria Point S	School Rd to Cul De Sac	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46083	C	AO - Orana Street (East), Victoria Point	Point O'Halloran Rd to Orana Esp	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46084	C	AO - Parklane Road, Victoria Point	Muscat Ave to Pavement Change	Construction complete	4	4th Qtr 0910	4th Qtr 0910	✓
46085	C	AO - Blaxland Street, Capalaba	Wentworth Dr to Leslie sty	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46086	C	AO - Lawson Street, Capalaba	Leichhardt St to Cul De Sac	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46087	C	AO - Leichhardt Street, Capalaba	Blaxland St to Burke St	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46088	C	AO - Leslie Street, Capalaba	Wentworth Dr to Burke St	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46089	C	AO - Woonara Street, Capalaba	Mount Cotton Rd to Burke St	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46090	C	AO - Burke Street, Capalaba	Oxley St to Burke St	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46091	C	AO - Cordova Court, Capalaba	Silvara Cct to Cul De Sac	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46092	C	AO - Gemma Court, Capalaba	Silvara Cct to Cul De Sac	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46093	C	AO - Martina Court, Capalaba	Silvara Cct to Cul De Sac	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46094	C	AO - Starwood Court, Capalaba	Silvara Cct to Cul De Sac	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46095	C	AO - Fisher Road, Thorneside T	Thorneside Rd to Mooroondu Rd	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
46096	C	AO - John Street, Thorneside	Queens Esp to Queens Esp	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
46097	C	AO - Queens Esplanade, Thorneside	John St to House No.36	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
46098	C	AO - Penny Lane, Thorneside	Fisher Rd to End	Construction complete	10	4th Qtr 0910	4th Qtr 0910	✓
Residential Street Upgrade Program								
41211	C	Outridge St, Redland Bay	Meissner Street to Banana Street K&C	Project complete	5			Complete
42285	C	Charles Canty Drive Turning Facility, Ormiston	Construction of a 6mx11m concrete turning facility	Project complete	8			Complete
45655-1	C	Ballow St, Amity Point - Stage 1	Road works adjacent to shops - Kindara St	Construction phase	2	4th Qtr 0910	4th Qtr 0910	✓
Road Reconstruction Program								
40127	C	Dunwich Streetscape Stage 2	Replacement of kerb, channelling and footpath in Ballow Rd Dunwich	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	✓
40128	C	Delancey St Ormiston	Dundas St to Bainbridge St Road Rehabilitation	Construction complete	1	4th Qtr 0910	4th Qtr 0910	✓
40129	C	Fitzroy St Cleveland	Queen St to Middle St Road Rehabilitation	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
40130	C	Channel St Cleveland	House #37 to Middle St Road Rehabilitation	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
45397	C	O'Connell Parade, Wellington Point	To construct K&C Bitumen widening both sides, Main Road to Waterloo	Construction phase	1	3rd Qtr 0910	4th Qtr 0910	✓
46059	C	Raby Esplanade, Ormiston	Cowley St to Sand St	Construction phase	1	4th Qtr 0910	4th Qtr 0910	✓
School Safe								
45347	C	Sanctuary Drive, Mt Cotton	Additional off-street car parking for Mt Cotton State School	Project complete	6			Complete
45613	C	Capalaba High Schoolsafe, Capalaba	The purpose of the project is to provide a bitumen entrance & structured carparking for staff and visitors	Project complete	9			Complete
Seal Gravel Road								

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45408	C	Coast Road, Macleay Island	To construct sealed road from Wharf St to Karrawarra Street	Project complete	5			Complete
45630	C	Perulpa St, Coochiemudlo Island	Elizabeth St to Tageruba Street - 220m	Project complete	4			Complete
45632-1	C	Vista / Short St Russell Island	Seal gravel rd from High Street to Short Street to Highland Street - Stage 1	Construction complete	5	3rd Qtr 0910	4th Qtr 0910	✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Showgrounds								
42284	C	Power Box Replacement Redland Showgrounds Long St Cleveland	Remove old Power Boxes and replace 4 only as indicated on map. (Refer 11268 for operational costs)	Project complete	2			Complete
SMBI Reserve								
45787	C	Pats Park Stage 1, Beelong St, Macleay Island	Upgrade Park facilities and provide new CPTED compliant toilets.	Procurement phase	5	1st Qtr 1011	1st Qtr 1011	✓
45805	C	Dalpura Bay Park Macleay Island, New Public Amen	Provide new CPTED compliant toilets.	Construction phase	5	3rd Qtr 0910	4th Qtr 0910	✓
45810	C	Cycleway, High St, Russell Is	Construct cycleway High Street Russell Island from Ferry Terminal to Jackson Road	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
45883	C	Noyes Pde, Karragarra Island	Construction of K&C & concrete road.	Construction complete	5	4th Qtr 0809	1st Qtr 0910	✓
45908	C	Koonwarra - Barramundi St, Macleay Is	2 Coat bitumen seal and associated drainage -Koonwarra Parade (Lot 117 to Lot 342). Barramundi Street (Lot 89 to Koonwarra Parade)	Project complete	5			Complete
45725-1	C	Stage 2 Melaleuca Drive Lamb Island	Melaleuca Crescent Lamb Island - Installation of drainage and sealing of gravel road. Stage 1	Construction complete	5	3rd Qtr 0910	4th Qtr 0910	✓
45781-2	C	Community Facility - Russell Is (old Girl Guide Hut)	Connection of electricity and wiring of building, refurbishment of inside building, inc toilet, septic, basic kitchen.	Construction complete	5	2nd Qtr 0910	4th Qtr 0910	✓
SMBI Road Sealing								
45766	C	Papaya Street Macleay Island	SMBI Road Sealing Papaya St from Kate Street to Coondoorroopa Drive	Project complete	5			Complete
45768	C	Emily Cres, Macleay Island	SMBI Road Sealing Emily Cres from Western Road to end	Project complete	5			Complete
45769	C	Oasis St, Russell Island	SMBI Road Sealing Oasis Street from Canaipa Point Dr to Aquarius St	Project complete	5			Complete
45770	C	Keats St, Russell Island	SMBI Road Sealing Keats St from Canaipa Point Dr to end	Project complete	5			Complete
45774	C	Byron St, Russell Island	SMBI Road Sealing Byron Street from end of Byron St to Canaipa Point Dr	Project complete	5			Complete
45775	C	Allison Cres/Fernbrook Ave, Russell Island	SMBI Road Sealing Alison Cres, High St to Alison Cres to Fernbrook Ave	Project complete	5			Complete
45777	C	Resthaven Dr, Lamb Island	SMBI Road Sealing Resthaven Dr from Lovell Pde to end	Project complete	5			Complete
46039	C	Perulpa Dr Li - Wyena St to Neil St, Lamb Island	SMBI Road Sealing Wyena St to Neil St	Project complete	5			Complete
Tourism								
42278	C	Serpentine Cr Rd Redland Bay; City Entry Signs	Production, installation and landscaping of City Entry Sign at Serpentine Cr Rd Redland Bay	Project complete	5			Complete
45712	C	Pedestrian & Cycle Counters	Permanent installation of cycling and pedestrian counters at 2 locations within the Redlands to collect non-motorised transport	Project complete	Citywide			Complete
Transport Trunk Infrastructure								
45370	C	Double Jump Road, Mt Cotton	To construct Stage 3a - Mt Cotton Rd to Warren St	Project complete	6			Complete
45370-2	C	Double Jump Road, Mt Cotton	To construct Stage 3a - Mt Cotton Rd to Warren St - procurement of asphalt	Project complete	6			Complete
45467-1	C	Quarry/Rickertt Road, Thorneside/Birkdale	Design & Contract Mgt of JN 45467-3	External Project Management	10	1st Qtr 0809	1st Qtr 1011	✓

Job #	<u>C</u> urrent <u>F</u> uture	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45467-3	C	Quarry/Rickertt Road, Thorneside/Birkdale	Construction - Upgrade all road infrastructure incl widening 2-4 lanes.	Watch List - Possible Concern	10	1st Qtr 0910	4th Qtr 0910	!

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Waste Management Facility								
65014-2	C	Sustainable Resource & Waste Facility Redland Bay - DevApp	Development application for the construction of the SRWF	Watch List - Possible Concern	6	2nd Qtr 0910	1st Qtr 1011	!
65014-3	C	Sustainable Resource & Waste Facility Redland Bay - D&C	Design and Construct the SRWF	Watch List - Possible Concern	6	1st Qtr 1011	1st Qtr 1112	!
65014-4	C	Sustainable Resource & Waste Facility Redland Bay - ContMgt	Contract Management of the SRWF	Watch List - Possible Concern	6	1st Qtr 1011	1st Qtr 1112	!
Operational Jobs								
10005	C	Apex Park BMX Track, Ormiston	Construction of a compacted earth BMX jump area	Pre construction	1	4th Qtr 0910	4th Qtr 0910	✓
10912	C	Raby Bay Eastern Channel Dredging	Bed levelling barge will work in the channel to the William Street Boat Ramp	Construction phase	1	3rd Qtr 0910	4th Qtr 0910	✓
11369	C	Weinam Creek Toe Planks - Previously 45251 Redland Bay	Installation of toe planks at Weinam Creek Boat Ramp	Project complete	5			Complete
11396	C	Redlands Memorial Hall	Building maintenance and painting of Memorial Hall	Construction phase	2	4th Qtr 0910	4th Qtr 0910	✓
11416	C	Cleveland Lighthouse Emergency Works - Stage 1	Emergency Maintenance works to prevent further damage	Project complete	2			Complete
11473	C	Thornlands Hall Dance Palais Asbestos Removal	Removal of asbestos from hall and upgrade	Project complete	3			Complete
30004	C	Coochiemudlo Island Jetty Repairs	Repair cracks in Jetty deck & soffit, wrap piles in Marine Tape.	Pre procurement phase	4	4th Qtr 0910	4th Qtr 0910	!
30014	C	Pool Repairs – 117 Masthead Dr C'Land (Raby Bay)	Repairs to No 117 pool	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
30068	C	Valley Way, Mt Cotton K & C	Replacement of K&C along Valley Way	Construction phase	6	4th Qtr 0910	4th Qtr 0910	✓
30448	C	Aquatic Paradise Dredging	Dredging Channel from Aquatic Paradise	Project complete	10			Complete
30486	C	Judy Holt S/Water Works & West Cricket Field Birkdale	Western Cricket Field and S/water works Sportsfield recapping and reprofile.	Project complete	8			Complete
40318	C	Cleveland Lighthouse Conservation Works - Stage 2	Restoration Works to existing lighthouse	Construction phase	2	4th Qtr 0910	1st Qtr 1011	✓
70004	C	Capalaba Youth Space Fitout	Capalaba Youth Space Fitout - cnr Dollery & Noeleen Sts - floor area approx 270sqm. The kitchen requires refurbishment and construction of an open office area and store room, in accordance generally with the supplied drawings.	Construction phase	9	4th Qtr 0910	4th Qtr 0910	✓
70132	C	Raby Bay Canal Bed Levelling	Bed levelling barge will work in selected areas within the canal system	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
71019	C	Strategic Planning Indigiscapes Lands	Demolition of a poultry shed	Project complete	7			Complete
11369-2	C	Weinam Creek Toe Planks - Previously 45251	Installation of toe planks at Weinam Creek Boatramp	Project complete	5			Complete
30111-3	C	Pontoon Maintenance Dredging at Weinam Creek Redland Bay	Pontoon maintenance dredging works at Weinam Creek Commuter Facility	Project complete	5			Complete
30111-4	C	Pontoon Maint Dredging at Weinam Ck	Dredge Marina & entrance channel to restore to design depths and maintain navigability of the area.	Construction phase	5	3rd Qtr 0910	4th Qtr 0910	✓
70002-1	C	Dredging Emmett Dve. Boat Ramp Toondah Harbour	Dredging Emmett Dve. Boat Ramp Toondah Harbour - phase 1	Project complete	2			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
70002-2	C	Dredging Emmett Dve. Boat Ramp Toondah Harbour	Removal of spoil from dredge pond area - phase 2	Pre construction	2	4th Qtr 0910	4th Qtr 0910	✓
Not Lead Agent								
20383	C	Pt Lookout Hall Refurbishment	Design and construct additions and alterations to Community Hall	Procurement phase	2	1st Qtr 1011	2nd Qtr 1011	✓
20563	C	Sewer Connection to Coochie Amenities	Sewer Connection to Coochie Amenities - as listed in priority order.	Project complete	4			Complete
30394	C	40 Raby Bay Blvd Repairs fence and pavers	Repair paving around pool. Repair Pool fence. Repair concrete block Fence.	Returned to Client	2	N/A	N/A	
42103	C	Fisher Rd Vehicle Bridge, Thorneside	Supply, deliver and install prefabricated bridge	Returned to Client	10	N/A	N/A	
42140	C	Lamb Island - Boat Ramp Toe Planks	Installation of Keying Beam and toe planks as ramp maintenance. (See scope for more detail)	Returned to Client	5	N/A	N/A	
42142	C	Aquatic Paradise Navigational Beacon Birkdale	Replacement of 1 outer navigational beacon in Aquatic Canal	Returned to Client	10	N/A	N/A	
42269	C	Orana Esplanade South Foreshore Access Stairs	Orana Esplanade South Foreshore Access Stairs	Returned to Client	4	N/A	N/A	
42271	C	High Central Road Childcare Pathway Macleay Island	Footpath construction	Returned to Client	5	N/A	N/A	
45394	C	Willard Rd, Capalaba LATM	Installation of 'pinch point' side and central splitter precast concrete traffic islands in Willard Rd at the Elwyn St intersection, and painting of associated pavement.	Returned to Client	8&9	N/A	N/A	
45548	C	Redland Art Gallery Awning	Design, manufacture and installation of awning.	Construction phase	2	4th Qtr 0910	4th Qtr 0910	✓
45709	C	LATM Fisher Rd, Thorneside	Traffic calming between 2 council owned parks Fisher Rd, Thorneside	Returned to Client	10	N/A	N/A	
45758	C	Mel Street Macleay Island	Construct a 2m wide concrete pathway from Timothy St, through to Mel St Macleay Island. This project forms stage 1 of an overall linkage from Timothy St through to Hilda Cres and subsequently will form part of the Macleay Island Heritage Trail.	Returned to Client	5	N/A	N/A	
45771	C	SP - Panorama/Binalong Sts, Russell Island	SMBI Road Sealing Panorama St, Binalong St & Lau St from end of Binalong St to Channel St	Returned to Client	5	N/A	N/A	
45773	C	SP - Judith St, Russell Island	SMBI Road Sealing Judith St from Kings Rd to Beryl St	Returned to Client	5	N/A	N/A	
45778	C	SP - Shelly Cres, Lamb Island	SMBI Road Sealing Shelly Cres from Resthaven Dr to Lovell Pde	Returned to Client	5	N/A	N/A	
45798	C	Attunga Street Recreational Bridge Macleay Island	Attunga Street Recreational Bridge and Pathway	Returned to Client	5	N/A	N/A	
45814	C	Sportsfield Lighting - Laurie Burns Tennis Crts Coochiemudlo Is	Sportsfield Lighting - general	Returned to Client	4	N/A	N/A	
45843	C	Festival Office - Cleveland Showgrounds	Designs for Unisex Disabled toilet, Kitchen, Lighting & Electrical Works, and Quotes.	Project complete	2			Complete
45878	C	Coochiemudlo Golf Club Trail	Upgrade existing gravel track to a 1.2 -1.5m concrete pathway, inc. possible boardwalk portions, approximately 100m in length.	Returned to Client	4	N/A	N/A	
45884	C	Sportsfield Irrigation Henry Ziegenfusz Pk	Irrigation system to Field 1	Returned to Client	3	N/A	N/A	
45898	C	Junner Street, NSI - Bicycle Parking Project	At Lot 86 and Lot 15 Junner St NSI Install 6 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to carpark.	Returned to Client	2	N/A	N/A	

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45912	C	Peppermint D, Victoria Point	Improvement to pedestrian & vehicle safety at intersection of Poinciana Av & Peppermint Dr by installing signage, concrete island & line marking.	Returned to Client	4	N/A	N/A	
46041	C	Grenoble Place Road Reconstruction	Existing pavers to be removed. Road to be resurfaced with bitumen.	Returned to Client	1	N/A	N/A	
46047	C	Thirlemere Road Reconstruction	Upgrade the existing surface of the road. Bitumen reseal required.	Returned to Client	7	N/A	N/A	
71034	C	Cottonwood Crt/Duncan Rd Open Drain	Rehabilitation work either side of lined drain @ Duncan Road end. Revegetation and aggregate on sides of drains.	Project complete	7			Complete
80522	C	Conservation Land Acquisitions	The Baythorn Project - Demolish & recycle existing structure - 21-29 King Street, Thornlands	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	✓

Future Projects

Carparks Parks & Reserves

41724	F	Amity Point Flinders Beach Access NSI	Carpark upgrade with track pads to Flinders Beach	On hold by Client	2	Future Job		
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Cycleway Trunk Infrastructure

40009	F	MBC Raby Bay Esplanade Masthead to Wharf St	D&C cycleway on road two-way contra flow land, shared use path and bridge.	Pre design phase	2	Future Job		✓
41710	F	Moreton Bay Cycleway - Hilliards Creek Crossing, Ormiston	Construction of part of the Moreton Bay Cycleway including 3m floating boardwalk/cycle way linking Station St, Wellington Point to Hilliard Street Ormiston.	Design phase	1	Future Job		✓
45212	F	Intrepid Dr/Ondine Court Vic Point	Construct concrete track over top of sewage line from bridge at Creek Side Circuit East to Lot 500 RP 805870.	Procurement phase	6	Future Job		✓

Drainage Program

45809	F	Fern Terrace, Russell Island	Drainage improvements	Design complete	5	Future Job		✓
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Foreshore Protection

40062	F	Pelican Street Seawall	Demolish wall and foreshore access stairs, construct new rip rap type wall to extents indicated on FS. Install foreshore access stairs in location indicated in FS.	Pre design phase	4	Future Job		✓
41891	F	Cleveland Point Seawall & Foreshore	Foreshore protection. GHD report on Structural Integrity, 10/11 refurb works according to findings of GHD report.	Pre design phase	2	Future Job		✓
45225	F	Vic Pt Seawall - West of Nth Boat Ramp	Obtain approval and permits and construct and install 125m of 0.5m high seawall (Near Air Sea Rescue)	Design complete	4	Future Job		✓
45229	F	North Street Redland Bay Revetment Wall	Demolish and reconstruct a rip rap revetment wall for the length of wall indicated in FS. Full extent of works to be determined on initial site visit.	Pre design phase	5	Future Job		✓
45482	F	Wilson Esplanade Cnr Wilson St Foreshore Access Stairs Vict Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	On hold by Client	4	Future Job		
45718	F	Victoria Point North Ramp, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	On hold by Client	4	Future Job		
45719	F	Wilson Esp Opp Barron St Foreshore Access Stairs Vic Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Design complete	4	Future Job		✓

Intersections

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42264	F	Wellington & Bainbridge Sts Intersection Ormiston	Minor intersection upgrade, including pedestrian pathway on sw side of Bainbridge St.	Design complete	1	Future Job		✓
LATM'S								
40148	F	Conley Ave, Thornlands	Proposed flat top road hump in Conley Av between Lidgard St & Ziegenfusz Rd.	Pre design phase	3	Future Job		✓
45892	F	Daveson/ Old C'land Rd East - Path Extension	Extend footpath and install/re-align new pram ramps at the intersection	Design Complete	9	Future Job		✓
Marine SMBI								
41138	F	Upgrade Macleay Island Berthing Piles	Upgrade 2 western berthing piles at barge ramp on Macleay Island as indicated in the image attached to scope. Remove 1 pile.	Pre procurement phase	5	Future Job		✓
45233	F	Upgrade Russell Island Berthing Piles	Upgrade 2 eastern and inner western berthing piles at barge ramp on Russell Island as indicated on the FS.	Pre procurement phase	5	Future Job		✓
Marine Mainland & NSI								
40033	F	Dunwich Barge Traffic Management - Junner St	Negotiation with stakeholders regarding lease areas and trades offs. Agreement on layout redesign. Construction.	On hold by Client	2	Future Job		
40035	F	Moore's Road Boat Ramp Resurfacing	Resurfacing of the Moore's Rd Boat Ramp using standard toe planks as per the Queensland Transport Standard Design Drawings Supplied.	Design Phase	5	Future Job		✓
40137	F	William Street Boat Ramp Extra CTU Parking	Design CTU Parking as extension to existing parking at William St boat ramp. Design to work with new boat ramp (Job 42318) Channelised traffic should be able to flow between ramps and parking areas. CTU Parking concept attached to FS.	Pre design phase	2	Future Job		✓
42131	F	Amity Pt Upgrade Landside Facilities NSI	Build pavement & surfacing in asphalt. Accommodation for car parks, CTUs and de-rigging area.	Pre Design phase	2	Future Job		✓
42299	F	Weinam Creek Carpark upgrade	Design & construct for Weinam Creek Car Parking facility. Description and scope completed by KBR consultants.	Pre design phase	5	Future Job		✓
42318	F	William Street Southern Ramp	Construct a 2 lane boat ramp on the southern side of the VMR facility at William St boat Haven as per Qld Transport Standard Specs.	Pre design phase	2	Future Job		✓
42320	F	Wellington Point Queuing Beach	Construct Sand Queuing beach on the northern end of the main 4 lane ramp on the South Side of the jetty.	Design phase	1	Future Job		✓
45252	F	Weinam Creek Walkway & Pontoon Redland Bay	removal of current pontoon & walkway, install alternative pontoon & walkway	Design complete	5	Future Job		✓
Open Space Trunk Infrastructure								
40102	F	Dundas St, Bushland Refuge, Ormiston Upgrade	Construction of concrete pathways, landscaping and nature based play elements. Detailed landscape plan to follow. CBF?	Pre design phase	1	Future Job		✓
40103	F	Water bubblers/taps Upgrade Bellini Court Park, Alexandra Hills	Install a new water bubbler	Design complete	7	Future Job		✓
40104	F	Water bubblers/taps Upgrade Chantelle Court Park, Capalaba	Upgrade existing tap with a new water bubbler	Design complete	9	Future Job		✓
40105	F	Water bubblers/taps Upgrade Jasper St Park, Alexandra Hills	Upgrade existing tap with a new water bubbler	Design complete	8	Future Job		✓
40106	F	Water bubblers/taps Upgrade Macfarlan St Park, Birkdale	Upgrade existing tap with a new water bubbler	Design complete	10	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40107	F	Water bubblers/taps Upgrade Sylvania St Park, Wellington Point	Upgrade existing tap to water bubbler	Design complete	8	Future Job		✓
40108	F	Bailey Rd Park, Birkdale upgrade	Construction of concrete pathways, landscaping and nature based play elements. (revised Scope received) CBF?	Pre Design phase	8	Future Job		✓
40109	F	Chantelle Park Capalaba Upgrade (Revised scope received)	Construction of concrete pathways, landscaping and nature based play elements. CBF?	Pre design phase	9	Future Job		✓
40111	F	John Fredericks Park Shade	Detailed design for shade through out the park (natural and structured) Env Mgmt consult on location and type of trees for remediation Plans.	Pre design phase	9	Future Job		✓
40112	F	Dog of Leash areas-Point Talburpin, Redland Bay	Construct fully fenced dog off leash area with seating, signage, bin & bag dispenser & water bubbler (revised scope received)	Design Phase	5	Future Job		✓
40151	F	W/Bubbler Skinner Ave, Wellington Pt	New water bubbler	Pre design phase	8	Future Job		✓
40152	F	W/Bubbler Babiana St Park, Alex Hills	Upgrade existing tap to water bubbler	Pre design phase	8	Future Job		✓
40153	F	W/Bubbler Crotona Rd East Park, Alex Hills	New water bubbler	Pre design phase	9	Future Job		✓
40154	F	W/Bubbler Goodge Crt Park, Birkdale	New water bubbler	Pre design phase	8	Future Job		✓
40155	F	W/Bubbler Lobelia St Park, Birkdale	New water bubbler	Pre design phase	10	Future Job		✓
40156	F	W/Bubbler O'Gorman St Park, Alex Hills	Upgrade 2 taps to water bubblers	Pre design phase	7	Future Job		✓
41793	F	Valentine Park Stage 1	To remove old play equipment, supply and install as per design brief. As per Valentine Park Master Plan District Park Standards.	Pre design phase	8	Future Job		✓
42109	F	Upgrade Cleveland Ramp Park	09/10 Technical Feasibility & Construction documentation 10/11 Major upgrade of an established ramp (skate) park	Pre design phase	2	Future Job		✓
42114	F	Henry Ziegenfusz Reserve, Fitzroy Street Cleveland Carpark NSI	Prepare designs for formal carpark to meet current and future user needs	Design complete	3	Future Job		✓
42260	F	Raby Bay foreshore park	To continue the pedestrian circulation pathway system as per the approved master plan 2008. Construct a reinforced 2.0 wide concrete footpath.	Pre design phase	2	Future Job		✓
80539	F	Cleveland Point Reserve	Maintain rim road but increase foreshore space for pedestrians. Improve play area and recreation facilities.	Pre Design phase	2	Future Job		✓
Parks & Conservation								
45867	F	Water Bubblers/taps Upgrade- Winter Memorial - 53 Mount Cotton Rd	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	9	Future Job		
45871	F	Water Bubblers/taps Upgrade - Bellini Court, Alex Hills	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	7	Future Job		
45875	F	Water Bubblers/taps Upgrade - Macfarlan St - Upgrade	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	10	Future Job		
Paths & Trails								
40088	F	Detailed Design of Point Lookout Gorge Boardwalk	To develop a detailed design of Pt Lookout Boardwalk for entire length of trail looking at upgrading existing lengths of track in line with current Australian Standards & Cultural heritage requirements.	Design phase	2	Future Job		✓
40134	F	Ziegenfusz Rd, Thornlands - Footpath	Construction of 2.0m wide path, 170m long, on the southern side of Ziegenfusz Rd in-between Trundle Rd and Conley Ave.	Pre design phase	3	Future Job		✓
41920	F	Ferry Road New Boat Ramp	Conceptual Design at this time. As per specifications supplied.	Pre design phase	10	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42296	F	Valley Road Wellington Point Footpath Solar Lighting	Installation of 2 x solar lights along the pathway from Valley Rd through to Galena St. Locations of the solar lights as indicated on scope.	Pre procurement phase	1	Future Job		✓
45557	F	Pt Halloran Rd, Victoria Point	Orana Esp. to Lakefield Dr - east side (inc. road edge)	Design complete	4	Future Job		✓
45558	F	Esplanade, Redland Bay	Banana St to Esplanade existing path (sth of Peel St)	Design complete	5	Future Job		✓
45559	F	Main Rd Path, Wellington Pt	On road bikeway	Design complete	1	Future Job		✓
45563	F	Wellington St, Cleveland	Russell to Queen St (west side)	Design complete	2	Future Job		✓
45850	F	Illidge Road, Victoria Point - Pathway	Construct 2.5 m shared pathway Western side Illidge Rd, Vic Pt. 170m along Nottingham Dr and Regency St through to School Rd.	Design complete	4	Future Job		✓
45851	F	Cavell Street, Birkdale - Pathway	Construct 1.5 m pathway south of Cavell St, Birkdale extending 700m from Birkdale Rd to Bath St.	Design Complete	10	Future Job		✓
45862	F	Pathway - Wellington Point School	2.5m concrete pathway approx 250m in length, connecting the existing shared pathway at the southern end of 347-371 Birkdale Rd, Wellington Point with a bridge crossing over drainage, and extending to Wharton Street.1	Design complete	1	Future Job		✓
45863	F	Footpath - Larbonya Cres, Capalaba	1.5m concrete pathway approx 170m in length from existing path outside no 5 Larbonya Cres through to no. 28 Larbonya Cres Capalaba	Design complete	9	Future Job		✓
45864	F	Footpath - Saul St, Thorneside	Construction of a 1.5m concrete footpath approx 360m in length, along the eastern side of Saul St Birkdale from Queens Esplanade to Mooroondu Rd	Design complete	10	Future Job		✓
45905	F	Public Amenities - Les Moore Park Victoria Point	Construct an amenities block as per Les Moore Park Revised Landscape Master Plan. Received amended scope from Annette who advised that Brad is aware.	Design complete	4	Future Job		✓
46099	F	Anita Street, Redland Bay	Install correct standard handrails on pedestrian footbridge	Pre design phase	5	Future Job		✓
42258-2	F	Brosnan Drive Capalaba Pathway - Stage 2	To construct 1.8 wide path along southern side Brosnan Dr from Barber Dr to Northern Parkland.	Design complete	9	Future Job		✓
Raby Bay Revetment Wall								
42092	F	Mainroyal Crt Cleveland (Raby Bay)	Raby Bay Revetment Wall	Design complete	2	Future Job		✓
46045	F	Seacrest Crt Cleveland (Raby Bay) (24,25&26) Revetment Wall Repairs	Revetment Wall remedial works at Lots 24, 25 & 26.To RCC Standard. Design must stabilise revetment wall slip circle. Concrete revetment reinstated to design height and alignment.	Design phase	2	Future Job		✓
Regional Parks								
40142	F	Raby Bay Foreshore Park Ext Grant (Pedestrian Path)	To continue the pedestrian circulation pathway system as per the approved master plan 2008. Construct a reinforced 2.0 wide concrete footpath.	Pre design phase	2	Future Job		✓
45799	F	Physical Activity Station In Sel Outridge Park Red Bay	Installation of physical activity stations	Design complete	5	Future Job		✓
45800	F	Physical Activity Station Yeo Park, Vic Pt	Installation of physical activity stations	Design complete	4	Future Job		✓
Reseals & Resurfacing								
40132	F	AO - Sand Street - Ormiston	Raby Esplanade to End	Pre procurement phase	1	Future Job		✓
42039	F	AO - Sea View Road, Mt Cotton	Mt Cotton Road to End	On hold by Client	6	Future Job		

Job #	<u>C</u> urrent <u>F</u> uture	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42221	F	MLA - Karingal Road, Mt Cotton	Microlift Asphalt Karingal Road Mt Cotton from Mt Cotton Rd to dead end	Pre procurement phase	6	Future Job		✓
45974	F	AO - Thorneside Road - Thorneside	John Street to Leon Street	Pre procurement phase	10			✓
46000	F	AO - Avalon Road - Sheldon	Mount Cotton Road to House number 30	Pre procurement phase	6	Future Job		✓
46057	F	AO - Marlborough Road, Wellington Point	Main Rd to Birdwood Rd	Pre procurement phase	1	Future Job		✓
46058	F	AO - Cowley Street, Ormiston	Gordon St to Raby Esp	Pre procurement phase	1	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Residential Street Upgrade Program								
41210	F	Beach Street, Cleveland	McLeod to Koala Reserve	Design complete	3	Future Job		✓
42297	F	Curlew Creek Rehabilitation	Install 375mm pipe to Elizabeth St, Coochiemudlo Is through to the 2x1050 pipes at intersection of Victoria Pde. (revised scope received).	Design Phase	4	Future Job		✓
45764	F	Starkey Street Widening	Starkey Street Carpark Upgrade	Design complete	1	Future Job		✓
65049	F	Days Rd upgrade link to Resources & Waste Facility	Days Rd Upgrade Link to Resources & Waste Facility	Watch List - Possible Concern	6	Future Job		!
45655-2	F	Ballow St, Amity Point - 2	Construction of carpark at Amity Point Boat Ramp	Design phase	2	Future Job		✓
Road Reconstruction Program								
40080	F	Mako Avenue, Birkdale	The paved section in Mako Ave is failing. The removal of existing pavers is required and reseal with bitumen.	Pre construction	10	Future Job		✓
School Safe								
40133	F	South St, Thornlands South Path link	Construction of a 2.0m wide path, 210m long, adjacent to angle parking on northern side of South St, linking to pedestrian crossing.	Procurement phase	3	Future Job		✓
45762	F	Anson Road Car Park Wellington Pt	Bitumen carpark, line marking and Islands 70-100 car parks Redlands College.	Design Phase	1	Future Job		✓
Seal Gravel Road								
40045	F	Scarborough Tce Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40049	F	Alkira St, Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40051	F	Eastbourne Tce Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
45631	F	Orange Grove Road, Coochiemudlo Island. (revised scope received)	Erobin Street to Mooroodu - 230m	Design complete	4	Future Job		✓
45632-2	F	Vista / Short St Russell Island	Seal gravel rd from High Street to Short Street to Highland Street - Stage 2	Pre construction	5	Future Job		✓
45635	F	Tina Ave Lamb Is - Leonie to Paula	3.5m wide concrete road on Tina Avenue from Leonie to Paula (revised scope received)	Design complete	5	Future Job		✓
SMBI Reserve								
40043	F	McBean/Nina St Karragarra Is	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40046	F	Stg 3 Melaleuca Dr Lamb Island	To upgrade the existing surface of the road. Design to take into consideration all drainage issues.	Design complete	5	Future Job		✓
40050	F	East Rd Karragarra Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40059	F	The Shack - Southsea Tce, Macleay Is	A 2.5m covered walkway is to be constructed between the veranda of the Macleay Island Community Centre and the Veranda of 'The Shack'.	Pre design phase	5	Future Job		✓
40136	F	Canaipa Road Path Russell Island	Construction of a 2.0m - 2.5m wide path along Canaipa Rd, from High St to Oasis Dve. Stage 1 High St to Akebia St (plus short link for safety at bend near 104-114 Canaipa Rd) Stage 1 total of 690m. Stage 2 Akebia St to Aquarius Rd Stage 2 total 770m.	Pre design phase	5	Future Job		✓
40146	F	Crescent Dve Russell Island	Provide access through 83 Crescent Dve and 37 Victoria Pde	Pre construction	5	Future Job		✓
40999	F	High Central Park, Macleay Island	1. Temporary Fence 2. Structural Report on existing building 3. Environmental Site Assessment	Pre construction	5	Future Job		✓
45447	F	Sports Park Development Russell Island	Designs for soccerfield, multipurpose courts, carparking, pathways, stormwater & upgrade Union St	Pre design phase	5	Future Job		✓
45725-2	F	Stage 2 Melaleuca Drive Lamb Island	Melaleuca Crescent Lamb Island - Installation of drainage and sealing of gravel road. Stage 2	Pre construction	5	Future Job		✓
45780	F	Noyes Parade, Karragarra Is (Causeway) - Design	Seal gravel rd - extent to be confirmed by Client	Design complete	5	Future Job		✓
45827	F	Panorama Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45829	F	Vine Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45830	F	Bluewater Crescent, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45831	F	Borrow St (part) & Bunnings St, RI	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45832	F	Coast Road, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45833	F	Hawthornden Drive, RI	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45834	F	Lau Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45835	F	Lemontree Drive, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45836	F	Leonie Crescent, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45837	F	Lovell Parade, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45838	F	Melaleuca Drive, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45839	F	Noon-Muckle Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45881	F	Kennedy Farm Site Remediation, Russell Island	Remove two buildings as indicated on map provided and remove asbestos and the site to be made good on completion.	Pre procurement phase	5	Future Job		✓
45888	F	Jock Kennedy Park, Access Road	Construct an access road into Jock Kennedy Park and 16 Parking Bays. Works undertaken to be in conjunction with proposed park upgrade.	On hold by Client	5	Future Job		
SMBI Road Sealing								
45772	F	Beth St, Russell Island	SMBI Road Sealing Beth St from Jackson St to end	Pre design phase	5	Future Job		✓
Sport & Recreation								
41099	F	Stage 1 - Pt Lookout Hall Concrete Footpath	Design & Project Mgmt of concrete footpath & viewing platform. Stage 1	Pre design phase	2	Future Job		✓
42113	F	EGW Woods Sportsfield Carpark Anson Rd Wellington Point	A sealed car park behind Tennis Courts.	Design complete	1	Future Job		✓
45213	F	Cleveland Aquatic Ctr Carpark Reseal - Delancey St Cleveland	Reseal to the Aquatic Centre Car park	Design complete	2	Future Job		✓
45841	F	Sportsfield Lighting (Redlands Soccer) Cleveland	Provide lighting to Soccer field 3 at Cleveland Showgrounds	Future year project	2	Future Job		

Job #	<u>C</u> urrent <u>F</u> uture	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45856	F	Security Improvements - pathway lighting EGW Wood Wellington Point	Safety lighting along the newly constructed netball courts from the carpark.q1	Design complete	1	Future Job		✓
81135	F	Duncan Road Baseball Carpark Sheldon	Duncan Road Car Park (baseball club) next to existing carpark	On hold by Client	7	Future Job		

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Stormwater Trunk Infrastructure								
81164	F	Sturgeon St Ormiston	Rehabilitation of water course. Possible use of rock lining.	Future year project	1	Future Job		
Transport Trunk Infrastructure								
41870	F	Queen Street & Government Road Redland Bay	Design for ultimate intersection (signals) Construction of interim works only.	Design complete	5	Future Job		✓
45442	F	Panorama Drive, Thornlands (Design Only)	Four laning between Boundary Road and South of Goddard Road Intersection	Design complete	3	Future Job		✓
45554	F	Panorama/Wellington St Intersection (Design Only) Thornlands	Upgrade of road from 2 to 4 lanes between South St & Goddard Rd (excluding upgrade of Goddard Rd Intersection)	On hold by Client	3	Future Job		
45607	F	Collins Street, Redland Bay (Design Only)	Construct a section of Collins Road - Widening from 2-4 lanes.	Design phase	5	Future Job		✓
45755	F	Pinklands Sporting Complex Entrance Thornlands	Upgrade entrance into Sporting complex	On hold by Client	4	Future Job		
Waste Management Facility								
65019-2	F	Macleay Island Waste Transfer Station	Proposed improved of Macleay Island Waste Facility	Design phase	5	1st Qtr 1011		✓
Operational Jobs								
10188	F	Coochiemudlo Hall Handrails	Replace/Repair as needed the handrail to the hall balcony and disabled ramp of the Coochiemudlo Hall.	Pre construction	4	Future Job		✓
30002	F	Black Swamp pond construction	Construction of a permanent pool of water at weir and drainage channels through swamp to improve drainage of wetland.	Pre design phase	2	Future Job		✓
30464	F	Adder Rock to Home Beach, Pt Lookout	Trail construction and sleeper steps - 2 locations	Design complete	2	Future Job		✓
Not Lead Agent								
40042	F	Judith St Russell Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Returned to Client	5	N/A		
40023	F	Showgrounds - Electrical Upgrade	Electrical Upgrade as per the recommendations of the Ashburner Francis Report. (Supplied).	Returned to Client	2	N/A		
40025	F	Cleveland Showgrounds Refurbish Public Amenities	To refurbish the amenities block to the north of the Touch Football Club at Cleveland Showground. Detailed requirements for fittings etc to be provided in due course.	Returned to Client	2	N/A		
40081	F	Wellington Pt Village Green	Waiting on scope of works based on the Wellington Point Village Green Landscape Master Plan.	Returned to Client	1	N/A		
40099	F	Dog off leash areas - Raby Esplanade Park, Ormiston	To construct a fully fenced dog off leash area with seating, signage, bin and bag dispenser and water bubbler.	Returned to Client	1	N/A		
40100	F	Dog off leash beach - Karragarra Island	To construct a dog off leash beach with signage, bin and bag dispenser as well as a water bubbler if possible.	Returned to Client	5	N/A		
40101	F	Dog off leash beach - Macleay Island	To construct a dog off leash beach with signage, bin and bag dispenser as well as a water bubbler if possible.	Returned to Client	5	N/A		
40145	F	Olympus Dve Sediment Pond	Install new field inlet	Returned to Client	3	N/A		
40147-1	F	Raby Esplanade Park, Ormiston	Construct physical activity station & seating	Pre design phase	1	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40147-2	F	Sandy Drive Park, Victoria Point	Construct physical activity station & seating	Pre design phase	6	Future Job		✓
40147-3	F	Windemere Road Park, Alexandra Hills	Construct physical activity station & seating	Pre design phase	7	Future Job		✓
40147-4	F	Bailey Road Park, Birkdale	Construct physical activity station & seating	Pre design phase	8	Future Job		✓
40147-5	F	Capalaba Regional Park, Capalaba	Construct physical activity station & seating	Pre design phase	9	Future Job		✓
40147-6	F	Aquatic Paradise Park West, Birkdale	Construct physical activity station & seating	Pre design phase	10	Future Job		✓
42115	F	Judy Holt Upgrades	Amended Scope received. Adjunct of Environmental Managements scope for the remediation works (Job #71039)	Returned to Client	8	N/A		
42319	F	Victoria Point (Masters Ave) Toe Planks	Install extra toe planks at the end of Masters Ave boat ramp	Pre design phase	5	Future Job		✓
45053	F	Edith Street, Wellington Point	Main Rd to Fredrick St - middle section ER, other K&C.	Returned to Client	1	N/A		
45141	F	Cylinder Beach Access Road Point Lookout NSI	Drainage upgrade to prevent surcharging	Returned to Client	2	N/A		
45183	F	Conser Fauna Land Bridge Design Only	It requires a 5 m wide bridge to cross over Avalon Rd to allow fauna movement between Don and Christine Burnett and Ford Rd Conservation Area. (Land in LC, owned by RCC)	Pre design phase	6	Future Job		✓
45209	F	Public Amen - Pt Lookout Headland NSI	Upgrade Park facilities and provide new CPTED compliant toilets.	Returned to Client	2	N/A		
45481	F	Foreshore Access Stairs - Kalara Street, Macleay Island	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Returned to Client	5	N/A		
45556	F	Cassowary Ct, Vic Pt	Crossing Open Table Drain (span approx 12 m connects to spurs Ave)	Returned to Client	4	N/A		
45789	F	South Sea Tce Park	Technical Feasibility Check and construction documentation package prepared based upon OGPU landscape design	On hold by Client	5	Future Job		
45790	F	Jock Kennedy Park Russell Island	2010/12 - Technical Feasibility check an deconstruction documentation package prepared based upon OGPU landscape design	On hold by Client	5	Future Job		
45857	F	The Runnymede Project, Capalaba	Waiting on scope of works based on the Runnymede Project Advisory Group approval.	Returned to Client	7	N/A		
45894	F	High/ Minjerriba Streets Intersection Upgrade Russell Island	High/Minjerriba - intersection upgrade Minjerriba/Centre St Intersection upgrade	Design phase	5	Future Job		✓
46044	F	Raby Bay Revetment Walls - Wall repairs Masthead Drive 95-105	Wall repairs Masthead Drive 95-105 (Was JN 45365 - Raby Bay Revetment Walls, also funds coming from 30125 the 10YR Opex planning Job)	Design phase	2	Future Job		✓
70006	F	Remediation Works, Judy Holt Park, Eastern Batter Birkdale	Major capping and reprofiling works, stormwater gmt, leachate mgt system and walking track re-establishment (Judy Holt Park Birkdale). (Changed from 71039 15/03/10)	Pre design phase	8	Future Job		✓
80001	F	Jacob St, Well Pt - Solar Lighting	Solar Safety Lighting -Jacob Street Conservation Area between Jacob St & Valley Rd Well Pt. Consultation required with the Community Safety Officer.	Returned to Client	1	N/A		

Job #	<u>C</u> urrent <u>F</u> uture	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
81129	F	Cleveland Showground Improvements	Detailed Designs & Cost Estimate for realignment of existing road in showgrounds adjacent to Museum to allow for Museum expansion.	Returned to Client	2	N/A		

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Received, Not Yet Accepted								
40094	F	Frederick St Wellington Pt	Install K&C Frederick and Edith Sts, catchpits & drainage works	Received Yet to be Accepted	1	Future Job		
40047	F	Wellington St Ormiston	K&C Road widening front of carpark Ormiston Station	Received Yet to be Accepted	1	Future Job		
40149	F	South Street Thornlands	Construct threshold treatments, install blister islands & warning signs.	Received Yet to be Accepted	3	Future Job		
42126	F	Stage 2 - Pt Lookout Hall boardwalk & viewing platform	Design & Project Mgmt of boardwalk & viewing platform. Stage 2	Received Yet to be Accepted	2	Future Job		
40258	F	Queens Esplanade Seawall	Concept design	Received Yet to be Accepted	10	Future Job		
40012	F	MBC Thorneside Rickertt to John St	D&C 3m wide cycleway through Thorneside in foreshore land	Received Yet to be Accepted	10	Future Job		
42290	F	Brosnan Dr Stage 2 Barber to Nth Parkland	Concrete pathway	Received Yet to be Accepted	9	Future Job		
40160	F	MBC Thorneside to Ormiston BAZ	Install BAZ & Bicycle Lane Line marking	Received Yet to be Accepted	10	Future Job		
40161	F	Wellington St Cleveland Pathway	Construct 240m long pathway western side of road	Received Yet to be Accepted	2	Future Job		

Acronym descriptions

RLCIP1 - Regional & Local Community Infrastructure Program - Round 1

AO - Asphalt Overlay

MLA - MicroLift Asphalt

LATM - Local Area Traffic Management

SP - Scalping Program

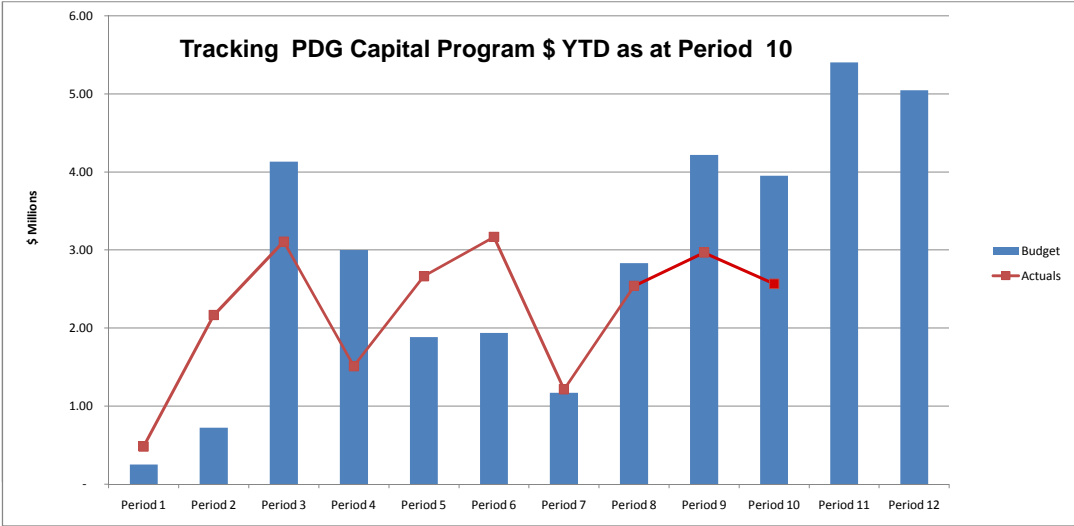
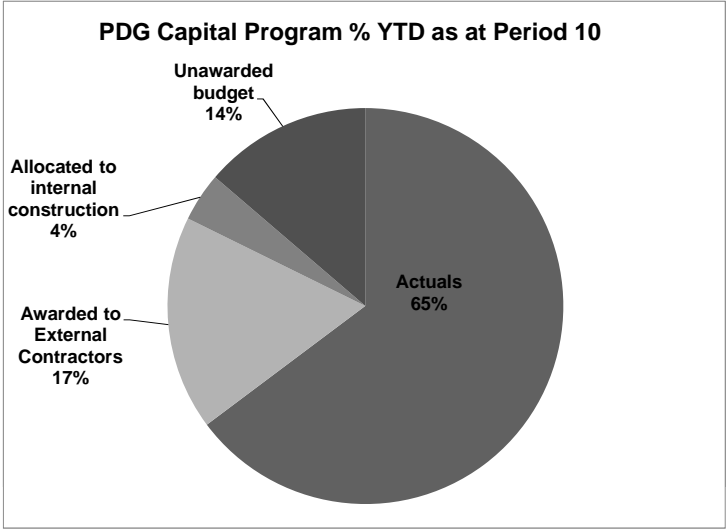
CPTED - Crime Prevention Through Environmental Design

SRWF - Sustainable Resource & Waste Facility

Definitions

Project complete - practical & financial completion

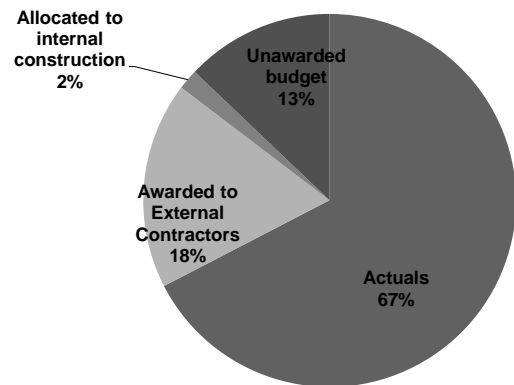
Construction complete - practical completion only



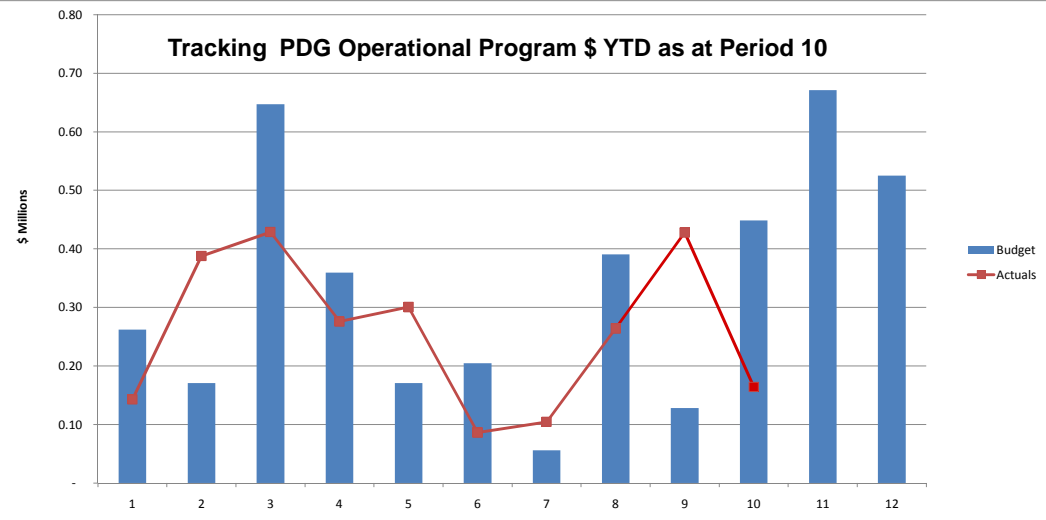
DEFINITIONS	
Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

ANALYSIS OF GRAPH'S	
PDG Revised annual budget is \$34.5M	
PDG Actuals as of period 10 (April 2010) \$27.6M	
Awarded to external contractors and assigned to internal construction Year to date \$6.4M	
Unawarded Budget Year to date \$534K	

PDG Operational Program % YTD as at Period 10



Tracking PDG Operational Program \$ YTD as at Period 10



DEFINITIONS

Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

ANALYSIS OF GRAPH'S

PDG Revised annual budget is **\$4M**

PDG Actuals as of period 10 (April 2010) **\$2.8M**

Awarded to external contractors and assigned to internal construction Year to date **\$822K**

Unawarded Budget Year to date **\$324K**

13.1.5 EXTENSION OF CONTRACT FOR COLLECTION AND RECYCLING OF POLYSTYRENE

Datworks Filename: RWW-55005-2
Responsible Officer Name: Patrick Navin
Services Manager Waste Operations
Author Name: Neil Barclay
Senior Contracts Manager

EXECUTIVE SUMMARY

The contract for the Collection and Recycling of Polystyrene from the Birkdale and Redland Bay Waste Transfer Stations will expire on 30 June 2010. The original contract was approved by the General Manager Customer Services in July 2007 and was awarded to the Carton Warehouse (Global Interests Pty Ltd) for an initial period of 11 months with a provision for two (2) one (1) year extensions. Both these extensions were approved with the final extension to expire on 30 June 2010.

At the time of calling for quotations back in 2007, only one quotation was received as there was only one polystyrene recycler in Queensland. Recent enquiries have shown that this is still the case.

PURPOSE

To seek approval from Council to extend this contract for a further one year term under the same terms and conditions as the current contract, on the basis that there is only one provider of this service available to Council. The current contractor, Carton Warehouse, is willing to extend for another year term under the same terms and conditions as the current contract. The contract does allow for annual CPI price adjustments. Section 486 1 (a) of the *Local Government Act* allows Council to accept a contract without calling for quotes or tenders if there is only one supplier reasonably available to it.

BACKGROUND

Contract RWW-55005-2 was originally set up for collection at the Birkdale Waste Transfer only but was extended by contract variation in October 2009 to include collection from the Redland Bay Transfer Station. Over the last year approximately 12 tonnes of polystyrene has been collected and recycled.

ISSUES

There have been no issues with the current contractor who is providing an excellent service.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term financial viability of the Council and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

The current contract price is \$33,589 per annum excl GST for this service. The contract would be subject to the same terms and conditions as the current contract, which includes an annual adjustment for CPI. Waste Operations have provision in the annual budget to provide this service.

CONSULTATION

The Service Manager Waste Operations was consulted in preparation of this report. Also consulted was the Plastics and Chemicals Industry Assn (PACIA) and Expanded Polystyrene Australia (EPSA) who advise that the only industry appointed polystyrene recycler in Queensland is the Carton Warehouse. Local enquiries to other recyclers in the area have also failed to locate any other recycler of Polystyrene.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That in accordance with section 486(1)(a) of the *Local Government Act 1993*, it is satisfied there is only one supplier reasonably available to it to provide for the collection and recycling of polystyrene; and
2. On that basis, the Chief Executive Officer be authorised to make, vary and discharge a contract with Carton Warehouse (Global Interests Pty Ltd) for the collection and recycling of polystyrene for period of 1 year from 1 July, 2010 in accordance with section 483(1) of the *Local Government Act 1993*.

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Reimers

That Council resolve as follows:

1. That in accordance with section 486(1)(a) of the *Local Government Act 1993*, it is satisfied there is only one supplier reasonably available to it to provide for the collection and recycling of polystyrene; and
2. On that basis, the Chief Executive Officer be authorised to make, vary and discharge a contract with Carton Warehouse (Global Interests Pty Ltd) for the collection and recycling of polystyrene for period of 1 year from 1 July, 2010 in accordance with section 483(1) of the *Local Government Act 1993*.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Council resolve as follows:

1. That in accordance with section 486(1)(a) of the *Local Government Act 1993*, it is satisfied there is only one supplier reasonably available to it to provide for the collection and recycling of polystyrene; and
2. On that basis, the Chief Executive Officer be authorised to make, vary and discharge a contract with Carton Warehouse (Global Interests Pty Ltd) for the collection and recycling of polystyrene for period of 1 year from 1 July, 2010 in accordance with section 483(1) of the *Local Government Act 1993*.

CARRIED

**13.1.6 SOLE SUPPLIER ENGAGEMENT - WASTEWATER TREATMENT SYSTEM
- AMITY POINT CARAVAN PARK**

Datworks Filename: 45744-3
Responsible Officer Name: Brad Salton
Acting Group Manager Project Delivery Group
Author Name: Greg Finlay
Service Manager Project Management

EXECUTIVE SUMMARY

In March 2010, the Project Delivery Group [PDG] under direction of the Manager Customer and Community Services, engaged GHD to undertake an options study of viable sewage treatment systems for upgrading and rationalising the current facilities at Amity Point Caravan Park. The upgrade of the existing sewage system is required to reduce nutrient sources discharging into Moreton Bay in accordance with the Department of Environment and Resource Management (DERM) requirements.

GHD have completed their investigation and have recommended the installation of the Kele Evapotranspiration Wastewater Treatment (K.E.W.T.) system. The company GBG Wastewater Management are able to supply and install this proprietary system and have furnished a quote for \$484,970 (Exclusive of GST).

Under Section 486(1) (a) of the *Local Government Act 1993* (the Act), Council has provision to resolve that it is satisfied that there is only one supplier reasonably available to it, and therefore exempt it from seeking competitive quotations.

PURPOSE

The purpose of this report is to seek resolution from Council:

1. That it is satisfied that GBG Wastewater Management is the only supplier reasonably available for the supply and installation of the KEWT system at the Amity Point Caravan Park due to the system being a proprietary system;
2. That the Chief Executive Officer be authorised to make, vary and discharge the above contract with GBG Wastewater Management for PDG-45744-3 for the Waste Water Disposal - Amity Point Caravan Park project;
3. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation; and
4. To appoint the Chief Executive Officer as Principal's Representative for this contract.

BACKGROUND

In March 2010, Project Delivery Group [PDG] under direction of the Manager Customer and Community Services, engaged GHD to undertake an options study of viable sewage treatment systems for upgrading and rationalising the current facilities

at Amity Point Caravan Park. The upgrade of the existing sewage system is required to reduce nutrient sources discharging into Moreton Bay in accordance with the Department of Environment and Resource Management (DERM) requirements.

The following goals were set for the wastewater system to be placed at Amity Point Caravan Park:

- A robust system which minimises nutrient discharge into the environment in line with current DERM guidelines;
- Provide a low maintenance solution which can be predominantly managed by the caravan park operators or local tradesman where possible;
- A system which will have low visual impact and have minimal potential for odour generation;
- Provide a system that fits in with RCC values and the Stradbroke Island site.

The preferred system from the wastewater treatment options study is the K.E.W.T. system. The K.E.W.T. system is an innovative and relatively new process which was developed by the Plant Sciences Group at Central Queensland University (CQU) and is being marketed under license by GBG Wastewater Management.

This system meets all of the goals as outlined above and is the best performing option in all three of the triple bottom line areas (Environmental, Social/Cultural and Economic).

Environmental

- Reduces wastewater flow to the environment through evapotranspiration (plant uptake) and has the potential to stop flow during non-peak times;
- Low operating energy usage;
- Robust system which can cope with the large variation in flow at peak times;
- Environmentally sensitive design, minimal waste generation, minimal energy use and low technology;
- Innovative system utilising passive natural systems from nature (vegetation and attached biomass) to treat the wastewater.

Social/Cultural

- From the surface the system simply looks like a series of raised garden beds;
- The system is unobtrusive and has minimal visual and odour impact;
- The system can be planted, to an extent, with selected trees and shrubs to ensure that it fits in with the surrounding amenity;
- The caravan operator can be trained to do the basic maintenance tasks to reduce cost and provide a feeling of ownership of the system.

Economic

- A comparative Net Present Value (NPV) assessment showed the system was significantly cheaper than the other options investigated;
- The system has a lower capital and operating cost than the other investigated options.

ISSUES

Under the *Local Government Act 1993* (the Act), Council would be required to seek competitive quotations for this work to be completed. Under Section 486(1) (a) of the Act, Council may resolve that it is satisfied that there is only one supplier reasonably available to it.

The refurbishment of the sewage system needs to be completed by December 2010 in time for the Christmas Holiday influx of park patrons.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

FINANCIAL IMPLICATIONS

Council has allocated \$511,926 (Exclusive of GST) to this project in the 2010/2011 Capital Works Program.

PLANNING SCHEME IMPLICATIONS

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

OPTIONS

PREFERRED

That Council resolve as follows:

1. That pursuant to Section 486 (1) (a) of the *Local Government Act 1993*, it is satisfied that GBG Wastewater Management is the only supplier reasonably available to provide the K.E.W.T. Wastewater Management system at the Amity Point Caravan Park.
2. That the Chief Executive Officer be authorised to make, vary and discharge the above contract with GBG Wastewater Management for PDG-45744-3 for the Waste Water Disposal - Amity Point Caravan Park project.

3. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation.
4. To appoint the Chief Executive Officer as Principal's Representative for this contract.

ALTERNATIVE

That Council resolve to not delegate the required authority to the Chief Executive Officer which may result in delays to the project.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That pursuant to Section 486 (1) (a) of the *Local Government Act 1993*, it is satisfied that GBG Wastewater Management is the only supplier reasonably available to provide the K.E.W.T Wastewater Management system for the Amity Point Caravan Park;
2. That the Chief Executive Officer be authorised to make, vary and discharge the above contract with GBG Wastewater Management PDG-45744-3 for the Waste Water Disposal - Amity Point Caravan Park project;
3. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation;
4. To appoint the Chief Executive Officer as Principal's Representative for this contract.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Townsend

That Council resolve as follows:

1. That pursuant to Section 486 (1) (a) of the *Local Government Act 1993*, it is satisfied that GBG Wastewater Management is the only supplier reasonably available to provide the K.E.W.T Wastewater Management system for the Amity Point Caravan Park;
2. That the Chief Executive Officer be authorised to make, vary and discharge the above contract with GBG Wastewater Management PDG-45744-3 for the Waste Water Disposal - Amity Point Caravan Park project;
3. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation; and

4. To appoint the Chief Executive Officer as Principal's Representative for this contract.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Council resolve as follows:

1. That pursuant to Section 486 (1) (a) of the *Local Government Act 1993*, it is satisfied that GBG Wastewater Management is the only supplier reasonably available to provide the K.E.W.T Wastewater Management system for the Amity Point Caravan Park;
2. That the Chief Executive Officer be authorised to make, vary and discharge the above contract with GBG Wastewater Management PDG-45744-3 for the Waste Water Disposal - Amity Point Caravan Park project;
3. To delegate authority to the Chief Executive Officer to sign and amend all relevant documentation; and
4. To appoint the Chief Executive Officer as Principal's Representative for this contract.

CARRIED

13.1.7 LAND MANAGEMENT PLAN FOR THE NORTH STRADBROKE ISLAND HOLIDAY PARKS

Datworks Filename:	EM Land Management Plan – Straddie Holiday Parks, NSI
Attachments:	<u>Land Management Plan – North Stradbroke Island Holiday Parks 2010 - 2015</u>
Responsible Officer Name:	Greg Jensen Group Manager, Customer and Community Services
Author Name:	Michael Tait Project Manager, Customer and Community Services

EXECUTIVE SUMMARY

Redland City Council is currently negotiating a lease with a third party for the management of the North Stradbroke Island holiday parks that are located on reserve land for which Council is Trustee. It is a requirement of *Land Act 1994 Policy PUX/901/209*, that Council prepare a Land Management Plan before the lease can be issued over the reserve land.

The primary aim of the Land Management Plan is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. The Land Management Plan highlights the requirements of the various Federal and State legislation and Council Local Laws and policies impacting the management of the holiday parks. The Land Management Plan also considers the unique environmental, social/cultural and economic values of the holiday parks. The intent of the Land Management Plan is to provide guidance as to the future management and development of the Holiday Parks.

DERM Officers have advised that Council need only develop one basic Land Management Plan that will incorporate all six (6) Holiday Parks. This is due to the purpose of the camping reserves remaining unchanged and continuing to be operated as camping and caravan parks. Numerous discussions and engagement activities, with both internal and external stakeholder groups, have identified a number of key issues for which management strategies have been developed and incorporated into the Land Management Land.

Council has exceeded the community consultation requirements for a basic Land Management Plan under the *Land Act 1994 Policy PUX/901/209* to ensure that Council achieved a successful engagement with all stakeholders and to ensure stakeholder satisfaction with the outcomes of the Land Management Plan.

This report recommends Council adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015 and submit the plan to the Minister for

Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

PURPOSE

To seek a resolution from Council to adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015 and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

BACKGROUND

Redland City Council is currently negotiating a lease with a third party for the management of the North Stradbroke Island holiday parks that are located on reserve land for which Council is Trustee. As Trustee, Council is responsible for managing the trust land subject to the provisions of the *Land Act 1994*. 'Trust land' is a collective term used to describe State land which has been previously reserved or granted in trust under the *Land Act 1962* or dedicated as a reserve for one or more of the community purposes set out in Schedule 1 of the *Land Act 1994*. The trusteeship places a duty of care on Council to maintain the reserve land in good condition by implementing sound management practices.

The Land Management Guide for Trustees states that the primary reasons for preparing a 'Land Management Plan' include:

"Investigating Secondary Use

Trustees with the prior approval of the Minister may lease or issue a permit over a part or the whole of the trust land to another person or body if the arrangement is in the public interest. Such activities are referred to as 'secondary use' and a 'Land Management Plan' must be prepared in the circumstances set out in Land Act 1994 Policy PUX/901/209, before any lease or permit is issued. A secondary use must not diminish the purpose for which the trust land was set aside."

Therefore, it is a requirement of the Department of Environment and Resource Management (DERM) that Council undertake a Land Management Plan prior to developing secondary uses on that reserve land to ensure that the secondary use does not diminish the purpose for which the trust land was set aside. The Land Management Plan will provide the State with a basis for ensuring the trust land will be maintained for its dedicated purpose on behalf of the State and to the State's satisfaction.

A consultant, Rob Friend and Associates Pty Ltd, was engaged in accordance with Council's procurement policy guidelines to develop the Land Management Plan. The Land Management Plan specifically relates to:-

1. Adams Beach Holiday Park;
2. Bradbury's Beach Holiday Park;

3. Amity Point Holiday Park;
4. Adder Rock Holiday Park;
5. Thankful Rest Holiday Park; and
6. Cylinder Beach Holiday Park.

ISSUES

Structure of the Land Management Plan

DERM Officers have advised that Council need only develop one basic Land Management Plan that will incorporate all six (6) Holiday Parks. This is due to the purpose of the camping reserves remaining unchanged and continuing to be operated as camping and caravan parks. Accordingly, the Land Management Plan has been structured in such a way that it discusses legislation, policies, local laws and management strategies that impact upon all of the holiday parks as well as identifying particular issues and management strategies that are unique to the individual parks.

Aims and Objectives of the Land Management Plan

The primary aim of the Land Management Plan is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. The Land Management Plan highlights the requirements of the various Federal and State legislation and Council's Local Laws and policies impacting the management of the holiday parks. The intent of the Land Management Plan is to provide guidance as to the future management and development of the Holiday Parks. The Land Management Plan does not include the finer detail that would be associated with master planning.

The Land Management Plan addresses the current and future impacts of caravanning and camping activities on the environmental and community lifestyle values of the holiday parks. The Land Management Plan identifies the attributes of the trust land relating to social/cultural, environmental and economic outcomes that can ensure sustainable tourism is achieved.

The objectives of the Land Management Plan are to:

- Clearly set out the purpose of the reserves and define the purposes for which the reserves are to be managed into the future;
- Identify and described the social, environmental and economic values and impacts of the holiday parks;
- Provide a set of issues related management strategies to manage the social, environmental and economic values within the holiday parks;
- Ensure Council and/or any Secondary Use Lessee meet their duty of care requirements with respect to the day to day management of the holiday parks;

- Ensure that Council or any Secondary Use Lessee maintain or initiate a satisfactory level of community consultation with the local Indigenous and residential community.

Management Strategies identified by the Land Management Plan

Numerous discussions and engagement activities with both internal and external stakeholder groups have identified a number of key issues for which management strategies have been developed and incorporated into the Land Management Plan. The “Management Strategies” are split into two sections, those that apply to all parks and those that are specific to individual parks. The following discussion outlines the key management strategies of the Land Management Plan and where the responsibility lays for actioning those strategies.

- The plan reinforces compliance by Council and any future Lessee with legislative requirements through its management strategies and identifies for future Lessees Council’s responsibility in enforcing that compliance.
- The plan recognises Indigenous connection to land and water and through its management strategies, works to ensure that Indigenous access to land and water is facilitated. The plan also highlights the need for future managers of the holiday parks to actively consult with the Indigenous community with respect to the ongoing management and development of the holiday parks and ensures significant sites are to be managed in accordance with the *Aboriginal Cultural Heritage Act (2003)*.
- The plan recognises that the holiday parks are located on community purpose reserves and public access through these reserves needs to be facilitated and managed. The public access needs to be managed in such a way as to ensure the safety and security of holiday park patrons and assets. Future managers will need to actively consult with the local community regarding public access through the holiday parks.
- The plan identifies that carrying capacity and appropriate levels of occupancy must be managed by the future managers of the holiday parks to ensure the environmental and social values of the holiday parks are maintained.
- The plan describes management strategies for the protection of vegetation; the need to seek the appropriate approvals prior to the removal or damage of vegetation and the need for all tracks through vegetated areas to be developed in accordance with CEPTED (Crime Prevention Through Environmental Design) design criteria. The plan also discusses strategies for the protection of koalas, nesting turtles and nesting shore birds as well as the management and control of pests in accordance with the Redland Pest Management Plan.
- The plan discusses radiological contamination at Amity Point and Adam’s Beach Holiday Parks and their listing on DERM’s Environmental Management Register. The plan details strategies to manage the issue on-site as well as preventing the radiological contaminant from being spread to other locations or being inadvertently introduced to other currently unaffected holiday parks. The

plan references the need to seek the appropriate approvals prior to soils being removed from the site. Based on the management strategies incorporated into this plan, we will be recommending to DERM that this Land Management Plan also act as a Radiological Management Plan for the Amity Point and Adam's Beach Holiday Parks.

- The plan also highlights strategies for the management of roadways, sewerage waste water, foreshore maintenance, waterway maintenance, electricity and lighting, signage and building design standards.

The plan goes on to discuss in detail the issues that led to the development of the management strategies. The issues are broken down into three areas which include:

- Social issues incorporating public access, Indigenous connection, permanent residents and use (of the holiday parks) and tourism;
- Environmental issues incorporating vegetation and trees, environmental weeds, climate change, fauna and habitat, litter and pollution and sites listed on DERM Environmental Management Register; and
- Economic issues incorporating park maintenance.

Community Consultation

DERM Officers have advised that Council need only develop one basic Land Management Plan incorporating all six (6) Holiday Parks. According to DERM policy - *Secondary Use of Trust Land PUX/901/209*; community consultation for a basic Land Management Plan may include, for example:

- Basic Management Plan - consultation with trust land users and adjoining owners (e.g. letters, meetings); advertising in local newspapers; and a community meeting.

Council has exceeded the community consultation requirements for a basic Land Management Plan under the *Land Act 1994 Policy PUX/901/209* to ensure that Council achieved a successful engagement with all stakeholders and to ensure stakeholder satisfaction with the outcomes of the Land Management Plan. Outlined below is the community engagement process that Council initiated for the development of the Land Management Plan.

- A letter sent was to all North Stradbroke Island land owners, all storage van owners and permanent residents within the holiday parks and specific interest groups that included environmental, indigenous/cultural and commercial concerns informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- Advertising was conducted via means of an information flyer that was widely distributed on North Stradbroke Island and through various local community organisations, Council's website and advertising in the local newspaper. This

advertising outlined the development of the Land Management Plan and the ways which the community could contribute to its development including informing the reader of the time and location of the three community workshops.

- An on-line survey on Council's website providing participants with the opportunity to comment on their experiences of the holiday parks and the issues that they felt needed to be addressed.
- A paper based survey was conducted during the Australia Day weekend of patrons at each holiday park, again providing participants with the opportunity to comment on their experiences holidaying in the parks and issues that they felt needed to be addressed.
- Three facilitated community workshops were held on North Stradbroke Island, one at each of the three townships which discussed the purpose and objectives of the Land Management Plan. Members of the community worked in small groups to identify and record issues relating to the six holiday parks such as the social/cultural, environmental, and economic values of the parks, the management needs and desired outcomes for the parks. Anne Dunn was contracted to facilitate the community workshops based on her experience in facilitating similar processes for Council and her well established rapport with the North Stradbroke Island community. Appendix 2 of the Land Management Plan provides a summary of issues and comments raised at the community workshops.
- A number of stakeholders submitted their own issues paper for consideration by Rob Friend and Associates Pty Ltd.
- Rob Friend and Associates Pty Ltd met with key stakeholder groups to discuss their particular issues and possible solutions as well as having a number of question and answer sessions with park patrons during the field inspections.
- Following the completion of the draft Land Management Plan, the plan was posted on the Council website and hard copies of the plan were made available for viewing at Council's Customer Service Centres in Cleveland and Capalaba for 28 days. The community was invited to comment on the draft plan via either an online or paper based comments form.
- All respondents to the surveys and attendees to the community workshops that provided their contact details were informed via email that the draft Land Management Plan was available for review and comment on Council's website. A second email was sent to these participants reminding them the draft plan was available for review and comment on Council's website and that they had only 1 week left if they wish to make comment. All respondents and attendees who provided their names were acknowledged for their contribution to the Land Management Plan (see Acknowledgements section of the Land Management Plan).

The following list details the number of participants for each engagement activity:

- Paper based surveys – 44 returned;

- Online Survey – 26 responses;
- Community workshops – 103 attendees;
- Draft Land Management Plan – 13 submissions.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to enhance employment participation and the community's standard of living through encouraging economic development opportunities

FINANCIAL IMPLICATIONS

The development of the Land Management Plan is a mandatory requirement of the Department of Environment and Resource Management prior to the creation of Trustee Leases over reserve land on which the holiday parks are located.

The Land Management Plan identifies management strategies that place an onus on the future managers of the holiday parks to fulfil their obligations under the plan. Therefore, the financial implications of the Land Management Plan will fall to the managers of the holiday parks, in most cases the new Lessee. The exception to this is the resolution of the effluent disposal issues at Amity Point Holiday Park. Council is already investigating options to resolve the effluent disposal issues with the final solution expected to be implemented within 12 months, subsequent to DERM approval. Council will be funding the implementation of the final solution.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

The Leisure and Recreation Services Unit and Straddie Holiday Parks were consulted regarding the operational management of the holiday parks; the environmental, social and economic impacts of the holiday parks; and the current management strategies regarding these issues.

The Natural Environment Unit was consulted in all phases of the process to develop the Land Management Plan including scoping the project, selecting a consultant to develop the plan, providing information for the consultant, developing a communications plan, the community engagement process, development and revision of the content in draft plan and the development of the final document.

The Environmental Protection Unit was consulted regarding the content and layout of the Land Management Plan with particular regard to the issue of potential radiological contamination. The Environmental Protection Unit has provided much assistance in

the development of management strategies for the radiological contamination and has recommended that the Land Management Plan also act as a Radiological Management Plan for Amity Point and Adam's Beach Holiday Parks.

The Community and Social Planning Group was consulted regarding the scope of the project, other related Land Management Plans, Indigenous agreements and strategies and indigenous connection to land and wording used to the Land Management Plan.

The Media and Marketing Unit was consulted regarding communicating the creation of the Land Management Plan to the public and the advertising of the community workshops.

The Community Engagement Unit was consulted to provide advice regarding engaging the community in the process, provide advice on facilitators for the community workshops and support the facilitation of the community workshops held on North Stradbroke Island.

The Mayor and Divisional Councillor attended the community workshops held on North Stradbroke Island.

Rob Friend and Associates Pty Ltd were consulted to develop the Land Management Plan.

Anne Dunn was consulted to facilitate the community workshops held on North Stradbroke Island.

The community was consulted through community workshops regarding the content that should be included as part of the Land Management Plan. Recognition of those that contributed to the development of the plan appears in the Acknowledgements section of the attached Land Management Plan.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015, as attached, and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Ogilvie

That Council resolve to adopt the Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015, as attached, and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Council resolve to adopt the Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015, as attached, and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

CARRIED

Land Management Plan

North Stradbroke Island Holiday Parks

2010 - 2040



Redland City Council



May 2010

Document Control

Quality Assurance Statement				
Revision No.	Author	Status	Approved for Issue	
			Name	Date
01	Rob Friend	Draft	Rob Friend, Director, RF&A pl	29 th March 2010
02	Rob Friend	Final	Rob Friend, Director, RF&A pl	31 st May 2010

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Front Cover: - Photo of Cylinder Beach Holiday Park - December 2009



Acknowledgments

The author and Redland City Council would like to acknowledge and thank all those persons and organisations who have contributed to the development of this: Land Management Plan.

Organisations

▪ Quandamooka Combined Aboriginal Organisations Forum	Hal Haynes Hazel & Ron McDonnell Helena Lulham Ian and Patricia Munro Ian Halligan Ian Woodward Irene and Todd Jedras Jackie Cooper Jan Aldenhoven Janice Mahan Jeff Peereboom Jenna Daroczy Joanna Nankervis Joanne Gosney John & Desley Gailey John & Gerry Puttick John Hilliards Jo-Tudhope Karla & Hush Lennon Kathleen Harrington Kathy Hobbs Kerry Elliott Kevin Long Les Regan Liddie Shaw Lindsay Houston Lisa Henderson Liz Borey Lucy Trippett Margaret Grenfell Margaret Kucirek Marshall Malouf Marylyn & David Morgan Maureen Taylor Michael White Mick Fitzgerald Mike Thompson Mr & Mrs Gailey Mr & Mrs Gardner Mr & Mrs Leben, Louise & Nicholas Mr & Mrs Stagg Mr & Mrs Watego Mr A. & L. Watego Mr Conner & Jennifer Taylor Mr Geoff & Gloria Dick Mr J & A Kerr Mr K & W Ittensohn Mr Kearney Mr M & N. Gillisen Mr M & A. Watego	Mr Simon Johstone Mr. Davis Mr. Durbidge Mr. Gardener Mrs Doreen Davie Neil Price Neralle Hendersen P. A. Barton Pam Beinssen Pam Lane Paul Lambert Penny & Vicki Davies Peter Fearnside Peter Nankervis Rene Clarey Robert & Denise Watego Rodger Townsend Rose Borey Ross Bowering Rowena Ferguson Simon Johnstone Ian Milliken Steve Reutens Steven Cicolini Stuart Patterson Sue Bozoky Sue Preece Terry Gillis Trevor Bell Trevor Weston Uncle Pat Islin
▪ Quandamooka Land Council		
▪ North Stradbroke Island & Islander Housing Co-operative		
▪ Minjerribah Moorgumpin Elders-in-Council		
▪ Stradbroke Island Management Organisation (SIMO)		
▪ Friends of Stradbroke Island Association (FSIA)		
▪ SEQWater, Jon Nicholson		

*Individuals**

Abea Codega Aline Townsend Althea Vickers Angela Ritchie Ann Weston Aunty Joan Aunty Margaret Barbara Ferry-Smith Barbara Smith Bernadette Ryan Darren Burns Dave Harrington David Maccheroni Dean & Narelle Dean Hendersen Dianne Haywood Dillon Birch Donna Shannon Doree Ferguson Elisha Iselin Fiona Moore Fiona Surawski Gail Bell Gail Rosemond Glynn Carmichael Graham Mar Grant & Sonya Murray Gwen Specht	
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*A number of other people contributed information or their thoughts about the Holiday Park / Camping grounds however they wish not to give their name

Council & DERM Officers

RCC Mayor – Cr Melva Hobson
RCC – Divisional Councillor – Cr. Craig Ogilvie
DERM - Ken Rogers.
DERM - Michael Kelly,
RCC - Michael Tait, Project Manager,
RCC - Alice Sherring,
RCC - Bernard Houston,
RCC - Dan Carter,
RCC - Gerard Noon,
RCC - Greg Jensen,
RCC – Jenny Schoof,
RCC – Judy Spokes,
RCC – Kristina Dickman
RCC – Paula Weston,
RCC – Russell Cook,
RCC – Vicki Woodrow,
RCC – Warren Mortlock,
RCC – Ian Milliken,

Thanks are also made to Anne Dunn
who facilitated the Community Consultation Sessions.

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1 Introduction

Redland City Council is the trustee of a number of camping reserves and camping and recreation reserves on North Stradbroke Island. These reserves were established by the state under State legislation in power at the time. The legislation which now provides the head of power is the *Land Act 1994*.

Redland City Council has developed and managed the camping reserves or camping and recreation reserves on the island since 1949. Council began to investigate the option of creating term leases over the holiday parks in 2007; however the costs associated with term leases caused this option to be not financially viable.

Instead, in 2008 Council made a decision to investigate alternate management options by way of a Trustee Lease for the six holiday parks to another party as permitted by the State.

The Department of Environment and Resource Management (DERM) indicated to Council that as part of the leasing process Council was also required to prepare a Land Management Plan in accordance with the *Land Act 1994* and DERM policies.

This document is a result of detailed assessment of the relevant holiday parks, community consultation and discussions with Council and Department of Environment and Resource Management Officers.

This document is intended to be the primary management planning document for the Holiday Parks between 2010 and 2015.

2 Aims and Objectives of the Land Management Plan (LMP)

The primary aim of the LMP is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. This LMP specifically relates to: -

- a) Adams Beach Holiday Park
- b) Bradbury's Beach Holiday Park
- c) Amity Point Holiday Park
- d) Adder Rock Holiday Park,
- e) Thankful Rest Holiday Park, and
- f) Cylinder Beach Holiday Park.

For the purpose of this document and under instruction from the Trustee a single Land Management Plan was to be prepared covering all six holiday parks on North Stradbroke Island.

The Land Management Plan is to: -

- ✓ Clearly set out the purpose of the reserves and define the purposes for which the reserves are to be managed into the future.
- ✓ Identify and described the social, environmental and economic values and impacts of the holiday park.
- ✓ Provide a set of issues related management strategies to manage the social, environmental and economic values within the holiday parks.
- ✓ Ensure Council's and/or any Secondary Use Lessee meet their duty of care requirements with respect to the day to day management of the holiday parks.

- ✓ Ensure that Council or any Secondary Use Lessee maintain or initiate a satisfactory level of community consultation with the local Indigenous and residential community.

Each of these actions must have state, regional and local interests in mind. It is important that proposed use reflected in the plan is consistent with the future intentions for the site and the relevant local government planning scheme.

3 Location context

3.1.1 History

North Stradbroke Island is located in South-east Queensland and forms the eastern limit of Moreton Bay. The main access point to North Stradbroke Island is via Dunwich. Dunwich is approximately 12 kilometres or approximately 1 hour by vehicular ferry from Cleveland on the mainland.

The island has three main townships; Dunwich, Amity Point and Point Lookout with a small area of dwellings at Flinders Beach.

Stradbroke Island was separated into two islands in 1898 by erosion at the tidal channel of Jumpinpin. Essentially, the two parts are Quaternary sand islands with only small areas of basement rock exposed.

Most of North Stradbroke Island is formed of high fixed sand dunes of parabolic or “blow-out” type, with fringing low strand plains characterised by beach ridges and swamps. The junction of strand plains with high dunes is marked by steep escarpments formed by marine erosion. The old shoreline was abandoned about 5000 - 6000 years ago, in post-glacial (Holocene) time. The high dunes were formed in the Pleistocene Period, but estimates of age of their commencement vary up to over 400,000 years before present.¹

People of the Quandamooka have lived on and around Minjerribah for least 40,000 years, according to traditional knowledge. Geological evidence dates occupations at a minimum of 21,000 BP (Before Present)²

The Traditional Owners of Quandamooka (Moreton Bay region which includes Minjerribah / North Stradbroke Island) are the Goenpul, Nunukkal and Ngugi clans. At the time of European settlement, the Nunukkal clan was associated with the northern part of North Stradbroke Island and the Goenpul clan with the whole of North and South Stradbroke Island, parts of the mainland coast and the seas and islands in the south of Moreton Bay. The Ngugi clan was associated with Moreton Island. Members of these clans, (or dialect-named groups) engaged with each other, intermarried and freely travelled across territory associated with each clan/dialect group (Spokes J. 2010).

North Stradbroke has a very long history, with European contact dating back to 1770 when Captain Cook recorded the sighting of a rocky headland (which he named Pt Lookout) in his log book³. Matthew Flinders was the next recorded European explorer to enter and survey northern Moreton Bay in 1799. Flinders was followed some 24 years later (1823) by Surveyor John Oxley in the *Mermaid*. Oxley found that the sand hills extending south from Point Lookout were not part of a peninsula but an island¹.

¹ Stevens. N.C. 1984. *Queensland Field Geology Guide*. Geological Society of Australia (Queensland Division).

² Whiting. E. & Associates. 1999. North Stradbroke Island/Minjerribah Planning & Management Study – Social Environment & Community Life – Stage Two Report.

³ <http://www.redlandstourism.com/stradbrokeHistory.htm>

In 1824 Surveyor General **John Oxley** arrived at Pulan and named it Cypress Point whilst on an exploratory mission with fellow surveyor **Robert Hoddle** and botanist **Allan Cunningham** in search of a suitable site for a penal colony. It is now known as Amity Point named after Oxley's ship. In 1825 Amity Point was set up as Moreton Bay's first Pilot Station, and upon Oxley's strong recommendation, Minjerribah was destined to become a penal settlement. This marked the beginning of permanent contact between Europeans and the Aborigines in the Redlands. In June 1827, Minjerribah was renamed Stradbroke Island by Governor Darling in reverence of the Honourable Captain J.H. Rous, son of the Earl of Stradbroke and also Viscount Dunwich.⁴

The *Environmental Protection and Biodiversity Conservation Act (EPBC) Act* (1999) lists a couple of sites in the Register of the National Estate (RNE) on North Stradbroke Island, these being: -

- Dunwich Cemetery – Historic
- Polka Point Midden, Dunwich – Indigenous
- North Stradbroke Island (central section) – natural
- Southern and eastern Moreton Bay – natural.

The RNE listing indicates that not all Indigenous sites may be listed in the RNE data base.

The Redlands Tourism website provides the following historic information about the three townships on North Stradbroke Island.

Dunwich - Dunwich was home to a large Aboriginal population. It was also the site of many and varied European Settlements for 120 years. The Europeans used Dunwich as a convict outstation, a Catholic Mission, then a Quarantine Station and, finally, a Benevolent Institution.

Today Dunwich is the arrival and departure point for North Stradbroke Island for both vehicular and pedestrian ferries as well as being the administration centre for the island in terms of Council and State Government Services. Dunwich also has a sizeable residential community with the 2006 census finding 802 people reside in Dunwich, with 3 of those reporting to reside in a caravan, cabin or houseboat⁵.

The holiday park at Bradbury's Beach, Dunwich, provides alternative low cost housing options for members of the local community⁶

Amity Point - Amity Point was also home to a large Aboriginal population. In 1825, a pilot station was established at Amity Point. It was the first European settlement on the island. Serious coastal erosion problems caused by the Rainbow Channel have claimed much of Amity's early history. Recent rock armouring of the coastal zone has sought to protect the existing land above the tidal mark from the Basin at the end of the Holiday Park to past the last residential property to the north of the village.

Today Amity Point is a quiet residential area which has a mix of holiday rental dwellings and permanent or semi-permanent residents. The 2006 census recorded 405 persons resided at Amity Point at the time of the 2006 census, with seven of those reporting to reside in a caravan, cabin or houseboat⁵.

⁴ <http://www.straddieonline.com.au/AboutStraddie/StradbrokelslandHistory.aspx>

⁵ <http://www.redland.qld.gov.au/Residents/Communities/DemographicProfiles/Pages/default.aspx>

⁶ Response from Community workshop – Amity Point February 2010.

The Holiday Park forms an integral part of the Amity Point village with local food and beverage establishments reliant on the trade from short and longer term holiday park patrons to ensure the ongoing viability of those businesses⁶

Point Lookout - The ocean beach south of Point Lookout has a long Aboriginal history and was the site of many middens, some of which were lost due to early sand mining methods during the 1940's and 50's, and four wheel driving on the beaches. Point Lookout is the first place in Queensland to be named by Europeans. In 1770, Captain Cook recorded the sighting of a rocky headland in his log book naming the headland Point Look-out.

Today Point Lookout could be considered the tourist hub of North Stradbroke Island, however it supports a residential population numbering some 665 persons, with 38 of those reporting to have resided, at the time of the 2006 census, in a caravan, cabin or houseboat⁵.

3.1.2 Environment

All six of the holiday parks are located on or immediately adjacent to beaches and the coast line in the northern half of North Stradbroke Island. It is generally accepted that North Stradbroke Island forms the eastern extent of Moreton Bay which extends to a line between Point Lookout to the southern tip of Moreton Island.

The Moreton Bay Marine Park area covers all of Moreton Bay and extends beyond North and South Stradbroke Island as well as Moreton Island. With the exception of Amity Point all coastal areas immediately adjacent to the other holiday parks abut areas of the Moreton Bay Marine Park designated as Habitat Protection. Amity Point abuts an area designated as Conservation Park. Under the *Marine Parks Act* (2004) and the *Marine Parks (Moreton Bay) Zoning Plan* 2008 certain activities are permitted to be undertaken within designated areas of the Marine Park.

This area is also afforded protection under the *Environmental Protection and Biodiversity Conservation Act* (EPBC) (1999) as it is listed in the EPBC Protected Matters data base as a wetland of international significance as a Ramsar site. The Ramsar convention is an international treaty, of which Australia is a signatory, which aims to protect and conserve wetlands of international significance. Moreton Bay was adopted as a Ramsar site on 22 October 1993⁷

The terrestrial portions of the island and particularly those areas adjacent to Amity Point and Adder Rock Holiday Parks contain remnant vegetation which is protected under the *Vegetation Management Act* 1999 and in some cases additional regulation is provided by the *Fisheries Act* 2004. Significant flora and fauna species listed in the *Nature Conservation (Wildlife) Regulations* 2006 schedules 1, 2, 3 and 4, are protected by the *Nature Conservation Act* 1992.

A review of the EPBC Act Protected Matters data base and the State's wildlife online data base clearly demonstrates that both the marine, intertidal and terrestrial environments around the holiday parks provide significant habitat for a wide range of marine, migratory, coastal and terrestrial flora and fauna species.

The number of nationally and/or state protected flora and fauna species is contained in table 1 below.

⁷ <http://www.environment.gov.au/cgi-bin/wetlands/ramsardetails.pl?refcode=41>

Table 1 – Protected Flora and Fauna Species

Type	National^B	State^C
Ramsar Site	1	
Flora	6	4
Marine birds	49	-
Migratory birds ^A	40	-
Threatened birds	8	15
Threatened reptiles	5	2
Marine reptiles		3
Threatened frogs	1	4
Marine mammals	1	3
threatened mammals	5	1
Threatened sharks	4	1

Notes: -

A – Includes terrestrial and wetland species some of which are listed as both terrestrial and wetland species.

B – EPBC search around Dunwich with a 2 km radius used for this analysis.

C - Wildlife online data for Pt Lookout used for this analysis with a 5 kilometre radius around Adder Rock.



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Map 1 – North Stradbroke Island Townships

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Redland City Council



Scale 1:60,000

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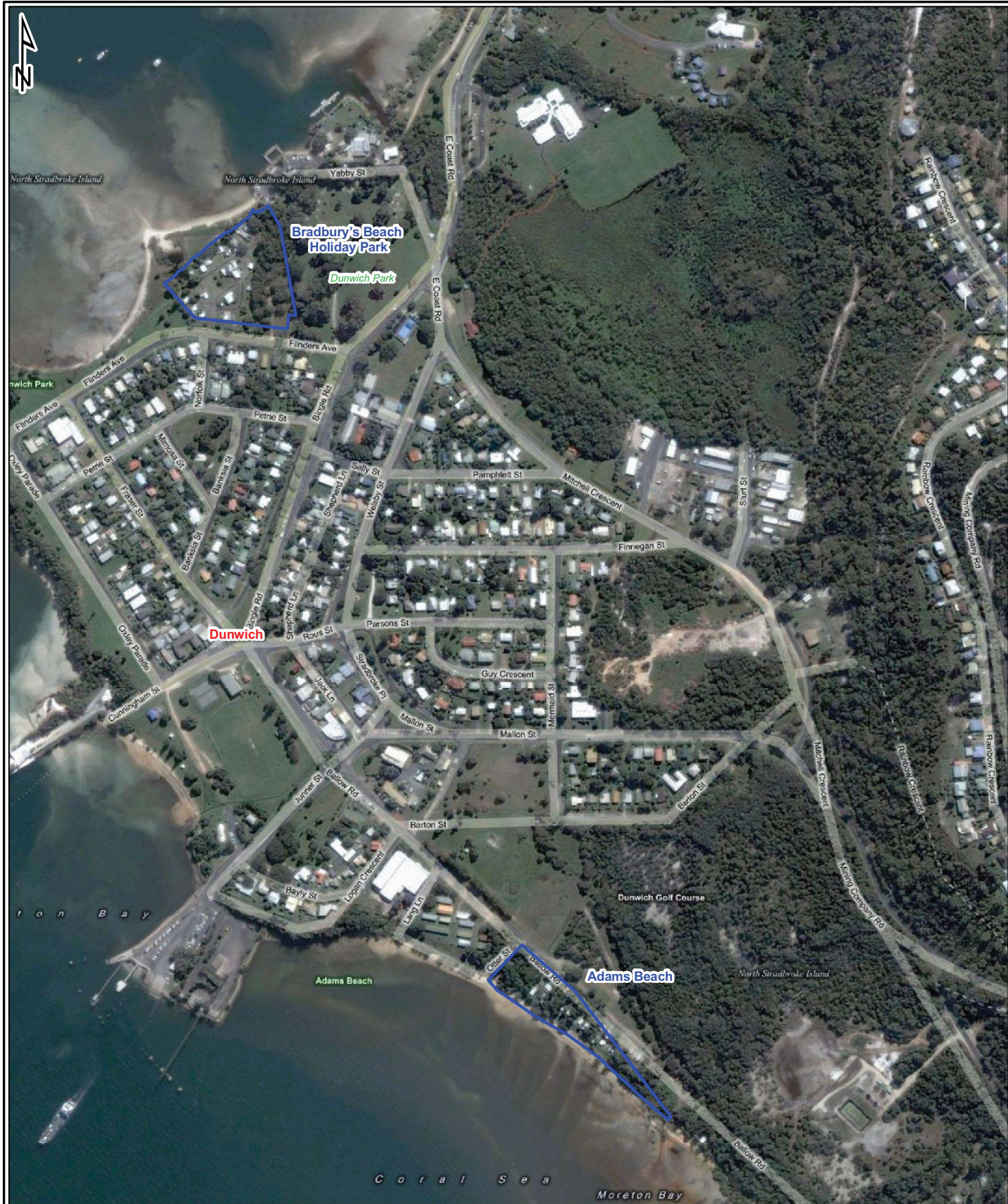
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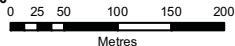
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Map 2 – Dunwich Township

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Redland City Council

Scale 1:5,000



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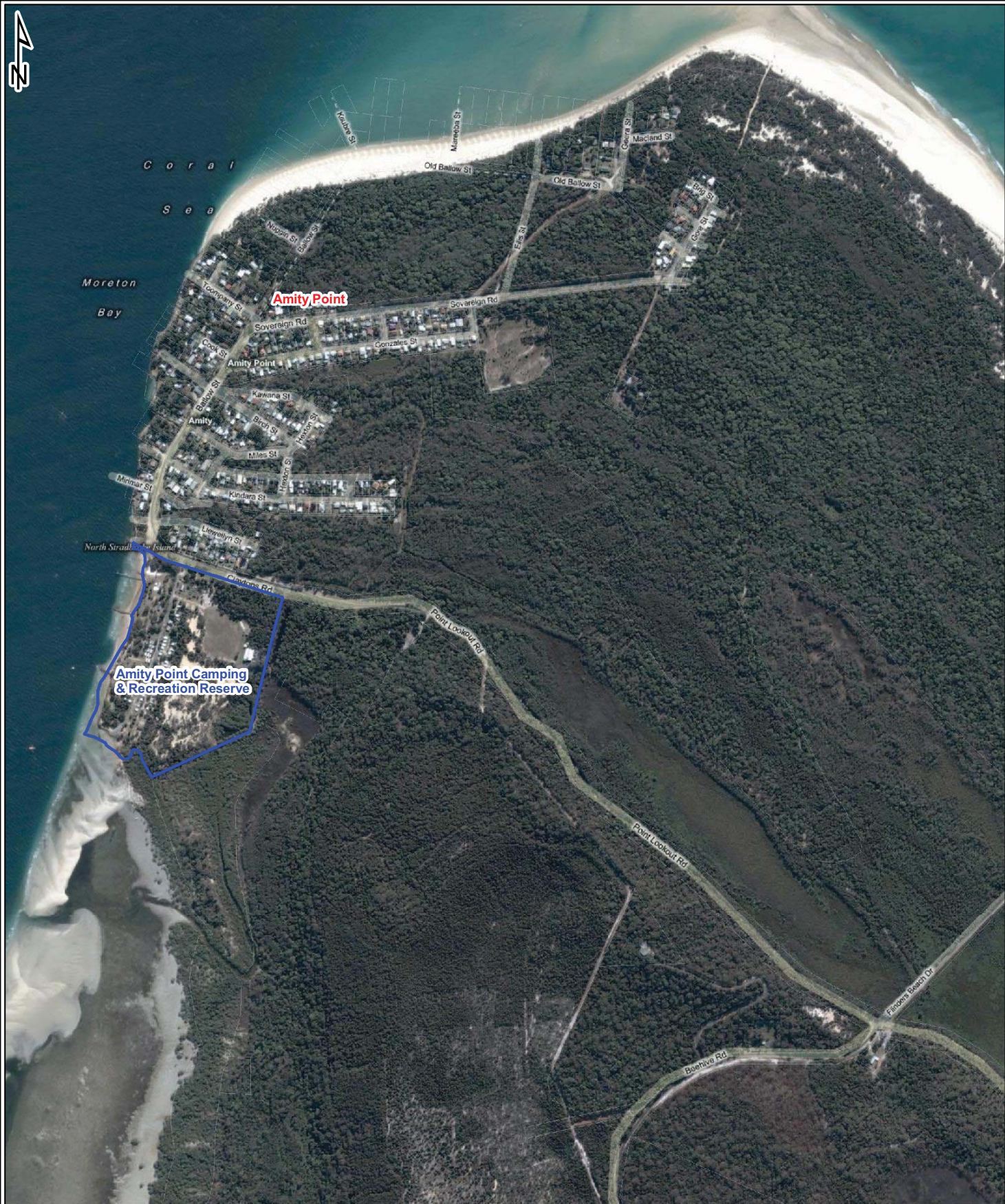
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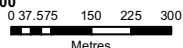
Map 3 –Amity Point

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Scale 1:10,000



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Map 4 – Point Lookout

Client

Redland City Council

Scale 1:10,000

0 37.575 150 225 300
Metres



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4 Legislation

This section outlines the Commonwealth, State and Local Government legislation which have relevance to the ongoing management of the Secondary Use lease areas.

4.1 Commonwealth Legislation

Table 2 – Commonwealth Legislation

Act	Relevance
<i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	<p>The EPBC Act provides the Commonwealth Government to protect the environment, flora and fauna species as well as vegetation communities or ecological community which are of national significance and are under threat.</p> <p>While no flora or fauna species have been identified within the Holiday Parks to date that may be impacted upon by the management of the holiday parks, a number of fauna species actively use or may use the resources around the holiday parks and as such the management and development of the holiday parks must ensure that this does not cause or potentially cause significant impact to these nationally protected fauna species.</p> <p>Species which may be relevant include marine turtles and mammals and migratory bird species.</p>

4.2 State Legislation

Table 3 – State Legislation

Act	Relevance
<i>Land Act 1994</i>	<p>The <i>Land Act</i> 1994 provides the head of power for the Minister of Natural Resources, Mines and Energy and Minister for Trade to make decisions with regard to State Land.</p> <p>The Camping Reserves and the Camping and Recreation Reserves over which the North Stradbroke Island holiday Parks are located are considered to be State Land and reserves set aside for community purpose, which are defined in Schedule 1 of the Act. Under the <i>Land Act</i> 1962 a number of community purpose reserves were defined and these included Camping Reserves and Camping and Recreation Reserve.</p> <p>Schedule 1 of the 1994 Act does not provide for these reserves as a community purpose however it permits reserves made under previous Acts to maintain their designation and purpose.</p> <p>The act also permits the Minister to make policies and for these policies to have powers under the <i>Land Act</i>. The relevant policy which requires the Trustee to prepare a Land Management Plan should they want to establish a secondary use of trust land, which may be all or part of that trust land i.e. a Camping and Recreation Reserve.</p>

Act	Relevance
	<p>Relevant sections of the Act which are pertinent to the Holiday Parks include: -</p> <ul style="list-style-type: none"> • Section 53 –General Powers of a Trustee • Section 54 – No powers to sell trust land • Section 57 – Trustee leases • Section 57A – Amending a trustee lease • Section 61 – Conditions of trustee leases and trustee permits • Section 62 – Grouping of trust land • Section 63 – Rent to be charged • Section 65 – Cancelling of a trustee lease or trustee permit
<p><i>Nature Conservation Act 1992 & Regulations.</i></p>	<p>The <i>Nature Conservation Act</i> (NCA) 1992 is the principal piece of State legislation which protects flora and fauna within the State.</p> <p>With respect to the day to day management of the holiday parks, the NCA (1992) protects all native flora and fauna. Some flora species may be interfered with for day to day maintenance of the park however to remove or kill any protected wildlife (flora and fauna) a permit is required.</p>
<p><i>Coastal Protection and Management Act 1995 & State Coastal Management Plan which includes the South-east Queensland Regional Coastal Management Plan August (2006)</i></p>	<p>The Act seeks to protect and manage coastal resources and biodiversity by defining areas and developing coastal management plans. The <i>Coastal Protection and Management Act</i> permits the development of Coastal Management Plans and North Stradbroke Island is covered by the Southeast Queensland Regional Coastal Management Plan. The majority of North Stradbroke Island around the townships is within the Coastal Management District 19 and 23 which also includes substantial area on the land as well as the sea.</p> <p>The State Coastal Plan is currently under review and this may result in a revised or amended SEQ Regional Coastal Management Plan. However the current SEQ Regional Coastal Management Plan (August 2006) includes a number of maps which have relevance to all holiday Parks either directly or indirectly, these include: -</p> <ul style="list-style-type: none"> • Dunwich is partly located within Coastal Management District 19 and 23 while Amity and Point Lookout is completely located within Coastal Management District 19 • Map 2J identifies an area of State Significance for marine transport facilities immediately to the north of Bradbury's Beach Holiday Park • All Holiday Parks are located over land mapped in Coastal Management District Maps 13.19 & 13.23 as being within Coastal Management District over Land. This means all development must comply with the <i>Coastal Management and Protection Act 1995</i>
<p><i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	<p>The <i>Residential Tenancies and Rooming Accommodation Act</i> 2008 applies to and regulates permanent residents within the Holiday Park network. The RTRA Act 2008 does not apply to storage vans as they are used by their owners for holidaying purposes and section 31 of the Act states:</p> <p>31 Premises used for holidays</p> <p>(1) <i>This Act does not apply to a residential tenancy agreement if the right of occupancy of the premises is given for holiday purposes.</i></p> <p>(2) <i>For subsection (1), a right to occupy premises given for 6 weeks or longer is</i></p>

Act	Relevance
	<i>taken not to be given for holiday purposes unless the contrary is proved.</i>
<i>Environmental Protection Act 1994</i>	<p>The <i>Environmental Protection Act 1994</i> provides for the protection of the State's environment and provides penalties for environmental harm and environmental nuisance. The Act has a number of policies relating to Air, Noise, Waste Management and Water which are subordinate to the Act.</p> <p>The Act also permits the operation of a number of environmental relevant activities.</p> <p>Two of the Holiday Parks are located within areas which are listed by the DERM on its Environmental Management Register as being affected by a radioactive contaminant. Part 8 of the Act deals with contaminated land.</p> <p>Preliminary reporting has shown that the levels at these sites are not significantly above background.</p>
<i>Old Fire and Rescue Service 1992</i>	<p>The <i>Old Fire and Rescue Act 1990</i> deals with the management of fire within the State. The Act places the responsibility of fire management on the occupier or owner of any premises. The Occupier , Owner and premises are defined in the Act as: -</p> <p>occupier, used with reference to any premises, means the person in actual occupation or, if there is no such person, the owner.</p> <p>owner, used with reference to any premises, means the person who for the time being is entitled to receive the rent of the premises or would be so entitled if the premises were let.</p> <p>premises—</p> <p>(a) means any land or building; and</p> <p>(b) for part 6, includes a vehicle or vessel.</p> <p>The Act also provides for a person to obtain a permit to burn if they want to undertake a controlled or prescribed burn as well as the process for obtaining a permit to burn.</p>
<i>Vegetation Management Act 1999</i>	<p>The <i>Vegetation Management Act 1999</i> seeks to protect remnant and regrowth vegetation within the state. The Act is administered by the Department of Environment and Resource Management and they are a concurrent Referral Agency under the <i>Sustainable Planning Act 2009</i>.</p> <p>Remnant vegetation means vegetation, part of which forms the predominant canopy of the vegetation –</p> <p>(a) covering more than 50% of the undisturbed predominant canopy; and</p> <p>(b) averaging more than 70% of the vegetation's undisturbed height; and</p> <p>(c) composed of species characteristic of the vegetation's undisturbed predominant canopy.</p> <p>1. Regulated regrowth vegetation is -</p> <p>(a) identified on the regrowth vegetation map as high value regrowth vegetation; or</p> <p>(b) located within 50m of a watercourse identified on the regrowth vegetation map as a regrowth watercourse; or</p> <p>(c) contained in a category C area shown on a PMAV.</p>

Act	Relevance
	2. The exact location of a watercourse mentioned in paragraph 1. depends upon the location of the watercourse from time to time.
<i>Fisheries Act 1994</i>	<p>This Act has the power to protect and conserve fish habitat and as such requires approval to interfere or damage fish habitat which does include vegetation associated with fish habitat such as coastal wetlands providing habitat for marine animals such as fish, crustaceans etc. The Act defines Fish Habitat as: -</p> <p><i>Fish habitat</i> includes land, waters and plants associated with the life cycle of fish, and includes land and waters not presently occupied by fisheries resources.</p>
<i>Water Act 2000</i>	The <i>Water Act 2000</i> , protects waterways and riparian area from unlawful impact and use.
<i>Marine Parks Act 2004 & Martine Parks (Moreton Bay) Zoning Plan 2008</i>	<p>The <i>Marine Parks Act 2000</i>, is to provide for the conservation of marine environments by declaring marine parks, establishing zones, designate areas and highly protected areas within a marine park as well as develops zoning plans and management areas.</p> <p>All of Moreton Bay is included in the Moreton Bay Marine Park with areas adjacent to Dunwich and Point Lookout Holiday Parks included in the Habitat Protection Zone and Amity Point included in the Conservation Park zone.</p>
<i>Aboriginal Cultural Heritage Act 2003</i>	<p>The main purpose of this Act is to provide effective recognition, protection and conservation of Aboriginal cultural heritage. Aboriginal cultural heritage is defined in the act as being: -</p> <p>8. Meaning of Aboriginal cultural heritage</p> <p><i>Aboriginal cultural heritage</i> is anything that is –</p> <ul style="list-style-type: none"> (a) a significant Aboriginal area in Queensland; or (b) a significant Aboriginal object; or (c) evidence of archaeological or historic significance, of Aboriginal occupation of an area of Queensland. <p>Significant Aboriginal area and Significant Aboriginal object are also defined in the Act.</p>
<i>Queensland Heritage Act 1992</i>	The purpose of this Act is to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations. The Act sets up the Cultural Heritage Register for the listing and description of areas or things of cultural heritage significance.
<i>Secondary Use of Trust Land Policy PUX/901/209 Version 5.</i>	This policy sets out the requirements for which a secondary use is to be undertaken on trust land such as the Camping Reserves and the Camping and Recreation Reserve upon which the six North Stradbroke Island Holiday Parks are located. For more details see Appendix 1.

A number of policies and guidelines also have relevance to the holiday parks or to land adjacent to the holiday parks which may influence the management and operation of the holiday parks. These include: -

- *Draft guidelines for the assessment and management of contaminated land in Queensland*
- *Framework for managing sewerage infrastructure to reduce overflows and environmental impacts*

With regard to the future management of the Holiday Parks and their future operation by another party, the *Land Act* 1994 has a policy which sets out the requirements of these actions. Again this policy is administered by DERM. The policy is the *Secondary Use of Trust Land Policy PUX/901/209 Version 5*. This policy is attached as Appendix 1 and can be viewed as a PDF at DERM's web site. The URL is: -

http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

4.3 Local

Redland City Council has a number of Local Laws which regulate activities within lands under its control including Trustee land. These include: -

- Local Law No 2 (Animal Management) 2007
- Local Law No. 6 (Protected Vegetation)
- Local Law No. 7 (Camping Grounds)
- Local Law No. 10 (Temporary Homes)
- Local law No. 13 (Control of Pests)
- Local Law No. 15 (Parks and Reserves)
- Local Law No. 18 (Control of Nuisances)

4.4 Redland Policies and Strategies

The Redlands Planning Scheme is Council's primary development planning document and identifies the zoning and specific attributes of all land within Redland City including the reserves on which the holiday parks are located. Future development within the reserves must be consistent with the existing use of the sites and the Redlands Planning Scheme.

Redland City Council also has a number of policies and strategies which relate to the day to day management of trust land, these include: -

- Redland Biodiversity Strategy 2008 – 2012
- Redland City Council Biodiversity Policy (Corporate POL-3070)
- Redlands Koala Implementation Strategy 2008 (GL-3069-001)
- Redland City Council Redlands Koala Policy (2008 – Corporate POL-3069)
- Redland Shire Pest Management Plan 2006 – 2010
- Redland Vegetation Enhancement Strategy and Policy 2007

4.5 Other documents and management Plans

Redland City Council manages a substantial number of adjacent lands and many of these have existing management planning documents such as Land Management Plans, Sport and Recreation Plans etc. Relevant plans which a Secondary Use Lessee should also be aware of include: -

- Stock. E. Et al. 1998. Management Plan for Point Lookout Reserve R1781. North Stradbroke Island. SIMO, FOSI & RSC.
- John Wood Consulting Services. 2007. Amity Point Sport and Recreation Reserve – Land Management Plan. RSC.
- John Wood Consulting Services. 2007. Dunwich Sport and Recreation Reserve – Land Management Plan. RSC.
- Brouwer. C. et al. 2003. Cylinder Beach Master Plan. RSC.

- Brouwer. C. 1999. Point Lookout Reserve Master Plan & Guidelines – Preliminary Manual. RSC.
- ROSS Planning. 2008. Sport and Recreation Facilities and Services Strategy for North Stradbroke Island. RCC.
- Converge. Et al. 2008. Conservation Management Plan – Cylinder Beach Reserve. RCC.
- RCC. 2005. Flinders Beach Land Management Plan 2005 – 2009. RCC.

5 Management Objectives and Strategies

This Land Management Plan deals with the strategic management discussion of the holiday parks, and while many of these land management issues are across all six holiday parks, each holiday park is different and has its own site specific issues which require strategies to manage those issues.

5.1 General and Holiday Parks Wide

Table 4 below outlines the strategic management objectives for the holiday parks.

Table 4 – Holiday Park Objectives and Management Strategies

Issue	Strategic Objective	Action	Responsibility and Timeframe
Legislative responsibilities	1. The Secondary Use Lessee and Council are responsible for complying with State and Federal legislation and Council's Local Laws and policies for the land over which the Secondary Use Lease applies.	i. As part of Council's responsibilities, Council may direct the Secondary Use Lessee on matters arising from its legislative responsibilities. ii. The Secondary Use Lessee should keep up-to-date with changes to legislation, local laws and policies.	<ul style="list-style-type: none"> Redland City Council (RCC) and the Secondary Use Lessee continuously.
Indigenous connection	1. Indigenous access to the community use reserves is facilitated by a Secondary Use Lessee. 2. The Secondary Use Lessee maintains active consultation with the local Indigenous community about access issues through the holiday parks	i. Local Indigenous community access to coastal lands is to be maintained and encouraged. The <i>Aboriginal Cultural Heritage Act</i> (2003) stipulates in S153(1) "A person who wishes to enter land to perform an activity (the cultural heritage activity) under this Act must consult with the owner or occupier of the land about obtaining the necessary access." ii. Therefore any land associated with the existing Cultural Heritage Management Agreement such as Cylinder Beach Holiday Park may require members of the local Indigenous community who wish to access that area for the purposes of undertaking an cultural heritage activity to seek permission of the owner (The State Government) or the occupier (Redland City Council or any Secondary Use Lessee). iii. It would seem that for any activity not deemed to be a cultural heritage activity as defined by the <i>Aboriginal Cultural Heritage Act</i> (2003) the <i>Land Act</i> (1994) would seem to indicate that access to trust land is to be without	<ul style="list-style-type: none"> The Land Owner – DERM, continuous. RCC has the responsibility as Trustee to manage the land in accordance with the <i>Land Act</i> 1994. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	3. An active consultation process is established by the Secondary Use Lessee with the local Indigenous community.	constraint. Additionally land not covered by a Cultural Heritage Management Plan the right of access is such provided by the <i>Land Act</i> (1994).	
		iv. The Secondary Use Lessee is to ensure they actively consult with the local Indigenous community with respect to the ongoing management and development of the holiday parks.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		v. All significant sites are to be managed in accordance with the <i>Aboriginal Cultural Heritage Act</i> (2003), A Cultural Heritage Management Plan if in force and the desires of the Island's Indigenous community.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Public access	1. Public access to the community use reserves is facilitated and managed. 2. The secondary use lessee maintains active consultation with the local community about public access issues through the holiday parks.	i. Public access to Community use reserves/ trust lands is to be maintained and facilitated. ii. Access can only be restricted for security and safety reasons or for the protection of significant public and private assets and that restriction can only relate to the immediate area around the hazard or asset. iii. Consultation with the local community about public access issues through the holiday parks is to be undertaken and maintained. iv. Where public access exists through a holiday park and there is no practical alternative, the access is to be maintained until such time that a suitable alternative access is established. v. Written approval is to be obtained from the Trustee prior to	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>restricting public access through the community use reserves.</p> <p>vi. Should an emergency health and safety risk occur that restricts public access through the community use reserves, prior approval from the trustee in writing does not need to be obtained. However written approval must be obtained within 5 business days of the fencing off of the hazardous area.</p>	
Health and safety	<ol style="list-style-type: none"> 1. All health and safety requirements meet current standards. 2. All emergencies are dealt with immediately and the area is fenced to protect patrons, staff and the general public. 3. Written approval to maintain an emergency fencing is obtained from the Trustee within five days of becoming aware of the emergency. 	<ol style="list-style-type: none"> i. Ensure all facilities are compliant with the relevant building and plumbing standards. This should include contemporary water and electricity usage standards. ii. Ensure all holiday parks are compliant with Qld Fire and Rescue Service guidelines with respect to the location and frequency of fire hydrants and fire hoses throughout the holiday parks. iii. Ensure that use and storage of LPG gas cylinders is compliant with Qld Fire and Rescue Service guidelines. iv. A suitably experienced and qualified arborist is to undertake an assessment of tree health and risks of all trees with a Diameter at Breast Height (DBH) greater than 300 mm (significant trees) in all holiday parks (see Maps 7, 11, 15, 19, 23 and 27). This assessment is to be provided to council to ensure the advice is verified before tree work occurs. v. In the case of an emergency situation or incident the Secondary Use Lessee is to notify the Trustee immediately or as soon as practicable. Access is to be restricted to the location until the area is made safe and any investigations of the incident by any regulatory authority has been completed. vi. Written approval must be obtained from the Trustee within 5 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		business days of the fencing off of the hazardous area.	
Carrying capacity	a. The environmental and social values of the holiday parks are maintained through appropriate levels of occupancy.	i. Ensure that the capacity of all holiday parks is appropriate to maintain the social, environmental and economic values of the holiday parks. ii. The total number of cabins proposed for a holiday park cannot exceed 10% of the total number of sites at that holiday park. iii. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Vegetation	1. All vegetated areas within the parks are managed.	i. All vegetation within the holiday parks is managed appropriately with the removal of environmental weeds, reduction of sedimentation entering these areas, no litter permitted to be deposited into these areas. <i>Note 1: - All vegetation and trees are protected under the <u>Vegetation Management Act (1999)</u> and or Council's <u>Vegetation Enhancement Strategy</u>. Any native trees removed will be required to be offset at 1 tree per meter height of the tree removed.</i> <i>NOTE 2: - Vegetation associated with marine areas may also be protected under the <u>Fisheries Act (1994)</u>.</i>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
	2. Proper approvals are obtained prior to any tree or plant being removed and/or interfered with.	ii. Seek relevant approvals prior to the removal or interference with any tree within the Holiday Parks.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
	3. All tracks are designed and maintained to <u>Crime Prevention Through Environmental Design</u> (CEPTED)	iii. An assessment of all tracks through vegetated areas is to be assessed with the application of <u>Crime Prevention Through Environmental Design</u> (CEPTED) design criteria.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	standards.		<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Fauna and Habitat	<ol style="list-style-type: none"> All pests are controlled or managed in accordance with the Redland Pest Management Plan. All Koalas are protected from inappropriate disturbance. Turtle nesting and emerging nestlings are protected from physical and lighting disturbances. Patrons are informed of the need to protect and refrain from disturbing nesting shore birds in compliance with the Moreton Bay Shorebird Strategy (DERM, 2005). 	<ol style="list-style-type: none"> All pest identified in Council's Redland Pest Management Plan are to be managed and controlled in accordance with the guidelines stipulated in the Pest Management Plan. The location of a koala within a holiday park is not to be brought to the attention of patrons. General signage is to be located at the entrance of each holiday park regarding the behaviour of patrons around trees containing koalas. All lighting positioned and shaded so no light extends onto any part of the beach to ensure appropriate protection for emerging turtle nestlings. During nesting season approved signage is to be displayed informing patrons that interfering with nesting turtles are not permitted under the <i>Nature Conservation Act</i> 1992 and the <i>Marine Park Act</i> 2004. DERM is to be consulted with regard to the wording and information contained on any information signage. During periods where migratory and resident shore birds are nesting in coastal areas adjacent to a holiday park patrons of relevant holiday parks are informed of appropriate behaviour around these sites. (see DERM's Shorebird Management Strategy – Moreton Bay (DERM, 2005) 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Roadways	<ol style="list-style-type: none"> All roadways are maintained in good repair. Traffic calming is developed at appropriate locations. 	<ol style="list-style-type: none"> All internal roadways are to be surfaced appropriately to reduce dust and be free draining i.e. no kerb and channelling. Where required grassed swales should be used with crossovers for vehicles in van sites and car parks for 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	3. All roadways are suitable for wheelchairs and other mobility devices.	<p>camping sites.</p> <p>ii. All roadways are to be maintained in good condition and all failures of the surface are to be repaired in a timely manner.</p> <p>iii. Traffic calming is to be located at pedestrian crossings and adjacent to locations where people are prone to regularly cross the roads such as at amenity blocks and play grounds.</p> <p>iv. Traffic speed is to be no greater than 5 kilometres per hours on all internal roads</p> <p>v. All roadways are to be suitable for wheelchairs and electric mobility devices.</p>	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Sewage & Waste Water	<p>1. Wastewater issues are managed in accordance with SEQWater guidelines (see Appendix III).</p> <p>2. All cabins utilise the most appropriate grey water and sewerage</p> <p>3. All amenity blocks are supplied with tank water within 3 years.</p> <p>4. Water saving devices are fitted to water outlets.</p> <p>5. Amenity blocks are compliant with access mobility standards</p>	<p>i. Wastewater management is to be in accordance with SEQWater guidelines.</p> <p>ii. All amenities blocks are to be maintained to an acceptable industry standard, including fittings, doors floor and wall coverings, lights etc.</p> <p>iii. All cabins and caravan sites (power or un-powered) storage or casual, are to be connected to the sewerage system or a grey water treatment system at the earliest opportunity.</p> <p>iv. Where practicable, all grey water treatment should be upgraded to comply with contemporary recycling grey water treatment system for re-use within the respective holiday park.</p> <p>v. When practicable, amenities blocks are to be fitted to a suitable sized rainwater tank for use in toilets and washing machines.</p> <p>vi. When practicable, urinals are to be converted to waterless urinals. It is noted that a number of urinals are already waterless.</p> <p>vii. Amenities blocks are to be compliant with access mobility</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		standards.	
Electricity	<ol style="list-style-type: none"> 1. All amenity blocks are fitted with low wattage lighting. 2. All power outlets are to be checked on an annual basis. 3. Lighting complies with CEPTED criteria. 4. Other sustainable fittings such as solar voltaic cells are fitted when funding permits. 	<ol style="list-style-type: none"> i. Where practicable, all lights within holiday parks are to be replaced with low wattage bulbs. It is noted that the majority of lights are fluorescent light bulbs however some may still be incandescent light bulbs. ii. Where practicable, all structures should have Solar voltaic cells fitted on their roofs to directly or indirectly provide power for lighting throughout the park. iii. All power sources provided through the holiday park or powered sites and patron amenities are to be regularly checked. iv. All lighting around public access sites such as amenity 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		blocks is to comply with CEPTED criteria.	
		v. All storage vans owners are to ensure they comply with relevant domestic standards for wiring in their vans and their appliances.	<ul style="list-style-type: none"> Storage Van Owners on a continuous basis.
Signage	1. All signage complies with relevant Local and State Government regulation i.e. Redland Council Local Law 11 – Advertising Signs.	i. All signage is to meet relevant local standards for size and location of signs. ii. No signage is to be attached to any trees, living or dead within the park or outside of the park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Open Space	1. Open space areas are maintained in accordance with relevant standards and policies.	i. All open space areas are to be regularly maintained to Council's parkland standards. ii. Play equipment within the holiday parks is to be regularly checked to ensure that it does not pose a health and safety risk. If any play equipment is found to be faulty it is to be taken out of use until it has been repaired or replaced. iii. Open space areas should only be fenced with permeable fencing such as bollards or post and rail timber fencing. Sufficient gaps for strollers, prams and wheelchairs are to be located at all pedestrian crossings, adjacent to amenities blocks, shelters, bar-be-que areas and play ground areas.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination	1. Avoid creating contamination issues at any of the Holiday Parks. 2. General maintenance and other works are carried out with minimal dust	i. Check the source of any fill to be used within the holiday parks – do not use untreated fill from potentially contaminating activities (e.g. sand mining). ii. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to

Issue	Strategic Objective	Action	Responsibility and Timeframe
	disturbance.	properties. iii. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.	manage from the commencement of the secondary use lease.
Buildings	1. All new built structures are to meet "green" building design guidelines/standards. 2. All new structures must have received the relevant approvals prior to work commencing.	i. All new structures are to comply with contemporary "green" building design with energy and water efficiency as well as structural elements. ii. All new structures must have received the relevant planning, building and plumbing approvals prior to work commencing as well as having undertaken a community consultation process.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land Management Plan Review	1. This Land Management Plan be reviewed every five years for the life of the plan. 2. An annual inspection be completed by the Trustee to assess compliance and implementation of this Land Management Plan.	i. The Strategic Action contained within this Land Management Plan is formally reviewed in 2015 and every five years thereafter for the life of the plan. ii. An inspection by the Trustee of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.	<ul style="list-style-type: none"> • The Trustee – Redland City Council in consultation with the Secondary Use Lessee and the local community.

5.2 Holiday Park Specific

The following set of management actions are specific to the holiday park.

5.2.1 Adams Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All Bribie Island Pines within the Holiday Park and identified on Map 6 are managed to proper aboricultural practices.	i. An audit is to be undertaken by a suitably experienced and qualified Arborist of all Bribie Island Pine within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All healthy trees are retained within the Holiday Park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Mining lease 1105	1. The operational use of mining lease 1105 has no impact on the holiday park.	i. Consultation should take place with the owner of mining lease 1105 regarding the future intentions of use of the mining lease and the mitigation of all potential impacts on the holiday park and the reserve.	<ul style="list-style-type: none"> RCC as Trustee through the Planning and Policy Department over the next five years.
Park reconfiguration	1. Park reconfigured in compliance with agreement between Council and the lessee of mining lease 1105	i. Depending on the outcome of discussions between Council and the lessee of the Mining Lease 1105 the park may requirement reconfiguration to remove all infrastructure from within the mining lease.	<ul style="list-style-type: none"> RCC as Trustee – following outcome of discussions between RCC and Lessee of mining lease 1105.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation.	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to maintain from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land.	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil. 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park. 3. Avoid creating contamination issues at any of the Holiday Parks sites. 4. General maintenance and other works are carried out with minimal dust disturbance	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from DERM and may also require an Operational Works approval from RCC.) iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining). iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties. v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.2 Bradbury's Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 9 are managed to proper aboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 9) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Waterway	1. Promotion of healthy waterways.	i. The waterway which transverses the holiday park is maintained in a state which limits the breeding of biting insects, odours and promotes healthy stream flows.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		ii. Investigate the potential for a gross pollutant trap to be installed upstream of Flinders Street to trap litter before it enters the park or Moreton Bay.	<ul style="list-style-type: none"> • RCC through the Planning and Policy Department as part of its ongoing infrastructure planning process.
Public access	1. Public access through the holiday park is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Maintain visitor and resident access from Yabba Rd into the Holiday Park. ii. Investigate options for facilitating public access (pedestrian and cycle access) between the Jetty and club facilities at the end of Yabby Road.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
			secondary use lease.
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area.	<ul style="list-style-type: none">• RCC to manage from present until the commencement of the Secondary Use Lessee.• Secondary Use Lessee to maintain from the commencement of the secondary use lease.

5.2.3 Amity Point

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 12 are managed to proper aboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 12) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Sewerage and waste water	1. The sewage system is to comply with DERM requirements.	i. Sewage and waste water generated within the Holiday Park is disposed of in accordance with DERM requirements.	<ul style="list-style-type: none"> • RCC as Trustee to complete within 12 months.
Public access to the Basin	1. Public access to the Basin is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Investigate options for facilitating and managing public access through the holiday park including the potential for an alternative vehicular roadway to provide access to the Basin. Note: this roadway may need to be regulated to restrict access to this area during the late evening to early morning ii. Investigate options for providing car parking and pedestrian access to the Basin.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
	<p>3. Avoid creating contamination issues at any of the Holiday Parks sites.</p> <p>4. General maintenance and other works are carried out with minimal dust disturbance</p>	<p>DERM and may also require an Operational Works approval from RCC.)</p> <p>iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining).</p> <p>iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties.</p> <p>v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.</p>	secondary use lease.

5.2.4 Adder Rock

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 15 are managed to proper aboriginal practices.	<p>i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 15) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken.</p> <p>ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Camping impacts	1. Protection of sensitive environmental areas from adverse impacts of camping activities and inappropriate levels of occupancy.	<p>i. An assessment of the environmental impacts on the seaward camping area is to be undertaken to determine an appropriate carrying capacity. Consideration should be given to significantly reducing the number of camping sites in this area.</p> <p>ii. A study should be conducted to determine the</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>impacts of removing the existing gravel roadway servicing the seaward camping area. The study should provide options or alternatives to service the area and appropriate locations for car parking as well as health and safety issues.</p> <p>iii. The roadways and all areas not designated for camping are to be revegetated with local plant species including canopy, understorey and groundcover species locally occurring in this ecosystem on North Stradbroke Island.</p>	<p>commencement of the secondary use lease.</p>
Walking tracks	<ol style="list-style-type: none"> 1. Formalise access to the Adder Rock ridge from the holiday park if agreed and required. 2. Consultation undertaken with the local indigenous and residential community. 	<ol style="list-style-type: none"> i. In consultation with the local indigenous and residential community the establishment of formal access onto the ridge and to adder rock should be investigated and if agreed, planned and developed. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Melaleuca wetland	<ol style="list-style-type: none"> 1. Assessment and protection of the Melaleuca wetland within the holiday park. 	<ol style="list-style-type: none"> i. It is recommended that an assessment is undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland within the holiday park. This assessment should also review the impact to natural flows and disturbance from the roadway servicing the seaward camping area. This study may be undertaken in conjunction with the camping impacts assessment specified above. ii. All remedial works recommended through the assessment are to be undertaken. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.5 Thankful Rest

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 18 are managed to proper aboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 18) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Play ground and Bar-be-que area	1. Playground and bar-be-que areas are improved or removed.	i. The playground and bar-be-que areas are to be brought up to standard or completely removed to ensure they do not become a health and safety risk.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Bushfire risk to storage vans	1. Bushfire risks assessed and reduced if required.	i. Existing storage vans abutting the paperbark teatree wetland are assessed for their level of protection should a bushfire involve the adjacent vegetation.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Adjacent Melaleuca wetland	1. Assessment and protection of the Melaleuca wetland within the holiday park.	i. It is recommended that an assessment be undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland between the holiday park and the beach. ii. All remedial works recommended through the assessment are to be undertaken.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.6 Cylinder Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Heritage	1. All works within the park are undertaken in accordance with the Cultural Heritage Management Plan.	i. All works undertaken within the holiday park are done so in consultation with the local indigenous community and in accordance with the Cultural Heritage Management Agreement for Point Lookout Foreshore.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Significant trees	1. All significant trees identified in Map 21 are managed to proper aboriginal practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 21) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the holiday park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Foreshore buffer.	1. The foreshore buffer area is protected and managed appropriately.	i. It is recommended that options be investigated for protection of the buffer area from impacts of camping and the environment/climate change. ii. Weed removal and revegetation program be initiated for the buffer area.	<ul style="list-style-type: none"> RCC to manage as the buffer area will be outside the leased area.
Beach access.	1. Access points hardened and maintained to ensure no erosion of the foreshore dunes	i. Beach access to be improved and hardened to reduce buffer loss for beach users ii. Investigate the potential of utilising hardening methods such as steps or board and chain walkways as recommended by DERM.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Area management.	1. Master Plan actions continue to be implemented.	i. The actions provided in the Cylinder Beach Master Plan (Brouwer, C. et al. 2003) continue to be implemented with respect to the Cylinder Beach area including the Holiday Park.	<ul style="list-style-type: none">RCC as trustee through the Planning and Policy Department to manage on an ongoing basis.

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6 Consultation

As part of the development of this Land Management Plan, Redland City Council implemented a consultation program which included: -

- An island wide letter sent to all North Stradbroke Island land owners informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to all storage van owner's and permanent residents within the holiday parks informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to specific interest groups that included environmental, indigenous/cultural and commercial concerns informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- An information flyer detailing the development of the Land Management Plan and the ways which the community could contribute to its development was widely distributed on North Stradbroke Island and through various local community organisations.
- An information bulletin on Council's website providing information about the project and the preparation of the Land Management Plan. This bulletin also informed the reader of the time and location of the three community workshops.
- Advertising of the three community workshops in the local paper informing the reader of the time and location of the community workshops and discussing the purpose of the Land Management Plan.
- A web based survey allowing participants to comment on their experiences of the holiday parks, the values they hold and the issues that they felt needed to be addressed.
- Three facilitated community workshops which discussed the purpose and objectives of the Land Management Plan for the holiday parks and members of the community worked in small groups to identify and record issues relating to the six holiday parks, their values, their management needs and their desires.
- A targeted survey during the Australia Day weekend of patrons at each holiday park.
- A number of stakeholders also submitted their own issues paper for consideration by the consultant.
- The consultant also met with key stakeholders to listen to their particular issues and solutions for the future management of the holiday parks. The consultant also had a number in incidental question and answer sessions with patrons during their field inspections.
- All respondents and attendees who provided their names were acknowledged for their contribution to the Land Management Plan (see Acknowledgements)
- Following the completion of the Draft Land Management Plan, the plan was posted on the Council website and hard copies of the plan were made available for viewing at Council's Customer Service Centres in Cleveland and Capalaba for 28 days.
- All respondents to the surveys and attendees to the community workshops that provided their contact details were informed via email when the draft LMP was available for review and comment on Council's website.
- A second email was sent to all respondents to the surveys and attendees to the community workshops that provided their contact details reminding them the draft LMP was available for review and comment on Council's website and that they had only 1 week left if they wish to make comment.

A summary of the issues raised at the community workshops, individual responses to the patron survey and the web based survey is attached in Appendix 2.

7 Holiday Park Descriptions

The Redland City Council manages six holiday parks on North Stradbroke Island. These holiday parks are located at Dunwich, Amity Point and Point Lookout. The holiday parks provide a range of holiday experiences with tent and caravan sites both powered and un-powered and two Holiday Parks have cabins. These holiday parks provide the opportunity for people to have a caravan located on-site within the holiday park on a permanent basis, of which 12 caravans have permanent residents living within the holiday parks.

Each of the six holiday parks are described in detail below.

7.1 *Adams Beach*

Adams Beach Holiday Park is described as Lot 163 on SL8381 and covers an area of approximately 1.58 hectares. The holiday park is located in the township of Dunwich on Reserve 1580, (see Map 5) which was set aside for community purpose as a camping reserve under the *Land Act 1964*. Redland Shire Council was made trustee in 1977.

Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 01.12.1977 gazetted on 03.12.1977, page 1229 under the *Land Act 1962 to 1975*; Reserve 2801 Lot 163 Crown Plan SL8381; Area 1.580000 ha (about); in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping Purposes.



The holiday park is located at Adams Beach, Dunwich and is bounded by Ballow Road to the east and two small creeks to the north and south with the coast to the west. The park sits upon coastal sand deposits of unconsolidated sand from the Pleistocene age deposit. A key feature of the park is the presence of a number of mature and very mature Bribie Island Pine (*Callitris columellaris*), see Map 7. A review of the vegetation mapping shows that no remnant vegetation has been mapped over the park, see Map 8.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering Adams Beach Holiday Park. A large area mapped as non-remnant vegetation is located to the east of Ballow Road and this is also mapped as Medium bushfire hazard.

As the bushfire hazard mapping was undertaken using the methodology contained in the State Planning Policy SPP1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslip, the coverage of the holiday park by the medium bushfire hazard is primarily for planning reasons. The SPP1/03 stipulates the an area mapped as medium bushfire hazard is to have a 50 metres wide buffer around the medium bushfire hazard polygon and that the area encompassed by the 50 metre buffer is also to be considered to be medium bushfire hazard.

While the vegetated area to the east of Bellow Rd may present a threat to the holiday park in severe bushfire conditions, it is more likely that the risk presented by the vegetated area is low due to the current maintenance of vegetation along Bellow Rd, the maintenance of the area within the holiday park and the park's proximity to Moreton Bay. A greater threat to patrons of the park is from smoke, however with a dominant on-shore sea breeze smoke hazards may not impact on the holiday park patrons and visitors.

The holiday park has six unpowered camp sites, 40 storage van sites, many of which are powered sites, a park maintenance shed, a single amenity's block and an outdoor recreation/BBQ area. The park is serviced by a one way single lane sealed roadway (see Map 5). Straddle Holiday Parks report they currently have 18 storage vans located in Adams Beach Holiday Park.

Redland City Council has restricted camping within Adams Beach and campers are directed to Bradbury's Beach Holiday Park or one of the other Holiday Parks on the island. In 2009 Redland City Council passed a motion to close Adams beach Holiday Park.

A number of existing storage vans have deposited fill and constructed retaining walls to support the fill to establish private outdoor recreation areas attached to their vans.



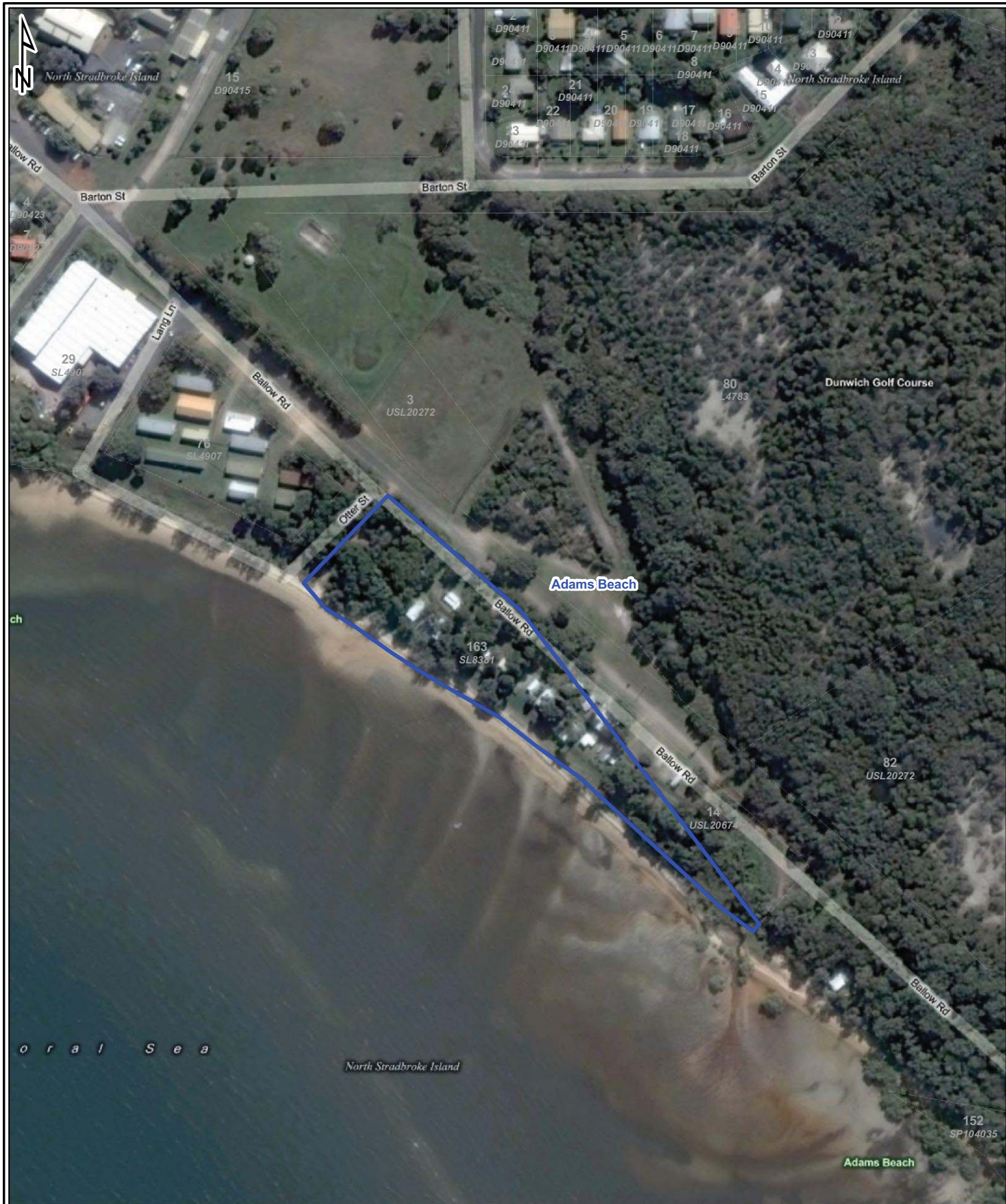
Additionally a number of recreational boats which include Hobby cats and aluminium dinghies are pulled up above the high water mark on the narrow foredunal area and tethered or chained to trees. It would also appear over time a number of Coast sheoak (*Allocasuarina equisetifolia*) have been removed and the mowing of the grass including the native saltwater couch (*Sporobolus virginicus*) has not permitted for any natural regrowth in the central to northern part of the park. This activity requires approval under the *Fisheries Act* 2004 from the Department of Employment, Economic Development and Innovation.

The Holiday Park is also traversed by a mining lease, Mining Lease 1105 which occupies a portion of the southern end of the park (See Map 5). This mining lease is active and as such if the land is required by the mining lease removal of infrastructure within the mining lease area may be required.

One of the mining companies has a proposal to move sand from the southern end of the island and use Bellow Road as a haul road. Should this not be approved they may seek to use the area within the mining lease 1105 for that purpose (pers comms Rogers. K, March 2010). Should either land be used as a haul road then this would have a potential impact on the existing storage van owners of Adams Beach in terms of noise, dust and traffic impacts.

Adam's Beach Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council,

the radiation dosage at this site is not significantly above background levels measured at control sites, and Australian and global averages.



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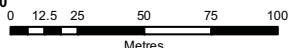
Map 5 –Adams Beach Holiday Park

Client

Redland City Council



Scale 1:2,000



Drawn By

Checked

RF

Date

17/03/10

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A3



Legend

- Banksia integrifolia
- Callitris columellaris
- Casuarina equisetifolia
- Corymbia intermedia
- Ficus obliqua
- Ficus watkinsiana
- Lophostemon confertus

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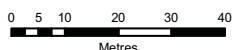
Map 6 - Adams Beach Holiday Park - Significant Trees

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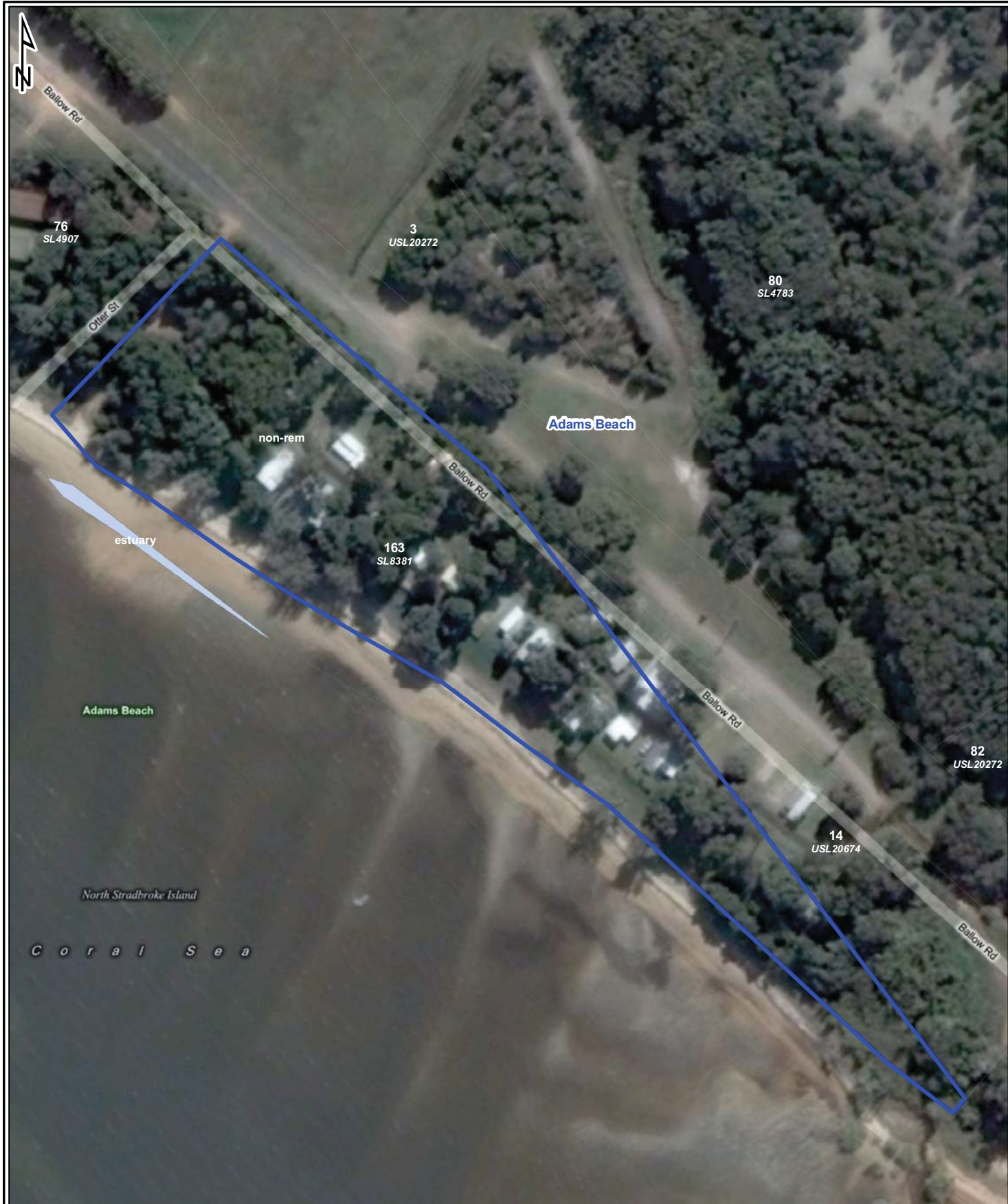
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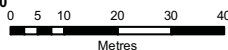
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Map 7 – Adams Beach Holiday Park - Regional Ecosystem Map

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Scale 1:1,000



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7.2 Bradbury's Beach

Bradbury's Beach is located off Flinders Avenue, Dunwich and occupies a Camping Reserve, Reserve 1580, which was set aside as a camping reserve in the *Land Act* (1916). The Camping Reserve is described as Lot 34 on SP115964 and covers an area of 1.8379 hectares (see map 9). Council has been the trustee of this camping reserve since 1949. The reserve also abuts the Dunwich Cemetery Reserve on its eastern boundary.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 22.12.1949 gazetted on 24.12.1949, Page 2615 under *The Lands Acts 1910 to 1949*, in the County of STANLEY, Parish of STRADBROKE; Area 4.2.26 acres; Redland Shire Council as Trustee for Camping Purposes. Alteration to land description to create Lot 34 on Survey Plan 115965 was gazetted on 28.09.2001; Pages 249-250; Area 1.837900 ha (18379 sq metres).

The park generally has a north-westerly aspect and is in alignment with that of Bradbury's Beach. The western boundary of the park was originally aligned with the High Water Mark. The northern boundary abuts the end of the Yabby Road servicing the Straddie Flyer jetty and the Little Ship Club. The eastern boundary abuts the Dunwich Cemetery land and the southern boundary abuts Flinders Avenue, Dunwich.



The park sits upon sedimentary deposits from the Nambour basin, Woogaroo subgroup from the Triassic to Jurassic era. The dominant rock type is sedimentary rocks.

The park contains a number of significant trees (see Map 11) which consist of Bribie Island Pine, Fig trees (*Ficus obliqua*, *F. Watkiansiana*) and a few tall gum trees (*Eucalyptus tereticornis*). A number of Paperbark teatrees (*Melaleuca quinquenervia*) can be found

within the park on the eastern side of the waterway. No remnant vegetation has mapped over the park (see Map 12). A tidal waterway traverses the park and separates the area set aside for the powered camp sites and the main body of the park.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering part of the Bradbury's Beach Holiday Park and the adjacent Dunwich Cemetery. This area contains vegetation which is restricted to the waterway and an area of Paperbark teatree and Old blue gum within the eastern portion of the holiday park. This area is not susceptible to a fire and as such the mapping is considered to be incorrect in this area. The bushfire hazard mapping layer has a layer called "Negligible" and this is the level of bushfire hazard within the holiday park and the adjacent Dunwich Cemetery.

Reports from patrons, storage vans owners and the permanent residents of the park indicated that the waterway becomes blocked by sand during periods when tide levels are lower than the level of the mouth and this results in organic matter decaying within the creek emitting foul odours. As the park also abuts a small tidal wetland between the park and the beach,

this also may cause a build up of organic material which may also cause an odour for the local patrons and local community.

Bradbury's Beach has a total of 83 sites consisting of 35 unpowered sites, 26 powered sites with four of those being for camping. Straddie Holiday Parks report the park contains 17 storage vans and five permanent residents. The park contains two amenity blocks, a laundry, clothes lines and a picnic area. Access around the park is via a single lane sealed one-way road. Additionally the park is also close to the One Mile Jetty used by the Straddie Flyer and as such local residents living to the south of the park, traverse the park to come and go from the Flyer as well as the Little Ship Club.

As this park is also located on a small, sheltered beach a number of dinghies and sailing boats are also pulled up onto the area above the high tide mark.



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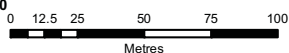
Map 8 - Bradbury Beach Holiday Park

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Scale 1:2,000



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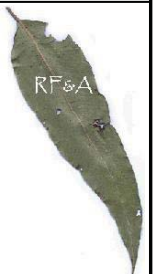
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A3



Legend

- Callitris Columellaris
- Eucalyptus tereticornis
- Ficus obliqua
- Ficus watkinsiana
- Melaleuca quinquenervia
- Pandanus tectorius

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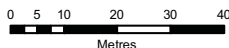
Map 9 –Bradbury Beach Holiday Park - Significant Trees

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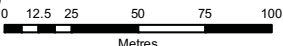
Map 10 –Bradbury Beach Holiday Park - Regional Ecosystem Map

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Scale 1:2,000



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7.3 Amity Point

The Amity Point Holiday Park is located off Claytons Road, Amity Point and occupies an area of approximately 6.2028 ha which forms part of the Camping and Recreation Reserve covering an area of 20.1 ha. The Camping and Recreation Reserve is Reserve 3426 and is described as Lot 19 on SL806442. Reserve 3426 was established under the *Land Act* 1964 and Redland Shire Council was made trustee in 1985. Prior to the area becoming a camping and recreation reserve the site contained coastal wetlands before it was subject to filling.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 16.05.1985 gazetted on 18/05/1985, Page 743; Reserve 21880 Lot 19 on Plan SL10407; Area 6.7 ha; in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping and Recreation Purposes. The land description was then altered to Lot 19 on Crown Plan SL806442 (Cancelling Lot 19 on Plan SL10407 and part of Lot 152 on Plan SL9017); Area 20.100000 ha (about) – gazetted on 27.10.1990, Page 946.



Amity Point Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council, the radiation dosage at this site is not significantly above background levels measured at control sites, and Australian and global averages.

The holiday park is bound by Claytons Rd to the north, the Basin to the south, Amity Point cricket ground and sports club to the east and Moreton Bay to the west (see Map 13).

The "Basin" is used by a broad range of the local community as well as having cultural heritage significance to the local indigenous people. This area provides a range of fishing and netting opportunities for Island residents and patrons of Amity Point Holiday Park. The Amity Point Holiday Park provides vehicular and pedestrian access to the Basin along an internal road that facilitates managed access via an entry security gate control by keypad. Access to the Basin for the local indigenous people and island resident must be maintained and managed.

The park has a number of significant tree species including Paperbark Tea trees (*Melaleuca quinquenervia*), Bribie Island pine (*Callitris columellaris*), Pink bloodwood (*Corymbia intermedia*) and Qld blue gum (*Eucalyptus tereticornis*). No regional ecosystems have been mapped over the area of Reserve 3426 containing the Holiday Park.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and

immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

It must also be noted that the site abuts an extensive area of vegetation which has been mapped as medium bushfire hazard. A fire burning in this area under an easterly wind may drop embers into the holiday park and the resultant smoke from the fire would present a health risk to some people with respiratory health problems. Additionally, as Amity Point has only one access road discounting the beach, the township and the holiday park may be cut off from the island emergency services for a time while the fire burns through this vegetation to the east of the park and township.

As indicated above the majority of the park is located on fill material which was deposited on the area in the late 1970's to early 1980's (pers comms, Miliken, I).

Over a number of years sand has been moving away from the coastline around Amity and a number of old buildings within Amity Point have had to be relocated to their current position due to the loss of the coastline. This coastal erosion has also impacted on the Camping and Recreation Reserve with a loss of sand resulting in Council reinforcing the beach with boulders. A number of small groins have also been constructed and some sand has built up to establish a small beach, however sand is still being lost and a number of trees are under threat.



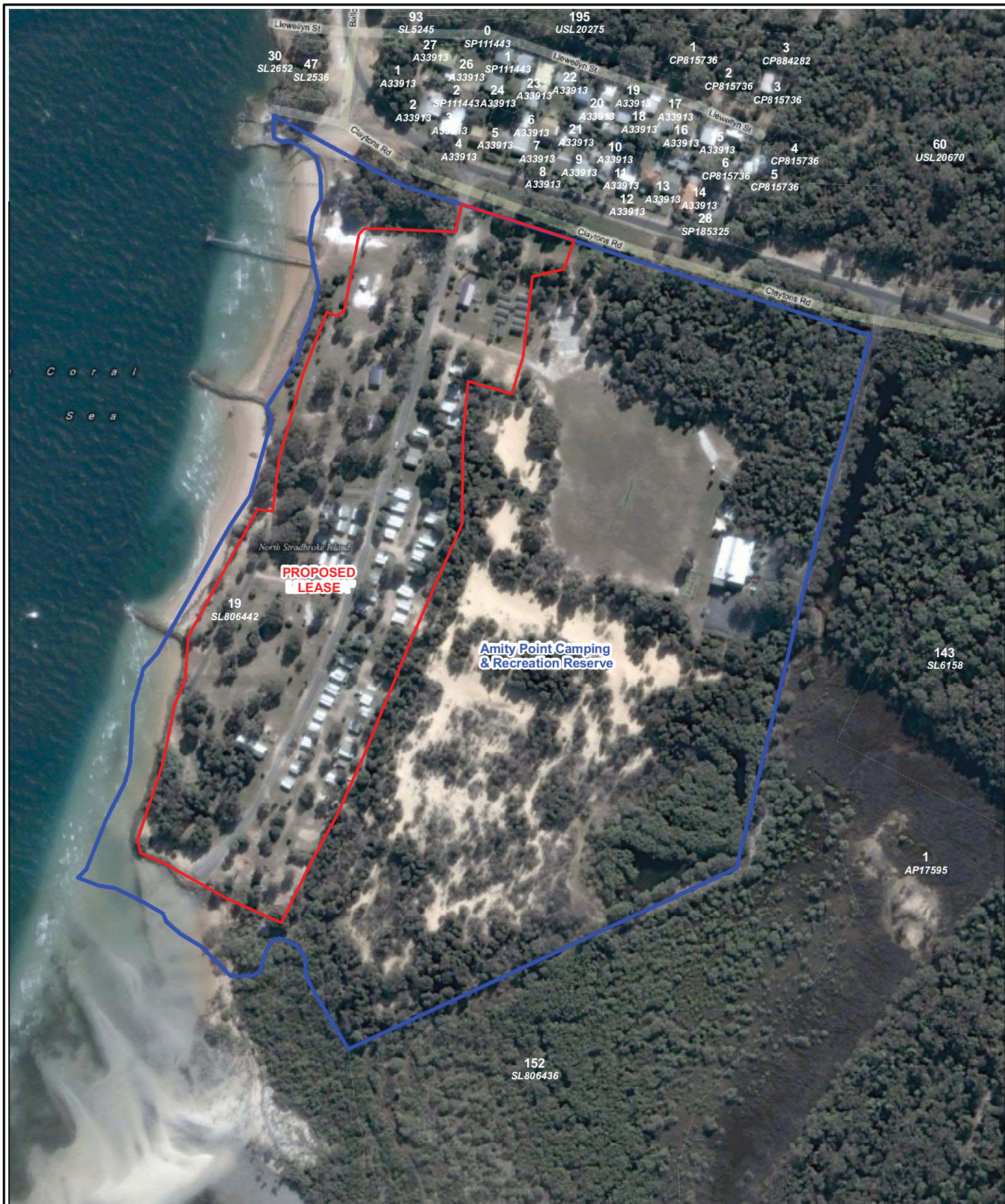
It is important to note that under the South-eastern Queensland Regional Coastal Management Plan this area and other areas along the western and northern coast of North Stradbroke Island is located within a coastal erosion prone area. While this designation predominantly relates to development within the coastal zone it also identifies areas where coastal erosions is prevalent or of high potential.

Straddie Holiday Parks report the park contains 144 unpowered sites, 27 powered sites, 13 unpowered vans sites, 13 cabins, 42 Storage Vans and 3 permanent residents with a total of 242 sites (see Map 14).

The total number of cabins proposed for the holiday park cannot exceed 10% of the total number of sites of the holiday park. The total number of storage van sites cannot exceed the existing number of storage van sites. Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Amity Point Holiday Park is the only holiday park not connected to the island sewerage treatment system. The park is currently unable to run at full capacity due to the current liquid

waste management system. Council is reviewing options to upgrade this system to allow for a maximum capacity of 450 persons to be accommodated within the holiday park.



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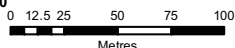
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Map 11 –Amity Point Holiday Park

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Redland City Council

Scale 1:2,500



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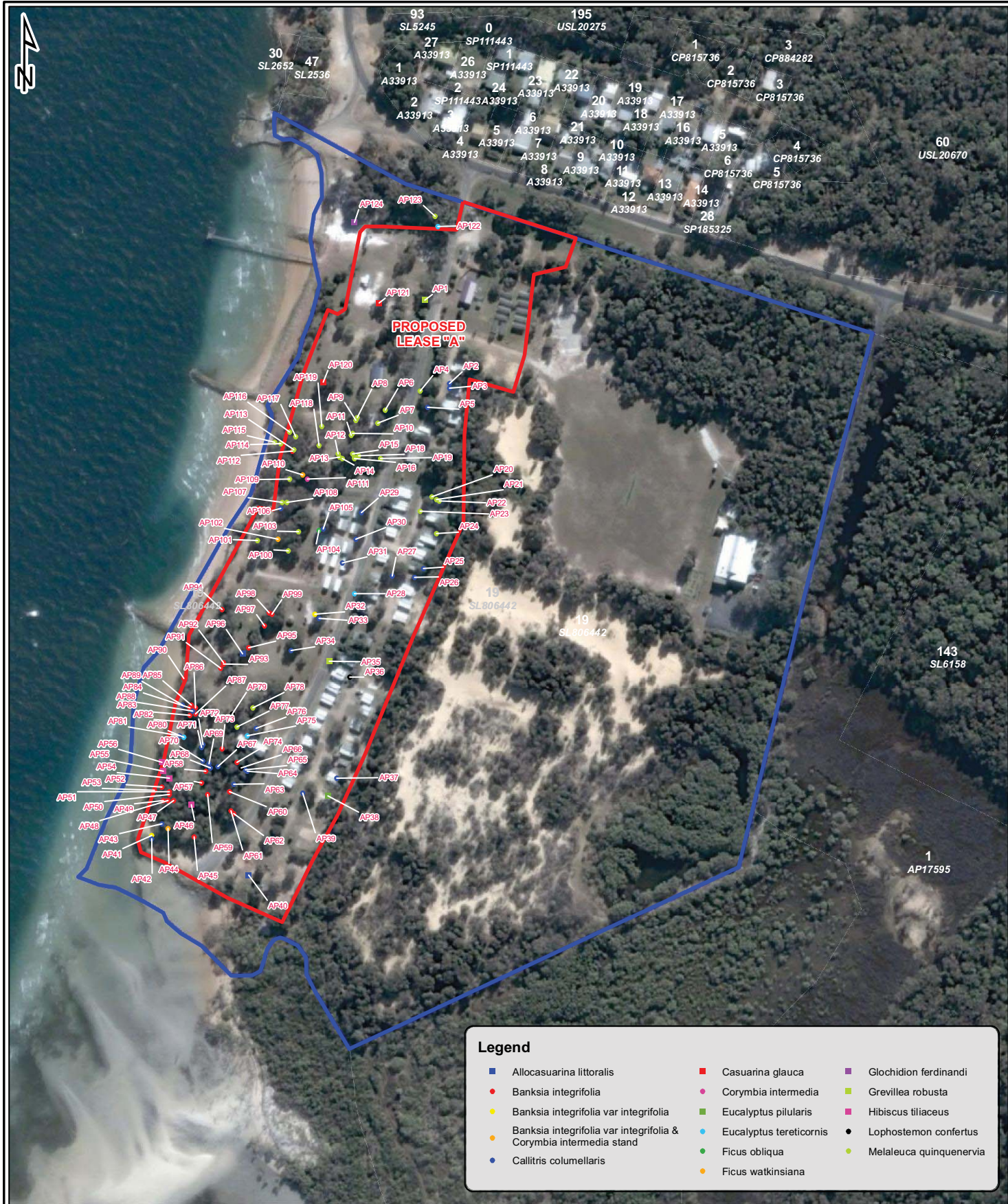
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Map 12 –Amity Point Holiday Park –Significant Trees

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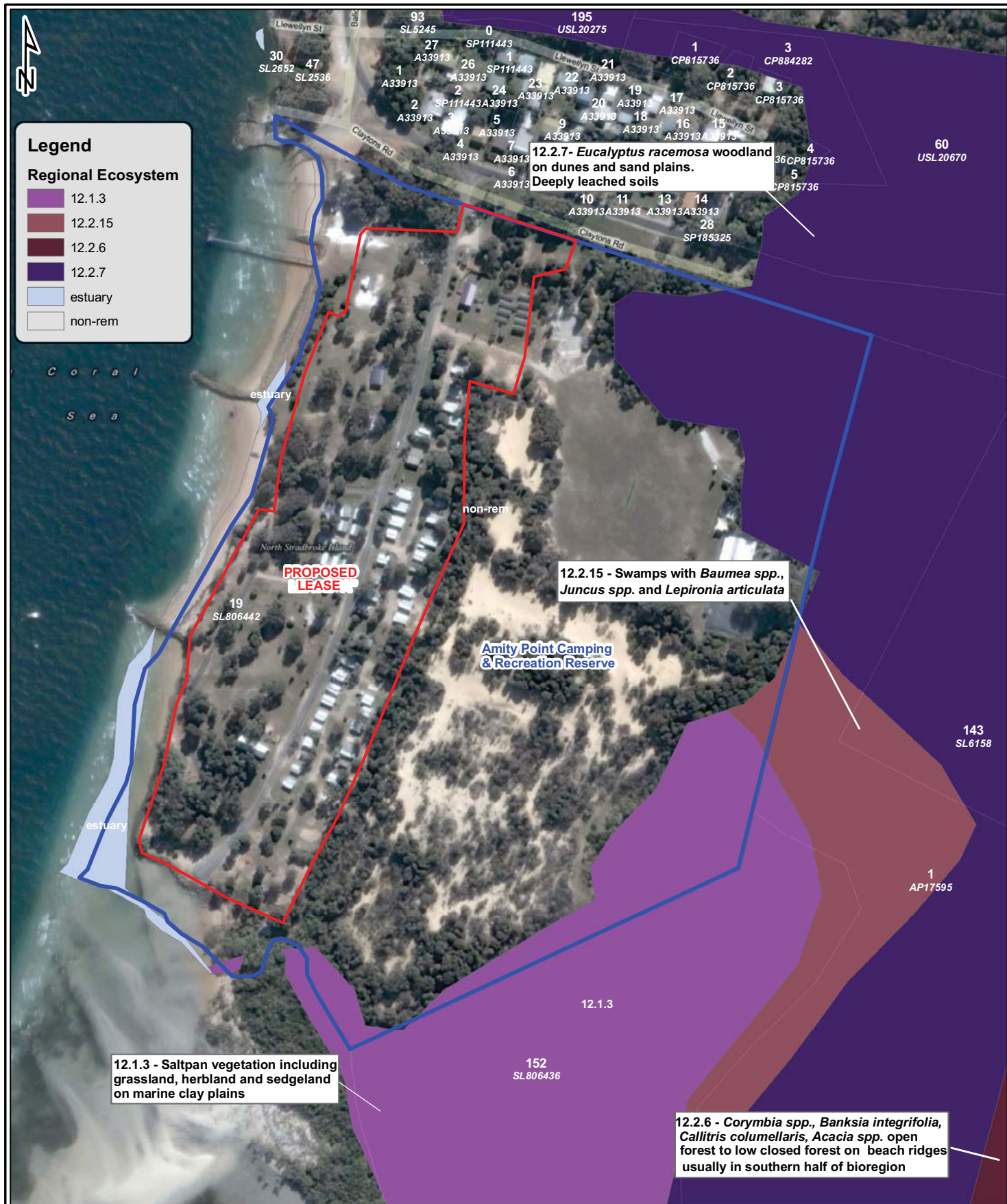
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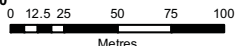
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Map 13 –Amity Point Holiday Park –Regional Ecosystem Map

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7.4 Adder Rock

Adder Rock is located to the north of the East Coast Road, Point Lookout and is described as Lot 130 on SL13002 within Reserve 1362. The reserve is designated as a Camping and Recreation Reserve under the *Land Act 1916* and Council has been a Trustee since 1950. However, it is unclear how long the Holiday Park has been located on its current site. The Holiday Park covers an area of approximately 4.667 Hectare which extends from the East Coast Road to the Flinders Beach.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

Access into the park is regulated by a security gate which requires a code to gain entry to the park.



Adder Rock refers to a small headland located adjacent to the holiday park and separates Home Beach from Flinders Beach. The headland has cultural heritage values for the local Minjerrbah Moorgumpin people (Pers comms, Carmichael. G. 2010). A series of informal tracks exit the park and lead up onto the ridge above the Adder Rock feature. These tracks appeared to not be resulting in any impact to the ridge or the park however as accessing this ridge is occurring and potentially is

predominantly being access by patrons it is recommended that a formal track should be constructed.

The park area is located on tertiary – Quaternary coastal sand deposits dating from the Holocene period. The Adder Rock headland consists of New England Orogen, Wandilla Province of the Ipswich Basin from the Triassic period and consists mostly of mixed Mafites and Felsites derived mainly from volcanic rocks⁸. It was noted that a sand ridge traverses the park in a north-south direction separating the powered van sites from the unpowered and powered camping site.

Straddie Holiday Parks report the park provides 115 unpowered and 20 powered camp sites, 15 unpowered van sites, 7 cabins and 25 storage vans sites. The Holiday Park therefore provides a total number of 193 sites. The caravan and cabins are mostly located in the core area of the park (see Map 18) with the camping areas being located in the eastern and northern portions of the park.

⁸ <https://webgis.dme.qld.gov.au/webgis/webqmin/viewer.htm>

A number of significant trees were identified within the park (see Map 19) which includes *Melaleuca quinquenervia*, *Lophostemon confertus* and *Eucalyptus racemosa*. The area is also covered by remnant vegetation mapped as Regional Ecosystems. Regional Ecosystem mapped over the holiday park is listed in Table 5 below.

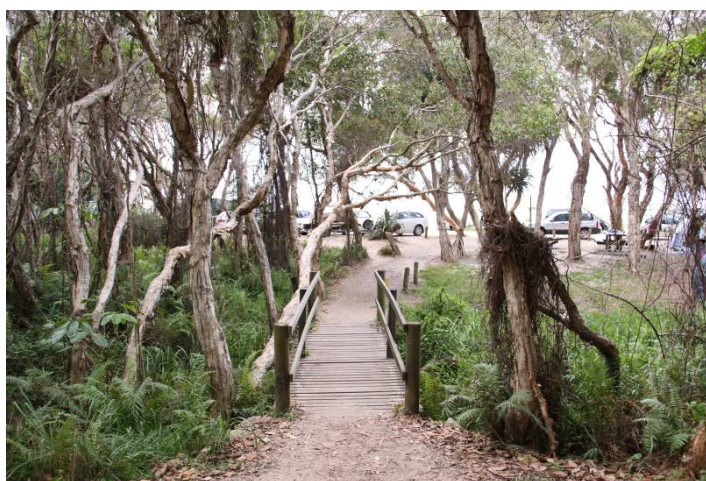
Table 5 - Adder Rock Regional Ecosystems

RE	Description	Comment
12.2.7	<i>Melaleuca quinquenervia</i> or <i>M. viridiflora</i> open forest to woodland on sand plains	This polygon covers the core area of the park is incorrect. While this area contains a reasonable tree cover it may best be described as non-remnant as it may not reach the foliage project cover of 30% as defines an open forest. A review of the significant tree species would seem to indicate that the dominant tree in this area <i>Melaleuca quinquenervia</i> , <i>Lophostemon confertus</i> , <i>Eucalyptus racemosa</i> and <i>Corymbia intermedia</i> . The area is better described as non-remnant based on the foliage project cover not being that of remnant vegetation over the mapped area within the holiday park.
12.2.15	Swamps with <i>Baumea</i> spp., <i>Juncus</i> spp. and <i>Lepironia articulata</i>	This area is not mapped correctly as this is a <i>Melaleuca quinquenervia</i> – <i>Eucalyptus robusta</i> open forest with a shrubby understorey. It therefore should be mapped as 12.2.7b
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The majority of this area has been mapped incorrectly as there is little Themeda grassland dominant throughout most of the ridge. The open forest does thin out toward the coastal end of the rock. It is dominated by <i>Lophostemon confertus</i> and <i>Corymbia intermedia</i> with a disturbed understorey but also containing <i>Pandanus tectorius</i> , <i>Cupaniopsis anacardioides</i> , and <i>Lophostemon suaveolens</i> . This is better described as 12.12.15.

In addition the sand ridge which traverses the site could be described as containing 12.2.6 - *Eucalyptus racemosa* subsp. *racemosa*, *Corymbia intermedia*, *C. gummifera*, *Angophora leiocarpa* and *E. pilularis* shrubby or grassy woodland to open-forest. This occurs on Quaternary coastal dunes and beaches, of which the dunes have deeply leached soils.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The existing bushfire hazard mapping over the island has areas of medium and high bushfire hazard within and immediately around the holiday park. This mapping is primarily based on the mapping of vegetation over the park. A review of the majority of the site would tend to indicate that the bushfire hazard could be considered to be low. However it must be recognised that the holiday



park abuts a substantial area of open forest, wallum or coastal heath and sedgeland. This area is highly flammable and should a fire be burning within the vegetated area to the west under a north-westerly to westerly wind then it will threaten the holiday park.

Additionally, a fire burning toward the holiday park from the west may also ignite vegetation within the park and along the southern boundary of the park. Should the vegetation within the park ignite there is a real potential for campers, tents and vehicles within the park to be damaged or destroyed by this fire.

A key feature of the park is the wetland located in the northern portion of the park. While the wetland area is heavily degraded from environmental weed invasion it still is an important part of the local biodiversity and ecology. Between the wetland and the beach is an equally important area of coastal vegetation dominated by Coast sheoak (*Allocasuarina equisetifolia*), Coast banksia (*Banksia integrifolia*) and Pandanus (*Pandanus tectorius*). This area is becoming degraded from the intensity of use which will have a substantial impact on the vegetation in this area. Additionally, the existing roadway is located over potentially the most sensitive portion of the dune system which makes this area very susceptible to loss during storm events or from erosion due to its high intensity of use.

A temporary chain-wire fence has been erected to restrict access to the beach by patrons with access only provided at either end of the fence. It was noted that the drainage line from the hind-dune wetland flows toward the Adder Rock ridge before it makes a 180 degree turn and flows back along the interface between the beach and the hind dune. This swale has been partially filled by recent sand deposition resulting in a cessation of natural flows and stagnation of the water in this drainage swale.

The other feature of the park is an area of natural coastal vegetation which has been retained along the western boundary of the holiday park particularly around the wetland area.

The Holiday Park is also buffered from the East Coast Road by an area of retained vegetation between the maintained area of the holiday park and the road. This area is degraded by environmental weed invasion and frequent fires.



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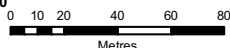
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Map 14 –Adder Rock Holiday Park

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7.5 Thankful Rest

Thankful Rest Holiday Park is located to the north of the Mooloomba Road within Point Lookout. This area is part of Reserve 1362 and is described as Lot 130 on SL13002. This is the same property which contains Adder Rock Holiday Park. The park is approximately 4.667 hectares in size, Redland Shire Council was made trustee of this Reserve in 1950, however, it is unclear as to how long the holiday park has been located on its current site.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

The park is also located off Home Beach and is connected to the beach via a raised earthen pedestrian walkway. The area contains a Paperbark teatree wetland which extends almost the full length of Home Beach (See maps 21 & 24).



The Park is located on coastal sand deposits from the Holocene period. It appears that this area may also have been partially filled or capped with additional material.

Approximately 13 significant trees were located within the park (see Map 23) consisting of *Corymbia intermedia*, *Melaleuca quinquenervia*, *Pandanus tectorius* and *Banksia integrifolia*. The existing regional ecosystem mapping (Version 6) over the site has only

mapped 12.2.7 - *Melaleuca quinquenervia* or *M. viridiflora* open forest to woodland on sand plains. However the boundary is incorrect and does not include similar vegetated area immediately adjacent to the seaward edge of the park. Some landscaping has been undertaken along the parks boundary with Mooloomba Rd and this acts as a partial screen for users of the park from the road.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The current bushfire hazard mapping over the holiday park shows an area of medium bushfire hazard covering the entire holiday park. The parks proximity to the coastal wetland dominated by Paperbark teatree may justify this mapping. Additionally, an area of vegetation on the southern side of Mooloomba Road mapped as non remnant, may also present a risk to the structures within the park should these areas become involved in a bushfire.

Straddie Holiday Parks report that the park contains 28 storage vans, 12 unpowered sites, 14 powered sites and 2 permanent residents, giving a total of 56 sites within the park. The park also contains a small playground area and outdoor recreation area both of which appeared to be in need of maintenance and refurbishment. Additionally, the single lane one way road is in poor condition and reports by patrons from the Community Workshops also indicated the amenities were in a poor state.

A small powered camping area is located in the north-eastern corner of the park. This area is somewhat degraded due to the sandy soils and intensity of use.

Existing storage van owners who attended the community workshop stated that the site was suitable for their needs and was an important part of the local community.



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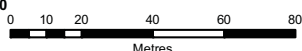
Map 17 – Thankful Rest Holiday Park

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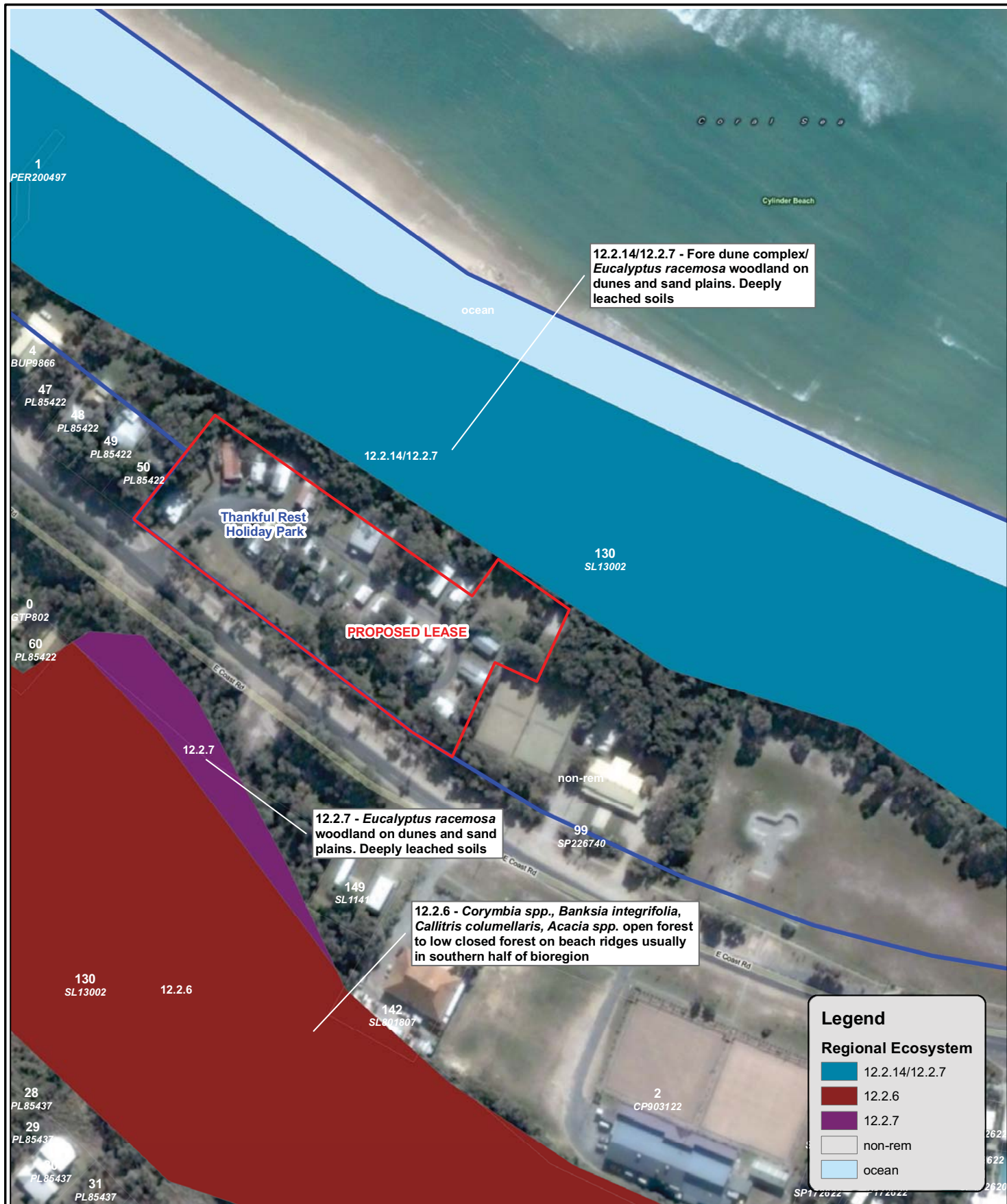
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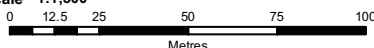
Map 19 –Thankful Rest Holiday Park –Regional Ecosystem Map

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7.6 Cylinder Beach

Cylinder Beach Holiday Park is located at Cylinder Beach in Point Lookout off Dickson Way on Lot 132 on CP826165 and the balance of Lot 48 on SL12352 on Reserve 1781. The reserve was dedicated for scenic and recreation purposes under the Land Act 1916 and Redland Shire Council became the trustee to this reserve in 1957. It is not known however when camping commenced at Cylinder Beach.

An Order in Council dated 19.03.1959 pursuant to *The Land Acts 1910 to 1958* indicates Portion 48 as shown on Plan SL2991 came under the control of Redland Shire Council as Trustee of the reserve (Reserve 1781); Area 127 acres (about) in the County of STANLEY, Parish of STRADBROKE; for scenic and recreation purposes. (Reference is made to a previous Order in Council dated 17.01.1957 and gazetted 19.01.1957 at some stage the area of Reserve 1781 may have included a small portion Reserve 1362).



Cylinder Beach Holiday Park is located on Tertiary – Quaternary sand deposits over mixed Mafites and Felsites volcanics of New England Orogen, Wandilla Provinces in the Ipswich Basin from the Triassic period.

Straddie Holiday Parks report that the park contains 60 unpowered and 8 powered camp sites. The total number of sites in the holiday park is 68. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.

Access to the park is via a key pad entry security gate located at the end of a single roadway that also services parking for Cylinder Beach. Several pedestrian access pathways link the park to Cylinder Beach.

A number of significant trees were identified within the park (see Map 27) including *Lophostemon confertus*, *Ficus obliqua* and *Ficus watkinsiana*. A review of the regional ecosystem mapping indicates the following regional ecosystems are within or immediately adjacent to the park. The existing regional ecosystem mapping identifies part of the RE12.2.14 as extending into the Holiday Park. This is not the case and as such the mapping needs to be amended.

Table 6 – Cylinder Beach Regional Ecosystems

RE	Description	Comment
12.2.14	<i>Strand and fore dune complex comprising Spinifex sericeus grassland Casuarina equisetifolia woodland/open-forest and with Acacia leiocalyx, A. disparrima, Banksia integrifolia subsp. integrifolia, Pandanus tectorius, Corymbia tessellaris, Cupaniopsis anacardioides, Acronychia imperforata. Occurs mostly on frontal dunes and beaches but can occur on exposed parts of dunes further inland.</i>	The vegetation in the buffer area between the park and the beach is consistent with the regional ecosystem mapping
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The vegetation on the rocky headlands is consistent with the regional ecosystem mapping.

The existing Council bushfire hazard mapping has mapped the area within and surrounding the park as medium bushfire hazard based primarily on the vegetation. However, as the park is located down slope from the vegetation and is regularly maintained, the risk of fire to the park could be considered to be low.



Cylinder Beach and Point Lookout foreshore encompassed by Scenic, Recreation and Camping Reserve (Lot 48 on SL12352) is covered by the Cultural Heritage Management Plan Agreement which has statutory support under the *Aboriginal Cultural Heritage Act 2003*. This Management Plan seeks to manage Aboriginal Cultural Heritage within the Reserve and as the Holiday Park is located within that reserve the

Cultural Heritage Management Plan must be taken into account in the day to day operation and strategic management of the holiday Park.

Cylinder Beach has a number of features which makes it a great place to camp such as; its proximity to the beach, its proximity to Point Lookout and commercial and retail outlets, its setting between two headlands and the separation between campers and day visitors to Cylinder Beach. However, the intensity of camping in the park has resulted in a loss of ground cover with the potential impact on the trees in the park from compaction and damage from accidental use of some trees to tie tents and fly's to. This intensity of use may have an impact on the buffer area adjacent to the park, however this is considered to be minor in comparison to the impact of storm events on this area.



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Map 20 –Cylinder Beach Holiday Park

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8 Issues

It is a requirement of a Land Management Plan to provide a plan for the sustainable use, development and management of trust land⁹. The land management plan is to identify attributes of the trust land relating to: -

- Social Values;
- Environmental Values; and
- Economic Values.

and records the trustee's future intentions necessary to:

- manage land according to its gazetted use;
- identify future intentions for the trust land in accordance with the local government planning schemes;
- identify priorities (including social);
- manage the impacts of the use of the land – on and off-site;
- prevent pollution and/or land degradation;
- improve the efficiency of land use; and
- identifying responsibilities for financing and implementation.

Each of these actions must have the State, regional and local interests in mind. It is important the proposed use reflected in the Land Management Plan is consistent with the future intentions for the site and the relevant local government planning scheme.

A significant number of issues have been raised through the public consultation process and by the author with regard to the ongoing management of the Holiday Parks. These have been divided into social, environmental and economic categories.

8.1 Social

8.1.1 Public access

One of the significant issues raised by the community is continued public access to or through the holiday parks to the public lands beyond. As all holiday parks are located immediately above or very close to a beach the broader community have, for a number of years, used part of the holiday parks to access the beach and other coastal destinations and resources.

An important requirement of community purpose reserves is that they need to be managed for the purpose for which they were established and that the community has access to these reserves. With respect to public access the Secondary Use of Trust Land Policy PUX 901/209 (Version 5) published by DERM February 2010¹⁰ states: -

"Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be

⁹ DERM

¹⁰ http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

With regard to the secondary use lease proposed by Redland City Council for the Straddie Holiday Parks, with the exception of Adams Beach and Bradbury's Beach Holiday Parks, the proposal is to lease a discrete area of the existing reserve (see Maps 13, 17, 21 and 25).

The Secondary Use of Trust Land Policy defines public access as "*The right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land*". The Act identifies one of its community purposes as preserving public access to appropriate community purpose trust land.

While the Secondary Use of Trust Land policy also provides for the fencing of trust land for security and safety purposes, it sets out a number of instances where this is permissible upon approval by the trustee. These include: -

1. To protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. To restrict vehicular movement onto and within the trust land.
3. To protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. To manage crowds at events, when fencing is of a temporary nature.
5. To delimit the boundary of the trust land where the adjoining land use requires limited public access.

Based on the above, fencing of the leased areas for the protection of patron's assets and those of the Secondary Use Lessee may be justifiable, however managed access for the community will need to be maintained.

8.1.2 Indigenous connection

The local Traditional Owners have a profound connection to the island, its waters, surrounding islands and parts of the mainland that extends back over many centuries. A determination of their native title claims by the Federal Court is expected in 2011.

The determination of the claim will not alter the existing connection of the Indigenous owners and residents of the island to the coastal resources and particularly those adjacent to the townships. This connectivity can be seen in the Cultural Heritage Management Plan Agreement for the Point Lookout Foreshore and signed by representative parties in April 2008.

It is therefore important that those issues raised above with respect to access have an increased significance when related to the local Indigenous population. The Quandamooka people have connection to a number of areas around the North Stradbroke Island and Moreton Island. While a number of significant sites have been described by the Traditional Owners, many of these sites are not widely known or made known yet they are still significant. Places like Adder Rock hold significance as does the coast line around Cylinder Beach and the majority of Point Lookout.

To the existing Indigenous population, access to coastal resources in and around Dunwich and Amity Point is still practiced and utilised. Adams Beach is accessed regularly by the local Indigenous population of Dunwich as is the "Basin" area in Amity Point. Access to the Basin is achieved through the Amity Point Holiday Park, as this provides the only roadway to this area. Access to other parts of the northern coastline adjacent to the other holiday parks still occurs but the two mentioned are being used as examples and are not meant to represent the entire extent of sites adjacent to the Holiday Parks which are significant to the local Indigenous community.

The Land Management Plan for the Amity Point Sports and Recreation Reserve provides a Master Plan for the development of the Sports and Recreation area. Part of the Master Plan is the development of an alternative roadway for the general public to access the Basin area via the Sports and Recreation area as opposed the Holiday Park. However, this roadway does require the use of part of the Amity Point Holiday Park, which is identified within the proposed secondary use lease area (see Map 13).

Therefore, to meet the requirements of the *Land Act* 1994, it would seem that the continued provision of access to the Basin not only for the island indigenous population as well as the local residents must be maintained. This may be provided via the central roadway within the Holiday Park or a purpose built roadway, as identified in the Master Plan for the Sport and Recreation area.

It is also important that the local Indigenous population are consulted with respect to any future development within the holiday parks to ensure that their connections to these places are maintained and respected.

8.1.3 Permanent residents and use

The *Land Act* 1994 and its relevant policies do not support the camping reserves being used for the exclusive use of individual van owners. As such, the existing permanent residents and storage van owners have been permitted to stay within the Straddie Holiday Parks by the trustee without the support of the Act (pers. comms. Rogers. K. 2010).

Under the *Land Act* 1994 the community purpose trust land requires public access be maintained to that trust land. It would therefore seem that the exclusive use of that land by a permanent structure i.e. a caravan and annex, would restrict public access to that part of the reserve. However, if the definition of public access is purely defined as the whole of the reserve set aside for that community use than so long as there is public access to land without that use impacting on the purpose of that land then the use of land for exclusive use by permanent or storage vans could be acceptable if it is managed under a Land Management Plan by the trustee.

The Department of Environment and Resource Management (DERM) has indicated that an increase in permanent residents is not permitted within the holiday parks, however the State also has a policy of no forced evictions of permanent residents from the holiday parks. The current policy is that as permanent residents relocate from the parks no other permanent occupation of that site will be permitted (pers. comms. Rogers. K. 2010). Council has acted in accordance with this policy and has openly communicated that while no new permanent sites will be established, the number of existing long term sites will decline through natural attrition only. A Secondary Use Lessee will need to comply with this policy.

Council also does not permit storage vans sites to be bought or sold. The State also requires the Trustee to ensure that all storage vans are compliant with various requirements of

maintaining a habitable structure. Compliance incorporates a range of requirements relating to safe and workable fixtures such as gas bottles and gas lines, electrical equipment and that the vans can be relocated if and when required.

Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Storage vans and their ongoing patronage of the holiday parks provide a revenue base for Council and any future Secondary Use Lessee. Therefore, storage vans could be seen to add to the financial viability of the holiday parks to ensure there is appropriate return from the trust land as required by the Act.

In addition to the requirements of the Act and State Government Policy, the availability of affordable land alternatives for many of the permanent residents is virtually non-existent. Consequently, their permanent structures provide the only affordable dwelling for them within North Stradbroke Island. While this is not necessarily the responsibility of the trustee or any Secondary Use lessee it still is an important social issue which cannot be easily resolved within the context of law, policy and land management planning for community use trust land.

However State Government Policy PUX/901/102 (v3)¹¹ called Caravan Park Policy identifies the following provision –

To provide guidelines to ensure appropriate action is taken to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. This will be achieved by preserving caravan parks and camping grounds sited on State-owned land and identifying unallocated State land suitable for development as caravan parks.

This policy lists a number of Caravan Parks to which the policy relates, however by inference it also may include the Camping Reserves on North Stradbroke Island. Therefore, the policy seeks to ensure that caravan parks on State reserves i.e. Trust land are preserved and that they continue to provide "economy accommodation stock" for those permanent residents which still occupy sites within the Straddie Holiday Parks.

Redland City Council manages permanent occupancy of sites within the holiday parks under the *Residential Tenancies and Rooming Accommodation Act* 2008. Council currently has placed all permanent residents on a 12 month agreement for their site. In the future and once the existing agreements have expired, all permanent residents will be placed on Residential Tenancy Agreements issued by the Residential Tenancies Authority.

8.1.4 Tourism

A significant part of the local economy of North Stradbroke Island relies on tourism and the Straddie Holiday Parks play an essential role in the holiday accommodation market.

¹¹ http://www.derm.qld.gov.au/about/policy/documents/3850/slm_2007_3127.pdf

The North Stradbroke Island Visitor Survey¹² provided the following data: -

- Three quarters of respondents in both the April 2003 and June 2005 waves were from Brisbane (75% each). Of the respondents who originated from Brisbane, the largest proportions in both waves were from the Redlands Shire (21% April 2003 and 27% June 2005).
- Fifty-three percent of respondents were aged between 35 and 54 years (53%). In the April 2003 wave, around half were aged between 25 and 44 years (52%).
- The most common accommodation types used in June 2005 were a caravan, cabin or tent (in a caravan park) and a rented house.
- Approximately one third of respondents staying for between one and three nights indicated they would spend between \$100 and \$199 per day, while almost half of the respondents staying four nights or more estimated they would spend less than \$50 per day.

The survey and the above data indicate that the holiday parks are still an important part of the accommodation mix on the island and that a significant majority i.e. greater than 75% come from Brisbane and the Redlands.

NOTE: - The use of the information contained in the 2005 report on visitor survey's for North Stradbroke Island was due to the lack of any other relevant tourism data. National or State data would not accurately relate to the usage of the North Stradbroke Island holiday parks and as such these were not used. North Stradbroke Island is sufficiently different in terms of access and availability to make any national or state information irrelevant in terms of identifying trends in visitation and usages of the holiday parks.

A review of the Straddie Holiday Parks (SHP) booking system indicates that there has been a general yet gradual increase in bookings for powered and un-powered sites within the Holiday Parks since 2007 (**Note** – data before 2007 is not maintained on the booking system). Bookings for powered sites, unpowered sites across all Holiday Parks and cabins at Amity Point and Adder Rock Holiday Parks over the past three years has been provided in Table 7 below.

Table 7 – SHP bookings

Site type	Mar 07-08	Mar 08-09	Mar 09-10
Powered	1,768	1,838	2,139
Un-powered	6,761	7,041	6,975
Cabins	1,441	1,224	1,500
Totals	9,970	10,103	10,614

¹² Tourism Queensland. 2005 *North Stradbroke Island Visitor Survey*. Tourism Queensland.

8.2 Environmental

8.2.1 Vegetation and trees

Maps identifying significant trees as well as the regional ecosystem maps indicate that all the holiday parks have significant vegetative resources which need to be protected and maintained as part of the day to day operation of the park.

The Bribie Island pines in the Adam's Beach Holiday Park are a significant feature of that park. They are mostly very mature or even senescent specimens and without good arboricultural care and a replacement program these trees could disappear from the park in the years to come or become safety risks to park patrons and visitors.

The trees within Cylinder Beach and Adder Rock Holiday Parks are under threat from the intensity of use, soil compaction and potential fungal attack as a result of some trees being used to tie off tents and fly's as well as securing trailers and other movable items.

The coastal vegetation at Adder Rock Holiday Park is also under threat from the intensity of use resulting in compaction, loss of groundcover, erosion of unconsolidated top soils in the seaward area of the park. . This area is in very close proximity to the beach and therefore susceptible to attack from time to time by storm events and high tides. It is important to ensure this area is as robust as possible so that it can withstand these attacks, and if attacked, can regenerate in a timely manner.

The trees within Bradbury's Beach, Amity Point and Thankful Rest Holiday Parks are also susceptible to the day to day uses of the park, particularly during high visitation periods. The trees however do not appear to be under as much threat as they are at Adam's Beach, Adder Rock and Cylinder Beach.

The Regional Ecosystem mapping (version 6) provides an indicative guide to vegetation in and around the holiday parks. This mapping classes everything not considered to be remnant vegetation in the same type and does not provide a substantive basis for managing the vegetation outside of the requirements of the *Vegetation Management Act* (1999). A review of this mapping indicates that there may be some errors with respect to its accuracy in terms of description, polygon boundaries and its classification as remnant vegetation in some areas such as Bradbury's Beach, Adder Rock and Cylinder Beach.

Redland City Council Local Law No. 6 – Protection of Vegetation also provides a level of cover over vegetation within the City as well as providing a level of protection for vegetation not described as remnant and therefore not protected under the *Vegetation Management Act* (1999).

8.2.2 Environmental weeds

A number of the holiday parks contain areas of vegetation which is within the proposed lease area. All of these areas contain a range of environmental weeds some of which are listed in Schedules 1, 2 or 3 of the *Land Protection (Pests and Stock Route Management) Regulations* 2003. This Act requires the land owner/manager to ensure these weeds (pests) are controlled

and managed in accordance with a Pest Management Plan. Redland City Council has a Pest Management Plan¹³ which covers all of Redland City.

In addition to those weeds listed in the *Land Protection (Pests and Stock Route Management) Regulations*, the Redland Shire Pest Management Plan also lists a number of pest species which are considered to be environmental weeds and these also need to be controlled and managed in accordance with the Pest Management Plan.

Council has a specific Weed Management Plan for the Point Lookout Frenchman's Beach area¹⁴ and while it does not directly relate to any of the holiday parks, the management and control measures identified within the plan are relevant to those weed species which may occur within the holiday parks.

8.2.3 Climate Change

Climate change and all the environmental social and economic impacts this may bring has the potential to significantly affect the operation and management of the holiday parks.

The loss of beach and sand from the coastal areas already affects Amity Point and Cylinder Beach. Due to the location of Adder Rock and Thankful Rest these dramatic sand movements have had limited affect although more so at Adder Rock. Adam's Beach and Bradbury's Beach would appear to be relatively protected from storm events and are therefore relatively stable.

Redland City Council commissioned a Climate Change Risk Assessment Report¹⁵ to be prepared in 2009 and while its findings were City wide, it did have a number of comments regarding Council infrastructure such as the Holiday Parks on North Stradbroke Island in relation to potential climate change impacts such as storm events, flooding, bushfire and sea level rise.

With regard to holiday parks the report states: -

"Some RCC caravan parks are already exposed to damage through storms and storm tides, and an exacerbation of this would seem likely to present a reasonably substantial cost to RCC (Low rating – which is substantial). The likelihood of damage was considered to fall in the longer terms as individual parks were either reinforced or otherwise protected, or closed (as relevant) and moved to less exposed sites."

With regard to planning and the impacts on tourism: -

"This risk addresses the failure of RCC to consider the impact that a range of adverse characteristics of climate change might have on the City's important tourism industry. It was recognised that some coastal parts of Australia that rely of tourism for economic stability feel threatened by the prospect of ongoing water restrictions, heat waves, more frequent storms etc."

¹³ Redland Shire Pest Management Plan 2006 – 2010

¹⁴ Biodiversity Assessment and Management (BAAM). 2009. *Point Lookout, North Stradbroke Island – Frenchman's Beach Area – Weed Management Plan*. RCC.

¹⁵ Marsden Jacobs Assoc & Broadleaf Capital International Pty Ltd. 2009. *Climate Change Risk Assessment and Adaption Plan*. Unpublished.

It was also acknowledged however, that: a) the climate change scenarios are comparatively mild for Redlands; and b) the proximity of the City to Brisbane and other significant Queensland centres (and its islands and other significant natural attractions) reduce the extent to which tourism is likely to be reduced."

With regard to coastal management and degradation of beaches and foreshores through coastal inundation: -

"This risk addressed the impact of coastal inundation on beaches and foreshores....Key issues include the number and location of beaches most exposed to coastal inundation and storm tides (particularly NSI including Amity Point, Flinders Beach and Main Beach) and jurisdiction for issues related to beach integrity..."

One of the key issues for Council and the State is how to respond to climate change risks such as coastal inundation, storm and storm tide impacts where these threaten the holiday parks. With respect to Cylinder Beach, loss of approximately 10 to 15 metres of sand from the buffer would see the waves and coastal erosion directly threaten the proposed lease area.

Should this occur, Council and the State would have to make a decision about protecting this area through armouring the coast line or allow the coast to come to its own position over time. A result of permitting the coast line to attain its own location, it could be that the Holiday Park in its current form may need to be closed as could the existing parking area and playground area.

8.2.4 Fauna and habitat

In conjunction with the vegetation and coastal resources the parks and the area around the parks i.e. the reserves provide important habitat for a wide range of fauna species. Of these the significant fauna species include: -

- Koalas (*Phascolarctos cinereus*) which have been reported as visitors to food trees in and around, Cylinder Beach, Thankful Rest, Adder Rock and Amity Point Holiday Parks.
- Acid frogs such as Wallum froglet (*Crinia tinnula*.) and Beeping froglet (*C. parinsignifera*) which occur within the heathlands and melaleuca wetlands adjacent to Adder Rock and Thankful Rest Holiday Parks
- Sea turtles such as Green turtle (*Chelonia mydas*) which nest on beaches of North Stradbroke Island.
- Migratory and resident shorebirds. Many of these are protected under Commonwealth Government legislation i.e. EPBC Act 1999, international agreements such as JAMBA and CAMBA as well as State legislation, *Nature Conservation Act* 1992.

Redland City Council has a Koala Strategy and Policy which seeks to ensure the long term survival of Koalas within the Redlands, including North Stradbroke Island. While the holiday parks do not provide substantive koala habitat, a number of them are located on land which forms parts of corridors to enable Koala movements across the island.

Fauna pests are also a management issue within then holiday parks. Pests such as foxes, cane toads and feral cats may utilise habitat within the holiday parks to access resources within a holiday park such as; litter bins, lighting, fresh water, other vermin and shelter. The Redland Shire Pest Management Plan also provides a number of control and management actions for fauna pests within the City which are relevant to those pests on North Stradbroke Island.

8.2.5 Litter and pollution

A review of the holiday parks did not identify that there was a substantial litter or pollution problem within or immediately adjacent to the holiday parks. However, this may be the result of good maintenance by on-site rangers and patrons in removing litter. A number of litter bins both standard size and industrial was observed at all holiday parks.

It is essential that refuse bins are provided and emptied regularly so as not to result in no use or overuse of these bins and permitting the movement of litter into and around the park or out of the park onto the natural environment surrounding the parks.

8.2.6 Sites listed on DERM Environmental Management Register

Amity Point and Adam's Beach Holiday Parks are both listed on Department Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Preliminary reporting¹⁶ has shown that the levels at these sites are not significantly above background radioactivity levels. Constant daily exposure (i.e. 12hrs/day, 365 days/year) to these levels does not constitute a health risk.

Council is currently applying for these sites to be removed from the EMR. If the department is satisfied that the land is not contaminated, that is, if Council can demonstrate the contamination existing within the site is at the level of normal background radioactivity, the land will be removed from the EMR.

However, until the site can be delisted or if it cannot be desisted from the EMR, care must be taken to ensure that day-to-day activities and planned works are carried out in a way that complies with DERM requirements (e.g. soil disposal permits) and keeps radiation exposure risks low.

Additionally, other holiday parks may have been subject to use of contaminated fill over the years. As a safety measure, care should also be taken when carrying out planned works that involve disturbing or removing soil from these sites. Any fill imported to any of the holiday parks should be checked to ensure that it is not sourced from mining activities or any other activity that concentrates radioactive minerals in the soil.

8.3 Economic

8.3.1 Park maintenance

One of the issues raised in the community consultation sessions was the apparent lack of maintenance of facilities within the holiday parks. These claims focused on: -

- Amenities blocks,
- Play grounds,
- Taps in bathrooms, and
- Bar-be-que's.

The site inspection undertaken also identified some of these issues. The Storage van owners sought to ask Council about the fees they were required to pay and why they were not

¹⁶ Safe Radiation Pty L:td. 2009. Investigation of radiation levels on Redland City Council managed sites on North Stradbroke Island and Russell Island. RCC.

returned to the holiday parks to maintain facilities such as those mentioned above. Council indicated that revenue derived from the fees charged for casual patrons and storage vans owners was not sufficient to fully fund the day to day management, operational maintenance and capital expenditure required to be spent in the six holiday parks.

No audit of the holiday parks accounts was undertaken as part of the preparation of this Land Management Plan therefore, no substantive comment can be made with respect to the incomes derived from the holiday parks and the expenses of maintaining the parks can be made. However, due to the condition of some of the facilities within some of the holiday parks it can be stated that they are in need of maintenance and potentially additional investment.

It would appear that those holiday parks which had resident park rangers were better maintained than holiday parks which didn't. Park Rangers are resident or full time at Amity Point, Adder Rock and Cylinder Beach. Adams Beach, Bradbury's Beach and Thankful Rest are serviced by general holiday park maintenance staff.

9 Monitoring and Revision of the Plan

This Land Management Plan has a term of 30 years in accordance with the term of the Secondary Use Leases for the holiday parks. The Land Management Plan is not static, but requires monitoring and reviewing at appropriate intervals. The Land Management Plan will be reviewed at interval of five years for the term of the plan with the first review occurring in 2015. An inspection of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.

10 Summary and Recommendation

The primary aim of the Land Management Plan is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. The Land Management Plan highlights the requirements of the various Federal and State legislation and Council Local Laws and policies impacting the management of the holiday parks. The Land Management Plan also considers the unique environmental, social/cultural and economic values of the holiday parks and ensures these values will be maintained and enhanced. The intent of the Land Management Plan is to provide guidance as to the future management and development of the Holiday Parks through the implementation of the management strategies outlined in this plan.

The plan has sort to combine the future intentions and objectives for the holiday parks held by DERM, Council and the community into a practical tool for the ongoing management of the holiday parks. The Land Management Plan will ensure Council and any Secondary Use Lessee meet their duty of care requirements with respect to the future development and day to day management of the holiday parks.

It is recommended that a Trustee Lease with a term of 30 years be registered over Bradbury's Beach Holiday Park, Amity Point Holiday Park, Adder Rock Holiday Park, Thankful Rest Holiday Park and Cylinder Beach Holiday Park. It is further recommended that a Trustee Lease with a term of five years be registered over Adam's Beach Holiday Park in line with Council's resolution to close Adam's Beach Holiday Park made at the General Meeting held 25 February 2009.

11 Definitions

The following definitions of terms and acronyms used in this Land Management Plan are provided in table 1 below.

Table 8 – Definitions

Term	Definition
Beach	The area along the coastline which does not contain terrestrial vegetation and which is subjected from time to time to inundation from tidal movements.
Buffer area	An area which separates' one area from another. In terms of the holiday Parks the Buffer area is the naturally vegetated area between the park and the beach or roadway or other land uses such as residential or commercial.
CAMBA	China, Australia Migratory Bird Agreement
Camping	The <i>Recreation Areas Management Act</i> 2006 provides one of the only definitions of "camp", therefore the Act defines camping as camp includes each of the following - (a) to pitch, place or erect a tent, caravan or another structure that may be used for camping for the purpose of staying overnight by using the tent, caravan or structure; (b) to place other equipment that may be used for camping, or a vehicle or vessel, in position for the purpose of staying overnight by using the equipment, vehicle or vessel; (c) to keep a tent, caravan, another structure or other equipment that may be used for camping in position overnight, whether or not the tent, caravan, structure or equipment is unattended; (d) to stay overnight, other than as part of an activity that— (i) does not involve the use of any camping equipment; and (ii) is generally not considered to be camping.
CEPTED	Crime Prevention Through Environmental Design.
Coastal zone	The Coastal Protection and Management Act 1993 defines coastal zone as: - The coastal zone means – (a) coastal waters; or (b) all areas to the landward side of coastal waters in which there are physical features, ecological or natural processes or human activities that affect, or potentially affect, the coast or coastal resources.
Cultural values	A place or object that has aesthetic, historical, scientific, social or technological significance to the present, past and future generations of Aboriginal traditional owners or Aboriginal people.
DERM	Department of Environment and Resource Management
Economic values	Those direct economic benefits arising from the attractions of the beach for financial gain: beach access permits, camping fees, barge fares and other business profits associated with promoting the beach to visitors, as well as environmental levies raised to protect the beach's environmental and amenity values.
Environmental values	The intrinsic environmental qualities of the beach that sustain birds, marine and terrestrial fauna and the flora of the area.
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Foreshore	The forepart of the shore; the part of the shore between ordinary high-water mark and the low-water mark.
High water mark	The ordinary high water mark at spring tides
Highest astronomical tide (HAT)	The highest level that can be predicted to occur under average metrological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm

Term	Definition
	tides.
Intertidal Zone	The ocean floor covered by the highest normal tides and exposed by the lowest normal tides and the water environment of the tide pools within this region (Webber 1991).
JAMBA	Japanese Australia Migratory Bird Agreement
Land Act	<i>Land Act 1994</i>
Littoral Zone	The region or zone between the limits of high and low tides. Also called the intertidal zone.
LMP	Means a Land Management Plan as defined in Land Management Planning for Reserves or Deeds of Grant in Trust – Information Kit
NCA &NC(W)R	<i>Nature Conservation Act 1992 , Nature Conservation (wildlife) Regulations 2006</i>
PMAV	Property Vegetation Management Plan as defined under the <i>Vegetation Management Act 1999</i>
Ramsar	The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 141 Contracting Parties to the Convention, with 1388 wetland sites, 122.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.
RE	Regional Ecosystem or Bioregional Ecosystem as defined by Sattler and Williams, 1999. A regional ecosystem is a description used for a specific vegetation type described a remnant vegetation on a geological type in a bioregion of the State of Queensland
Remnant Vegetation	Remnant vegetation is defined as vegetation mapped as remnant on a regional ecosystem or remnant vegetation map. For woody vegetation to be mapped as remnant the dominant canopy must have >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.
Secondary Use	Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land, or where the context permits, an inconsistent action undertaken by the trustee.
Trust Land	Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the <i>Land Act 1994</i> , including those in existence at the commencement of the Act (i.e. community purpose trust land), and reserves and DOGITS set aside for an operational purpose in terms of the <i>Land Act 1962</i> (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".
VMA	<i>Vegetation Management Act 1999</i>

12 Appendices

Appendix 1 – Secondary Use of Trust Land PUX/901/209 Version 5

Secondary Use of Trust Land PUX/901/209 Version 5

SLM/2005/1932 – Version 5

Endorsed 25/02/2010
by Chris Robson, Assistant Director-General Land and Vegetation Division

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Version history

Version	Date	Comment
2	14/01/2005	Endorsed
2.1	15/11/2005	Conversion to XML template
3	02/01/2008	Updated to reflect Land Act amendments
4	12/03/2008	Updated to include Caravan Park policy amendments
5	25/02/2010	Updated to include advice on traditional indigenous activities and minor amendments, particularly regarding advertising signage

Executive summary

A policy to support the Trustee Leasing provisions of the *Land Act 1994* (Chapter 3, Part 1, Division 7), and provide guidance on a trustee's use of trust land for an approved action inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994*.

A trustee of the trust land under the *Land Act 1994* may only authorise use of that trust land by a person or organisation, other than the appointed trustee, (i.e. secondary use of trust land) under a trustee lease or trustee permit.

Purpose

A. To provide guidelines to ensure a Statewide approach is taken to:

1. The retention of, and primary use of, trust land for community purposes; and
2. The management of and allocation of tenure to allow secondary uses of trust land.

(Note:

The secondary use of trust land is authorised by the issue of a trustee lease or trustee permit - in accordance with section 60 of the *Land Act 1994*, a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified.

Term Leases i.e. State leases and permits to occupy issued by the Department over reserves are not dealt with under this policy.

Also, the issue of a construction trustee lease to the State for the construction of transport infrastructure and the provision of transport services on trust land is not dealt with under this policy).

B. To improve the management of trust land by:

1. Providing guidance to trustees of trust land on the circumstances in which management plans are required for trust land;
2. Allowing trustees to adopt a flexible approach to management planning in appropriate circumstances;
3. Simplifying trustee lease approval processes in particular (Note: the Department has also registered a mandatory standard terms document for a trustee lease to assist in the approval process. Further information regarding the mandatory standard terms document is available at http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee <http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee>
4. Enabling local governments who are trustees to approve the placement of appropriate infrastructure and specialised services on trust land;
5. Providing trustees with greater opportunity to generate lease revenue from trust land for reinvestment in trust land management and maintenance;
6. Ensuring that uses of trust land containing a commercial element are appropriately managed;
7. Providing guidance on the appropriate charging of rental for secondary uses of trust land; and
8. Providing guidance to trustees of trust land on the circumstances in which access to trust land for traditional indigenous activities as a secondary use may be considered (a trustee permit may only be granted if the activities are not inconsistent with the community purpose of the trust land).

To make it clear, this policy applies particularly to reserves and deeds of grant in trust (DOGITS) dedicated and granted for community purposes as defined in section 4 and schedule 1 of the *Land Act 1994* but also has application to reserves set aside for an operational purpose in terms of the repealed *Land Act 1962*. The policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land.

Further, although the primary focus of this policy is on secondary use of trust land under a trustee lease or trustee permit, similar principles apply to an approved action by the trustee inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994*.

In accordance with that section, it is to be reasonably satisfied that the inconsistent action will not diminish the purpose of the trust land, and will not have an adverse affect on any business in the area.

Accordingly, where the context permits, secondary use also includes a reference to an inconsistent action

undertaken by the trustee.

The policy should be read in conjunction with the attached guidelines.

Rationale

There will be a rigorous assessment of land prior to its dedication as trust land for a community purpose. It follows that prior to allocating trust land for a secondary use, a similar assessment of the effect of the proposed use must occur through land management planning as appropriate.

Having determined that community purpose trust land is the most appropriate tenure, there needs to be a strong partnership between the Department, trustees and the community in the ongoing management and maintenance of the trust land. There is a need to clearly define the circumstances in which secondary uses of trust land will be allowed and existing uses managed.

It is recognised that legitimate secondary uses generate revenue important to the maintenance of the trust land.

This policy should be read in conjunction with the attached guidelines on secondary use of trust land.

Policy

Where the context permits, secondary use in this policy includes a reference to an inconsistent action undertaken by the trustee.

However, in addition to an inconsistent action not diminishing the purpose of the trust land, the inconsistent action is not to adversely affect any business in the area surrounding the trust land. A management plan for the trust land must identify and address this issue.

Any proposal for a trustee lease or trustee permit over trust land will be a matter for consultation between the Department and the trustee. Should a dispute occur between the trustee and the proposed trustee lessee or trustee permittee in the interpretation of this policy, the parties are encouraged to consult with the Department.

One of the principles under the object of the *Land Act 1994* is that "if land is needed for community purposes, the retention of the land for the community in a way that protects and facilitates the community purpose". Therefore approval should not be given for a trustee lease or trustee permit which:

- Is an inappropriate use for the purpose and qualities of the trust land; or
- Is not in the public interest; or
- Is substantially exclusive and/or commercial in nature.

Trust Land Management Plans

Throughout this document, "Trust Land Management Plans" are referred to as "Management Plans", for simplicity.

Land Management Planning is necessary to identify the qualities and appropriate use of community purpose trust land and involve the community in decisions about the use of this community resource.

Management plans are to be prepared by the trustee and the costs of doing so are the responsibility of the trustee.

The circumstances in which trustees of trust land are to lodge with the Department either a full or a basic management plan, or in limited cases no management plan, are set out in the table in Appendix 1 to the Guidelines.

If a full management plan is required, community consultation should allow for disclosure about the proposed distribution or re-distribution of revenue from lease rental towards the trust land or other trust land (grouped with the trust land) in the locality as well as any intended investment by the trustee lessee (or a trustee permittee) in the balance of the trust land or other trust land in the locality (grouped with the trust land).

Community consultation in the development of a management plan for trust land will be appropriate to local requirements. It will be guided by the trustee local government or, where a trustee is not a local government, in consultation with the relevant local government and in accordance with any direction from the Department appropriate to the particular circumstances.

Management Plan may be required

In addition for a new secondary use, a management plan may also be required at the discretion of the Department in the following circumstances:

- Upon initial dedication or grant of land in trust for community purposes where it is in the public interest (e.g. significant conservation values). Trustees, on appointment, may be requested by the State to prepare and implement a management plan (park contributions from a reconfiguration of a freehold lot

- i.e. subdivisions not included); or
- For any community purpose trust land with an existing secondary use where community consultation is considered appropriate.

A Network Approach

A local government may prepare a management plan for an approved group or groups of community purpose trust land with the same or complementary purposes within its jurisdiction (e.g. all Reserves for Recreation/Sport purposes within the local government area).

Such a management plan will require wide community consultation and be developed and implemented in consultation with the Department. This network plan may include land of varying tenures (including non-trust land) used for related purposes.

Where the Department requires more detail for a particular area of trust land within a network management plan, a basic or full management plan as appropriate may be prepared for that area and become an attachment to the network management plan.

Advice to Trustee Lessees

Trustees are to advise trustee lessees and trustee permittees of the content of the management plan for the relevant trust land and ensure that the trustee lessees and trustee permittees comply with the plan's requirements.

Limit on Intensive Development

The allowable proportion of community purpose trust land to be allocated to intensive secondary use is to be determined by taking into account community need determined through the land management planning process.

The extent of intensification of use and development through secondary use can comprise any combination of uses, including existing uses, consistent with the community purpose of the trust land.

Intensification of use does not include sporting fields and unfenced areas, provided these areas are available to the general public without undue interruption or obstruction.

A greater proportion of an area of trust land may be used more intensively if it forms part of a network of community purpose trust land in an area and there is adequate other land for community purposes in the entire area.

An appropriate level of infrastructure development, as determined through the land management planning process, to service the purposes of the community purpose trust land, will be permitted. Intensification should be consolidated in one area of an area of community purpose trust land.

Uses Inconsistent with the Purpose of the Trust

Generally, land within the boundaries of community purpose trust land should not be excised for the purpose of commercial or other inconsistent activity.

Subject to the requirement for local government to purchase trust land in accordance with the Revenue Share Policy for Local Government Operational Trust Land PUX/901/211, the secondary use of trust land for purposes not consistent with the purpose of the trust may be permitted in the following circumstances:

- Government buildings or parts thereof.

- Grazing for pasture management. However, secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.
- Where the proposed use of the land provides an essential community service or comprises essential utility infrastructure and does not diminish the purpose and amenity of the trust land.
- If the use is periodic/short term in nature e.g. as well as at show time, a showground reserve could be used for camping at other times but only for the travelling public and taking into account relevant issues including having regard to the Department's Caravan Park Policy PUX/901/102
<http://www.derm.qld.gov.au/services_resources/item_details.php?item_id=100593> and the following:
 1. there is no suitable alternative site and there is a genuine need for the camping in the area;
 2. the use must not diminish the purpose of the trust land or adversely affect any local licensed caravan and/or tourist park owners;
 3. the views of the Queensland Chamber of Agricultural Societies could be sought on the use of part of the showgrounds for camping outside of the show period;
 4. the camping is to be provided for the travelling public only and any stay be limited to no longer than 3 nights which may be extended to no more than 7 nights with the proviso that there is no adverse affect on local licensed caravan and/or tourist park owners;
 5. camping, in today's terms, includes a stay in a caravan;
 6. the area should clearly be a camping area, not a caravan park as such, with the facilities provided consistent with a camping area i.e. BBQ's, benches, rubbish bins, toilet facilities, tap water, showers;
 7. on-site accommodation and facilities such as kiosk, laundry and associated facilities are not to be available (the travelling public should use the facilities within the town/area) - a concern is that additional improvements may be provided that would tend towards a commercial caravan park which is not appropriate; and
 8. a management plan is required whether the area is to be managed by the trustee (by issue of trustee permits) or by a lessee under a trustee lease. Some of the considerations of the management plan could include, depending on the location etc
 - Sanitation
 - Litter control
 - Weed and bushfire management
 - Water quality particularly if near a waterway or underground water
 - Land degradation
 - Length of stay for campers
 - Type of camping facilities to be provided

Where it is determined that an existing secondary use is inconsistent with the purpose of the trust land options for consideration include:

- Allowing the use to continue under a trustee lease if it does not diminish the purpose of the trust land, in terms of section 59(2) of the *Land Act 1994* and relevant policy; or
- If it can be demonstrated that the whole or part of the trust land is no longer required for its gazetted purpose:
 - Revocation of the trust land, or excision of the area from the trust land for further dealing under the *Land Act 1994*; or
 - Changing the purpose of the trust land to a more appropriate community purpose that would accommodate the existing secondary use; or
- Cancelling the trustee lease (or trustee permit) and/or requiring the existing secondary use to discontinue.

An existing inconsistent secondary use may continue in circumstances where:

- It can be demonstrated that the requirement for a secondary use to discontinue is not feasible on

- technical or planning grounds; and
- The community has not raised valid concerns; and
- The requirements of a management plan are addressed; and
- The trustees declare that they are satisfied that the occupation does not diminish the purpose of the trust.

The purpose of trust land may be changed through application by the trustee, provided a full management plan has been completed, including extensive community consultation, and the requirements of the *Land Act 1994* are satisfied, including section 16 of that Act.

Public Access

Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

Management and Protection of Assets

Fencing for security and safety purposes will be accepted on trust land.

Fencing is permitted in the following instances:

1. to protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. to restrict vehicular movement onto and within the trust land.
3. to protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. to manage crowds at events, when fencing is of a temporary nature.
5. to delimit the boundary of the trust land where the adjoining land use requires limited public access.

Where fencing is erected for the above reasons, the trustee and the trustee lessee are required to provide notification on the fencing or gate posts of either the hours the trust land is open to the public such as at a botanic garden, or the hours of exclusive use for training and events, such as at a football ground.

Commerciality

Except in the limited circumstances provided in this policy, use of community purpose trust land by a stand-alone commercial enterprise that makes a profit for the benefit of the owner or shares the profits with private shareholders is inconsistent with the purposes of the community purpose trust land and will not be allowed.

Where a secondary use with a commercial component appropriately services the activity of the patrons of trust land, that enterprise may operate under trustee lease (or trustee permit) at an appropriate return to the trustee.

For existing activities with a substantial commercial component on or adjoining community purpose trust land, careful consideration is to be given to expansion or redevelopment proposals before approval can be given to trustee leasing or excision from trust land - refer to the section "Uses Inconsistent with the Purpose

of the Trust" in the Guidelines For Secondary Use of Trust Land for when it would be suitable to excise an area from trust land for this purpose.

Further, any excision of an area from trust land must have regard to other provisions of the *Land Act 1994*, particularly relating to assessment of most appropriate tenure and use, and priority.

Clubs, Liquor licences, Gaming Machines and Entertainment

Major club venues with liquor licences and permits, gambling facilities (Note: generally, KENO and TAB facilities are not permitted, unless KENO and TAB facilities are present on the trust land and have previously been authorised by the Department), entertainment and the like could be seen by some as inconsistent with the purposes of community purpose trust land and their continued location on such land is to be managed.

It is recognised that a considerable number of these venues already exist in Queensland on trust land. Established Clubs may remain on community purpose trust land if they are well established and accepted by the community. A management plan may be required for trust land on which existing clubs are situated.

It is preferred that major club venues be issued with a trustee lease with an appropriate rental to the trustee instead of excising the land from the trust land and issuing a term lease. Size and scale of the existing establishment and the intent of the venue should guide the decision.

Major expansion of existing clubs on community purpose trust land, and the associated issue of a trustee lease, will only be permitted following appropriate community consultation as part of a land management planning process.

Proponents of new clubs of major size on community purpose trust land should not have an expectation that they will be given preference in the allocation of such trust land. Consideration may be given, however, to the issue of a trustee lease following appropriate community consultation as part of a land management planning process to determine whether the use is appropriate for the trust land.

Alternatively, for proposed new clubs of major size, consideration may be given to excision of part of the community purpose trust land for the purposes of allocating a term lease or freehold tenure, following appropriate community consultation to determine whether the trust land is still required for its dedicated purpose, and the other relevant requirements of the *Land Act 1994* are satisfied.

Any management plan required in response to new or existing club activities should identify future planned developments on the site for all sport and recreation activity areas and clubhouses. A management plan requires community consultation on acceptable uses of the community purpose trust land and this public opinion will be considered in the approval of uses of the trust land.

A management plan for the trust land may also be required for venues that have or are considering the introduction of liquor licences and permits and gaming machines. The circumstances in which a management plan may be required in relation to liquor licences or permits or gaming are shown in Appendix 1 to the Guidelines.

Clubs experiencing financial and operating difficulties will be encouraged to consult with the trustee and community about options for use of the facilities including amalgamation with other users.

Appropriate facilities to service the activity needs of Surf Life Saving Clubs (boat storage, training, lookout towers etc) will continue to be allowed on community purpose trust land.

Third party signage

Third party signage (other than sponsorship signage), including freestanding billboards and advertising structures of all sizes are considered to be an inconsistent use of community purpose trust land (other than

for trust land that is for only for drainage purposes but the trustee lease provisions of the *Land Act 1994* and *Land Regulation 1995*, and the requirements of this Policy still apply).

Existing structures will be phased out as a use for other community purpose trust land. The requirements of this Policy though for third party signage (eg.billboards) on operational trust land do not apply.

Other signage, including sponsorship signage

Directional, interpretative, place name and operational signage will be accepted on community purpose trust land, provided it relates to the community purpose trust land, approved secondary uses or adjoining public facilities.

Sponsorship signage will be accepted, including freestanding or on the internal and external fencing of sports ovals and on associated buildings and structures. In addition to the sponsor's name, the signage may display the sponsor's contact details.

Political signage is not acceptable on trust land. An exception is if the local member is a patron of or sponsors the club - signage to that effect is acceptable e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

Telecommunications Facilities

Development of telecommunications facilities on community purposes trust land will be discouraged unless a direct public benefit to the surrounding community can be demonstrated.

In considering applications for the establishment of telecommunications facilities on community purposes trust land by way of a trustee lease, the trustee may require the proponent to demonstrate that such facilities meet a community need and that their placement represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

The trustee lease will include appropriate conditions for the return of the site to its original condition following the decommissioning of the facility or a further trustee lease is not issued upon expiry.

Local Government Services and Utility Infrastructure

Local Government may approve the placement of essential utility infrastructure (*see definition "Essential Utility Infrastructure" under "Definitions"*) on trust land under the trusteeship of that local government provided there are no viable or practical alternatives for such infrastructure. Such uses, if approved, are to be supported by an appropriate management plan.

Local Governments may be permitted to place on trust land specialised services compatible with a trust land environment, such as a tourist information booth, provided an appropriate management plan is prepared. If operated by persons other than Council, a trustee lease will be required.

Car parking facilities may be placed on trust land provided the facilities enhance the enjoyment of the trust land for the community purpose for which it was set aside. They must not be intended to service adjacent commercial development on non-trust land.

Services that relate to local government's operational business, such as local government offices, libraries and depots must not be placed on community purposes trust land. They can be placed on operational trust land with an appropriate purpose.

Common Lake Areas

A lot created for a common lake area under a reconfiguration of a freehold lot under the *Sustainable Planning Act 2009* should be taken in fee simple by the local government to be held in trust.

Any existing common lake areas in a reserve under the *Land Act 1994* are available for the unrestricted use of the public for the purpose for which they are reserved (e.g. recreation) and any structures to be affected on the reserve under any leasing arrangement (jetties, pontoons, etc) should not restrict the public use.

Leases over common lake areas are also not to include conditions permitting the trustee to charge maintenance or usage fees to the owners of lakeside subdivisional lots.

Community Markets

The use of community purpose trust land for community markets is allowed but will be subject to the provision of a full management plan.

Prior to approval being given for commercial operators to operate stalls, consideration must be given to the impact such operations may have on locally established businesses and the views of the community as determined through the land management planning process.

The rent obtained from commercial operators at community markets should reflect the nature of the commercial use.

Periodic Uses

Periodic uses will be allowed on community purposes trust land. The scale of the event or activity may require restriction of public access through placement of temporary fencing or barriers. The trustees are encouraged to charge an appropriate fee for the use of the land for the period of usage.

Grazing and agistment of stock on undeveloped trust land is considered an acceptable land management practice in rural locations, provided environmental harm does not result from the activity. However, the secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.

Access for Traditional Activities

Access by indigenous people to community purposes trust land for the purpose of carrying out organised traditional activities is allowed, provided the traditional activity does not pose an unreasonable risk to the health or safety of any person.

In considering applications for conducting organised traditional activities on community purposes trust land, the trustee lease may require the indigenous party to demonstrate that they are members of the traditional owners to the land.

The use of community purpose trust land for the purpose of carrying out traditional activities may be subject to the provision of a management plan.

Term of Trustee Leases

The *Land Act 1994* provides for a maximum term of 30 years for trustee leases and trustee subleases.

Trustee leases for sporting clubs or for charitable purposes will be for a maximum term of 20 years unless otherwise approved by the Minister.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits:

Any proposed rent for secondary use of trust land (including operational trust land) is to be established with consideration of management objectives for the trust land and community benefit. In accordance with section 63(2) of the *Land Act 1994* the most appropriate rent is to be charged, having regard to the use of the land and community benefit.

The rental charged for any trustee lease or trustee permit shall be consistent with and have regard to the level of intensity of the use, the rent paid for similar uses on private land, the viability of the activity, the benefit to the community of the activity and the trustee lessee's or trustee permittee's particular circumstances.

The option of trustees receiving a minimal rent or, alternatively, an in-kind contribution through maintenance works or provision of facilities, may be appropriate in some circumstances. Such commitments in lieu of rent are to be recognized in the conditions of trustee leases or trustee permits.

While the determination of appropriate rent is a matter between the trustee and any trustee lessee or trustee permittee, the Minister may request a report on the financial activities of a trust to ensure that appropriate rental is being charged.

GUIDELINES FOR SECONDARY USE OF TRUST LAND

Making Decisions about Secondary Use of Trust Land

The key element for consideration when assessing an application for secondary use of trust land is whether the proposed secondary use is appropriate to the qualities and capabilities of the original purpose the trust land was set aside. This same assessment is performed when determining the primary use for trust land.

The consideration and determination of whether the use is the most appropriate, or simply an appropriate use, can be a complex process and requires the gathering of significant data and the balancing of many factors.

To assess an application for use of trust land, the following five (5) criteria can be used:

- Strategic value - the proposed use should be appropriate to the strategic value of the land's capabilities;
- Consistency with primary use (if applicable) - the proposed use should be consistent with the designated purpose of the trust land and should also facilitate or enhance, not diminish, the purpose of the trust land;
- Commerciality - the strength of the commercial motive behind the proposed use and whether it will have a negative effect on the public interest, needs consideration;
- Exclusivity - refers to secondary occupation which excludes use by the wider community; and
- Incremental progression and forward planning - the proposed use may contribute to an incremental chain of events that lead to a final outcome quite different from that initially intended.

Detailed comments on the application of the above criteria are set out in Section 2 of the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Trust Land Management Plans

The basis for the Department requiring a management plan for community purpose trust land is contained in section 48(a) of the *Land Act 1994*. The preparation and implementation of a management plan is consistent with trustees' administrative functions defined in section 46 of the *Land Act 1994*.

It is recognised that, at the outset, the costs of preparing management plans for trust land may appear prohibitive for some trustees. However, it is considered consistent with the objects of the *Land Act 1994* that a land management planning regime in respect of individual reserves/DOGITs or a network of trust land is appropriate.

Where there are many reserves/DOGITs with the same or complementary purposes within a local government area there may be a need for a management strategy or trust land network approach over a part of or the whole local government area to minimize costs and unnecessary duplication.

Where there is a requirement under the *Sustainable Planning Act 2009* (SPA) for approval to be obtained for a material change of use (MCU) in conjunction with an application for secondary use, if timed with the preparation of the management plan, community consultation processes under SPA may substitute for all or part of a management plan consultation process appropriate to the particular case.

Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) will be required prior to a MCU development application being lodged under SPA - such evidence of resource entitlement may be given once the trustee and/or applicant accept the (conditions of) offer.

Therefore, a condition of approval to and offer for the secondary use (e.g. trustee lease or an inconsistent action) is that a suitable management plan is required, including evidence of community consultation being provided to the Department on submission of the management plan, prior to any secondary use being allowed.

Guidelines for the preparation of a management plan are contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf

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Consultation may include, for example:

- Basic Management Plan - consultation with trust land users and adjoining owners (e.g. letters, meetings); advertising in local newspapers; and a community meeting.
- Full Management Plan - consultation with trust land users and adjoining owners and businesses in the area (e.g. letters, meetings); distribution of information brochures; advertisements in local and regional newspapers; a series of community meetings; requests for written submissions; workshops to develop planning objectives and strategies; and public display of the proposed management plan.

Management Plans should be reviewed periodically in accordance with changing use patterns and changing community expectations.

Limit on Intensive Development

An existing trust land network will contain a hierarchy of developed infrastructure to support the purpose of individual reserves and DOGITs comprising that network.

As a general guide, a proportion of the land area of community purpose trust land may be used for intensive secondary use, where this supports the better management of the trust land in accordance with its primary purpose and/or is in the best interest of the community.

The term "intensive secondary use" of community purpose trust land refers to uses of trust land such as club buildings (licensed or otherwise), halls and pavilions, and specialised sporting facilities (e.g. bowling greens, tennis courts, hockey fields, netball courts, skate parks). The meaning of this term is as opposed to low impact use of community purpose trust land such as unfenced sporting arenas, undeveloped open space, bushland, nature trails and children's playgrounds. Generally, there will be access restrictions imposed upon "intensive" uses due to the nature of these activities i.e. security and management of facilities and premises is necessary.

An assessment of the capability of community purpose trust land to accommodate intensification of secondary use should follow a land management planning exercise which takes into consideration other land available for the community in the wider area. The "wider area" may be the whole or part of a Local Government Area and the community must be consulted as part of the land management planning exercise. Reference could be made to existing Local Government Recreation and Open Space Plans.

The Department's previous policy required more intensive secondary uses (eg. licensed clubs) to be excised from community purpose trust land following termination of trustee leasing arrangements and a term lease issued to the secondary user. However, experience has shown that excisions of this type result in fragmentation of the land area of the community purpose trust land and erosion of the land available for community purposes.

The ability of trustees to apply rental obtained through trustee leasing arrangements to the management of the trust land is also removed when areas are excised from the trust land in this way. Where continuation of trustee leasing arrangements is considered appropriate and is supported by the community, the Department will not insist upon excision of existing intensive secondary uses from community purpose trust land. Excision may be appropriate in circumstances described in the section entitled "Uses Inconsistent with the Purpose of the Trust" below.

Given that trends in recreation activities and community needs change over time, the land parcel should remain a component of the community purpose trust land allowing for its use to change over time. Each case is to be assessed in its own right.

Additional development and infrastructure associated with intensive secondary use should be concentrated in existing developed areas of community purpose trust land rather than scattered throughout. This will maximise the availability of the balance of the community purpose trust land for unrestricted public access.

Uses Inconsistent with the Purpose of the Trust

An inconsistent use of trust land is where a secondary use conflicts with the purpose for which the trust land has been dedicated, for example, a Reserve for Park purposes which has a licensed clubhouse situated on it.

A broader consideration of the community benefit that may accrue from an inconsistent use, or a use which is substantially commercial in nature, is permissible under this policy (Note that a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified).

Factors that may be taken into account when considering inconsistency of secondary use include:

- the extent to which the inconsistent use supports the maintenance of the trust land, and
- previous positive involvement in development of the trust land for general public use (e.g. provision of infrastructure, range of community activities provided and outcomes in terms of improving the quality of life for the community).

The option of excising an area from the trust land should be given careful consideration as it is often preferable for the trust land to remain intact for the community purpose for which it was originally dedicated,

to tolerate an interim use that can be phased out or to leave an existing secondary use to continue uninterrupted.

Where conflicts cannot be resolved between inconsistent uses on trust land and other community uses it may be appropriate to exclude these from the body of the trust land. This may be achieved by partial revocation of the reserve and allocation of a more appropriate tenure to the inconsistent use.

Excision of land may be a consideration where freehold land owned by a trustee adjoins trust land and a lease is required for a use that overlaps the reserved and freehold land (e.g. two types of leases - trustee lease and lease over freehold). Subject to the Minister being satisfied under the *Land Act 1994*, that the affected part of the trust land is no longer required, rationalisation of the tenures through such an excision will simplify leasing arrangements in those instances.

Cancellation of an existing trustee lease or requiring a secondary use which is not subject to a lease to discontinue may be considered when the use is clearly detrimental to the purpose of the trust land. The user and trustee must be consulted prior to making any decision as to cancellation or removal of a secondary use.

Activities that currently occur on community purpose trust land which are inconsistent with the purpose of the reserve are to be progressively removed from the trust land if their continued presence will interfere with the general public's enjoyment of the trust land.

Some activities may be located on community purpose trust land as a result of historical circumstances and the use may be well established in a particular location. Consideration to their retention may be given on a case by case basis. Such consideration is to take into account community views, potential costs to the trustee lessee and the community of relocation and the availability of alternative trust land in the locality to meet community needs.

The purpose and intent of community purpose trust land to meet public interest will be demonstrated through the management plan and its implementation. The need for a proposed change in the intent and purpose of community purpose trust land will be demonstrated through a full management plan at the time of request of the change.

Some local government operational activities take place on community purpose trust land. These may be permitted to remain where no alternative site is available. Their existence needs to be documented in the management plan.

Additional information about considering the matter of inconsistent use is contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:
http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Public Access

The importance of preserving public access to appropriate community purpose trust land is promoted in the community purpose object of the *Land Act 1994*. The term "public access" includes the right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land.

Activities that can adversely affect community access to community purpose trust land are:

- The establishment of facilities that exclude the general public;
- Management practices and intensive use of playing fields such as frequent scheduling of sports training and competition;
- The fencing of playing fields to enable charging on match days and exclusion of the public at other times;
- Fencing for security and safety purposes.

Due to significant levels of capital investment in community and sporting facilities these premises will require on-site management and security for a significant part of the day. Management and security practices tend to further discourage public access including from areas (such as adjoining playing fields) which the public do have a genuine right of access over.

Management and Protection of Assets

Restriction of access across or within community purpose trust land has occurred in the past but is not permitted under the *Land Act 1994*. Flexibility in the policy acknowledges situations where limiting or restricting access is in the public interest or to the benefit of the community.

Restriction of access by way of fencing is seen as important in the following circumstances:

- *To protect the safety of participants, spectators and the public from adverse consequences of uses of community purpose trust land*. Safety measures such as fencing are sometimes necessary at sporting facilities for the safety of both players and spectators. Examples include existing shooting facilities (gun clubs, rifle ranges, archery fields, etc); high fencing on sports areas, such as baseball and softball diamonds safety fencing, tennis courts, and restricted entry to areas which may be dangerous such as swimming pools; fencing around areas used for vehicular activities including racing of cars and motorcycles; and areas used for animals such as horses and dogs. The purpose is separation for safety reasons.
- *To restrict vehicular movement onto and within the community purpose trust land*. The purpose is management of vehicular activities within the community purpose trust land, such as vehicle parking, access to locations, and through traffic. Additionally, it may be used to separate vehicle, human and animal activities, as may be the case for a Recreation Reserve with a pony club use.
- *To protect significant infrastructure investment on the community purpose trust land*. Often where there has been significant investment in facilities, such as synthetic surfaces for hockey and athletics, multi-purpose and indoor sport and recreation facilities, there is a management imperative to deter vandalism and protect infrastructure from inappropriate use due to the cost to the community of replacement. Fencing and security patrols may be introduced as protective measures.
- *Temporary fencing, to manage crowds at events* including sporting events, carnivals, festivals, triathlons, etc. This allows for the charging of an entry fee, the management of the activity, and the security of patrons during the event.
- *Delimitation of the boundary where abutting properties and their uses require limited access by the public*. Examples include freehold land for residential and commercial activity adjoining community purpose trust land; reserves for operational purposes such as sewage treatment and water reticulation and drainage adjoining community purpose trust land; and transport corridors.

Guidelines are available from Queensland Police Service on design of buildings and fencing for reduction of crime.

Commerciality

Defining commerciality on community purpose trust land is made difficult by the diversity of organisations which operate on these lands and which obtain a revenue stream through commercial activities.

In simple terms, "commercial" may mean the exchange of money for goods and services regardless of what the money is used for.

In the case of clubs, they are not-for-profit organisations. This is because all net proceeds of clubs must be expended on the provision of facilities and services and other benefits to the club membership and the local community. Therefore, no individual or group is able to derive personal profit from the operations of a club, except under normal commercial arrangements for the provision of goods and services.

A "stand-alone commercial enterprise", for the purpose of the policy, is one which obtains the majority of its

business from customers who are not necessarily reserve users e.g. passing trade on a highway adjoining a reserve.

An appropriate return to a trustee for a trustee lease (or a trustee permit) for a use with a commercial component which appropriately services the activity of the patrons of trust land means that the rent charged, in accordance with section 63 of the *Land Act 1994*, is to be the most appropriate rent having regard to the use and the community benefit and purpose of the trustee lease or trustee permit. Refer also to the section of the policy and guideline titled "Determination of Appropriate Rental for Trustee Leases and Trustee Permits".

Enterprises such as a kiosk within a botanical gardens reserve are commercial in nature but may be complementary to the primary purpose of the trust land. This is an alternative to excising the land containing the commercial use from the community purpose trust land.

Examples of commercial uses which may be permitted on community purpose trust land, in appropriate circumstances, include:

- Uses that provide a highly desirable service to reserve users such as kiosks and cafes (the foods served limited to snacks and light meals);
- Commercial recreation events such as trade shows, fairs, festivals, seasonal outdoor cinemas and weekend markets, which are open to the public and which do not rely on the construction of new and extensive permanent structural improvements or which involve limited improvements intended for temporary use that do not adversely impact on the primary purpose of the trust land. Community consultation, through the land management planning process, would need to consider implications of the proposed use;
- Commercial/contracted management of swimming pools and halls; and
- Uses such as ice-cream vendors and equipment hire (e.g. sailboards, surf-skis, etc) which are required to be licensed and controlled in accordance with a local government Local Law.
- Camping on a showground as outlined previously

Clubs, Liquor licences, Gaming Machines and Entertainment

Clubs are not-for-profit organisations that may be run on business principles with any surplus used to support the activities of the organisation. Club activities may be considered an appropriate use where community benefit is demonstrated, and the community accepts the location of such a club on trust land.

It is considered that a supporters club does not always have to be located at the same site as the primary club activity and as such may be better located on tenures other than community purpose trust land.

Bowls clubs and the like have a long tradition of being located on community purpose trust land. Some of these clubs may experience financial difficulties through changing community preferences and other circumstances beyond their control. In some instances where several clubs exist in a locality, and are experiencing similar difficulties, they may be encouraged to amalgamate so that the benefit of their activity remains within the community. The land management planning process identifies possible uses through the consultation process.

Surf life saving is considered to be an essential service to the community. The primary need for this user group is access to the beach to undertake the activity. Additional facilities to support the life saving activities are generally located in close proximity to the beach access point. Any structures are subject to local laws and other legislation. These facilities will be allowed on community purposes trust land.

Regulations under other legislation should be considered for development on coastal foreshores, for example, the *Environmental Protection Act 1994* and *Coastal Protection and Management Act 1995*, and development approval under the *Sustainable Planning Act 2009*. Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) is needed prior to lodging development applications, and will be considered on a case-by-case basis.

Third party signage

All existing approvals for third party signage (billboards and other advertising structures) will not be re-issued at the time of expiry of that approval (other than for trust land that is only for drainage purposes, but subject to the trustee lease and trust permit provisions of the *Land Act 1994* and *Land Regulation 1995*, and the requirements of this Policy). No new approvals will be granted for other community purpose trust land.

Other signage, including sponsorship signage

The design of directional, interpretative, place name and operational signage should be consistent with the relevant requirements of the local government.

Sponsorship signage may be freestanding, or on internal and external fencing. Internal fencing refers to fencing around the oval/field/playing area. External fencing refers to fencing on the external boundaries of the community purpose trust land.

Political signage is not acceptable, other than if the local member is a patron of or sponsors the club e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

All signage is to comply with local government planning schemes, local laws and policies.

Telecommunications Facilities

Telecommunications facilities are more appropriately sited on tenures other than community purpose trust land, such as freehold, leasehold issued for telecommunication purposes or reserves for operational purposes. However, there are situations where the establishment and/or maintenance of telecommunications facilities on trust land is required to directly service or provide enhanced telecommunications coverage or local network capacity to the surrounding community. In such circumstances consideration may be given to the location of telecommunications facilities on trust land where the proponent is able to demonstrate that the placement of such facilities represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

A suitable management plan would be required in these circumstances.

Common Lake Areas

New applications for reconfiguration of a lot that involve creation of common lake areas should vest the land required in fee simple to the local government to be held in trust.

Local Government Services and Utility Infrastructure

Minor operational facilities, such as a site maintenance depot within a botanical gardens reserve, are permissible secondary uses of trust land if identified within a management plan for the trust land.

Community Markets

Markets should generally be restricted to:

- The sale of cottage industry and craft products such as hand-made leather goods, pottery, woodworking, sewing, cooking etc and locally grown plants, fruits and vegetables, made or grown by the stallholder or their family;
- The sale of second hand goods;

- The sale of refreshments; and
- Children's rides

Local governments often have guidelines for the management of community markets. These are to be used for the management of the community markets on trust land, and should be discussed in the management plans.

A commercial operator, for the purpose of this policy, is defined as a person who runs a registered business, any profit from which is kept by that operator or shared with private shareholders. Usual operations of the business may occur from a fixed location or be carried out in mobile form.

Periodic Uses:

In determining the effect of a periodic use that may be inconsistent with the purpose of the trust land, the extent and impact of any inconsistency is to be considered. Impact includes effects on the physical environment, and the social and economic impact of the activity on the local community. Consideration is to be given to the impact of events of short-term duration as against the regular land use.

Some examples of periodic uses include carnivals, festivals, circuses, conventions, and the like.

An appropriate fee for the use of the land should be compared to other rents, fees and charges by the local government for similar activities.

Access for Traditional Activities

Access by indigenous people to community purpose trust for the purpose of carrying out organised traditional activities may be allowed where the traditional activity does not pose an unreasonable risk to the health or safety of any person.

The duration of the organised traditional activity should in most instances not exceed one (1) day; and two (2) consecutive days is the likely maximum time required to conduct the traditional activity.

Any authority given to access community purpose trust land for the purpose of conducting a traditional activity must be conditioned on the following -

- **Use of firearms** - There will be no firearms brought onto the community purpose trust land.
- **Lighting of fires** - There will be no lighting of fires unless, where it is required by Law, the indigenous person has an authority of permit to light a fire; and the lighting of fires is for the performance of traditional ceremonies; and public safety or property is unlikely to be endangered; and the trustee has consented to the indigenous person lighting the fire.

Term of Trustee Leases

Experience has been that the majority of clubs operating on community purpose trust land require a lease term of no greater than 20 years.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits

Trustees need to determine appropriate rental for commercial activities that service the needs of the users of the reserve. The Trustee will need to retain relevant records to prove that the proceeds are used for the development and maintenance of the trust land or for other grouped trust land in the area. Trust funds usage is at full disclosure to the public. Peppercorn rental is not considered appropriate where a user group has the ability to contribute to the cost of maintenance of the reserve or the specific area it utilises. With the approval

of the chief executive under section 62 of the *Land Act 1994*, trust land with the same or complementary purposes may be grouped for the purpose of enhancing the financial and general management of the trust lands. In the case of management plans that deal with a network of trust lands, approval may be sought from the Department to apply rental collected from secondary use on reserves within a group of reserves to other reserves within that grouping. In addition to gaining approval of the Department to a network management plan for trust land, local government trustees will need to seek the chief executive's approval to proposed groupings under that plan.

Appendix 1 - WHEN IS A TRUST LAND MANAGEMENT PLAN REQUIRED?

Management Plan - Not Required	Basic Management Plan Required - Some consultation(see Guidelines)	Full Management Plan Required - Extensive consultation (see Guidelines)
<p>Criteria</p> <ul style="list-style-type: none"> No change, or minimal change to an existing use consistent with the trust land Small reserve managed as part of a network with a full management plan in place for the reserve network New lease for an existing secondary use of low intensity No liquor permit other than for specific events No gaming machines on premises No community concerns have been raised No environmental concerns have been identified Grazing for pasture and environmental management 	<p>Criteria</p> <ul style="list-style-type: none"> Intensification of an existing secondary use New secondary use of low intensity Liquor permit/licence other than a General, Club or Special Facilities Licence Existing gaming machines on premises with a proposed increase of fewer than 20 machines Use by indigenous persons for conducting an organised traditional activity for periods of 3 days or more at any one time Some exclusive use and public exclusion is evident in the secondary use Community consultation is desirable Minor essential utility infrastructure and/or specialised services <p>Examples of intensification include</p> <ul style="list-style-type: none"> Night lighting Extension of hours of operation Activities where the effect of noise needs to be considered Activities which generate increased vehicular traffic 	<p>Criteria</p> <ul style="list-style-type: none"> Significant intensification of an existing secondary use New lease for an existing secondary use of high intensity New secondary use of high intensity General, Club or Special Facility Liquor Licence Existing gaming machines on premises with a proposed increase of 20 or more machines Exclusive use and public exclusion is evident Community markets Community consultation is essential and serious concerns might already have been expressed Essential utility infrastructure and/or specialised services Proposed change in the purpose of the reserve Where an existing use is inconsistent with the purpose of the reserve <p>Examples of intensification include:</p> <ul style="list-style-type: none"> Potential multi-purpose conflicts Conservation issues Contaminated land issues Use threatens visual and scenic amenity Use for major events on regular basis Community markets going from say monthly to weekly Expansion of buildings Affects on local businesses
<p>Example: New lease for an existing small sports club lease with no intensification of use</p>	<p>Example: Existing tennis club on a Recreation reserve wants to install court lighting to enable night competition.</p>	<p>Example: Proposed major building extension to Licensed Leagues Club situated on trust land for recreation purposes</p>

Note: The criteria are examples of when a particular type of management plan is required. They are intended to be a guide when considering individual cases.

Responsibilities

All officers with appropriate delegations under the *Land Act 1994*, in particular State Land Asset Management officers within regions.

Definitions

Community Purpose - is the primary purpose for which a reserve or DOGIT may be used in accordance with the *Land Act 1994* .

Community Purpose Trust Land - is trust land dedicated or granted for a community purpose as defined in Schedule 1 of the *Land Act 1994* e.g. gardens, parks, recreation, showgrounds and sport.

Department - the Department administering the *Land Act 1994* and that department's successors.

Essential Utility Infrastructure - facilities, services and works which are required as a public service but which would not diminish the purpose, amenity and enjoyment of the community purpose trust land. Examples could include pump sites, generators, switchboards, drainage works or telecommunications facilities but would not include major public utility installations such as water supply dams, sewage treatment works, electricity substations and the like.

Not-for-profit (or Non-profit) - referring to organisations established in terms of legislation including the *Associations Incorporation Act 1981* (Qld) or a company limited by guarantee under the *Corporations Act 2001* (Cwth), means an entity established for some motive other than the hope of making a profit for individual gain.

Operational Business (Local Government) - includes libraries, health and welfare facilities, aged care facilities, tourist information centres, water supply, sewage treatment works, aerodromes, electrical works, local government offices, pounds, quarries, refuse disposal facilities and works depots.

Operational Purpose - is the purpose for which a reserve or DOGIT set aside under the repealed *Land Act 1962* may be used (e.g. Reserve for Local Government purposes) other than where its designated purpose is a community purpose.

Operational Trust Land - is trust land which was set aside under the repealed *Land Act 1962* , unless its purpose is a community purpose as defined in Schedule 1 of the *Land Act 1994* . It is then "community purpose trust land". Examples of operational trust land are reserves for local government purposes and school reserves.

Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land under a trustee lease or trustee permit, or where the context permits, an inconsistent action undertaken by the trustee.

Traditional Activity - means the following activities carried out in accordance with the relevant indigenous tradition:-

- hunting, fishing, gathering or camping;
- performing rites or other ceremonies; and
- visiting Significant Aboriginal Areas.

Trustees - are appointed by the Minister to manage trust land consistent with achieving the purpose of the trust and other duties as required under the *Land Act 1994* .

Trustee Lease - is a lease of trust land issued by a trustee to a trustee lessee, with the Minister's approval under the *Land Act 1994* .

Trustee Permit - is a permit to use trust land issued by the trustee to a trustee permittee in accordance with guidelines prescribed in the *Land Regulation 1995* .

Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the *Land Act 1994* , including those in existence at the commencement of the Act (i.e.

community purpose trust land), and reserves and DOGITs set aside for an operational purpose in terms of the repealed *Land Act 1962* (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITs granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".

Legislation

The following sections of the *Land Act 1994* and the *Land Regulation 1995* apply generally to reserves and DOGITS:

- Sections 4 and 30 to 92 *Land Act 1994*
- Sections 3 to 5R *Land Regulation 1995*

Section 52 of the *Land Act 1994* regarding an inconsistent action

Sections 57 to 66 of the *Land Act 1994* and sections 3 to 5H of the *Land Regulation 1995* refer specifically to trustee leases and trustee permits.

Appendix 2 – Summary of Community Consultation Workshop issues and comments

Key Issue	Issue	Adams Beach	Bradbury's Beach	Amity Point	Adder Rock	Thankful Rest	Cylinder Beach	To be dealt with in the LMP	To be dealt with in the Lease	To be dealt with by RCC
Land management	Foreshore erosion - loss of camping ground area and camping sites as well as visual amenity			✓	✓		✓	✓	✓	✓
Business Models	Why can't Council run the Holiday Parks as a separate business Unit	✓	✓	✓	✓	✓	✓			✓
Maintenance	No obvious return of fees back to the parks for upgrading facilities			✓						✓
Amenities	Why wasn't sewage upgraded years ago			✓						✓
Maintenance	Why are our fees continuing to increase without any return back to the Parks	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	Playground put in the Park without any communication			✓				✓		✓
	Restrictions for Storage Vans owners and campers over Easter			✓						✓
Security	Frequency of security inspections in-adequate i.e. one drive through per night at the same time	✓	✓	✓	✓	✓	✓		✓	✓
Access mobility	Access mobility for campers and visitors to the park. One cabin has a ramp but has no toilet facilities			✓				✓	✓	✓
Health & Safety	Management of grey and black water from temporary vans			✓				✓	✓	✓
Statuary compliance	Compliance with standards for fire hose and other fire extinguishers within the park			✓				✓	✓	✓
Statuary compliance	Storage of gas cylinders differing directions and rules between RCC and State Authorities			✓						✓
Emergency services	Emergency access through the boom gates			✓				✓	✓	✓
Fees	Capping rental fees for permanents and storage van owners			✓					✓	✓
Financial Management	Need to ensure the facilities can manage for more people to improve income			✓						✓
Health & Safety	Need to maintain environmentally sensitive areas and values of the park i.e. Grey water and sewage			✓				✓	✓	✓
Facilities	Camp sites are good			✓						
Facilities	Existing facilities are poor!			✓					✓	✓
Facilities	Requires more and improved facilities for children i.e. Formal and informal play areas			✓					✓	✓
Facilities	Visitors come for the natural environmental and as such more activities and natural settings are required			✓					✓	
Park Management	Need to maintain the existing relationship between Park patrons and adjacent local community			✓					✓	
Park Management	Carrying capacity of the park needs to be considered			✓				✓	✓	✓
Business Models	Will the parks remain as Holiday Parks/Camping grounds?			✓				✓	✓	✓

Tenure	Permanent tenants, their future and the future of permanent tenants			✓						✓
Cultural Heritage	Cultural Heritage values within and around the park			✓				✓	✓	✓
Land management	Protection of the foreshore and improve accessibility			✓				✓	✓	✓
Business Models	Financial viability of running the Holiday park	✓	✓	✓					✓	
Park Management	No long term camping			✓				✓	✓	
Access	Access to the Basin area			✓				✓	✓	✓
Security	Security when park is at capacity			✓					✓	
Security	Security of parks during peak periods with no Ranger on site	✓	✓						✓	✓
Park Management	Sign pollution			✓					✓	✓
Business Models	Additional facilities such as shops, licensed facilities, restaurants etc not wanted	✓		✓		✓		✓	✓	
Regulations	Rules and regulations for storage van owners			✓					✓	✓
Off-site issues	No feeding of Dolphins or promotion of feeding of Dolphins at Amity Beach.			✓				✓	✓	✓
Off-site issues	Information about fishing and use of the foreshore and adjacent facilities such as the jetty			✓						✓
Business Models	Maintain family orientation of the holiday parks			✓					✓	
Business Models	Balance between camping sites and storage van sites	✓	✓	✓					✓	
Regulations	Pedestrian access through the park to beach and water			✓				✓	✓	
Business Models	Maintain existing standard of facilities and price structures				✓				✓	
Off-site issues	Parking adjacent to Amity Point Holiday Park			✓						✓
Park Management	Security of tenure for storage van owners	✓	✓	✓	✓	✓			✓	
Park Management	no fencing off of areas within the park			✓					✓	
Park Management	Improve landscaping within the parks	✓	✓	✓	✓	✓	✓			
Park Management	Allow for bush camping within the park			✓					✓	
Park Management	What will be undertaken within the Parks before the successful tendered takes over the parks?								✓	✓
Staffing issues	Staff - ongoing employment			✓	✓		✓			✓

Park Management	Dogs within the park (Dogs are not permitted to be brought into the park by patrons however they are brought in by non-patrons). Needs consistent policy.	✓		✓						✓
Park Management	Storage van owners are reluctant to speak out against relocation and closure of Adams Beach for fear of security of tenure	✓								✓
Park Management	Storage van contracts to 12-2010 and want to know what is happening?	✓								✓
Park Management	Wanting Bradbury's Beach to be a vibrant place		✓						✓	✓
Park Management	Not asking for a lot e.g. Mowing, maintenance, repairs		✓							✓
Staffing issues	wanting a Ranger on-site		✓						✓	✓
Park Management	Sewage - timeliness of repairs and maintenance		✓						✓	✓
Staffing issues	Share Ranger between Adams Beach and Bradbury's Beach	✓	✓						✓	✓
	Family orientated tourist usually go the Point Lookout commercialisation needs to be looked at differently	✓	✓						✓	
Park Management	The Creeks are smelly and require maintenance	✓	✓							✓
Park Management	Council needs to put rules in place so that if the tender is a big business they do not destroy the park for the people who have been there for a long time	✓	✓						✓	
Business Models	Why can't people sell their storage vans?	✓	✓							✓
Business Models	Transfer of ownership (storage vans) - get rid of co-owners	✓	✓							✓
Business Models	respect of fees currently paid	✓	✓							✓
Cultural Heritage	Acknowledge cultural connection	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cultural Heritage	Loss of identify & spiritual connection to all locations and beaches	✓	✓	✓	✓	✓	✓			✓
Cultural Heritage	Loss of access to all locations	✓	✓	✓	✓	✓	✓		✓	✓
Cultural Heritage	Maintaining existing natural environment - middens identification	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off-site issues	No concreting at Amity Point foreshore to stop erosion			✓						✓
Park Management	No casual camping at Adams Beach	✓							✓	✓
Park Management	Amenities not up to standard	✓	✓			✓				
Park Management	Maintenance - mowing and general upkeep	✓	✓			✓			✓	✓
Off-site issues	Erosion maintenance - coastal dunes						✓			✓

Security	Access to park after hours by intoxicated people going home from the Little Ships Club		✓							✓
Security	Theft of property	✓	✓							✓
Park Management	Vandalism and destruction of wildlife		✓							✓
Park Management	Upgrade facilities and amenities such as washing machines, dryers and general maintenance	✓	✓			✓		✓	✓	✓
Park Management	Improve water, electricity and BBQ facilities	✓	✓			✓		✓	✓	✓
Off-site issues	Single light for public BBQ						✓			✓
Park Management	No BBQ facilities at Adams and Bradbury's Beaches	✓	✓						✓	
Park Management	No play areas (children)	✓							✓	
Park Management	Need to upgrade the play areas		✓			✓				
Staffing issues	Staff at SHP limited to undertake checks of Parks if work car unavailable	✓	✓	✓	✓	✓			✓	
Staffing issues	Have to approach Storage Van owners to ensure check-ins are processed in RM's booking system. When we do get to do checks we don't know everyone, no rapport is built with clients.	✓	✓	✓	✓	✓			✓	
Business Models	Economic loss due to no marketing of Adams and Bradbury's	✓	✓						✓	
Off-site issues	Polka Point - Midden Heaps across the island associated with camping grounds & places of significance									✓
Off-site issues	Closure of cemetery - future plans burial on mainland away from traditional place of belonging		✓							✓
Staffing issues	Aboriginal rangers	✓	✓	✓	✓	✓	✓		✓	
Business Models	more employment for indigenous community members								✓	
Emergency services	Vibes Festival - lack of control of consumption of alcohol & other drugs									✓
Emergency services	Regulars get upset by Schoolies - not good for families with children									✓
Emergency services	September schoolies - control of age drinkers and drugs usage.				✓		✓			✓
Park Management	Vibe Festival - overflow to parks with no Rangers	✓	✓			✓			✓	✓
Park Management	Reinstate options for permanency - lack of island affordable accommodation for island residents	✓	✓	✓	✓	✓				✓
Off-site issues	disrespect for rules on the island e.g. Total fire ban ignored, fires at Brown Lake									✓
Cultural Heritage	education of patrons re island history, in particular Cultural significance of each park/location & respect for the environment	✓	✓	✓	✓	✓	✓		✓	

Off-site issues	Other cultural heritage issues on the island which are being ignored such as Bill Hill (now Myora Springs) and Polka Point being undermined.									✓
Park Management	Uncertainty - what's happening to the storage vans	✓								✓
Park Management	Commercialisation - access within the park for kids to roam freely around the park. Everyone knows everyone. We want to keep this community spirit	✓							✓	
Park Management	Traffic - no through car traffic means that kids are safe to walk around.	✓							✓	
Park Management	Amenities - for what we are paying... Nothing changed... No maintenance i.e. Cleaning, mowing etc. What are we paying higher fees for. Need better standard of maintenance	✓							✓	✓
Park Management	why have campers stopped coming. This is a revenue raiser	✓								✓
Park Management	Amenities - currently shared with the public... Visitors boaties. Why aren't the amenities locked? Safety concerns	✓								✓
Security	security - lights need to be repaired quickly for the security of patrons	✓							✓	✓
Marketing	Beach - advertising for people to use, safest beach, safest boating access. This would help pay for facilities to be maintained - revenue	✓								✓
Park Management	No Park Manager on-site, we need this as only park that doesn't have it	✓							✓	✓
Park Management	Council sewed and re-powered the whole park but this is where it stopped... Why spend this money then attempt to close the park.	✓								✓
Park Management	amenities - if these are inadequate, can we hire these in for peak use, so campers have access to these?	✓								✓
Park Management	tent sites on water can be subject to exposure in bad weather. Maybe need to be moved to a more protected sites?	✓							✓	
Business Models	need to allow camper in!! Loss of money. Why isn't Council allowing this money into the park?	✓							✓	✓
Business Models	If Council is going to shut the park down, Why? We don't want to go.	✓								✓
Business Models	if image is going to change? i.e. Cabins rather than camping - need to protect spirit & have a mix: tents, caravans, cabins etc	✓							✓	
	walkable to water taxi	✓								
	what will happen to this input after the land mang plan completed??							✓		✓
Park Management	mowing of grounds is non-existent	✓								✓
Business Models	keep cultural owners in caravan park. Don't take their culture away from their kids.	✓						✓	✓	✓

Business Models	fee increases if 3rd party take over.	✓	✓						✓	
Business Models	how much capital input from 3rd party?	✓	✓						✓	
	criteria for choosing 3rd party							✓		✓
Business Models	If a 3rd party do takeover will permanent residents be re-located from their existing sites, including storage van owners	✓	✓	✓	✓	✓			✓	✓
Marketing	Point Lookout is being highlighted as the only tourist destination	✓	✓	✓						✓
Park Management	Improve maintenance schedule	✓				✓		✓	✓	
Business Models	do not allow cabins for rental	✓				✓			✓	
Park Management	Modernise facilities inline with community expectations i.e. Disabled access	✓				✓			✓	
Park Management	enhance existing natural environment	✓				✓		✓	✓	
Security	Security of amenities. No keypads on main door.	✓				✓			✓	
Park Management	consistent times for cleaning of amenities	✓				✓			✓	✓
Park Management	road repairs and drainage	✓				✓		✓	✓	✓
Van owners	Concerns if we have to move the caravans and annexes are old and may fall apart	✓	✓							✓
Van owners	If storage vans owners are may to move yet no new vans can be put into the parks this makes existing storage van owners vulnerable!	✓	✓						✓	✓
Van owners	Concerns about fees: being put up (not annual rise). We worry that leaser will put fees up so we won't be able to afford to stay	✓	✓						✓	
Park Management	Maintenance of grounds. Trees that has fallen over one 2 years ago & 1 6 months ago still not cleared. Will maintenance be a priority, will we be serviced regularly?	✓	✓						✓	✓
Van owners	If moved, will we given 1st choice of where we are moved too e.g. We get first choice, not cabin locations.	✓	✓						✓	✓
Communication and consultation	Concerned about park closure. One minute we are told it will be closed and the other minute is going to stay open.	✓								✓
Communication and consultation	lack of Council interaction with community	✓								✓
Communication and consultation	Want regular updates along the way, rather than hearsay	✓								✓
Communication and consultation	Direct mail updates required as not everyone has a computer. Everyone should get a mail update.	✓								✓

Off-site issues	Rumours about road going through park for the mines (Ballows Rd). Is this true? We need to know	✓								✓
Communication and consultation	More contact with our Councillor - we don't get that opportunity	✓								✓
Security	There is a security service, worried that everyone knows the time he comes around so people can avoid times he comes.	✓								✓
Security	Allow storage van (buy & sell)	✓	✓	✓	✓	✓			✓	✓
	Do the right thing by the local people	✓	✓							✓
Communication and consultation	How much does it cost for the community consultation									✓
Park Management	Who will inspect the parks and how often to ensure management abides with the Land Management Plan	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	does Management plan to have individual Rangers on site?								✓	
	What will the relationship be between new management and the local surf club?				✓	✓			✓	
	Tender process has already started why wasn't the community consulted years ago prior to the process taking place									✓
Park Management	what will happen with permanent residents? Will natural reductions still remain		✓	✓	✓	✓			✓	✓
Park Management	why are no decisions being made by Council whilst this process takes place?	✓	✓	✓	✓					✓
Business Models	why is it not possible to get a tenancy agreement e.g. 5 years								✓	✓
Security	who will be responsible for security & behaviour within the camping grounds & will they have a relationship with the Police?	✓	✓	✓	✓	✓	✓		✓	
Cultural Heritage/Business model	working with Indigenous people							✓	✓	✓
Cultural Heritage	Indigenous success story - opportunity & obligation to make this a success	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Low impact development and management	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	wildlife values / Koala use of the trees in the park and surrounding bushland. Need for wildlife friendly fencing			✓	✓	✓		✓	✓	✓
Park Management	Management of permanent and Storage vans. Conflict between permanents & camping, traditional camping experience. Designate areas of permanent housing/Storage vans but increase places for camping	✓	✓	✓	✓	✓			✓	✓
Off-site issues	foreshores for camping (? Holiday Parks or Flinders and Main Beach opportunities??)							✓	✓	✓
Business Models	Sites not used like real estate (i.e. Selling and buying)	✓	✓	✓	✓	✓			✓	✓

environmental values	reclaimed swamps management of nutrients				✓			✓	✓	
	Climate change impacts	✓	✓	✓	✓		✓	✓	✓	✓
Park Management	Limited scope for expansion of camping and the traditional camping experience	✓	✓	✓	✓	✓			✓	✓
Business Models	if it is unviable for Council, how will it be profitable for a private operators?	✓	✓	✓	✓	✓	✓		✓	
Off-site issues	building on our foreshore - too exclusive not accessible, - environmental impacts, - abuse of the beach, - Elimination of camp sites for building, not OK			✓	✓		✓	✓	✓	✓
Park Management	fencing grounds is not OK, we need to access these and beach. Needs careful management to maintain public access to beach	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	What restrictions/approvals are needed by the lease operators to build? How will we hear about it?	✓	✓	✓	✓	✓	✓	✓	✓	✓
Communication and consultation	Community consultation - how will the community be made aware of changes in the future?	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	will we talked to in 5 years about how the Parks are being managed not just the LMP	✓	✓	✓	✓	✓	✓	✓	✓	✓
Park Management	can new sites be added to the parks by new operators?	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	density controls are an issue....can the density be changed?? Lots of room within these red lines (red lines refer to the red lines on the aerial photographs used as part of the consultation workshops and defined the extent of the proposed lease area).	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	Environmentally friendly upgrade	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	Shared use plus public access. Will we be able to use the facilities? Will they be fenced? What facilities will stay public access i.e. Cylinder change rooms & toilets						✓		✓	✓
Park Management	What will change at Council to ensure the Parks are managed properly??? Can the lease be terminated if they fail... 30 years is a long time.	✓	✓	✓	✓	✓	✓	✓	✓	
Business Models	one parks monopoly - big business. Can they franchise/sub-let to the individual parks?	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Environment - does the lease operator have a responsibility to look after the trees/environment?	✓	✓	✓	✓	✓	✓	✓	✓	
Health & Safety	Fix grey water problems at Adder Rock Holiday Park. Our kids are getting infections when they swim.				✓			✓	✓	✓
Park Management	Will beach campers still be able to use amenities at camp grounds?				✓		✓		✓	
Business Models	why 30 year lease, and not 5 year lease?	✓	✓	✓	✓	✓	✓		✓	
Business Models	No permanent tents	✓	✓	✓	✓	✓	✓		✓	
Business Models	Opportunity for Council to think outside of the square. Support the community application as a unique change to do something differently	✓	✓	✓	✓	✓	✓		✓	✓

Business Models	Continuation of on-site vans (storage vans?)	✓	✓	✓	✓	✓			✓	
Park Management	access to beaches for everyone	✓	✓	✓	✓	✓	✓	✓	✓	
environmental values	Vegetation management	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	keep it natural - no concreting or bitumen, no light pollution/sigs	✓	✓	✓	✓	✓	✓		✓	
Business Models	Australian group to manage camping grounds i.e. No multi-national companies.	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	more communication of tendered								✓	
Park Management	no swimming pools	✓	✓	✓	✓	✓	✓		✓	✓
Park Management	What's DERM's definition of camping	✓	✓	✓	✓	✓	✓	✓		✓

Appendix 3 – SEQWater Development Guidelines



Seqwater Development Guidelines

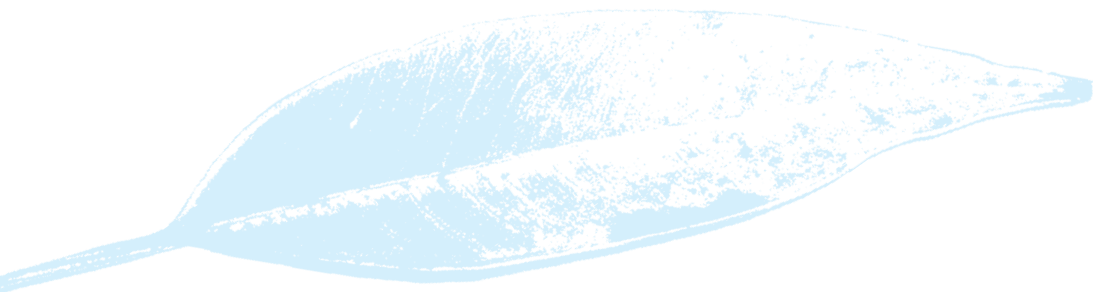
Development Guidelines for Water Quality
Management in Drinking Water Catchments





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1. Introduction to the Guidelines

1.1 Purpose of these Guidelines

The purpose of these Guidelines is to assist land users, developers and Government authorities in achieving sustainable water quality outcomes for land uses, development and activities within Queensland Bulk Water Supply Authority's (trading as Seqwater) water supply catchments. The Guidelines assist those involved in planning and development by providing information on how development can be undertaken in the catchments to recognise and manage impacts on water quality.

1.2 Background

Under the *South East Queensland Water (Restructuring) Act 2007*, Seqwater has responsibility for the management of a number of bulk water assets and storages in South East Queensland. Water from these assets and storages is the primary supply of raw drinking water in South East Queensland (SEQ). Water from these assets and storages is also supplied to agriculture, industry and major utilities in the region. The catchment areas associated with these assets and storages span several local government areas and contain a diverse range of land use types, including urban, industry, rural and environmental.

Development activities and the intensification of land usage have the potential to impact on water quality in the water supply catchments, which may result in nuisance and/or harm to public health and environmental values. Impacts on water quality may also result in the interruption and/or loss of water supply, as well as require higher levels of treatment. These risks can be managed in part through consideration of development in relation to these Guidelines.

In general, Seqwater does not determine land use decisions in the water supply catchment areas. Through these Guidelines, and other means, Seqwater seek to provide guidance on how development in water supply catchments should be undertaken to best manage potential impacts on water quality.

The significant and sustained growth in the SEQ region has already highlighted sustainable water supply concerns, as indicated in the *Healthy Waterways' Ecosystem Health Monitoring Program Report Cards (2000–2007)*. Consequently, ensuring the health of catchments, aquifers and their ecosystems is one of the guiding principles of the *South East Queensland Water Strategy – Draft 2008*.

The maintenance and enhancement of water quality has been recognised as a significant regional planning matter through Desired Regional Outcome 11 of the *SEQ Regional Plan 2009-2031*, which aims to ensure:

"Water in the region is managed on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for human uses and to protect ecosystem health".

Further, the importance of managing risks in drinking water catchments as a means of protecting the quality of drinking water supplies is highlighted in Policy 11.5.1 of the Regional Plan which aims to:

"Identify and protect existing and potential drinking water catchments from inappropriate land use".

The Regional Plan acknowledges the importance of these Guidelines in achieving this policy:

"These Guidelines should be considered in planning and development assessment decisions for all land from which water flows to drinking water supplies".

Through the *Integrated Planning Act 1997* (IPA) and the *Environmental Protection Act 1994* (EP Act), water quality must be provided for in ongoing planning and development assessment. All levels of government, industry and community have responsibility for taking all reasonable and practical measures to minimise or prevent environmental harm to waterways and water bodies.

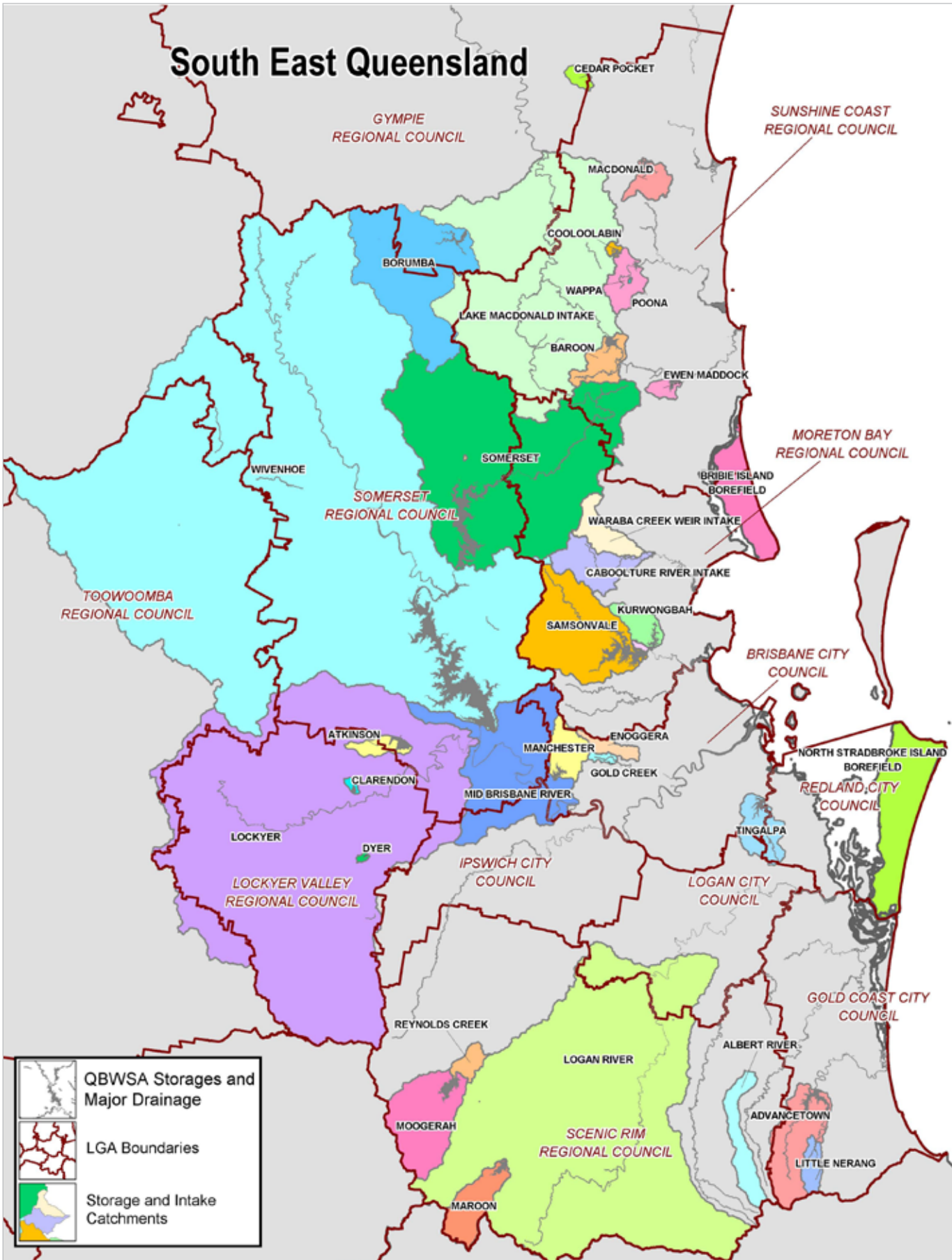
1.3 Application of the Guidelines

The Guidelines are intended to apply to any area within the catchment of a bulk water asset or storage managed by Seqwater. A list of the bulk water assets and water storages managed by Seqwater is contained in Appendix C. Figure 1 below illustrates Seqwater's drinking water supply catchment areas.

The Guidelines are intended to provide land users, land use decision makers and the community in the water supply catchments with guidance on how development can be undertaken to minimise any impact on water quality. The principal application of the Guidelines is to express the desired sustainable water quality outcomes sought from development within the water supply catchments. The Guidelines will be used by Seqwater to review development proposals that are referred to it via general enquiries, through development applications under the *Integrated Planning Act 1997*, or via other development assessment processes.

The Guidelines are not intended to supersede provisions in local government planning schemes or other development regulating instruments, codes or policies. The Guidelines do however, describe the additional considerations for development that occurs within the water supply catchments. In general terms, Seqwater will seek to have development proposals demonstrate that

Figure 1 Drinking Water Supply Catchment Areas In South East Queensland





the Guidelines are satisfied with regard to the proposal achieving the 'Development and Water Quality Vision', as well as the 'Development Water Quality Objectives' and the relevant 'Specific Outcomes'. This application of the Guidelines will be sought with regard to all land use, development and activities in the catchments.

1.4 Guidelines Structure

The format of the Guidelines is intended to be generally consistent with established land use management instruments, such as 'codes', that appear in planning schemes and the format of State Planning Policies. The overall outcome of the Guidelines is expressed as the 'Development and Water Quality Vision', which is supported by the 'Development Water Quality Objectives'. A table format is used to express 'Specific Outcomes' along with 'Measures' that achieve the Specific Outcomes. The Measures are not the only means of achieving the Specific Outcomes and alternative solutions can be used where it is demonstrated that these achieve the Specific Outcome to the same level. The Guidelines are organised under the following sections:

- Section 2: Development and Water Quality Vision and Objectives
- Section 3: Information for all Developments
- Section 4: Water Quality Management Guidelines
- Section 5: Land Use Specific Guidelines
- Section 6: Environmental Management Guidelines

2. Development and Water Quality Vision and Objectives

2.1 Overview of Vision and Objectives

This section of the Guidelines sets the overall outcomes and themes for the Guidelines by expressing an overall 'Development and Water Quality Vision' that is supported by 'Development Water Quality Objectives'. These in turn are the basis of the 'Specific Outcomes' and 'Measures' in the later sections of the Guidelines. The Development and Water Quality Vision is a statement that simply defines what the Guidelines set out to achieve. Development that is considered under these Guidelines must achieve the vision and objectives stated in this section.

2.2 Development and Water Quality Vision

The vision that the Guidelines are seeking to achieve is:

Existing and future land uses, development and activities in water supply catchments are undertaken in a manner that contribute to maintaining and improving water quality in those catchments.

Existing and future land uses, development and activities in water supply catchments are undertaken in a sustainable manner, that will not have an adverse impact on the environment.

2.3 Development Water Quality Objectives

To support the overall water quality vision for development, the Guidelines also seek to achieve the following objectives:

1. Location: To locate land uses, development and activities in locations that support achieving the Development and Water Quality Vision
2. Design and Layout: To design and layout land uses, development and activities in a manner that supports achieving the Development and Water Quality Vision
3. Management: To manage land uses and development and any associated ancillary activities or operations, in a manner that supports achieving the Development and Water Quality Vision
4. Cumulative Impact: To undertake land uses, development and activities in the catchments in such a manner that ensures no cumulative impact on water quality and supports achieving the Development and Water Quality Vision.

Achieving these objectives is detailed through the following sections of the Guidelines that deal with water quality management issues, specific land use types and environmental management.

2.4 Defining ‘Adverse Impact on Water Quality’

For the purposes of these Guidelines, the term ‘adverse impact on water quality’ is a non-quantified term that refers to any impact on water quality that is considered by Seqwater to cause or contribute to health risk, environmental risk or adverse implications for water treatment with regard to water quality both in the catchments and the storages.

3. Information for all Development

3.1 Overview on Information for all Development

This section of the Guidelines provides a description of the material considered necessary to support development proposals in water supply catchments. Most development proposals will be in relation to Development Applications made under the IPA, but it is intended that the information identified in this section will be relevant to all land use, development and activity proposals in water supply catchments.

3.2 Information to support Development Proposals and Site Analysis

A critical factor in selecting an appropriate site for a land use, development or activity, is understanding its characteristics via a site analysis. All development proposals should be preceded by a site analysis to determine the capacity of the site to accommodate the proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report which identifies the following features, and any appropriate management practices.

A thorough site analysis undertaken as part of the design process will allow a systematic approach to understanding the site and allowing sustainable water quality outcomes to be achieved.

Table 1 Site Analysis Requirements

	Specific Outcome	Measures
S1	Site Analysis A site analysis is undertaken to demonstrate that the arrangement and undertaking of land uses, development and activities is appropriate for the location in the context to achieving the Development and Water Quality Vision.	M1.1 A site evaluation and analysis is undertaken that includes: a) Contour data at 5 metre intervals for a development parcel and down to 1 metre intervals for the nominated building and/or activity pad/area and any land disposal area(s); b) A slope assessment indicating slopes with gradients between 0-10%, 11-15%, 16-20%, 21-25% and greater than 25%; c) Soil and geology types including areas prone to erosion, instability, dispersive soils, swelling clays, rock outcrops, salinity, acid soils, and areas where chemical residue may occur due to previous activities on the site; d) Poorly draining and seasonally waterlogged areas including springs, wetlands and flood plains, ground water levels, recharge areas and aquifer intake points; e) Existing natural and constructed water bodies; f) Flood heights for the major event nominated under the local government requirements; g) Existing natural and constructed drainage patterns and likely changes to such with management of stormwater quality; h) Extent and condition of any riparian lands and remnant native vegetation with management of such illustrated; i) Assessment of slopes, vegetation and the aspect for the site and surrounds relative to the likelihood of bushfire hazard with illustration of the approach for managing development; j) Micro climatic conditions relevant to the site including prevailing winds and rainfall; k) Existing and proposed structures, buildings, and farm improvements; l) Likely areas/extent of earthworks and clearing, plus recommended envelopes for building pads; m) The envelope for any effluent disposal field/system; and n) The approach to any arable and pastoral activities on the site, including keeping of horses and dogs, as relevant to the scale and intensity of the associated uses.

3.3 Horizontal Separation Distances (Setback) Requirements

In addition to the site analysis requirements identified in Specific Outcome S1 above, all development is required to maintain the appropriate horizontal distance from features within and surrounding the site. These are to be provided as follows:

Table 2 Horizontal Separation Distances (Setback) Requirements

	Specific Outcome	Measures
S2	Horizontal Separation Distances (Setbacks) All land use, development and activities are appropriately located with horizontal separation distances to reduce potential adverse impacts on water quality that is appropriate for the location in the context of achieving the Development and Water Quality Vision.	M2.1 Site characteristics for land uses, development and activities are in accordance with the following <i>Table 3: Horizontal Separation Distances for all Land Uses, Development and Activities</i> . M2.2 Where alternative horizontal separation distances are proposed, a quantified assessment should be provided which clearly demonstrates: <ol style="list-style-type: none"> Mitigating circumstances; There is no suitable alternative; The mitigation and management measures required to ensure there is not adverse impact on water quality; and That the grounds and assessment are acceptable to Seqwater.

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Treated Effluent Disposal (irrigation) areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Waste and Emission Sources, Storages and Treatment Areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Dangerous and Hazardous Substances Management, Storage and Handling	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Water Recycling and Re-Use Discharge	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Extractive Industry	50m	100m	250m	250m	400m	10%	1 in 50

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities *cont.*

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Urban Land Uses (including Residential)	50m	100m	30m	30m	400m	15%	1 in 100
Utility, Industry and Commercial Land Uses	Low risk 100m	Low risk 100m	Low risk 250m	Low risk 50m	Low risk 800m	Low risk 6%	Low risk 1 in 50
	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk 6%	High risk 1 in 100
Rural Residential and Rural Living Land Uses	50m	100m	250m	30m	400m	15%	1 in 100
Rural Land Uses (including Intensive Animal Husbandry, Kennels and Equestrian)	50m	100m	Farming 50m	Farming 10m	Farming 400m	5%	Farming 1 in 20
			Others 250	Others 30	Others 800		Others 1 in 50
Sport and Recreation Land Uses	50m	100m	250m	30m	400m	*	*

¹ High risk utilities, industry and commercial land uses will have a horizontal separation distance determined on a case by case basis, but will be at least the Low Risk separation distance

* The range of uses in this land use type prevents a single requirement. Where uses are 'fixed' (i.e. permanent structures) the slope should not exceed 10% and flood immunity 1 in 50, but other sport and recreation uses will have a variety of parameters depending on location, the activity, scale, frequency and risk to water quality. These must be addressed as part of any consideration of sport and recreation uses.

4. Water Quality Management Guidelines

4.1 Overview of Elements of Water Quality Management

This section of the Guidelines seeks to provide guidance on a common set of water quality management issues that affect all development in the catchments and which have the potential to cause an adverse impact on water quality. Based on the type and site specifics of the development application, the relevant 'Elements' will be considered. The Elements are as follows:

- Element 1: On-Site Wastewater Treatment and Effluent Disposal
- Element 2: Riparian Land Management
- Element 3: Waste and Emission Management
- Element 4: Water Recycling and Water Re-Use
- Element 5: Water Sensitive Design and Stormwater/Runoff Management
- Element 6: Dangerous and Hazardous Substances Management
- Element 7: Vegetation Management
- Element 9: Excavation and Filling
- Element 9: Steep and Unstable Land
- Element 10: Bushfire Prone Land Management

Consideration of these Elements is to be read in conjunction with the Land Use Specific Guidelines and the Environmental Management Guidelines.

4.2 Element 1: On-Site Wastewater Treatment and Effluent Disposal

This Element applies to any land use, development or activity that involves the treatment of sewage (also 'blackwater'). Typically this Element will apply to on-site wastewater treatment and effluent disposal systems designed for a single dwelling, but will also apply to systems designed for up to 20 EP (equivalent persons) which are not regulated by the Environmental Protection Agency as an Environmentally Relevant Activity. Note that this Element applies to all development and activities where treatment and/or effluent disposal occurs, not only to where both are occurring. Key references relating to this Element are the Queensland Plumbing and Wastewater Code 2006 and the AS/NZS 1547:2000 On-site Domestic Wastewater Management. It should be noted that in some instances, this Element requires standards that are in excess of these and other reference standards, as it is considered appropriate to apply a higher standard of management where treatment and disposal is occurring in a drinking water catchment.

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures

	Specific Outcome	Measures
S3	Site Evaluation (Assessment) A complete evaluation of the site is undertaken to ensure the most suitable location for wastewater treatment and disposal is determined.	M3.1 A detailed site evaluation is undertaken by a suitably qualified person(s) that addresses the criteria contained in Specific Outcome S1 as well as: <ul style="list-style-type: none"> a) Depth to bedrock and seasonal groundwater; b) Nature of site water supply; c) Local climatic conditions; d) Site stability; e) Soil profile in accordance with Australian Standard; and f) Soil characteristics, particularly nutrient adsorption capacity, dispersion potential, permeability, depth and structure. M3.2 Siting of the treatment and disposal areas reflects the outcomes of the report in M3.1 and the other Specific Outcomes of this Element.

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S4	Wastewater Treatment System The wastewater treatment system is certified under the <i>Plumbing and Drainage Act 2002</i> , combines black (toilet) and grey (kitchen/ablution) water, and is capable of producing the standard of treatment required by this Element.	M4.1 The wastewater treatment system must include: <ul style="list-style-type: none"> a) A disinfection process to achieve the required microbiological quality and processes including: chlorination, UV radiation, oxidation or membrane processes as per the <i>Queensland Plumbing and Wastewater Code 2006</i>; b) For a dwelling, provide emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time and the like; c) For other than a dwelling, provide emergency storage capable of holding 3 - 6 hours peak flow of treated effluent in the event of emergencies/overload, with provision for desludging; and d) For other than a dwelling, provide back-up pump installation and back-up power capable of dealing with failures. All fittings will be annually certified by a licensed electrician and plumber.
S5	Treated Effluent Characteristics The wastewater treatment system produces a minimum secondary treated effluent (90 th percentile) or, where deemed appropriate, a higher level of treatment, to preserve water quality and minimise human health risks.	M5.1 Secondary treated effluent is characterised by: <ul style="list-style-type: none"> a) Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; b) Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and c) Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. <p><i>Ref: Queensland Plumbing and Wastewater Code 2006</i></p> M5.2 Where a composting or other alternative waste treatment system is to be provided, it must be demonstrated that the treated material does not cause an adverse impact on water quality through material allowing nutrients to enter surface waters or groundwater systems including where the treated material is used for fertiliser or other soil improvement, or disposed of.
S6	Treated Effluent Application Areas Effluent land application areas are sustainably sized and provided with an irrigation method that prevents any adverse impacts on water quality.	M6.1 Shallow sub-surface irrigation is provided. M6.2 Application areas are sized and located with regard to the evaluation described under Specific Outcome S3. M6.3 An effluent irrigation area must be calculated (sized) to take into account: <ul style="list-style-type: none"> a) A Primary Hydraulic Mass Area with 100% Reserve Hydraulic Mass Area; b) A Nutrient Uptake Area calculated having regard to nutrient uptake via vegetation only (not soil); and c) Note that it is intended that the areas in a) and b) will overlap (i.e. there is no need to provide separate areas). M6.4 Irrigation must be provided through the entire Primary Hydraulic Mass Area, or the entire Nutrient Uptake Area (which ever is the larger). M6.5 The application area must not cause risk of salinisation. M6.6 Land application areas are to be vegetated and sizing of the area must include consideration of the vegetation type and capacity for up-take.
S7	Application Area Location Effluent disposal application areas are located to achieve no additional affect on water quality.	M7.1 Siting conditions should abide by the <i>Queensland Plumbing and Wastewater Code 2006</i> and consider: <ul style="list-style-type: none"> a) Protection of public health (Table 1.2); b) Protection of surface and groundwater quality (Table 1.3) including surface water, stormwater and run-off diversion bunds on the uphill sides of the application area so that these waters do not flow onto or across the application area. M7.2 Siting of the application area (inclusive of any reserve area) must achieve the horizontal separation distances as per Specific Outcome S2 and the following: <ul style="list-style-type: none"> a) On land with a low capability of becoming unstable or collapsing during construction/ operation; b) On land that is not susceptibility to salinisation; c) Located where the area has a good aspect for enhanced exposure to sunlight and prevailing breezes; d) On land that is free of, or not susceptible to, depressions where runoff may pond on the application area;

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		e) On/in soils with permeability between 0.06m/day and 3.0 m/day; f) On land that does not contain rock outcrops, faults, areas underlain by fractured rock, coarse alluvium or similar which may short-circuit wastewater to groundwater; g) On land where the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the less vertical distance below the base of the application area); and h) Not located in overland flow paths or on areas that perform ground water recharge or discharge functions.
S8	Treatment System Management Treatment and disposal systems are managed and operated to sustain quality of effluent and achieve no additional affect on water quality.	M8.1 Owners and occupiers are made aware of the ongoing operational requirements of the wastewater treatment and effluent disposal system before the system is operational, or at the time of purchase/occupation where the system is already operational. M8.2 Owners and occupiers are made aware of actions to be undertaken should the system fail or failure is imminent. M8.3 Owners or occupiers must maintain the Vegetation Management Plan with regard to vegetation in the application area to ensure that nutrients beyond natural state levels do not emit from the site.
S9	Treatment System Monitoring Treatment and disposal systems are monitored and maintained to sustain quality of effluent and achieve no additional affect on water quality.	M9.1 Monitoring is undertaken annually from the time of commissioning to determine the quality of the waste water produced from the effluent treatment system. M9.2 Monitoring of the soils, vegetation and groundwater in the application area is undertaken every three years to establish that such is not percolating into the groundwater. M9.3 Sampling and testing is in accordance with relevant regulatory requirements and manuals such as those provided by the Environmental Protection Agency, and testing is undertaken through an accredited Laboratory. M9.4 Continuous monitoring is undertaken by the system owner for any water on the surface of the application area, down-slope resurfacing, change in plant growth on or around the application area and any other signs of problems, and addressed through maintenance or servicing.

4.3 Element 2: Riparian Land Management

This Element provides for the protection, maintenance, management and rehabilitation of the riparian area adjacent to waterways, watercourses and water storages in water supply catchments.

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S10	Riparian Land Management Riparian land is maintained in its natural state on each side of the high or outer bank to maintain: <ul style="list-style-type: none"> a) Bank stability by protecting against bank erosion; b) Water quality by filtering sediments, nutrients and other pollutants; c) Aquatic habitat; and d) Terrestrial habitat. 	M10.1 The high or outer bank is defined by survey. M10.2 No clearing or removal of vegetation or other material occurs in a watercourse. M10.3 The extent to which riparian land from each high or outer bank on either side of a watercourse is maintained in its natural state is for a width of: <ul style="list-style-type: none"> a) 100 metres to a lake or wetland; b) 50 metres to a watercourse with a stream order 5 or greater; c) 25 metres to a watercourse with a stream order 3 or 4; and d) 10 metres to a watercourse with a stream order 1 or 2. Note these widths are consistent with the Regional Vegetation Management Code: Southeast Queensland Bioregion as provided by the Department of Natural Resources and Water, 20 November 2006
S11	Rehabilitating Riparian Land Where riparian land is not in its natural state, rehabilitation and management occurs.	M11.1 Vegetation replanting, stormwater management, access management and sediment and erosion control actions are implemented through a management plan.

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S12	Land Use, Development and Activities in Riparian Land Land Uses, development and activities in the width of riparian land are limited to essential and non-intensive uses.	M12.1 Land uses, development and activities in the riparian width area are limited to: a) Approved water supply pumps and bores (including pump sheds); b) Controlled grazing in accordance with section 5.7; c) Fencing, unstructured play equipment and fixed outdoor furniture; d) A defined pathway or water access point for informal recreation which is developed and managed in accordance with an approved Stormwater Quality Control Plan addressing these Guidelines and with compliance with any Department of Natural Resources and Water - Riverine Environmental Guidelines.
S13	Riparian Vegetation Management Plan Manage identified riparian lands in accordance with an approved Vegetation Management Plan.	M13.1 A Vegetation Management Plan is prepared and implemented that includes: a) Retention of trees and shrubs along the approved width of riparian land; b) Supplementary planting of uniform, dense and rough ground cover; c) Low maintenance, deep rooted vegetation which increases the density of vegetation; d) Species appropriate to soils and natural erosion activity as well as flood, drought and bushfire characteristics; e) Native species endemic to the area at a density and structure representative of nearby undisturbed areas and reflecting the natural zonation of species; f) Species which facilitate rehabilitation of degraded areas; and g) Grassed filter strips should also be provided at the point of flow concentrations.

4.4 Element 3: Waste and Emissions Management

This Element applies to any land use, development or activity (other than that normally associated with a dwelling) where the generation of waste or other emission may cause an adverse impact on water quality. Note the nature of emissions is limited to those of a liquid and solid nature (including dust), as noise, light and odour do not readily impact on water quality, however, odour may indicate the presence of other waste or emission types that do cause an impact.

This Element does not replace or supersede any more stringent requirements, regulations, or policies, or the role of any assessment manager, referral agency or Major Hazardous Facilities.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures

	Specific Outcome	Measures
S14	Waste and Emission Management Waste and emission areas are managed so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.	M14.1 A Waste Management Plan is prepared and submitted with the development application detailing: a) All processes that generate wastes and/or emissions; b) The quantities, storage and handling of materials and by-products; c) The source, quantity and biological/chemical characteristics of the waste or emissions; and d) Options for waste minimisation. M14.2 Waste and emissions are characterised in terms of their capacity to emit contaminants including through the breakdown of matter, liquid waste, stormwater run-off and airborne contaminants.
S15	Waste and Emission Management Location Waste and emissions management areas are located so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.	M15.1 Waste and emission sources, storages and treatment areas are located having regard to the criteria contained in Specific Outcome S1, the horizontal separation distances contained in Specific Outcome S2, and the following: a) Be on land with a low capability of becoming unstable or collapsing; and b) Not be on areas that perform ground water recharge or discharge functions.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S16	Airborne Waste and Emission Management Where emissions have potential to become airborne, these are treated at the source so that contaminants do not have an adverse impact on water quality and to prevent contaminants from being deposited on surface waters, or on land where it can be transported to surface water or groundwater bodies.	M16.1 Where airborne emissions are present as part of the land use, development or activity, these are characterised in accordance with Specific Outcome S14. M16.2 An assessment is made of the volume and level of contaminants that may be dispersed based on the nature of emissions and climatic factors. M16.3 Where the risk is determined to have the potential for an adverse impact on water quality; the source is treated to remove this risk.
S17	Collection and Initial Treatment Waste and emissions collection and initial treatment is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.	M17.1 Collection and initial treatment of waste and emissions is undertaken so that: <ol style="list-style-type: none"> Water use is minimised to reduce effluent volumes; Dry methods or high pressure water use is maximized; Wash and process wastewater is isolated from stormwater and any cleaner streams; Suspended matters and solids are isolated; Highly contaminated wastewater is isolated for sufficient pre-treatment in holding tanks with off-site disposal of contaminants by a licensed contractor; All areas where contamination may occur (e.g. storage areas, handling areas, wash down areas, servicing/maintenance areas, process areas, waste storage areas) are located in weatherproofed buildings with a perimeter bund; Activities avoid kerosene, petrol and organic solvent cleaners and minimise the use of slow degreasers and detergents; The installation of substance recovery units in servicing bays allows for maximum reuse followed by collection in secure, weatherproof containers for disposal of used substances by a licensed contractor; Collection and storage areas are provided with impervious sealed floors and bunds graded to contain worst case spills and wash water, with discharge to a system of imperviously lined pits/basins and sumps to permit settling of solids, neutralising of heavy metals and separation of oils and emulsifiers for separate, appropriate chemical treatment without threat of overflow; and The sizing of collection and initial treatment areas is to accommodate minimal long term volume and back-up storage.
S18	Treatment and Disposal Waste and emissions treatment and disposal is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.	M18.1 Treatment and disposal of waste and emissions is undertaken so that: <ol style="list-style-type: none"> Treatment reflects the volumes, strengths and constituents of wastewater (e.g. total suspended solids, nutrients, pH, heavy metals, BOD, salinity); Waste is treated through a series of approved systems (e.g. storage/treatment lagoons) designed by a suitably qualified and experienced engineer; Provision of sufficient storage capacity is made to allow for maximum first-flush holding capacity to provide for hydraulic and waste loadings (including sufficient freeboard) in major storm events; Provision of sufficient storage capacity is made for wet weather, maintenance, accidental spills, system down-time and shock loading without necessitating release of untreated wastewater; Storage and treatment occurs on existing or created impermeable surfaces to prevent leaching; Periodic desludging of storages is undertaken to maximise silt settlement and sludge retention with uncontaminated organic matter recycled in the process or stored, with contaminants removed from the site by a licensed contractor; Treated waste that is high in heavy metals, biological parameters, hazardous dusts, by-products; separated oils, grease, hydrocarbons, chemical sludge and floor waste, to be placed in secured, weather proofed containers/tanks in a bunded area for removal by a licensed contract for disposal at a registered disposal or refuse facility; Saline effluent is separated and directed to facilities to permit collection of salt for appropriate removal; Where it is practical, wastewater is treated to a standard to allow it to be: <ol style="list-style-type: none"> Recycled; or

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		<ul style="list-style-type: none"> (ii) Evaporated at a lined evaporation facility; or (iii) Irrigated accordance with an approved irrigation management plan. j) Where effective reuse of wastewater on a site is not possible for water quality or other reasons, provision is made for tertiary treatment prior to discharge; k) No incineration or burial of waste is to be undertaken on-site, with solid waste being collected and stored in weather proofed, sealed waste receptacles, located in roofed and bunded areas, for collection by a licensed contractor for disposal at a licensed facility; l) Provision is made for ongoing monitoring of water in pits and ponds and for the adjustment of practices to optimise treatment and control nutrients; and m) Stockpiling and spreading of waste in a form appropriate as a soil conditioner should be minimised with such activities occurring in accordance with these Guidelines.

4.5 Element 4: Water Recycling and Re-Use

This Element applies to all development in which water is recycled or re-used for any purpose, other than a system for on-site wastewater treatment and effluent disposal which has a peak design capacity of less than 21 equivalent persons.

Table 7 Element 4: Water Recycling and Re-Use Specific Outcomes and Measures

	Specific Outcome	Measures
S19	Water Recycling and Re-Use Management All components of the recycled water scheme, including treatment, storage and reuse systems are designed, constructed, operated and maintained so as not to cause any adverse impact on water quality.	<p>M19.1 All recycled water systems shall adopt as a minimum, the recommended class of treatment and monitoring requirements for the particular reuse purpose as specified in the <i>Queensland Water Recycling Guidelines</i> (EPA, 2005).</p> <p>M19.2 A draft Recycled Water Management Plan shall be prepared as part of the development application and should provide an assessment of all risks and associated mitigation strategies for preventing any adverse impact on water quality within the drinking water supply catchments shown on Figure 1.</p> <p>M19.3 All recycled water schemes involving discharge of recycled water to land or water must ensure appropriate buffer distances are provided to surface and groundwaters conveying water to the drinking water supplies, including the horizontal separation distances contained in Specific Outcome S2.</p> <p>M19.4 All recycled water agreements prepared for schemes within the drinking water supply catchments identified on Figure 1 shall recognise the location of the site within a drinking water supply catchment and should include a requirement that any party to the agreement who become aware of an actual or potential threat to water quality within the drinking water supply catchment must notify Seqwater.</p> <p>M19.5 Recycled water schemes involving the potential for direct or indirect release of recycled water to surface or groundwater bodies within the drinking water catchments shall involve consultation with Seqwater.</p>
S20	Water Recycling and Re-Use Monitoring Monitoring of water quality is undertaken to ensure that design, construction, operation, maintenance and decommissioning of all recycled water systems does not cause an adverse impact on water quality.	<p>M20.1 The Recycled Water Management Plan should provide for regular monitoring of any potentially affected surface or groundwater bodies both upstream and downstream of the recycled water scheme to identify any potential impacts on water quality. Monitoring shall be undertaken in accordance with the <i>EPA Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001). Where any water quality parameter measured downstream of the scheme exceeds the result measured upstream by greater than 10%, the results of monitoring shall be forwarded to Seqwater.</p>

4.6 Element 5: Water Sensitive Design and Stormwater/Runoff Management

4.6.1 Purpose and Objective of Water Sensitive Design and Stormwater/Runoff Management Element

This Element applies to all development within the water supply catchments and encompasses stormwater and runoff management, with particular emphasis on the integration of Water Sensitive Design principles into the development. This element compliments many existing accepted Water Sensitive Urban Design (WSUD) principles, with a rural context.

The key objective of this Element is to ensure that applicants undertake planning, construction and maintenance of development to ensure that stormwater runoff originating from development has no adverse impact on water quality within the catchment. This can be achieved through:

- Ensuring development does not increase stormwater quantity or flow velocity from the subject site
- Ensuring development releases stormwater of a quality that will not adversely impact on receiving waters
- Ensuring development releases stormwater of a quality that is fit for purpose as a drinking water supply for the South East Queensland, and which will require minimal treatment before supply
- Ensuring development does not contribute to any cumulative impacts
- Ensuring development minimises potential for erosion
- Ensuring development minimises disturbance to natural or existing drainage systems (including the bed and banks of receiving waters) and riparian areas.

It is not the intent of the Guidelines to recommend specific stormwater management measures/devices for the control of stormwater from development within the water supply catchments. The stormwater management issues of each development proposal are unique and there remains a variety of ever improving technology available which can adequately address the specific needs of each development. It is the intent of the Guidelines to provide framework that ensures comprehensive stormwater management planning and design is undertaken for every development.

4.6.2 Water Sensitive Design

Water Sensitive Design covers a broad range of matters from the detailed selection of internal domestic water fixtures through to regional level water quality. The general concepts of water sensitive design have been incorporated into all Elements within these Guidelines. This Element however, specifically focuses on the water sensitive management of stormwater and runoff from land use, development and activities within the water supply catchments.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures

	Specific Outcome	Measures
S21	Site Based Stormwater Quality (and Runoff) Management Plan A Site Based Stormwater Quality Management Plan (as advocated in Brisbane City Council's <i>Water Quality Management Guidelines</i> (October, 2000, updated 2005) including water quality objectives, design, maintenance, monitoring and operation of all measures, is prepared for all High Risk Developments.	M21.1 A Site Based Stormwater Quality Management Plan (SBSQMP) is prepared that addresses all Specific Outcomes of this Element and is relevant to the particular land use, development and/or activity. M21.2 The SBSQMP is prepared and signed-off by a suitably qualified and experienced professional. M21.3 The SBSQMP establishes that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like. M21.4 The SBSQMP ensures that stormwater management measures will be installed and maintained by suitable qualified professionals. M21.5 The SBSQMP demonstrates that any revegetation, measures, devices and systems will be self-regulatory and low maintenance such that provision for a regime approved by a local government is not necessary.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S22	Site Characteristics Site characteristics are understood in order to determine the appropriate stormwater management approach relevant to the land use, development and/or activity.	M22.1 An assessment of site characteristics is undertaken that demonstrates an appropriate approach to preventing disturbance as determined through assessment of the following: <ul style="list-style-type: none"> a) Soil types/properties including unconsolidated soils, hard setting and surface sealing soils and soils known to, or which have the potential to be susceptible to acidity, dispersive subsoils, salinity, sodicity, toxicity, accelerated erosion or other hazards; b) Local geology as having potential for land slip, seeps and the like; c) Watercourses, overland flow paths, wetlands, waterway vegetation, natural detention basins and water bodies within or upstream/downstream of the site; d) Ridge crests, drainage lines, waterlogged areas, discharge points, flood plains and known flood problem areas within or upstream/downstream of the site; e) Areas where removal of vegetation and ground cover will likely create erosion problems or reduce infiltration capacity; f) Areas susceptible to wind and water erosion; g) Areas which due to the length and steepness of slopes may be prone to subsidence, mass movement or erosion; and h) Areas where the depth to water table or nature of bedrock will affect infiltration capacity, land stability, and the like.
S23	Stormwater/Runoff Management Capacity Development capacity is limited to a type, amount and location for which likely stormwater pollutants from construction and operation can be captured and treated on-site through best practice stormwater quality control measures, including retention and detention as appropriate to the site and the land use.	M23.1 Scale, location and intensity of land uses, development and activities are such that the sizing of stormwater management measures can be accommodated wholly within the site. <i>(Note the 'measures' includes a range of features and devices including basins, swales, traps, buffer strips, wetlands etc.)</i> M23.2 Scale, location and intensity of land uses, development and activities are such that all adverse water quality impacts can be mitigated onsite. M23.3 Land area is set aside for the appropriately sized stormwater mitigation measures.
S24	Stormwater Management Measures Stormwater management measures for construction and operation are appropriate to water quality, drainage, flooding and waterway corridor issues in the catchments, catchment areas identified in any Council plans/strategies, or any endorsed catchment management plan.	M24.1 Stormwater management measures are selected, and the overall stormwater management system designed and certified, by a suitable qualified and experienced professional as being appropriate to the site in terms of soil type, landform and ecological characteristics, using results of the assessment for Specific Outcome S22, and recognised, locally accepted hydrological, hydraulic, hydrogeological, soil, water quality and biological data and design methodologies. M24.2 Designs should stipulate pollutant removal performance, maintenance requirements and responsibility for the overall stormwater management system, as well as stipulate the type, location, installation, pollutant removal performance and maintenance requirements for each stormwater management measures. M24.3 Stormwater management measures and the overall stormwater management system is designed and engineered for a range of storm events in compliance with published local or State objectives. M24.4 Stormwater management measures and the overall stormwater management system demonstrate diversion of clean runoff around the problem areas listed in Specific Outcome S22 to stable areas and the rehabilitation/maintenance of such areas with deep-rooted vegetation or other appropriate ground cover. M24.5 Stormwater management measure principally rely on non-mechanical management measures. M24.6 Stormwater management measures principally rely on non-structural management measures (such as grass swales, infiltration areas, revegetated areas and the like) in situations where they offer better solutions than structural measures. M24.7 Stormwater management measures should be integrated into the overall design and landscaping of the site. M24.8 Stormwater management measures for construction are used in locations where they remain in place for the duration of development works and/or where permanent stormwater controls will eventually be incorporated.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		<p>M24.9 Where permanent stormwater quality management measures are required (structural and non-structural), such are selected, constructed and maintained in accordance with local government requirements, manuals, guidelines and the like with location and installation undertaken to prevent erosion or contamination of runoff and as appropriate to the existing and proposed features of the site.</p> <p>M24.10 Selection, design and installation of stormwater management measures should reflect the following principles:</p> <ol style="list-style-type: none"> Minimise areas subject to disturbance; Maintain maximum protective vegetation using selective clearing where appropriate, with retention of native vegetation to maximise infiltration; Minimise the area of impervious surfaces and compacted soils; Ensure that contaminated areas, exposed sites, unstable areas and areas with contaminated wash water are isolated with clean runoff diverted around such area without causing scouring or concentrated flows; For clean runoff (including roof water), use of surface design to slow overland flow velocity and to encourage maximum soakage and infiltration (except in unstable areas); Protect natural stormwater flow paths; Prevent any effluent from overflow at any stage in its treatment and disposal process (including effluent from sewage treatment and other effluent producing land uses); Intercept and treat runoff and sediment from road ways and other impervious surfaces at the point of source to prevent oil, grease, chemicals, silt, trace metals, nutrients such as phosphorus and nitrogen and other contaminants from entering the environment; Use filter strips at the point of erosion source and at stormwater discharge points; Prevent any clearing or earthworks in riparian lands or within sensitive areas; Establish where erosion, sediment and flow control devices should be used and the most effective devices in the circumstances (including storm events) which should be installed at the source to improve water quality; Re-establish vegetation and stabilise as soon as practical on areas that have been disturbed using stripped soils and vegetation consistent with native species in the area or appropriate to the soil types and climatic conditions; and Provide for maximise on-site stormwater reuse, rainwater storage and the like.
S25	<p>Erosion and Sediment Control Plan</p> <p>Where land uses, development or activities involve any earthworks, roadworks and building works, appropriate practices, procedures and devices are identified in an Erosion and Sediment Control Plan.</p>	<p>M25.1 The Erosion and Sediment Control Plan (ESCP) is prepared and signed-off by a suitably qualified and experienced professional.</p> <p>M25.2 ESCPs establish that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like.</p> <p>M25.3 ESCPs establish that stormwater management measures are used in locations where they remain in place for the duration of development works and/or where permanent stormwater management measures will eventually be incorporated.</p> <p>M25.4 ESCPs establish that stormwater management measures are installed and maintained by suitable qualified professionals.</p>
S26	<p>Outcomes of Stormwater/Runoff Management</p> <p>Stormwater management does not cause an adverse impact on flooding, drainage or water quality.</p>	<p>M26.1 Land uses, development, activities and stormwater management ensure:</p> <ol style="list-style-type: none"> No increased peak discharges outside the boundaries of the site; No increased flood levels or volumes outside the boundaries of the site; No adverse impacts of flooding on developed or developable areas; No increased erosion potential on or outside the boundaries of the site; No adverse impacts on water quality outside the boundaries of the site; and No damage or erosion of waterways.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S27	Water Quality Monitoring Monitoring of water quality is undertaken to ensure that construction, operation and decommissioning of land uses, development and activities do not cause an adverse impact on water quality.	M27.1 Site specific discharge is monitored annually through approved testing under the EPA <i>Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001) for land uses, development and activities: <ul style="list-style-type: none"> a) In or within 100 metres of riparian land; b) That significantly increase impervious surface areas; or c) On areas with potential to contaminate or increase runoff. M27.2 Reporting is sent to the local government establishing that agreed water quality parameters are being fulfilled. Where problems are reported, appropriate techniques are implemented immediately at the expense of the owner to ensure that standards can be met. <p>M27.3 Site Based Stormwater Quality Management Plans for High Risk development provides for annual monitoring of revegetation areas and other approved devices, measures and systems by proponents, or, at the owners expense, the local government, to ensure their effectiveness in capturing and treating stormwater quality to an agreed discharge level. Maintenance is outlined in the Plan with provision to use local resources, and clear procedures to address poor operations.</p> <i>(Refer to Section 6 of these Guidelines regarding Environmental Management and monitoring)</i>

4.7 Element 6: Dangerous and Hazardous Substances Management

This Guideline is recommended for reference by applicants and Government when dealing with any development proposals involving the manufacturing or storage of any of the below mentioned substances within the catchments defined in Figure 1.

Substances which are considered under this Guideline include dyes, thinners, hydrocarbons, pesticides, disinfectants, chemicals, fertilisers, detergents, oils, metal salts, acids, alkalis, solvents, greases, as well as fuels and substances outlined in the Flammable and Combustibles Liquids Regulation 2001 and applicable Australian standards and Codes. Small quantities of less than 25 litres which are used for hygiene purposes are not considered relevant under this part of this Guideline.

It is noted, determined by threshold amounts, that certain activities will become Environmentally Relevant Activities (ERAs) under the Environmental Protection Regulation 1998 involving the Environmental Protection Agency as the assessing authority or a concurrence agency.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures

	Specific Outcome	Measures
S28	Site Evaluation and Suitability A comprehensive evaluation is undertaken and demonstrates the suitability of the site, particularly given its location within the drinking water catchment, for development involving the storage and handling of dangerous or hazardous substances based on the nature and quantity of substances, and processes proposed.	M28.1 Proposals which handle and store dangerous and hazardous substances should be accompanied by a report by a suitably qualified and experienced chemical engineer or similar outlining the following: <ul style="list-style-type: none"> a) A site assessment in accordance with Specific Outcome S1; b) Amount, nature and chemical characteristics of substances; c) The process involving the substances; d) The nature of waste generation and approach to management; and e) How contaminants will be managed to ensure they will not enter the surface water and ground water bodies, in compliance with relevant Australian legislation, standards and codes.
S29	Design and Construction Development involving the storage and handling of dangerous and hazardous substances is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	M29.1 Based on the nature and quantity of substances, the following measures will be fulfilled in the management, handling and storage areas: <ul style="list-style-type: none"> a) Through design and layout, separation of incompatible substances is ensured (e.g. acids and alkalis); b) Management, handling and storage of substances (including fuelling of vehicles and plants, dispensing, empty containers and containers containing hazardous waste) to be undertaken in secured, climate controlled, weatherproofed (roofed), level, bunded enclosures located away from movement areas and in accordance with the horizontal separation distances contained in Specific Outcome S2; c) Ensure outdoor transfer of liquids from bulk tankers to on-site storage occurs within chemical resistant, sealed and bunded areas that permit full recovery of spills;

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		<ul style="list-style-type: none"> d) Ensure surfaces on which substances are stored or handled, and bunds are constructed of impermeable materials (e.g. concrete, clay or synthetic liners) resistant to damage from stored materials and appropriate to weight bearing requirements; e) Ensure enclosures are engineered for fire resistant recovery of spills through bunds, sumps or similar, with all areas designed in accordance with the capacity set under the <i>Environmental Protection Act 1994</i> and any Australian legislation, standards and Codes applicable to the nature of substances on the site; and f) Employ "secondary containment" to catch leakages from below ground chemical storage tanks and hazardous storage areas with regular inspection and testing of underground storage tanks, other storage containers, operating equipment, delivery systems and the like, within the time period accepted by the suppliers and regulators of specific storages, materials and products. <p>M29.2 High Risk Proposals should be accompanied by a report from a suitably qualified and experienced chemical engineer or similar establishing that the management, handling and storage of substances will:</p> <ul style="list-style-type: none"> a) Fulfil risk management requirements; b) Be located outside sensitive areas on the site; c) Contain and recover all spills and waste output on site, including detailed designs; d) Ensure there is no infiltration of spills or wastes into the groundwater or direct discharge of substances or wastes to waterways; e) Ensure that corrosion (or exposure to other damaging elements) is prevented; f) Occur in dedicated, suitable areas and structures to prevent any potential for contaminated discharge or mixing of incompatible activities and substances; g) Comply at all times with relevant Australian legislation, standards and Codes; and h) Prevent overfilling, leaks and spills from containers with sizing, design, materials and maintenance of containers in accordance with the relevant Australian legislation, standards and Codes.
S30	<p>Discharge of Wastes</p> <p>No direct or indirect discharge of solid or liquid wastes from the development occurs to surface water or groundwater bodies within the catchment.</p>	<p>M30.1 All liquid waste associated with managing substances to be collected and held in a holding tank for pump-out and disposal by a licensed waste contractor to a registered hazardous waste facility.</p> <p>M30.2 Absorbent materials are used and not water for clean-up of spills, with materials placed in drums and disposed of by a licensed waste contractor, in accordance with the requirements for the substance.</p> <p>M30.3 Sludges (e.g. solid floor waste), used containers, packaging and other solid waste is checked for contamination and contained in solid waste receptacles for disposal at an approved hazardous waste facility by a licensed contractor.</p> <p>M30.4 No solid waste material is burnt or buried at the site to prevent toxic material releases.</p>
S31	<p>Stormwater Management</p> <p>Stormwater is managed to minimise contamination by dangerous or hazardous substances stored on site, and to prevent the discharge of contaminants to surface water or groundwater bodies.</p>	<p>M31.1 A Stormwater Management Plan incorporating the following measures shall be prepared and implemented on site:</p> <ul style="list-style-type: none"> a) Uncontaminated stormwater (including roof water from areas not used to handle substances) is directed away from buildings, likely contaminated areas or bunded compounds to the appropriate stormwater management measure for subsequent off-site discharge into the natural drainage system; b) Contaminated runoff is collected by drains which are located and sized to capture first flush stormwater and to contain worst case spills, with diversion of spills and wash water to a wastewater holding and pre-treatment tank on the site; and c) Holding tanks to provide for the separation of oils/solvents and solids with pump-out and removal by a licensed waste contractor for treatment and disposal at an approved hazardous waste management facility in the region.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S32	Risk/Hazard Assessment Potential risks to water quality associated with the on-site storage and handling of dangerous and hazardous substances are identified, assessed and managed to prevent adverse impacts on downstream water quality.	M32.1 A Risk/Hazard Management Plan shall be prepared by a qualified and experienced chemical engineer or similar, and shall document the identified risks and associated mitigation strategies (including staff training on emergency response and safe handling and maintenance of goods) to prevent spills during routine operations as well as contingency plans developed for the event of fire, explosion, storm, vandalism or significant chemical spills. M32.2 Emergency response procedures are documented and approved by substance manufacturers, the local government, the Environmental Protection Agency and the emergency services agencies in the locality, who are in agreement that the risk to the environment, community and downstream water quality can be contained on-site.

4.8 Element 7: Vegetation Management

This Element applies to all development and provides for the protection, maintenance, management and rehabilitation of vegetation that has an important role in maintaining water quality in waterways, watercourses and water storages in water supply catchments.

Table 10 Element 7: Vegetation Management Specific Outcomes and Measures

	Specific Outcome	Measures
S33	Evaluation of Vegetation Development design and layout shall identify and maintain all vegetation important to habitat protection, slope stability and downstream water quality.	M33.1 The following areas of important vegetation shall be identified and development activities shall be designed to minimise clearance and/or degradation of: <ol style="list-style-type: none"> Vegetation on ridges and vegetated slopes (15% and greater gradient); Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; Riparian lands (refer <i>Element 2</i>); Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; Viable stands and corridors of native vegetation; Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement; and Vegetation providing natural windbreaks and shelter. M33.2 Provision is made for wind breaks in areas where wind velocity and temperature may exacerbate erosion (with a guide being that wind may be reduced for a distance of 25 times the height of the tree on the downwind side of a property).
S34	Prevention of Vegetation Disturbance Development works shall be carried out to prevent direct and/or incidental disturbance to areas of vegetation important to habitat protection and maintenance of downstream water quality.	M34.1 Development shall prevent disturbance to important vegetation through, but not limited to, the following measures: <ol style="list-style-type: none"> Demarcation of approved areas of disturbance; Restricting ancillary activities (e.g. stockpile sites) to existing cleared areas or approved areas of disturbance; Use of low impact construction techniques and machinery; and Undertaking clearing in stages. M34.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces during development activities.
S35	Revegetation Progressive and timely revegetation using appropriate local native species shall occur in all areas cleared for development works so as to prevent adverse impacts on downstream water quality.	M35.1 Revegetation is undertaken in accordance with a Vegetation Management Plan that includes re-establishment of vegetation for the site. The aim of revegetation is to enhance water quality from the site.
S36	Vegetation Management An ongoing management regime shall be established for all identified vegetation areas.	M36.1 A nominated body/person shall be responsible for vegetation monitoring and maintenance including seasonal weeding. M36.2 The maintenance regime shall form part of a Vegetation Management Plan. M36.3 The Vegetation Management Plan shall be prepared and signed-off by a suitably qualified person and shall include monitoring and reporting in accordance with Element 17 of these Guidelines.

4.9 Element 8: Excavation and Filling

This Element applies to all development involving excavation or filling and provides for the protection of water quality within the water supply catchments through minimising adverse landform and flow patterns, and minimising the transfer of disturbed sediment to watercourses.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures

	Specific Outcome	Measures
S37	Minimal Site Disturbance Development layout and design minimises the need for extensive earthworks whilst complying with design standards.	<p>M37.1 A layout plan demonstrates that proposed roads, infrastructure, building areas, structures and other works are or can be located and aligned to avoid steep slopes (at 15% and greater), rock outcrops, unstable or erosion prone land and other sensitive landscapes.</p> <p>M37.2 Building works on slopes over 15% in gradient avoid 'slab on ground' and retaining wall construction.</p> <p>M37.3 Reshaping of land which has naturally occurring slopes between 15–20%, should include a Proposal Plan prepared by a suitably qualified and experienced professional indicating preliminary details of required earthworks and ensures reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation.</p> <p>M37.4 Maximum grades for roads and streets are as nominated in <i>Queensland Streets: Design Guidelines for Subdivisional Streetworks 1993</i> and any relevant Australian standards or codes, with maximum grades of 12% in urban settings and 16% for rural and rural residential settings.</p> <p>M37.5 Driveways to have a maximum longitudinal grade of 15% and the maximum cross fall of 5%. Sealing or rock stabilisation of access driveways on steep land is needed to minimise potential for sediment movement.</p> <p>M37.6 Where roads and utilities must cross a watercourse, such should occur at 90 degrees with bridging favoured over the use of embankments, backfill and small culverts. Design and construction should be demonstrated in plans as:</p> <ol style="list-style-type: none"> Minimising clearing of riparian vegetation; Minimising areas affected by earthworks and other construction activity (e.g. use of pillars); Minimising substrate disturbance; Preventing realignment of natural waterways; and Avoiding engineering solutions for scour control.
S38	Flooding and Ponding Excavation and filling activities shall not contribute to flooding on site or on nearby lands.	<p>M38.1 No filling or excavation within any known or local government nominated flood prone area.</p> <p>M38.2 Filling does not affect existing natural drainage or detrimentally reduce the storage capacity volume in a flood plain.</p> <p>M38.3 Filling or excavation do not cause ponding on the site or on nearby lands, or adversely affect overland flow paths.</p>
S39	Minimise Sedimentation and Erosion Excavation and filling activities are undertaken so as to minimise erosion and sediment movement into surface water bodies and to prevent interference with groundwater.	<p>M39.1 An Erosion and Sediment Control Plan shall be prepared by a suitably qualified and experienced professional and shall detail all temporary and permanent erosion and sediment control measures required to prevent the off-site movement of pollutants, as well as monitoring and maintenance requirements for such measures.</p>
S40	Ancillary Activities Ancillary activities are located so as to prevent contamination and/or interference with flows in any surface water or groundwater bodies.	<p>M40.1 Ancillary activities, including land disposal of treated wash water and contaminated runoff, plus the location of buildings, structures, stockpiles, wash down areas, chemical storage/handling areas, loading/unloading areas, ponds/dams, and the like are sited:</p> <ol style="list-style-type: none"> On flat to gently sloping land (generally less than 10%) which is not prone to erosion, salinity and seasonal waterlogging; Where the seasonal ground water level is more than 3 metres below surface level; On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; More than 50 metres from a surveyed high bank of a river, creek, stream or other waterway or to a groundwater recharge point; and Above the 1 in 50 year flood.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S41	Stabilisation All areas subject to excavation and filling activities are stabilised upon completion of works.	M41.1 Cut and fill batters should be consistent with the following principles: <ul style="list-style-type: none"> a) Do not straddle lot boundaries; b) Do not extend into riparian lands; c) Are limited to a maximum slope of 1 in 4 with batters being treated to allow for successful stabilisation and/or revegetation; d) Are protected from runoff; e) Filling and excavation do not impact on the stability of land, as indicated through preliminary engineering drawings; and f) Provide for several cuts and fills, rather than severe and large cuts and fills. M41.2 Revegetation is to achieve 60% surface coverage after about 6 months and to minimise weed invasion.

4.10 Element 9: Steep or Unstable Land

This Element applies to all development occurring on land having slopes greater than 15%. This Element provides for the protection of water quality within water supply catchments through maintaining stable landforms and minimising the potential transfer of sediment to watercourses from erosion.

Table 12 Element 9: Steep or Unstable Land Specific Outcomes and Measures

	Specific Outcome	Measures
S42	Site Suitability Assessment A site suitability assessment is undertaken for development on all steep or unstable land proposed so as to minimise the potential for erosion (and landslides) that may cause contamination or interfere with the flow of local watercourses.	M42.1 All land having a gradient greater than 15% is assessed by a qualified geologist or geotechnical engineer and is determined to be geologically stable and capable of supporting the type of development proposed.
S43	Design on Steep Slopes Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15% are designed, sited and constructed having regard to the results of studies from Specific Outcome S42.	M43.1 Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15%: <ul style="list-style-type: none"> a) Are positioned along and follow the natural contours; b) Limit the extent of cut and fill so it does not involve a total change of more than 1.5 metres relative to natural ground level at any point; c) Minimise the use of retaining walls; d) Avoid slab on ground construction; e) Design footings to be parallel to the direction of stormwater flows; f) Minimise disturbance to natural drainage patterns; g) Minimise the extent of hard surfaces such as paved and roofed areas; h) Minimise the length of driveways and roads; i) Minimise disturbance to soils and sub-soils; and j) Retain ground cover and significant tree cover.

4.11 Element 10: Bushfire Prone Land Management Guideline

This Element applies to all development occurring on land where vegetation clearing or other works may be undertaken as part of bushfire management. This Element is not to be considered in isolation to other related Elements such as Riparian Land, Vegetation and Excavation and Filling. This Element provides for the protection of water quality within water supply catchments through reducing the potential impacts from vegetation loss and other works associated with bushfire management practices.

Table 13 Element 10: Bushfire Prone Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S44	Vegetation Clearing Bushfire hazard management measures should not result in adverse impacts on riparian vegetation and water quality.	M44.1 No clearing of vegetation for firebreaks, fire maintenance trails or other bushfire hazard reduction measures shall occur in the following areas: <ol style="list-style-type: none"> Vegetation on ridges and vegetated slopes (15% and greater gradient); Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; Riparian lands (refer <i>Element 2</i>); Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; Viable stands and corridors of native vegetation; and Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement. M44.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces as a result of clearing for bushfire hazard management.
S45	Sedimentation and Erosion Prevention All firebreaks and fire maintenance trails should be constructed and maintained to prevent erosion and sedimentation, or other adverse water quality impacts.	M45.1 Fire breaks and fire maintenance trails shall have a maximum grade of 16%. M45.2 A good coverage of grass, or other surface not susceptible to erosion (e.g. road pavement), should be maintained along all firebreaks and fire maintenance trails to minimise erosion and sedimentation.
S46	Extraction of Water for Fire Fighting Extraction of fire fighting water supply shall not adversely impact on water quality within the catchment.	M46.1 Where fire fighting water supply is extracted from a watercourse within the catchment, extraction shall be undertaken so as to: <ol style="list-style-type: none"> Minimise the clearing of riparian vegetation; Minimise disturbance to the bed and banks of the watercourse; and Prevent discharge of contaminants to the watercourse. M46.2 Where clearing of riparian vegetation or disturbance to the bed and banks of a watercourse are unavoidable during the extraction of water for fire fighting, appropriate rectification works shall be undertaken as soon as practicable.

5. Land Use Specific Guidelines

5.1 Overview of Land Use Specific and Water Quality Matters

The section of the Guidelines seeks to provide guidance on general land use types and the specific aspects of those land uses that could potentially impact on water quality.

This section includes guidelines for the following land use types:

- Extractive Industry
- Urban Land Uses (including Residential)
- Utility, Industry and Commercial Land Uses
- Rural Residential and Rural Living Land Uses
- Rural Land Uses (including Intensive Animal Husbandry)
- Recreation Land Uses.

These Land Use Specific Guidelines are to be read in conjunction with the Water Quality Management Guidelines and the Environmental Management Guidelines.

5.2 Site Analysis and Setbacks

Understanding site characteristics is essential in determining if the site has the capacity to accommodate a proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report in accordance with Specific Outcome S1 and should achieve the required setbacks in accordance with Specific Outcome S2 of these Guidelines.

5.3 Element 11: Extractive Industry

This section provides for extractive industries where material is excavated or otherwise removed from a site.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures

	Specific Outcome	Measures
S47	Environmental Management Development occurs in accordance with a Site Based Management Plan (SBMP).	M47.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address: <ol style="list-style-type: none"> All Specific Outcomes and Measures of this Element; The impacts of the development during site works and ongoing operation; Ongoing monitoring; and Progressive restoration.
S48	Site Assessment and Layout Site layout identify the location of buildings, structures, stockpiles, washdown areas, chemical storage/handling areas, loading/unloading areas, effluent treatment areas and ponds/dams.	M48.1 Undertake a site assessment to demonstrate that all extraction activities and ancillary infrastructure are located in accordance with Specific Outcomes S1 and S2 and the following principles: <ol style="list-style-type: none"> In areas where the highest seasonal ground water level is more than 3 metres below surface level; On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; Separated from any aquifer providing potable or agricultural water supply; Outside areas of remnant vegetation; Not on permeable soils over shallow aquifers unless protective measures are in place; and Not in areas where groundcover is important in runoff and erosion management.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S49	Minimisation of Sedimentation and Erosion Extraction areas shall be sited, designed and managed so as to minimise erosion and sedimentation.	M49.1 Extraction activities are conducted in a planned and progressive manner than minimises the total area disturbed at any one time. M49.2 Benching within extraction areas is undertaken to minimise slopes and decrease runoff water velocity. M49.3 Groundwater movements are not interrupted by earthworks. M49.4 Settlement pond spillways are designed to prevent erosion. M49.5 Energy dissipating structures are provided for all flow paths where gradients exceed 5%. M49.6 Drainage lines and natural runoff flows shall be protected and maintained by using culverts and spans. M49.7 Vegetation in constrained areas shall be maintained wherever possible and all disturbed areas shall be revegetated in a timely and progressive manner. M49.8 Dust generation shall be managed to minimise transfer of dust particles to watercourses. M49.9 A Site Development Plan shall be provided to illustrate proposed staging and sequencing of extraction and rehabilitation activities.
S50	Stormwater Management Stormwater management systems are implemented to prevent any contamination of the water bodies during major rainfall events.	M50.1 Impervious lined drains and stormwater treatment measures are constructed as part of the extractive operation to accommodate a 1 in 50 year rainfall event within the operation area, and to not contaminate surface water or groundwater bodies. M50.2 Suitable drains are constructed to collect and divert clean stormwater runoff away from excavated areas, stockpiles, washing and washdown areas, storage areas and other potentially contaminated areas. M50.3 All contaminated runoff, including small non-concentrated flows, is isolated and appropriately treated prior to discharge to a natural drainage system or beyond the property boundary. M50.4 Suitable provisions are made for the collection, treatment (where necessary) and discharge of clean stormwater (including roof water). M50.5 Grassed areas or other structures are established to decrease the velocity of the runoff before entry to natural drainage systems. M50.6 Stockpiling of sludge from ponds and pits, raw material and overburden/soils, shall be positioned upstream of the stormwater management measures installed on site. M50.7 Upstream drains and diversion banks plus down slope bunds/traps are provided where necessary. M50.8 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S51	Stormwater Treatment Stormwater treatment ensures that contaminants do not have an adverse impact on water quality or prevents contaminants from entering surface water or groundwater bodies.	M51.1 Settlement ponds and treatment shall provide for the removal of suspended sediment and neutralising of contaminants for collection and off-site disposal.
S52	Treated Waste Disposal The management of treated liquid, solid waste, accumulated ground water and surface waters ensures that there is no adverse impact on water quality.	M52.1 Treated liquid and solid waste is to be managed in accordance with Element 3: Waste & Emissions Management. M52.2 Accumulated ground water and surface waters will be monitored in accordance with Element 17 and treated where necessary. M52.3 Material sludge may be composted for site rehabilitation works or vegetated to form part of the site landscape.
S53	Extractive Activities in Flood Plain For extractive or disturbing activities occurring in a flood plain, management reduces the effect of high velocity flood flows from causing erosion and depositing sediment into watercourses.	M53.1 Extraction and disturbance within the floodplain is minimised. M53.2 Riparian vegetation is retained and maintained in a functioning healthy state. M53.3 Filling and storage of extracted material does not: <ul style="list-style-type: none"> a) Affect existing natural drainage or reduce the storage capacity volume of a flood plain; and b) Cause ponding on the site or nearby lands, or create adverse overland flow paths.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S54	Rehabilitation Rehabilitation of disturbed areas is to occur.	M54.1 Provide a Rehabilitation Management Plan prepared by a suitably qualified professional that demonstrates that restoration of the site will be undertaken to stabilise the area in a timely and progressive manner. M54.2 The plan is to consider: a) Landform and soil profiles and their sustainable end use; b) Staged rehabilitation; c) Methods of remediation for contaminated areas; and d) The type, source and quantities of materials for rehabilitation.

5.4 Element 12: Urban (Including Residential)

This land use type includes all forms of urban development, particularly for residential purposes. This land use is connected to off-site wastewater treatment, reticulated water supply and typically developed stormwater infrastructure.

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S55	Site Planning and Layout Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.	M55.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following: a) On land with an area large enough to contain a dwelling and circulation area which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; b) In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i> . c) On land that avoids steep slopes (at 15% and greater); d) On land that minimises land disturbance and cut and fill; e) Following natural contours; f) On land minimises disturbance to remnant native and stabilising vegetation; g) To retain natural ground cover and topography; h) To avoid earthworks on riparian land; and i) To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow. M55.2 Subdivision layout design minimises: a) The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and b) Earthworks so cut and fill does not exceed 1.5 metres in height. M55.3 Stormwater management is undertaken in compliance with the Specific Outcomes and Measures of Element 5: Water Sensitive Design and Stormwater/Runoff Management. M55.4 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures: a) Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land; b) Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and c) Building works on slopes avoid "slab on ground" and retaining wall construction. M55.5 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S56	Off-site Disposal of Stormwater and Wastewater Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality	M56.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site. M56.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality. M56.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.

5.5 Element 13: Utilities, Industry and Commercial

This land use type encompasses all utilities, industrial and commercial development despite its location or whether it has an on-site wastewater treatment system. This land use type includes uses such as soil conditioning, composting, nurseries, vermiculture, secondary industry (e.g. vehicle/equipment display and supplies) and major utilities (e.g. wastewater treatment plants, water treatment plants, power stations etc.).

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S57	Environmental Management Development occurs in accordance with a Site Based Management Plan (SBMP).	M57.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address: <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S58	Site Planning and Layout Utilities, Industry and Commercial land uses are appropriately located to reduce potential adverse impacts on water quality.	M58.1 All buildings, structures, stockpiles, process, storage and handling areas, wash down areas, vehicle movement areas, ponds/dams, waste treatment/disposal areas and the like are located in accordance with Specific Outcomes S1 and S2 and to: <ul style="list-style-type: none"> a) Reflect hydrogeological assessments which demonstrates that seepage can be controlled; b) Avoid areas above aquifers or soils that are: highly acidic or alkaline; saline or highly sodic; highly permeable; erosion prone; dispersive or unstable; prone to seasonal waterlogging; c) Ensure the highest seasonal ground water level is 3 metres below surface level; d) Contain development on slopes that are free draining; e) Position all development above known or local government prescribed flood levels; f) Ensure adequate and reliable water supply for drinking, sanitation, processing, fire fighting, dust suppression and the like, which is not saline or needing excessive chemical treatment. Ensure there is adequate storage capacity for water supply; g) Ensure water storage and abstraction do not adversely affect the quality and quantity of water in the water supply catchments; h) Ensure an adequate and reliable power supply, with back-up, that guarantees failures do not undermine the operation of any facility that could impact on water quality; and i) Minimise clearing of native vegetation or grasslands which help to control runoff. M58.2 For high risk development, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S59	Waste Management All solid and liquid wastes generated a development must be managed so as to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.	M59.1 Management of wastes and emissions is in accordance with the Specific Outcomes and Measures detailed in Element 3: Waste & Emissions Management.
S60	Stormwater Management Stormwater runoff is managed to ensure discharge quality and quantity does not have an adverse impact on downstream water quality.	M60.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S61	Off-site Disposal of Stormwater and Wastewater Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality.	M61.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site. M61.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality. M61.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.
S62	On-site Wastewater Treatment and Disposal On-site disposal of effluent is to a secondary treatment standard.	M62.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S63	Dangerous and Hazardous Substances Management All dangerous and hazardous substances used, stored or manufactured on the site are managed to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.	M63.1 Management of all hazardous substances used, stored or manufactured on the site is in accordance with the Specific Outcomes and Measures detailed in Element 6: Dangerous and Hazardous Substances Management.

5.6 Element 14: Rural Residential and Rural Living

This land use type includes all residential uses outside of urban locations where off-site disposal of sewage occurs, including residential dwellings tourist cabins, education camps and the like.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S64	Site Planning and Layout Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.	M64.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following: <ul style="list-style-type: none"> a) On land measured over a 40m by 40m area and which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; b) In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i>; c) On land that avoids steep slopes (at 15% and greater); d) On land that minimises land disturbance and cut and fill; e) Following natural contours; f) On land that minimises disturbance to remnant native and stabilising vegetation; g) To retain natural ground cover and topography; h) To avoid earthworks on riparian land; and i) To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		<p>M64.2 Subdivision layout design minimises:</p> <ul style="list-style-type: none"> a) The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and b) Earthworks so cut and fill does not exceed 1.5 metres in height. <p>M64.3 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures:</p> <ul style="list-style-type: none"> a) Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land; b) Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and c) Building works on slopes avoid "slab on ground" and retaining wall construction. <p>M64.4 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.</p>
S65	On-site Wastewater Treatment and Disposal On-site disposal of effluent is to a secondary treatment standard.	M65.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S66	Treated Effluent Irrigation Areas Suitable treated effluent irrigation areas are provided.	M66.1 Where details on exact house or structure design is not available (such as in subdivision development), irrigation areas must be nominated on the basis of 4 person households in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S67	Re-use and Recycling of Treated Effluent Re-use and recycling of treated effluent is undertaken in a manner that will not cause an adverse impact on water quality.	M67.1 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.
S68	Stormwater Management Stormwater runoff is managed to ensure discharge does not have an adverse impact water quality.	M68.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S69	Open Space and Effluent Disposal Areas Sufficient useable open space is provided for each residence and treated effluent irrigation areas do not require additional clearing or other site disturbances.	<p>M69.1 The location of dwellings/structures and treated effluent irrigation areas, and the size of lots, ensure that sufficient open space is available on-site for outdoor domestic recreation use (particularly considering effluent irrigation areas will not be usable for outdoor recreation).</p> <p>M69.2 Lots should be sized to ensure that treated effluent irrigation areas do not exceed one-quarter of the site area and do not obstruct the use of outdoor areas adjacent to a dwelling.</p> <p>M69.3 Irrigation areas are located to ensure there is no removal of remnant vegetation and minimal disturbance to other vegetation.</p>

5.7 Element 15: Rural Land Uses

Three general rural land uses have been considered under the Guidelines on the basis that they will likely trigger the need for a development application:

- Agriculture and forestry
- Intensive animal husbandry
- Kennels and equestrian.

While other rural land uses such as farming and grazing may not trigger the need for a development application, the Guidelines highlight best practice farming measures and encourages the use of 'Property Management Plans' as advocated by the Department of Natural Resources & Water (DNRW).

5.7.1 Element 15A: Agriculture and Forestry

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S70	Property Management Plans A Property Management Plan should be prepared and implemented for the whole farm, setting out land management issues.	M70.1 A Property Management Plan should address all the Specific Outcomes and Measures of this Element. M70.2 A Property Management Plan should identify: <ul style="list-style-type: none"> a) Slopes with gradients 0-2%, 3-10%, 11-15%, 16-20% and greater than 20%; b) Areas of erosion incidents, dispersive soils, salinity, acidity, contamination, sodicity hazard, stoniness and slope failure; c) Seasonally waterlogged areas, springs, wetlands and flood plains; d) Ground water levels, recharge areas and aquifer intake points; e) Local drainage catchments, watercourses and drainage lines; f) Remnant native vegetation; g) Micro climatic conditions (winds/frost); h) Existing structures and farm improvements; and i) Cross sections of proposed structures, storage areas, sediment controls, drainage and water retention networks, and the like. M70.3 Implement the Property Management Plan. Management of the farm should be consistent with the details of the plan.
S71	Site Planning and Layout All farming and forestry activities are located and managed to ensure there is no adverse impact on water quality.	M71.1 All farming and forestry activities are located in accordance with Specific Outcomes S1 and S2 and should avoid: <ul style="list-style-type: none"> a) Unstable and constrained areas or soils with poor nutrient retention ability, unless they can be sensitively rehabilitated for sustainable use; b) Land that is regularly inundated (for example more than once in a 20 year period), with buildings having a greater flood immunity in accordance with local government requirements; c) Remnant native vegetation; d) Land less than 2 metres above the seasonal high water table; e) Annual cropping on land with slopes over 10% in gradient (as advised by DNRW), with soil conservation procedures for slopes greater than 2-3%; and f) Perennial tree and vine cropping, horticulture and forestry on slopes over 15% in gradient.
S72	Vehicle Movement Internal roadways and bushfire breaks are located to ensure there is no adverse impact on water quality.	M72.1 Ensure that internal vehicle movement areas are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage. M72.2 Ensure fire breaks are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage.
S73	Sustainable Soil Management Farm management and agricultural practices employ sustainable soil management.	M73.1 Farm management and agricultural practices employ sustainable soil conservation methodologies which: <ul style="list-style-type: none"> a) Minimise disturbance when establishing crops – i.e. retain a minimum of 30% ground cover of grasses, cover crop or crop stubble; b) Minimise soil compaction and sheet, gully and rill erosion; c) Stabilise of landform after disturbance; d) Rehabilitate degraded and disturbed areas; e) Conserve soils through best practice measures as defined by industry, DNRW and National Land Care; f) Adopt measures to minimise potential for waterlogging, ponding, concentrated flows or erosion; g) Demonstrate that no movement of sediment or nutrients beyond the boundary of the site occurs during clear fell forestry harvesting (i.e. 2 months every 15-25 years depending on trees); h) Manage surface irrigation to ensure optimum plant uptake; i) Effectively interception and treatment of runoff;

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
		<ul style="list-style-type: none"> j) Minimise erosion during grazing and controlled burning; k) Fence and divert runoff around degraded lands with rehabilitation of such areas including gullies or other erosion affected areas; l) Establish and/or maintain group planting, which will provide wind breaks, shading (for grazing) and will capture manure and loose soils; m) Adopt sustainable stocking rates appropriate to the nature of soils, vegetation cover, climate, nature of pasture in accordance with the <i>Field Manual</i> and DNRW/Department of Primary Industries and Fisheries; and n) Provide for a variety of vegetation across the property to prevent pastures being dominated by a limited range of species (e.g. annual grasses) or species with limited groundcover (e.g. species that clump or provide less than 80% groundcover).
S74	Use of Fertilisers, Treated Wastewater and Soil Conditioners Details of the use fertilisers, treated wastewater and soil conditioners are planned and recorded.	<p>M74.1 Ensure irrigation of treated wastewater and spreading of solid waste occurs only when pathogens and toxins are below acceptable and established limits and the nutrient application rate does not exceed soil/plant uptake capacity.</p> <p>M74.2 Ensure runoff from areas over which nutrients are applied is captured by appropriate measures, designed by a suitably qualified and experienced professional. The runoff capture measures should have capacity to hold 15% of runoff from an irrigation event.</p> <p>M74.3 Ensure moderation of fertiliser programs based on nutrient loadings and bi-annual testing of runoff water and groundwater.</p> <p>M74.4 Ensure fertilisers, treated wastewater and soil conditioners are placed in soils and trash before mulching rather than surface spreading.</p> <p>M74.5 Ensure application follows planting so as to minimise runoff and leaching.</p> <p>M74.6 Ensure applications are initially based on the results of soil tests relative to the fertility needs of crops and limitations of soil.</p> <p>M74.7 Ensure applications are timed to minimise rainfall and wind loss, irrigated tailwater generation, and the movement of nitrogen and phosphorus below the root zones or off-site.</p> <p>M74.8 Ensure fertilisers are applied to allow for the setback and locational requirements, including avoiding areas which are exposed, erosion prone, unstable, have a high seasonal water table or are in a recharge zone.</p> <p>M74.9 Ensure all testing and sampling of soils, treated effluent, runoff, manure, compost, sludge and groundwater is undertaken in accordance relevant Australian legislation, manual, and guidelines.</p>
S75	Irrigation Where irrigation is to be used to intensify land use from pastoral or rain fed farming, management ensures there is no adverse impact on water quality.	<p>M75.1 Irrigation water supplies are proven through engineering studies to be sufficient to supply crop water needs for seven years out of every ten.</p> <p>M75.2 Irrigation management and practices should provide for:</p> <ul style="list-style-type: none"> a) Runoff interception between rows for reuse or for discharge to grassed areas; b) Irrigation water quality appropriate for the condition of use; c) Irrigation methods, rates and timing which are appropriate for climatic conditions, soil structure, topography and crop/pasture moisture needs, and which ensure over watering, ponding, erosion and deep drainage of nutrients are avoided; d) Runoff is captured, generally at the source, and diverted by appropriate measures to recovery dams for irrigation reuse; e) Placement of vegetated filters to reduce salt and nutrient loads in runoff/tail water; f) Implementation of irrigation/storage facilities, drainage systems, first flush/sediment controls and the like to prevent erosion, seepage and overflows; g) Preservation of natural drainage features and natural groundwater levels; and h) Drainage measures which slow water movement, increase infiltration time and minimise nutrients leaching down the soil profile or past the root zone.

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S76	Disturbance in Flood Plains Disturbance within the flood plain is minimised to reduce the effect of high velocity flood flows stripping soil from large areas and depositing sediment into watercourses.	M76.1 Ensure the retention of tall grasses, shrubs, dense stands, healthy riparian vegetation to slow flows and protect soil from scour, with supplementary planting of vegetation perpendicular to watercourses, along fence lines, tracks and roads to reduce flow velocity and erosion. M76.2 Management of structures, banks and channels to ensure there is no concentration of flood flows which can lead to stream channel degradation and/or sediment movement into surface water bodies.
S77	Potential Contamination Management Farm management includes measures to prevent contamination from entering the water catchments.	M77.1 Farm management provides for: <ul style="list-style-type: none"> a) Specific areas designed for farm machinery and equipment maintenance, wash down and the like; b) The management of wastewater in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal; c) The management of wastes and emission in accordance with the Specific Outcomes and Measure identified in Element 3: Waste & Emissions Management; d) The storage and handling of on-site chemicals including pesticides and fuels is in accordance with the <i>Code of Practice for the Storage and Use of Chemicals at Rural Workplaces 2000</i> and in accordance with the Specific Outcomes and Measure identified in Element 6: Dangerous and Hazardous Substances Management; d) The storage and handling of fuels (diesel /petrol) in accordance with the <i>Flammable and Combustibles Liquids Regulation 2001</i> having regard to the thresholds for exemption; e) The storage of waste (oils, containers and unwanted farm chemicals etc.) in leak proof containers located in bunded areas for collection and disposal by a licensed waste contractor no less than annually; f) The avoidance of plunge dips, spray races and open pen spraying in the catchments where practical, with such activities occurring only where provision is made to divert clean runoff away from the area and so seepage, spills and contaminated runoff can be contained for collection in sealed containers for disposal offsite. Drift should be minimised through use of covered/low volume, pressurised kits; and g) Only hand held spot spraying or stem injection of chemicals within 30 metres of a permanent watercourses, with a setback of: <ul style="list-style-type: none"> (i) 400 metres from permanent watercourses for activities requiring high volume air blast spray application of chemicals or treated wastewater; or (ii) 100 metres from permanent watercourses for activities requiring low volume pressurised spray of chemicals or treated wastewater.
S78	Riparian Land and Fuel Load Management Riparian land and vegetation fuel loads are managed to ensure there is no adverse impacts on water quality.	M78.1 Stock access into and the crossing of riparian lands and waterways is controlled by: <ul style="list-style-type: none"> a) Fencing of riparian land as appropriate to flooding and maintenance; b) Providing off-stream watering points and feeding; c) Prohibiting stock access to riparian land and waterways during high erosion/rainfall periods; d) Restricting stock access to riparian land and waterways during low erosion/rainfall periods; and e) Restricting access to a formed walkway at an appropriate stable point on the stream bank; M78.2 Vegetation management for bushfire fuel load reduction is undertaken in accordance with the Specific Outcomes and Measure identified in Element 10: Bushfire Prone Land Management.
S79	Integrated Pest Management Where appropriate, adopt <i>Integrated Pest Management</i> through an approved Integrated Pest Management Plan.	M79.1 Integrated Pest Management (organic) methods and practices are to provide for the following: <ul style="list-style-type: none"> a) Identification and monitoring of detrimental species/occurrences; b) Setting of thresholds for viable economic damage; c) Management of identified damaging problems through non-chemical controls (e.g. biological and mechanical) or controlled, efficient, limited residue chemical use, with appropriate stormwater management measures in place to prevent chemical and sediment movement off-site; and d) Controlled use of fire in accordance with Rural Fire Service requirements and outside native grass seeding periods.

5.7.2 Element 15B: Intensive Animal Husbandry

This section deals with intensive animal husbandry, which typically includes cattle feedlots, piggeries and poultry sheds, but also includes other forms of intensive animal husbandry such as ostriches, lamas and goats.

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures

	Specific Outcome	Measures
S80	Site Planning and Layout The design and layout of the facilities and development demonstrates a suitable location that minimises potential impact on water quality.	M80.1 All development associated with intensive animal husbandry (sheds, yards, ponds, waste/storage areas, loading areas, stockpiles, wash down areas etc.) is located in accordance with Specific Outcomes S1 and S81 and on land that is: <ol style="list-style-type: none"> Free draining to avoid waterlogging; At least 5 metres (for feedlots and piggeries) or 2 metres (for poultry sheds) above the seasonal high groundwater level and outside of groundwater recharge areas; Outside potentially unstable and constrained areas (such as soils which: are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); Provided with reliable water supply for animal health and sanitation (which is not saline or in need of excessive chemical treatment); Ensured a water supply (via storage or abstraction) that does not adversely impact the quality and quantity of water in the water supply catchment; Provided with suitable water for fire fighting, dust controls and dilution of effluent waters; Connected to an electricity supply with generators for back-up; and Provided with all-weather sealed road access onto and off site.
S81	Location of Infrastructure and Activities Infrastructure and activities are appropriately setback from water bodies and watercourses.	M81.1 Setbacks should in accordance with Specific Outcome S2 for feedlots (with 50 or less standard cattle units) and piggeries (with 1000 or less standard pig units) and poultry sheds (with 10,000 birds or more). M81.2 For other feedlots, piggeries and intensive animal husbandry uses, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.
S82	Stormwater, Excavation and Filling Management Stormwater, excavation and filling management minimise potential adverse impact on water quality.	M82.1 Site planning demonstrates that: <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Sheds are roofed with impervious floors that are raised above ground level and/or bunded to contain contaminated waters; and Pens and animal movement areas are located on compacted well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal.
S83	Wastewater Minimisation Wastewater is minimised with unavoidable quantities (including contaminated runoff) captured in drains and treated in a series of treatment facilities.	M83.1 Site design and facilities layout is undertaken by a suitably qualified and experienced engineer in accordance with Department of Primary Industries and Fisheries and Environmental Protection Agency standards and regulations.
S84	Wastewater Treatment The wastewater treatment system produces a minimum secondary treated effluent (90 th percentile) or higher where deemed appropriate to preserve water quality and minimise human health risks.	M84.1 Secondary treated effluent is characterised by: <ol style="list-style-type: none"> Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. Ref: Queensland Plumbing and Wastewater Code 2006

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S85	<p>Treated Wastewater Management</p> <p>Treated waste water (including contaminated runoff) is reused in process waters, where practical (e.g. flushing) or discharged via irrigation without causing or contributing to an adverse impact on water quality.</p>	<p>M85.1 MEDLI modelling is used to assess irrigation rates and sizing of irrigation areas.</p> <p><i>Note: water, salt, organic loadings and nutrient mass balance models should indicate that long term application rates are appropriate to climatic conditions and soil types and will be equal to plant uptake, safe soil storage and environmentally acceptable release rates, with no potential for deleterious accumulation, or incidents of leaching, salinity, sodicity, waterlogging, soil degradation or erosion. As soils have a finite capacity to accept phosphorous, application rates must not exceed specified maximum loadings.</i></p> <p>M85.2 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S86	<p>Waste Management</p> <p>Waste measures are based on a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal. Solid waste from dry/wet soiled litter, feed bins, manure, screening/sludge, spilt feed and the like is managed to minimise potential impacts on water quality.</p>	<p>M86.1 Waste measures ensure waste production is minimised through a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal.</p> <p>M86.2 Wastes are immediately deposited into weather proofed, sealed waste receptacles which are stored roofed and bunded areas for collection and disposal by a licensed contractor within a period not exceeding 3 months.</p> <p>M86.3 Stockpiling, on-farm composting and anaerobic digestion areas:</p> <ol style="list-style-type: none"> Are sealed and bunded to protect from wind and rain erosion; Ensure the diversion of clean runoff away from the area and any contaminated streams of runoff; Ensure contaminated runoff is diverted to the main treatment system; Are not located on effluent irrigation areas. <p>M86.4 Land application of treated waste should be should only occur where an assessment demonstrates that:</p> <ol style="list-style-type: none"> The water quality of surface water or groundwater bodies will not be adversely affected; Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; Through ongoing testing application rates reflect the nutrient status of the soil; Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; Applications are suitable for the property given soil properties and climatic conditions; Applications are suitable given the characteristics of the treated waste; Application, management and monitoring occurs; Clean runoff is diverted around application areas; and Spreading of treated waste is minimised during wet periods. <p>M86.5 Spreading of waste in a form appropriate as a soil conditioner should be carefully managed. This extends to all forms of nutrient applications, including chemical fertilisers.</p>
S87	<p>Carcass Management</p> <p>On site burial and incineration of dead animals, afterbirth etc. is avoided.</p>	<p>M87.1 Demonstrate that carcass removal is undertaken as soon as possible via a licensed contractor with disposal at a licensed and regulated place.</p> <p>M87.2 Where burial is required, this is undertaken in compliance with Department of Primary Industries and Fisheries (DPIF) requirements.</p> <p>M87.3 Where composting is proposed, aerobic composting occurs in accordance with DPIF requirements with pads/pits are lined with impervious surfaces that drain to the main treatment systems on site.</p> <p>M87.4 The depth to the water table of any carcass disposal facility exceeds 5 metres and diversion drains are established to redirect surface water away from the facility and/or contaminated runoff.</p>

5.7.3 Element 15C: Kennels and Equestrian

Kennels and equestrian uses are prevalent in the catchment area with many being of a small scale that does not trigger the need for a development application. Cumulatively however, there is potential for these uses to contribute to adverse impacts on water quality and as such, Specific Outcomes and Measures are provided in these Guidelines.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S88	Site Planning and Layout The location and layout of kennels and equestrian facilities is appropriate to the site and minimise potential impacts on water quality.	<p>M88.1 All development associated with kennels and equestrian land use (Sheds, yards, ponds, waste/storage areas, loading areas, wash down areas etc.) is located in accordance with Specific Outcome S1 and on land:</p> <ol style="list-style-type: none"> That is elevated free draining land; Where the waste treatment/disposal area is located 3 metres above the seasonal high water table and away from recharge areas; Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); and With a reliable potable water supply and a secure power supply that is appropriate for the development. <p>M88.2 All elements of development involving a kennel with less than 100 dogs, or stables with an agistment rate of less than 1 horse per 4 hectares, are located to provide for setbacks in accordance with Specific Outcomes S2.</p> <p>M88.3 Where densities exceed those above, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p> <p>M88.4 Kennels and pens are constructed with impervious reinforced concrete floors which drain by gravity to grease traps or grit arresters.</p> <p>M88.5 The surface of stable floors and wash down areas are rendered impervious to water.</p> <p>M88.6 Stables, kennels, storage areas and other potentially polluted areas are to be adequately enclosed bunded and/or raised floors which prevent the movement of rain and stormwater into the area and the movement of contaminated waters out of the area.</p>
S89	Stormwater Management Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.	<p>M89.1 It shall be demonstrated that:</p> <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Dog pens, exercise areas and the like are located on compacted, bunded, well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal. Where practical, turf is maintained to reduce the potential for nitrogen to be leached to groundwater and reduce the potential for erosion; Horse pens and the like are treated to maximize infiltration and reduce potential for erosion. Overland flow and natural drainage lines are maintained in a well vegetated state with trails are located, formed and maintained to minimise scour and erosion and to avoid banks, steep gullies and erosion prone areas; and Contaminated runoff is directed to treatment areas.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S90	Waste Management Wash water, faecal material and contaminated drainage from kennels, pens and stables is directed through grit and grease arresters, to an adequately sized septic system.	M90.1 A double chambered septic system is provided with sand mound filter which ensures secondary level treatment prior to discharge, in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal. M90.2 Wash water from cleaning, storage and maintenance areas is isolated using Best Practice Measures (namely bunded, roofed areas, with drips trays and drainage to first flush holding tanks), for removal of contaminants by a licensed contractor. M90.3 Wastewater from employees, residents and visitors is managed in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S91	Treated Wastewater Disposal Treated wastewater is to be disposed of into appropriately sized and located irrigation area.	M91.1 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S92	Waste Litter Management Waste litter is managed to minimise adverse impacts on water quality.	M92.1 Solid waste from kennels, pens, runs and stables (including faecal material, soiled litter, spilt feed and dead animals) is to be collected daily in weatherproofed and sealed waste receptacles which are stored in roofed and bunded areas, for collection by a licensed contractor, with no disposal by burial, incineration or composting on the site. M92.2 Stockpiling of the above waste litter from stables should be undertaken to ensure the stockpile facility: <ul style="list-style-type: none"> a) Is located to prevent wind and rain erosion; b) Is constructed with permanent impervious underlay to prevent leaching (groundsheets will only be accepted where stockpiling is temporary); c) Is located 3 metres above the seasonal high water table and away from recharge areas; d) Is sized to provide for holding in winter months; e) Is designed with runoff diversion drainage upstream to prevent uncontaminated stormwater movement into the area; f) Is bunded to capture contaminated runoff for appropriate treatment and disposal; and g) Is covered, desirably within a shed but otherwise with weatherproof material. M92.3 Re-use of the litter and manure as fertiliser on the site, or any nominated property within the catchment, should only occur where an assessment demonstrates that: <ul style="list-style-type: none"> a) The water quality of surface water or groundwater bodies will not be adversely affected; b) Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; c) Through ongoing testing application rates reflect the nutrient status of the soil; d) Applications are suitable for the property given soil properties and climatic conditions; e) Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; f) Clean runoff is diverted around application areas; and g) Spreading of treated waste is minimised during wet periods. M92.4 Emergency disposal of dead animals is to be to imperviously surfaced pits which drain to the treatment system.

5.8 Element 16: Recreation and Sport Uses

This class of land uses includes all forms of recreation from passive activity through to organised events, sports and associated formal events. Such uses are often intermittent, but have the capacity to have intense periods of activity (such as holiday periods) which could impact on water quality within the water supply catchments. This land use class does not include permanent accommodation or commercial facilities, which are considered in other Elements of the Guidelines.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S93	Environmental Management Development and operation of the recreation and sport use is in accordance with a Site Based Management Plan (SBMP).	M93.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address: <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S94	Site Planning and Layout Recreation and sport areas are sited in appropriate locations dependant on the nature of the use and its potential for impact on water quality.	M94.1 All development associated with Sport and recreation uses should be located in accordance with Specific Outcome 1. M94.2 Sport and recreation uses that are not directly reliant on water access should be setback from water bodies and watercourses in accordance with Specific Outcome 2 or as determined by an investigation by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location. M94.3 Sport and recreation uses that rely on water access should provide a management plan prepared by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location, and which addresses: <ul style="list-style-type: none"> a) Access locations; b) Access control measures; c) Access monitoring; d) Safety; and e) Rehabilitation after the use ceases (permanently and temporarily).
S95	Stormwater and Excavation Management Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.	M95.1 Excavation and filling is to be minimal for recreation and sport uses so that no fill or excavation exceeds 0.5 metres in depth or more than 10 cubic metres. M95.2 Excavation and filling is undertaken in accordance with the Specific Outcomes and Measure identified in Element 8: Excavation and Filling. M95.3 Site planning demonstrates that: <ul style="list-style-type: none"> a) Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; and b) Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S96	Wastewater Management Wastewater is collected, stored, treated and disposed of without causing adverse impact on water quality.	M96.1 Wastewater collection and storage systems must be of a capacity to accommodate all of the needs of sport and recreation uses. M96.2 Sport and recreation uses that have irregular peaks, periods of no activity, or other variations must provide wastewater collection and storage that can accommodate full load at peak times, which may include temporary facilities. M96.3 Wastewater is to be either: <ul style="list-style-type: none"> a) Removed off-site for treatment and disposal at a wastewater treatment plant; or b) Treated onsite to a secondary treatment standard in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal. M96.4 Where off-site treatment and disposal is proposed: <ul style="list-style-type: none"> a) It must be demonstrated that any off-site wastewater treatment plants have the capacity to accommodate the flows from the site; and b) It must be demonstrated that any off-site wastewater treatment plants can achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact or risk of adverse impact on water quality.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures *Cont.*

	Specific Outcome	Measures
		M96.5 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures identified in Element 4: Water Recycling and Water Re-Use.

6. Environmental Management Guidelines

6.1 Overview of Environmental Management and Water Quality

This section considers specifically the various needs for Site Based Management Plans (SBMPs) as part of the operation of land uses, development and activities in the catchments. This section does not replace the need for SBMPs as required by regulatory agencies and is aimed at providing the requirements for Seqwater to be included as part of any SBMP and its implementation.

6.2 Element 17: Site Based Management Plans

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures

	Specific Outcome	Measures
S97	Providing a Site Based Management Plan A Site Based Management Plan (SBMP) is provided to manage any activity with potential impact on water quality.	M97.1 A SBMP is provided and implemented that addresses: <ul style="list-style-type: none"> a) The objectives of the plan; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; d) Progressive restoration; e) All protection and mitigation measures backed by adequate management, technical and financial resources which ensure commitments for environmental management and timeframes; f) Where the risk of environmental harm is higher, development should occur and be managed in accordance with an approved Environmental Management Program implemented under the Environmental Protection Act, which indicates sound management strategies, activities and practices for the life of the project and identifies personnel responsibilities; g) Clean-up and emergency procedures; h) Maintenance programs for machinery and equipment, including measures to prevent contaminants from operation, standing and repair areas; i) Water quality monitoring programmes; and j) Performance-achievement criteria. M97.2 A SBMP should be prepared by suitably qualified and experienced professionals; should assign responsibility for its implementation and maintenance; and should outline an obligation to deal with or notify the relevant local government and/or the EPA on any incident (likely/real) of environmental harm.
S98	Seqwater Incorporated into the SBMP as a Stakeholder Seqwater is included as a stakeholder in the preparation of SBMPs for land uses and activities in the water supply catchments.	M98.1 Seqwater are included in the preparation phase on any SBMP for any land uses and activities in the catchment. M98.2 Seqwater has confirmed the acceptability of the SBMP prior to the commencement of the use or activity.
S99	Seqwater Incorporated into the SBMP as a Key Contact Seqwater is included as a key contact in any incident reporting procedure.	M99.1 Procedures for incident reporting that are included in the SBMP, identify officers at Seqwater that will be contacted in the event of an incident (likely/real) of environmental harm.

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S100	Monitoring Seqwater is included as a recipient of monitoring results.	M100.1 A SBMP requires monitoring which provide for as a minimum: a) 6 monthly testing for water quality (surface and groundwater); b) Testing of stormwater, wastewater, treated wastewater and irrigation areas; c) Testing prior to release/irrigation of treated wastewater or fertiliser; d) Testing post release of treated wastewater and fertiliser; e) Immediately after rainfall events; and f) Annual audits of results, practices and site management. M100.2 The SBMP provides for the results of monitoring to be submitted to Seqwater as a routine part of the monitoring and reporting procedures.

Appendix A

References

List of References





List of References

- AS/NZS 1547:2000 On-site Domestic Wastewater Management
- Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2001)
- Development Guidelines for Water Quality Management (Seqwater, 2001)
- Queensland Plumbing and Wastewater Code 2006– Queensland Government
- Queensland Water Recycling Guidelines (EPA, 2005)
- Regional Vegetation Management Code: Southeast Queensland Bioregion (DNRW, 2006)
- South East Queensland Regional Plan (Queensland Government, 2005)
- Water Quality Management Guidelines (BCC, 2000)
- Water Quality Sampling Manual Second Edition (EPA, 1995)
- Queensland Streets: Design Guidelines for Subdivisional Streetworks (Institute of Municipal Engineering Australia, Queensland Division, 1993)
- Bushfire Prone Areas: Siting and Design of Residential Buildings (Queensland Department of Local Government and Planning, and Queensland Fire and Rescue Service, 1997)
- Code of Practice for the Storage and Use of Chemicals at Rural Workplaces (DEIR, 2000)
- Water Sensitive Urban Design Guidelines in South East Queensland, SEQ Healthy Waterways, Australian Government, Version 1, June 2006
- 'Water Quality Protection Notes – Extractive Industry', Water and Rivers Commission Western Australia, Feb 1999
- State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide
- Fact Sheet L 35 'Runoff control measures for soil conservation', DNRW, March 2006
- Fact Sheet L 13 'Erosion control in cropping lands' DNRW, March 2006
- Fact Sheet L 91 'Erosion control in grazing lands' DNRW, March 2006
- Property resource management planning: Guidelines for landholders, Department of Natural Resources and Water, March 2003
- Coastal Management Protection Act 1995 (section 55)
- Resource Planning Guidelines, Guideline F10, 'Policy and code for preserving water quality in declared catchment areas' DNRW, 2005
- ERA 75 Guideline – Waste Disposal 'Landfill siting, design, operation and rehabilitation'. EPA, 2004
- Nanango Shire Planning Scheme, Nanango Shire Council, 2006
- Murgon Shire Planning Scheme, Murgon Shire Council, 2006
- Wondai Shire Planning Scheme, Wondai Shire Council, 2006
- City Plan 2000 (Brisbane City Planning Scheme), Brisbane City Council, 2000
- Subdivision Guidelines, Brisbane City Council, 2005

Appendix B

Glossary of Terms

Term	Meaning	Source
Cumulative Impact	The combined, incremental effect of various land uses, development and activities	Seqwater Guidelines
High Risk Development	Are those developments which have not met all or some of the Specific Outcomes or Measures applicable for their nature of use, and which have the potential to contaminate or have an adverse impact on water quality unless supported by often complex measures	Seqwater Guidelines
Low Risk Development	Are those developments that clearly provide for the Specific Outcomes or Measures applicable for their nature of use, and which will not contaminate or have an adverse impact on water quality	Seqwater Guidelines
Stream Order	<p>A numerical ordering classification of each watercourse segment according to its position within a catchment. Stream orders are determined using the most recent:</p> <ul style="list-style-type: none"> a) 1:25 000 Queensland Department of Natural Resources and Water topographic map showing creeks, streams, rivers or watercourses in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or b) 1:100 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas; or c) 1:250 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Watercourse	<p>The area of land between the high banks of a natural channel—whether artificially improved or not—in which water flows permanently or intermittently, and that is represented as:</p> <ul style="list-style-type: none"> a) A creek, stream, river or watercourse on the most recent 1:25 000 Queensland Department of Natural Resources and Water topographic map in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or b) A creek, stream, river or watercourse on the most recent 1:100 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas; or c) A creek, stream, river or watercourse on the most recent 1:250 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Water Supply Catchment	Catchment area or drainage basin associated with a bulk water asset or storage managed by Seqwater.	Seqwater Guidelines



Appendix C

Seqwater Assets and Water Storages

- Albert River WTP
- Amity Point Bores & WTP
- Aratula Weir
- Atkinson Dam
- Banksia Beach WTP
- Baroon Pocket Dam
- Bill Gunn Dam
- Borumba Dam
- Bribie Island Bore Field & WTP
- Brightview Weir
- Bromelton Weir & Off-stream Storage
- Buaraba Creek Weir
- Boonah-Kalbah WTP
- Caboolture River Weir & WTP
- Calamvale/Algester Aquifer
- Canungra WTP
- Capalaba WTP
- Cedar Grove Weir & WTP
- Cedar Pocket Dam
- Chandler Aquifer
- Churchbank Weir
- Clarendon Weir & Dam
- Cooloolabin Dam
- Crowley Vale Weir
- Dayboro Well & WTP
- Dunwich WTP
- Enoggera Dam & WTP
- Esk WTP
- Ewen Maddock Dam & WTP
- Forest Lake Aquifer
- Glenore Grove Weir
- Gold Creek Dam
- Herring Lagoon
- Helen St WTP
- Hinze Dam
- Image Flat WTP
- Imbil Weir
- Jimna WTP
- Jordan Weir
- Kents Lagoon Diversion Weir
- Kentville Weir
- Kenilworth WTP
- Kilcoy Bores
- Kilcoy Creek Weir and WTP
- Kooralbyn WTP
- Lake McDonald Dam & WTP
- Lake Manchester Dam
- Landers Shute WTP

- Laidley Creek Diversion Weir
- Leslie Harrison Dam
- Linville Bores & WTP
- Little Nerang Dam
- Logan - Maroon Dam WTP
- Lower Lockyer - Atkinson Dam WTP
- Lowood WTP
- Maleny Weir & WTP
- Maroon Dam
- Mary Valley - Borumba Downs WTP
- Mary River Intake
- Moogerah Dam
- Moodlu Quarry
- Molendinar WTP
- Mt Crosby WTP
- Mudgeerba WTP
- North Pine Dam & WTP
- North Stradbroke Island Bore Field & WTP
- O'Reilly Weir
- Petrie WTP
- Poona Dam
- Potters Weir
- Pt Lookout WTP
- Railway Weir

- Rathdowney WTP
- Runcorn Aquifer
- Showgrounds Weir
- Sidling Creek Dam/Lake Kurwongbah
- Sippels Weir
- Somerset Dam & WTP
- South Maroochy Intake Weir
- South Maclean Weir & WTP
- Stanley River Weir
- Sunnybank Aquifer
- Toogoolawah WTP
- Upper Warrill Diversion Weir
- Wamuran WTP
- Wappa Dam
- Waraba Creek Weir
- Waririll Valley - Moogerah Dam WTP
- Warroolaba Creek Diversion Weir
- West Branch Warrill
- Wilson Weir (Gatton College Weir)
- Wivenhoe Dam
- Woodford WTP
- Woodford Off-stream Storage
- Yabba Creek Weir

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13.1.8 THORNLANDS SCHOOL AGED CARE SERVICE

Datworks Filename: CS Childcare – SAC – Thornlands State School

Responsible Officer Name: Greg Jensen
Group Manager Customer and Community Services

Author Name: Greg Jensen
Group Manager Customer and Community Services

EXECUTIVE SUMMARY

The Thornlands State School has received funding from the Federal Government Building Education Revolution (BER) and Schools of Tomorrow (State Funding) which requires significant relocation of the school's class rooms to other school facilities. Several buildings are being removed for the new Resource Centre building with the School Age Care Services (SACS) building included in the removal process. This has resulted in the school being unable to provide a facility for Redland City Council to conduct its SAC service.

Various options have been explored with other locations, service providers and the school without success. It will be necessary to suspend the SAC service until after the completion of the building program.

Parents will be provided with details of other service providers to assist them in the transition of their children to another service. The Redlands PCYC is also offering to care for the children should numbers be sufficient to make this a viable option for them.

PURPOSE

To advise Council of the impending suspension of the service and the implications.

BACKGROUND

Four out of the 19 Council's SAC services who received funding from the BER have successfully relocated the SAC service to other indoor areas on school grounds while the building program is in progress throughout 2009 - 2010. This option is not available at Thornland's State School due to two building programs coming together and the amount of disruption to the existing classrooms.

The Thornland's State School Principal Mike Quinn contacted the Human Services Manager in late 2009. At that time the Principal informed the Human Services Manager that the new building program would commence in about 18 months however, that time has now moved forward to mid 2010. The BER for this school includes a new two storey Resource Centre with four class rooms and a library. The new building is to be located in part where the SAC demountable is now located. The Schools of Tomorrow is renovating two double story school class blocks. The

expected time for the building work is over 6 months but may be longer. At this date the school has not been provided a fixed date for the commencement of work however it is envisaged that this could be as early as the second school semester 2010 leaving only several weeks to find an alternate SAC site.

The Principal suggested at the meeting late last year that the SAC could relocate to another demountable that would be suitable to operate the SAC. However the Principal was only recently advised from the building auditor that the proposed SAC building is now also to be removed. The Human Services Manager provided contact details to the school so that the Council Officers and School Administrators could work together.

Each time the Human Services Manager contacted the school they were unable to provide a date and there was no mention of another room not being available. The Acting Director SAC also contacted the school in late March after the Thornlands SAC Coordinator said that she had heard that the building was being removed. The Acting Director provided her contact details also to the school to work together for the relocation.

ISSUES

The Thornlands State School has informed Council that there are no indoor areas available to operate the service. The service operates with approximately 12 children each morning at Before School Care and an average of 18 children each afternoon for the Afternoon School Care. There is no Vacation Care Service operating at this service. The maximum number of children in the afternoon has reached 31 children on a particular day.

Families will be upset about the relocation and short notice, but the information has only been made available to Council in the last few days and Council officers have acted as quickly as possible given the circumstances.

Options have been explored to continue the service. These have included using other school buildings such as the hall, but this was unavailable as the hall is hired out to other users. Use of existing classrooms was also not possible due to the amount of existing classes that would be disrupted by the building program. Other options were canvassed as outlined below:

Relocation of service to Cleveland State School

To transport the children from Cleveland to Thornlands for morning care and Thornlands to Cleveland for Afternoon care will cost \$190.00 per day for bus hire, as the cost of transport is \$95 per 1 hour. Two trips per day is \$190.00. If the service operated for five days per week @ \$950.00 for approximately 20 weeks the total cost is \$19,000.

A family's child care costs will increase by \$6.00 per transport and may cost up to \$40.00 per day in some cases. Current Fees are \$11.40 (before school care) and \$15.30 (after school care) per child with a total cost per day of \$26.70 to Council and

\$12.00 per day for transport. These costs per child would increase if numbers of students using the bus declined.

Use of Redlands Special School buildings

The Principal at Redlands Special School was consulted and could only provide a few weeks at this location. A period of 6 months could not be accommodated. The space would need to be compliant with the Child Care Act and a licensing process would be required, that can take several weeks/months. Building modifications may also be required to meet the standards.

Other options

Liaison with the existing child care centres in the nearby area has revealed capacity in three centres to take children. Their fee structures are similar and in one case more expensive than Council's SAC service. These centres will collect children from the school. This would be a private arrangement between the parent and the service provider with no Council involvement.

Use of the Redlands PCYC has been explored. They will collect the children from the school and provide the care at their Capalaba venue. This does require a licensing amendment for them and is subject to them assessing the numbers of children requiring care as being viable to provide the service to.

Implications for Council

Redland City Council may receive negative publicity if the relocation is costly to families.

Council's SAC office will advise the Office of Early Education and Care that Thornlands will cease operating SAC from July 2010 to January 2011. The SAC Administration Office will notify the Department of Education Employment and Workplace for the change in Service ID to a different service ID.

Families will be provided with information from SAC service on alternate options. It may be difficult to start up the service again as parents will have found alternate care. The SAC service will undertake a survey to determine if the parents want to avail themselves of the Council service next year. Additionally the SAC service will be constrained as the new proposed building will not have all the facilities required to operate the service. Discussions and negotiation with the Principal will be required to determine if the service is viable for RCC.

Information to parents will need to be provided in the next day or two as school holidays commence at the end of this week.

The service will close at the end of the week in conjunction with the commencement of the June/July school holiday period until the new school year in 2011, subject to viability of continuing the service next year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

FINANCIAL IMPLICATIONS

There will be a loss of revenue from not operating the service. This will be offset against reduced expenditure as staff will be relocated to other services. The net affect will not be significant to Council's budget.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation includes Thornlands Acting Principal (Jane Barnett), Group Manager Customer & Community Services, General Manager Customer Service and Acting Human Services Manager.

OPTIONS

Council has limited options available to it. Due to there being no alternate facility available Council officers have endeavoured to source options for care for parents.

The suspension of care is the only viable option at this time.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That Council notes the suspension of its School Aged Care service to the Thornlands State School for the balance of 2010; and
2. That a survey be conducted with the Thornland's State School prior to 2011 to determine if the School Aged Care service is viable to re-commence in 2011.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Henry

That Council resolve as follows:

1. That Council notes the suspension of its School Aged Care service to the Thornlands State School for the balance of 2010; and

2. That a survey be conducted with he Thornland's State School prior to 2011 to determine if the School Aged Care service is viable to re-commence in 2011.

COUNCIL DISCUSSION

Cr Boglary presented new information to the meeting. She reported that subsequent to the Customer Services Committee meeting of 23 June 2010, she had been advised that the Queensland Education Department had found an alternative solution for their construction program. As a result of this information, she advised that the Committee's Recommendation was no longer appropriate.

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Henry

That Council note that Queensland Education Department has found an alternative solution for their construction program such that the SAC program can remain in place.

CARRIED

14 CORPORATE SERVICES & GOVERNANCE COMMITTEE 23/6/2010 RECEIPT AND ADOPTION

Moved by: Cr Ogilvie
Seconded by: Cr Williams

That the Corporate Services & Governance Committee Report of 23 June 2010 be received.

CARRIED

14.1 GOVERNANCE

14.1.1 2010 LGAQ ANNUAL CONFERENCE

Datworks Filename: GOV LGAQ Annual Conference
Responsible Officer Name: Nick Clarke
General Manager Governance
Author Name: Luke Wallace
Manager Corporate Planning Performance and Risk

EXECUTIVE SUMMARY

The Local Government Association of Queensland (LGAQ) Annual Conference is being held in Mackay from 30 August to 2 September 2010. The conference program includes speakers from state and federal government and a range of topical issues and it is important that Council is represented at this Conference to remain abreast of these issues and to exercise their voting rights.

PURPOSE

The purpose of this report is to advise Council of the LGAQ Annual Conference in Mackay, recommend attendance by the Mayor, one other Councillor delegate and one Councillor observer and allocate Council's voting rights for the conference.

BACKGROUND

The 2010 LGAQ Annual Conference focuses on a number of highly relevant issues for Council and local government in general. The conference brings together a broad range of speakers from all tiers of government and the private sector. Some of the speakers include:

- Hon. Maxine McKew MP (Federal Parliamentary Secretary for Infrastructure, Transport, Regional Development and Local Government);
- Cr Paul Bell AM (LGAQ President);

- Hon. Desley Boyle MP (Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships);
- Cr Geoff Lake (Australian Local Government Association President);
- Mr Howard Hobbs MP (Shadow Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships).

The following relevant subjects will be topics for discussion during the conference:

- Getting community engagement right;
- A population policy for Queensland;
- Rating standards for food premises;
- Zero waste – is it achievable and can we afford it?
- Road user charges;
- Smart cities and communities.

In addition to the program of speakers, Council, as an LGAQ full member, is entitled to vote on both proposed changes to the LGAQ Policy Statement and any motions put forward by members. Final voting rights are determined once the LGAQ has received all membership subscriptions and at this stage these have not been finalised. In recent years however, Council has had six votes at the LGAQ Annual Conference and it is likely that this will remain the case.

Council can send two official delegates to the LGAQ Annual Conference as well as other attendees if it so desires. Council's votes can be wholly exercised by one delegate or may be split in any proportion Council determines between two delegates.

ISSUES

- The LGAQ Annual Conference is taking place in Mackay from 30 August to 2 September 2010;
- A broad array of speakers from all tiers of government and across a range of topical areas will be presenting at the conference;
- Council is entitled to send two delegates to the conference as well as any other attendees it so desires;
- Council is a full member of the LGAQ with associated voting rights;
- Voting rights can be exercised wholly by one delegate or split in any proportion Council determines between two delegates;
- The exact number of votes Council has will be confirmed within the next month, but in recent years Council has had six votes.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide effective organisational leadership through strategic planning and accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

There will be registration costs and associated costs for travel, accommodation and out-of-pocket expenses and these are all covered within existing budget allocations.

CONSULTATION

Not applicable.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That Council be represented by the Mayor and one other Councillor as Council's official delegates to the 2010 LGAQ Annual Conference;
2. That provision is made for one other Councillor to attend the conference as an observer; and
3. That Council's voting rights at the conference be split equally between the two official delegates.

COMMITTEE RECOMMENDATION

Moved by: Cr Williams

Seconded by: Cr Bowler

That Council resolve as follows:

1. That Council be represented by the Mayor and one other Councillor as Council's official delegates to the 2010 LGAQ Annual Conference;
2. That provision is made for one other Councillor to attend the conference as an observer; and
3. That Council's voting rights at the conference be split equally between the two official delegates.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve as follows:

- 1. That Council be represented by the Mayor and one other Councillor as Council's official delegates to the 2010 LGAQ Annual Conference;**

2. That provision is made for one other Councillor to attend the conference as an observer; and
3. That Council's voting rights at the conference be split equally between the two official delegates.

CARRIED

14.1.2 COUNCILLORS' COMMUNITY BENEFIT FUND

Datworks Filename: G&S Councillors Community Benefit Fund - General

Responsible Officer Name: Nick Clarke
General Manager Governance

Author Name: Nick Clarke
General Manager Governance

EXECUTIVE SUMMARY

As a result of imminent changes to legislation relating to councillors' discretionary funds, this report recommends the revocation of the Councillors' Community Benefit Fund (CCBF) Policy. The annual funding available to councillors for CCBF purposes will be reallocated in the Redland City Council Budget 2010-11.

PURPOSE

This report provides an explanation of the need to amend Council policy in relation to councillors' discretionary funds. It also recommends the development of a new process to manage funds allocated to divisions for parks and minor infrastructure.

BACKGROUND

Council's Councillors' Community Benefit Fund Policy (POL-2034) authorises the equal distribution of an annual budget of \$500,000 across each of the ten divisions. Each division receives \$50,000 per year and there are provisions regulating the limits of carry-over from year to year. The CCBF funds are restricted in their use, enabling expenditure to contribute toward Council's parks and minor infrastructure.

The *Local Government Act, 2009* ('the Act') commences on 1 July, 2010. Section 109 of the Act requires any discretionary funds available to a councillor to be used in accordance with the requirements under a regulation. This section also defines discretionary funds as "funds in the local government's operating fund that are budgeted for use by a councillor at the councillor's discretion."

The CCBF falls within the definition of discretionary funds in the Act.

The *Draft Local Government (Finance, Plans and Reporting) Regulation, 2010* ("the Draft Regulation") is the regulation referred to by the Act in relation to discretionary funds held by councillors.

The Draft Regulation awaits ratification and may not be seen in its final version until a few days prior to its commencement with the Act on 1 July, 2010. There is no indication from the Department of Infrastructure and Planning ("DIP") that the provisions relating to discretionary funds will change substantially from those available in the Draft Regulation.

Section 122 of the Draft Regulation deals with requirements about discretionary funds. It details requirements relating to the publication of information relating to the availability of, application for and allocation of discretionary funds. It also specifically limits the purposes for which discretionary funds can be used. It prohibits their use for capital works of the local government. It permits their use solely for community organisations to apply for. The operation of discretionary funds must comply with the local government's community grants policy.

ISSUES

The operation of the CCBF is no longer permitted from 1 July, 2010. The allocation of funds to contribute to divisional parks and minor infrastructure will require a new process which is not subject to individual councillor discretion. This will be dealt with through the development of the Redland City Council Annual Budget 2010-11.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priorities:

Wise planning and design:

5.12 Maintain the quality and liveability of residential areas and protect natural resources.

Strong and connected communities:

7.5 Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation.

FINANCIAL IMPLICATIONS

The cessation of the CCBF and the reallocation of related funds, including amounts that would have been able to have been carried forward under the CCBF Guideline (GL-2034), will require consideration in the development of the Council's budget for 2010-11.

PLANNING SCHEME IMPLICATIONS

There are no planning scheme implications.

CONSULTATION

- Martin Drydale, General Manager Corporate Services;
- Mike Hyde, General Manager Customer Services;
- Lex Smith, Manager Operations & Maintenance, Customer Services;
- Tina Marshall, Executive Officer, Office of the CEO.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To cease the use of Councillors' discretionary funds, effective 1 July 2010;
2. To revoke the Councillors' Community Benefit Fund Policy (POL-2034), effective 1 July 2010; and
3. That the Customer Services Department develop (with councillors' input) and once approved, implement a new process for allocating funds to divisional parks and minor infrastructure for 2010-11. The new process will include decision-making that does not involve an individual councillor's sole discretion to determine the use of funds.

ALTERNATIVE

Council may decide to retain councillors' discretionary funds and use them in accordance with the Act by seeking applications from community organisations in line with Council's Community Grants Policy.

COMMITTEE DISCUSSION

General Manager Governance advised that under the heading 'Background', sixth paragraph, the reference to s.122 of the *Draft Local Government (Finance, Plans and Reporting) Regulation, 2010* is now s.150 of the *Local Government (Finance, Plans and Reporting) Regulation, 2010*.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To cease the use of Councillors' discretionary funds, effective 1 July 2010;
2. To revoke the Councillors' Community Benefit Fund Policy (POL-2034), effective 1 July 2010; and
3. That the Customer Services Department develop (with Councillors' input) and once approved, implement a new process for allocating funds to divisional parks and minor infrastructure for 2010-11. The new process will include decision-making that does not involve an individual councillor's sole discretion to determine the use of funds.

COMMITTEE RECOMMENDATION

Moved by: Cr Williams

Seconded by: Cr Townsend

That Council resolve as follows:

1. To cease the use of Councillors' discretionary funds, effective 1 July 2010;

2. To revoke the Councillors' Community Benefit Fund Policy (POL-2034), effective 1 July 2010; and
3. That the Customer Services Department develop (with Councillors' input) and once approved, implement a new process for allocating funds to divisional parks and minor infrastructure for 2010-11. The new process will include decision-making that does not involve an individual councillor's sole discretion to determine the use of funds.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

1. **To cease the use of Councillors' discretionary funds, effective 1 July 2010;**
2. **To revoke the Councillors' Community Benefit Fund Policy (POL-2034), effective 1 July 2010; and**
3. **That the Customer Services Department develop (with Councillors' input) and once approved, implement a new process for allocating funds to divisional parks and minor infrastructure for 2010-11. The new process will include decision-making that does not involve an individual councillor's sole discretion to determine the use of funds.**

CARRIED

14.1.3 COUNCIL MEETING REVIEW – MINUTES OF STANDING COMMITTEES

Datworks Filename: GOV Council Meeting Dates & Information

Responsible Officer Name: Nick Clarke
General Manager Governance

Author Name: Tina Marshall
Executive Officer to CEO

EXECUTIVE SUMMARY

All references to the *Local Government (Operations) Regulation, 2010* refer to the latest consultation draft published by the Department of Infrastructure and Planning. It is thought unlikely that further changes will be made to the provisions referred to in this report prior to commencement on 1 July 2010.

At the General Meeting of 24 February 2010 Council resolved to “*Exempt Standing Committees, with the exception of the Development and Community Standards Committee, from the requirement to keep minutes*”.

In order for anyone to gain a full understanding of recommendations and decisions made at Standing Committee meetings, it is recommended that Council’s Standing Committees keep minutes of their proceedings in accordance with *Section 69 (2) Local Government (Operations) Regulation 2010*. This would replace the current requirement for only the inclusion of the names of Councillors who moved and seconded motions as well as the way in which all Councillors voted when a division was called to be included in the General Meeting agenda and minutes.

PURPOSE

The purpose of this report is to recommend that Council’s Standing Committees keep minutes of its proceedings.

BACKGROUND

At the General Meeting of 24 February 2010 Council resolved to: exempt its Standing Committees from keeping minutes; and to record, for the purposes of the General Meeting, the names of Councillors who moved and seconded motions as well as the way in which all Councillors voted when a division was called.

There is a general requirement for local governments to keep minutes of their committee meetings. However, the authority for local governments to exempt committees from keeping minutes is carried forward into the new legislation in *Sections 69 (6) to (8) Local Government (Operations) Regulation 2010*. This exemption is restricted to committees whose functions are solely to advise and/or make recommendations to a local government. Committees exempted from this requirement must still submit a written report to the general Meeting regarding its deliberations and its advice and recommendations.

ISSUES

Whilst the current arrangements, using the exemption from taking minutes at most committee meetings, fulfils the requirements of both the current and future legislation, they do not provide the best format for public access and understanding. The purpose of this proposed change is to facilitate a better understanding of recommendations and decisions made at meetings, especially for a person who accesses these records having not attended the meeting, or who does so some time after the meeting occurred. The minutes of Council's Committee meetings would record:

- The attendance of Councillors;
- Material Personal Interest and Conflicts of Interest of any Councillors and how these were dealt with;
- the names of Councillors who moved and seconded motions;
- the way in which all Councillors voted when a division was called; and
- any amendments or procedural motions moved at Committee, including reasons for decisions which differ from officers' recommendations.

This would replace the current requirement for the inclusion of information from exempted committee meetings in the General Meeting agenda and minutes, i.e. of the names of Councillors who moved and seconded motions, as well as the way in which all Councillors voted when a division was called. It would also provide greater clarity in the recording of movers and seconders at General Meetings and negate the requirement to repeat recommendations and resolutions.

The Committee minutes would be distributed to Councillors, posted to the Council's web-site and would include a notation that they are not taken to be finalised until adopted at the next General Meeting.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and Ethical Governance' outcome.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this recommendation.

CONSULTATION

Consultation has occurred with the Mayor, Councillors and Council's Executive Leadership Group.

OPTIONS**PREFERRED**

That Council resolve to keep minutes of all Standing Committees of Council in accordance with *Section 69 (2) Local Government (Operations) Regulation 2010*, effective 1 July 2010.

ALTERNATIVE

That Council resolve not to keep minutes of its Standing Committee meetings (with the exception of the Development and Community Standards Committee) and retain the Council decision of 24 February 2010 as permitted by *Section 69 (6) Local Government (Operations) Regulation 2010*.

OFFICER'S RECOMMENDATION

That Council resolve to keep minutes of all Standing Committees of Council in accordance with *Section 69 (2) Local Government (Operations) Regulation 2010*, effective 1 July 2010.

COMMITTEE RECOMMENDATION

Moved by: Cr Henry
Seconded by: Cr Elliott

That Council resolve to keep minutes of all Standing Committees of Council in accordance with *Section 69 (2) Local Government (Operations) Regulation 2010*, effective 1 July 2010.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to keep minutes of all Standing Committees of Council in accordance with *Section 69 (2) Local Government (Operations) Regulation 2010*, effective 1 July 2010.

CARRIED

14.1.4 CORPORATE BALANCED SCORECARD REPORT - MAY 2010

Datworks Filename: GOV Corporate BSC Monthly Reporting to Committee

Attachment: [Corporate Balanced Scorecard - May 2010](#)

Responsible Officer Name: Luke Wallace
Manager Corporate Planning Performance & Risk

Author Name: Benjamin Steel
Project Coordinator Corporate Planning & Performance

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard report, as attached, provides a high level overview of Council's performance in key areas of our business using the four Balanced Scorecard Perspectives – Financial, Customer, Internal/Business Processes and People & Learning.

This report is an important component of our performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan report that focuses on performance against each of the programs in the Corporate Plan 2006-2010.

The overall rating for May 2010 is Satisfactory, with a weighted score of 2.45.

PURPOSE

To provide Council with the Corporate Balanced Scorecard report for the financial year to May 2010.

BACKGROUND

The report shows results against each Key Performance Indicator (KPI) for the current month and the previous 12 months. Longer term trends and comparisons incorporating the same month last year are included to provide a better understanding of current performance levels.

A summary of this month's results is provided on page two of the attached report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council and for each perspective is determined by the relative weightings of the performance measures.

Explanation of results is provided by the responsible manager in the commentary each month. Where a significant issue arises from the data that requires further explanation it will be provided in this covering report.

ISSUES

Most measures are performing well within the specified target range. The measure performing outside the target range is:

- Internal Processes Perspective (page 4)

Due to resourcing constraints in late 2009/early 2010, internal audit recommendations have not been followed up with responsible officers. A project commenced late January to address the outstanding recommendations with management and staff.

Internal Audit issues overdue or due at the end of May 2010:

Department	Extreme	High	Moderate	Low	Closed	Extended
Corporate Services		1	5	3	6	3
Customer Services		1	3		1	3
Governance			3	3	3	3
Planning and Policy			2	3		5
Redland Water			1			1
Development and Community Standards						
Totals		2	14	9	10	15

Of the 25 recommendations due to be implemented by 31 May 2010, 40% (10 recommendations – 2 high risk; 5 moderate risk; 3 low risk) have been fully implemented and closed. 60% (15 recommendations – 9 moderate risk; 6 low risk) have been extended.

All of the 15 recommendations which have been extended are in progress. 11 of these recommendations will be implemented by the end of June 2010 and the remaining 4 will be implemented by the end of September 2010. Implementation of these recommendations has been delayed due to competing priorities for limited resources and the introduction of a new IT system.

- People & Learning Perspective (page 5)

Progress against completing items identified in the Workplace Health and Safety Management Plan has been delayed due to the heavy workloads experienced by the Workplace Health and Safety Unit. Planned items that did not reach completion this

month are in the process of being addressed and it is envisaged that completion against the plan will steadily steer back on track within the coming months.

Whilst the lost time injury indicator continues to be slightly below target, the significant improvement over the past 12 months is pleasing. The three injuries in May are being reviewed and with ongoing vigilance this indicator will return to the satisfactory range in the next few months.

Detailed commentary surrounding these measures has been provided by the relevant managers in the attached report.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's strategic priority to provide a clear organisational direction supported by effective leadership and a framework of policies, plans and strategies that are responsive to the community's needs and which promote accountable and ethical standards of practice.

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain several indicators that either reflects financial performance to date, or which will have had a direct or indirect impact on financial performance.

PLANNING SCHEME IMPLICATIONS

There are no implications for the Planning Scheme arising from this report.

CONSULTATION

The data components in this report were provided by relevant managers and have been compiled by the Corporate Planning, Performance & Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Corporate Balanced Scorecard for May 2010, as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for May 2010 and request additional information.

OFFICER'S RECOMMENDATION

That Council resolve to note the Corporate Balance Scorecard for the Month of May 2010, as attached.

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Bowler

That Council resolve to note the Corporate Balance Scorecard for the Month of May 2010, as attached.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to note the Corporate Balance Scorecard for the Month of May 2010, as attached.

CARRIED



Redland City Council Balanced Scorecard

May 2010

Corporate Balanced Scorecard

Page		Target	Actual	
Redland City Council Scorecard			2.45	■
Financial Perspective			3.00	■
3	Earnings before interest tax & depreciation savings to budget	2.00%	17.20%	✓
3	Cash levels within targets	5.00	7.90	■
3	Capital works program financial performance	4.00%	1.48%	■
Customer Perspective			3.67	■
4	Capital works program practical completion	97.00%	99.59%	✓
4	Compliance of water quality with Australian Drinking Water Guidelines	100.00%	100.00%	✓
4	Compliance with EPA licence limits wastewater	99.00%	100.00%	✓
4	Decisions Issued on Development Applications	100.00%	94.05%	■
Internal Processes Perspective			1.00	✗
5	Asset management plans actions implemented	95.00%	94.00%	■
5	Internal audit actions implemented within agreed timeframes	99.75%	40.00%	✗
People & Learning Perspective			-0.17	✗
6	Workplace Health & Safety Management Plan actions completed	91.00%	51.61%	✗
6	Lost time injury frequency rate	13.00	23.63	✗
6	Workers' Compensation Hours Lost	2,662	2,660	✓

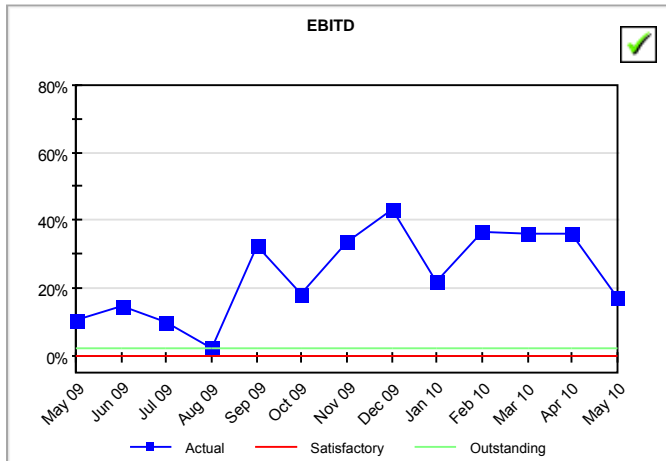
Outstanding ✓

Satisfactory/Above Standard ■

Unsatisfactory ✗

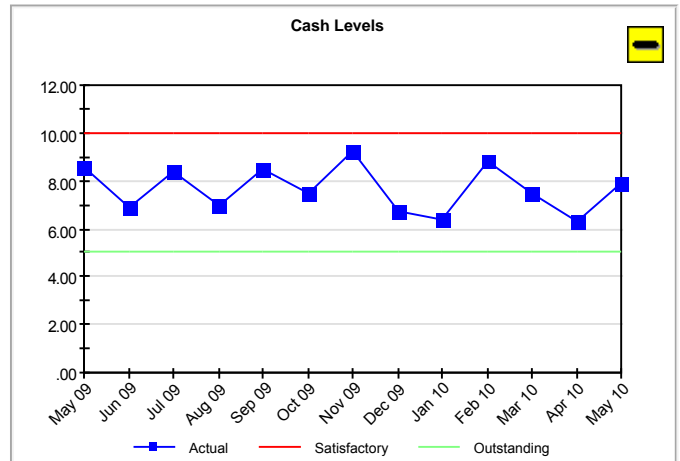
Financial Perspective

Earnings before interest tax & depreciation savings to budget



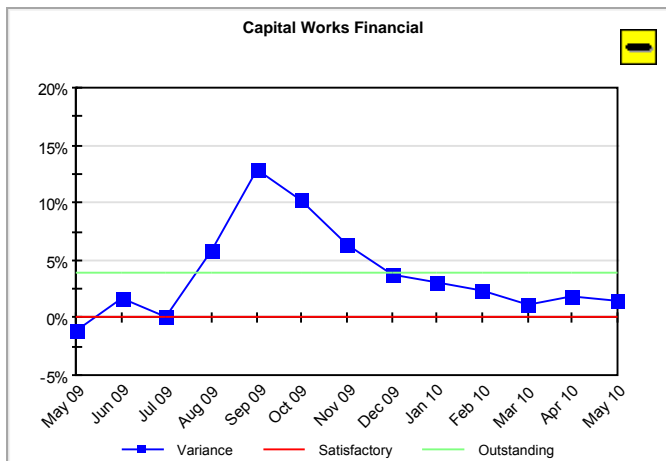
Budget \$35.3M actual \$41.4M favorable var \$6.1M - \$5M attributable to Goods and Services which should largely be timing diffs

Cash levels within targets



Cash bal \$94.2M intentionally holding above targets until impacts of water reform are able to be determined

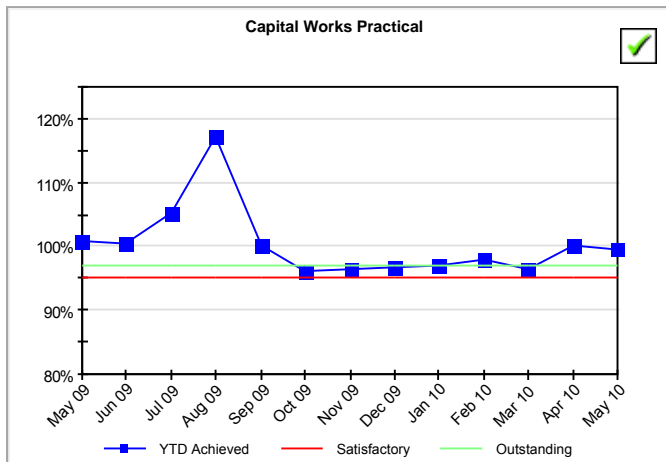
Capital works program financial performance



Redland Water had a slight overspend of 4.04% (\$23,510) this month with Planning & Policy, Corporate Services and Customer Services departments all on budget with financial completion against capital works for May.

Customer Perspective

Capital works program practical completion



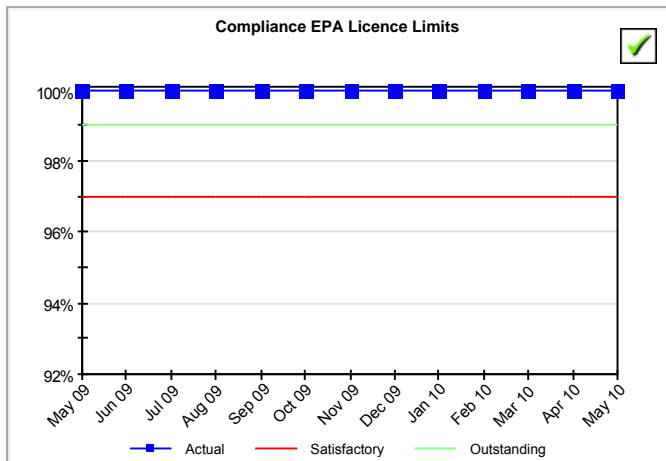
Redland Water and Information Management are slightly behind schedule however, all other groups are progressing well and on schedule in delivering planned milestones against the capital works program for May.

Compliance of water quality with Australian Drinking Water Guidelines



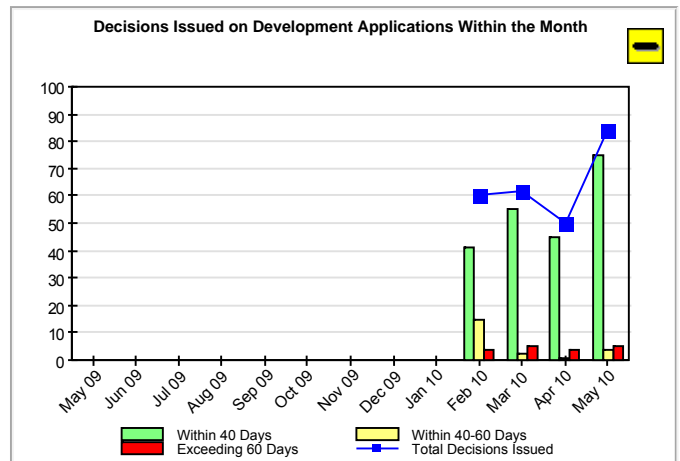
No non-conformances for May 2010

Compliance with EPA licence limits wastewater



No non-conformances for May 2010

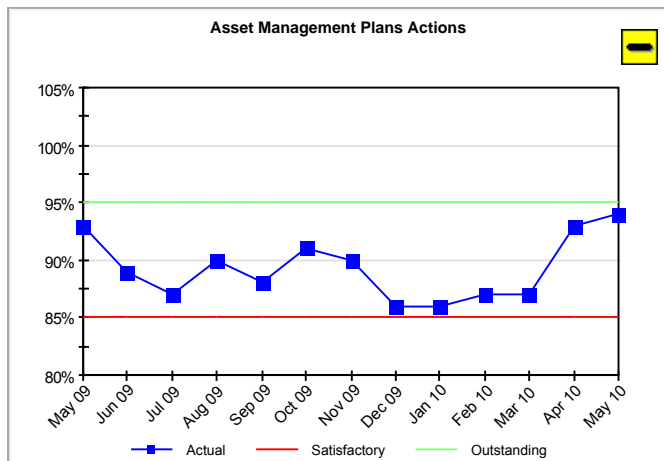
Decisions Issued on Development Applications within the month



The number of applications lodged was 57 in the month of May, which is a 30% drop on the previous month. 79 decisions were issued compared to 48 in April (a 64% increase). 89% of the decisions were decided within 40 days which is above standard. Timeframes for under 40 days are improving. Those applications exceeding 60 days were extended with the agreement of the applicant, (1 exception) pending further information. There has been a notable lack of reconfiguration applications lodged over the last 3 months.

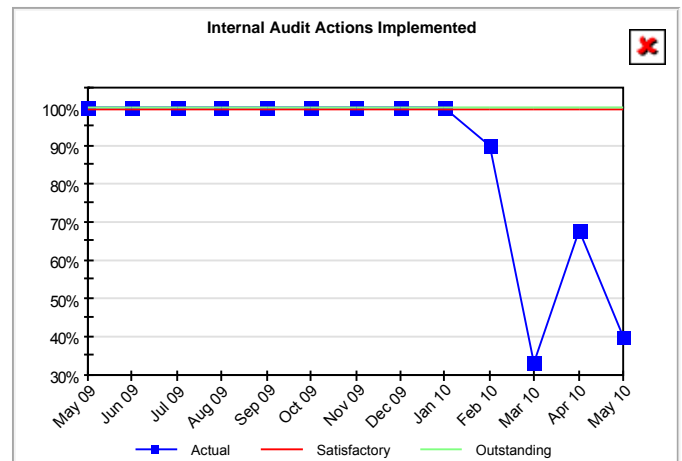
Internal Processes Perspective

Asset Management Plans Actions implemented



299 of a possible 318 action items have been completed resulting in a percentage complete of 94%.

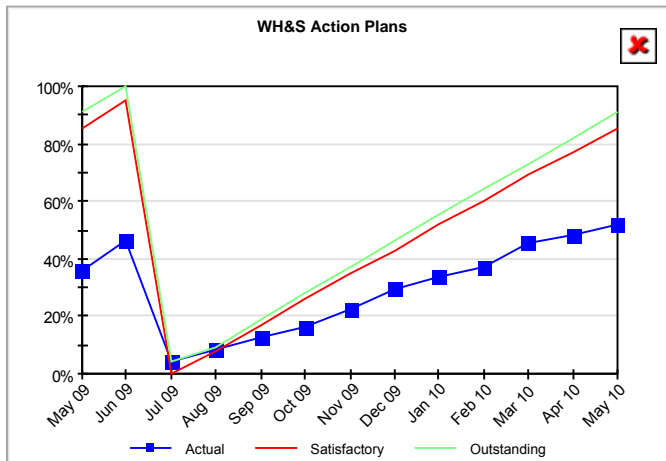
Internal audit actions implemented within agreed timeframes



Of the 25 recommendations due to be implemented by 31 May 2010, 10 (40%) have been fully implemented and closed. Fifteen (60%) recommendations were extended. 11 of the extended recommendations will be implemented by the end of June 2010 with the remaining 4 recommendations to be implemented by the end of September. Implementation of these recommendations has been delayed due to competing priorities for limited available resources and pending the introduction of new IT systems.

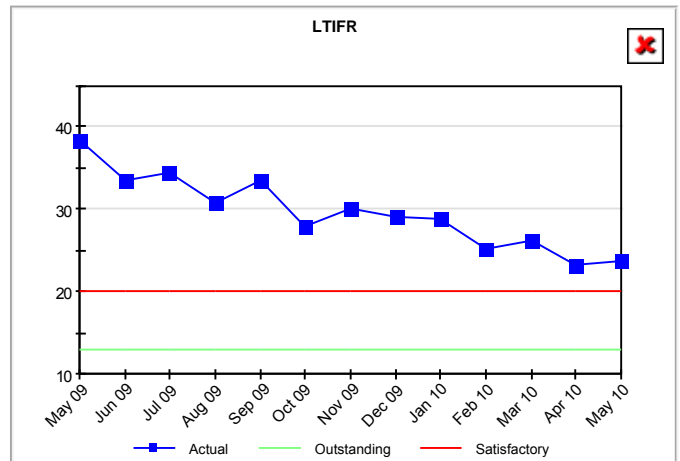
People & Learning Perspective

**Funded Workplace Health & Safety
Management Plan actions completed**



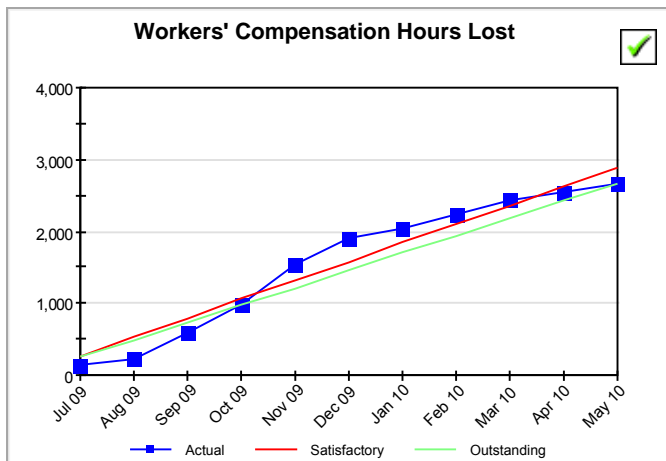
Work continues towards rounding off the Safety Management Plan for the current period.

Lost time injury frequency rate



The organisation had 3 lost time injuries this month which consisted of a back strain in the CAFF group, forearm fracture in Parks & Conservation services and a twisted knee in Redland Water.

Workers' Compensation Hours Lost



A total of 125.5 hours lost this month (2659.9 hours financial YTD). All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

14.2 CORPORATE SERVICES

14.2.1 MAY 2010 MONTHLY FINANCIAL REPORT

Datworks Filename: FM Monthly Financial Reports to Committee
Attachment: [May 2010 Monthly Report](#)
Responsible Officer Name: Martin Drydale
General Manager Corporate Services
Author Name: Kevin Lamb
Service Manager Financial Reporting

EXECUTIVE SUMMARY

Section 528(1) of the *Local Government Act 1993* requires that Council's statement of accounts be presented at an ordinary monthly meeting.

The attachments to this report present the May 2010 financial statement of accounts to Council and provide detailed analytical commentary. Millions will be displayed by an M, and thousands will be displayed by a K.

The financials demonstrate that all of the seven Key Financial Performance Indicators once again exceeded targets set at the beginning of the financial year. These are:

- level of dependence on general rate revenue;
- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months;
- longer term financial stability – debt to assets ratio; and
- operating performance.

An additional four Key Performance Indicators have been provided which illustrate new indicators that Council will be required to report against when the new Local Government legislative framework is adopted. Currently, Council is meeting three of the four targets with Operating Surplus YTD falling just short of the target.

At 31 May 2010 capital works expenditure was 68.4% of the revised total annual capital works budget of \$63.3M. More commentary is provided further in this report.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of revised budget by \$6.1M, with operating revenue above budget by \$925K and operating expenditure underspent by \$5.2M.

The cash flow position for the year is \$21.5M above the revised budget, with receipts from customers \$10.6M above budget (primarily due to phasing of the budget),

payments to suppliers & employees \$8.6M lower than budget, payments for property, plant and equipment \$2M below budget, partially offset by unfavourable financing activities \$172K and interest \$134K. The cash held at 31 May 2010 is \$94.2M, equal to 7.9 months cash capacity against an original target of three to four months. As the water business is continuing to move through the reform process, Redland City Council remains committed to retaining additional cash until the outcome of the process is clear.

PURPOSE

The purpose is to present the May 2010 report to Council and explain the content and analysis of the report. Section 528 of the *Local Government Act 1993* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government.

BACKGROUND

The Corporate Plan contains a strategic priority to ensure the long term financial viability of Redland City and provide public accountability in financial management. For organisational effectiveness, it is important that Council receive and understand the monthly financial statements.

ISSUES

The following elements, shown in the attachments, comprise the End of Month Financial Reports for May 2010:

Dashboard and Key Performance Indicators (A)

- Operating Revenue compared with Budget;
- Operating Expenditure compared with Budget;
- Employee Costs compared with Budget;
- Capital Expenditure compared with Budget;
- Key Performance Indicators – Actuals compared with Budget and Targets.

Operating Statement with headline commentary (B)

Shows the percentage variance of year to date actual results compared with year to date budget by colour indicators. Tolerance levels for the variances differ between operational and capital amounts.

Additionally, an **Operating Statement by Strategic Priority (C)**; **Balance Sheet and commentary (D)**; **Cash Flow Statement and commentary (E)**; and an **Investment Summary and Graphs (F)** have been included to provide the complete picture of Council's finances. Finally, an **Operating Statement with detailed commentary (G)** shows year to date actual results compared with annual and year to date budgets.

This report has a brief commentary on all year to date variances greater than \$20,000 and variances are classified as timing or permanent. Timing variances are anticipated to disappear once 30 June 2010 figures are produced. Permanent variances imply the variance will remain into the next financial year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's strategic priority to support the organisation's capacity to deliver services to the community by building a skilled, motivated and continually learning workforce, ensuring assets and finances are well managed, corporate knowledge is captured and used to best advantage, and that services are marketed and communicated effectively.

FINANCIAL IMPLICATIONS

The overall financial result for the period ending May 2010 remains strong with EBITD of \$41.4M (\$6.1M ahead of budget). This result is due to total operating revenue of \$173.6M (\$925K above budget) and total operating costs of \$132.2M (\$5.2M below budget).

Operating Revenue

Rates Charges are favourable against budget by \$310K. Utility Charges have an unfavourable variance of \$391K predominantly as a result of unfavourable RWW charges of \$485K and environmental charges \$81K partially offset by favourable refuse charges of \$175K.

Fees and Charges are below budget by \$397K due to Customer & Community Standards \$48K, Operations & Maintenance \$281K, Community Standards \$75K, Sustainable Assessment Fees \$80K below budget, partially offset by Building & Plumbing Fees \$70K.

Operating Grants and Subsidies is above budget by \$564K due to timing variances.

External interest is favourable by \$41K due mainly to higher than anticipated cash holdings.

Other revenue is above budget by \$766K primarily due to Operations & Maintenance Scrap Metal Revenue \$117K, Redland Water private works recovered \$133K, Property Services commercial rent \$126K; water distribution project \$181K & environmental education revenue \$61K.

Operating Expenditure

Employee Costs is over budget by \$291K as a result of overspends in Customer Service \$336K, Redland Water \$190K, Corporate Services \$102K offset by underspends in Development & Community Standards \$124K, Planning & Policy \$118K and Governance \$95K, due to ongoing vacancies.

Operational Goods and Services are under year to date budget by \$5.6M and the majority of variances are expected to be timing at this stage. The largest variances

relate to PDG \$1.1M, Environmental Management \$635K, CAFF \$591K, IM Services Group \$424K, Water Distribution \$422K, People & Change \$360K, Land Use Planning \$344K, Water Retail Project \$236K, Marketing & Communications \$224K, Waste Water Treatment \$221K, Financial Services \$219K, Community & Social Planning 160K, Water Reticulation \$155K, and Operations & Maintenance \$128K.

Capital Revenue

Contributions and Donations is \$1.4M over budget in total with Planning and Policy \$1.4M over and Customer Services \$23K over.

Capital Expenditure

The Capital Expenditure program is 8.4% or \$4.0M behind revised budget as at the end of May 2010 due to significant underspends in Customer Service \$2.0M, Redland Water \$5.0M, which is offset by budget adjustments in Corporate Services \$2.3M and overspend in Planning & Policy \$785K.

Major underspends are Customer Service, PDG \$1.6M: Cleveland Lighthouse Restorative Works \$170K, RDQ Construction Overheads \$404K, Reseal timing adjustment \$942K, Well Pt Reserve Stg 2 Pk Upgrade \$342K, Capalaba Regional Pk Upgrade Stg 3 \$160K, Victoria Pt Reserve Stg 1 \$375K, Piermont Place \$355K, Rd Recon Program \$186K, O'Connell Pde \$260K, Rickertt/Quarry Rd - payment on practical completion \$1.4M, Pat's Park \$200K, Sustainable Resource & Waste Facility \$249K, partially offset by overspends in, Internal Charges \$170K, PDG Under Recovery \$359K, Delancey St \$225K, Channel St \$161K, Raby Bay Boulevard \$107K, Rd Construction \$2.6M, Intrepid Dr/Online Crt Stg 1 \$200K and Macleay Is Waste Tfr Station \$218K. In Redland Water, \$4.8M: PS 6 Augmentation \$2.3M, Wastewater ICS \$2.1M, Water reticulation \$1.8M, Wastewater Treatment \$615K, Relocation of Lab \$400K, Pump Stations \$209K, Wastewater Reticulation \$188K, & Sewer maintenance holes \$112K.

Capitalised Employee Costs is \$32K above revised budget with the main overspends being Redland Water \$226K & Operations & Maintenance \$34K, offset by an underspend of \$233K in PDG.

Cash and Investments

The investment of surplus funds for the month returned a weighted average rate of return of 4.90%, which is again ahead of the UBS Aust Bank Bill Index of 4.51%. The cumulative position for the year is a favourable return of 4.16% against the UBS Aust Bank Bill Index of 3.79%. These returns are reported on a monthly weighted average return and Council benchmarks the funds against the UBS Australian Bank Bill Index. Interest return is reported on both an annual effective and nominal rate of return. It is also relevant to note that the RBA policy interest rate has increased to 4.50% as at the end of May 2010.

The cash balance is \$94.2M at the end of May 2010 which is equivalent to 7.9 months cash capacity. Council is intentionally maintaining a higher balance than target whilst it monitors the impact of the structural reforms to the water business.

PLANNING SCHEME IMPLICATIONS

It is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has taken place amongst the Executive Leadership Group.

OPTIONS**PREFERRED**

That Council resolve to note the End of Month Financial Reports for May 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A);
2. Operating Statement with headline commentary (B);
3. Operating Statement by Strategic Priority (C);
4. Balance Sheet and commentary (D);
5. Cash Flow Statement and commentary (E);
6. Investment Summary and Graphs (F); and a
7. Operating Statement with detailed commentary (G).

ALTERNATIVE

That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolve to note the End of Month Financial Reports for May 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A);
2. Operating Statement with headline commentary (B);
3. Operating Statement by Strategic Priority (C);
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5. Cash Flow Statement and commentary (E);
6. Investment Summary and Graphs (F); and a
7. Operating Statement with detailed commentary (G).

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Bowler

That Council resolve to note the End of Month Financial Reports for May 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A);
2. Operating Statement with headline commentary (B);
3. Operating Statement by Strategic Priority (C);
4. Balance Sheet and commentary (D);
5. Cash Flow Statement and commentary (E);
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7. Operating Statement with detailed commentary (G).

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve to note the End of Month Financial Reports for May 2010 and explanations as presented in the following attachments:

- 1. Dashboard and Key Performance Indicators (A);**
- 2. Operating Statement with headline commentary (B);**
- 3. Operating Statement by Strategic Priority (C);**
- 4. Balance Sheet and commentary (D);**
- 5. Cash Flow Statement and commentary (E);**
- 6. Investment Summary and Graphs (F); and a**
- 7. Operating Statement with detailed commentary (G).**

CARRIED



REDLAND CITY COUNCIL

END OF MONTH FINANCIAL REPORTING

FOR THE PERIOD ENDING 31 May 2010

Glossary of Terms

Key Performance Indicators:

Level of Dependence on General Rates Revenue:

Target less than 50%

$\frac{\text{General Rates} - \text{Pensioner Remissions}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$

Current Ratio:

Target greater than 1.1

$\frac{\text{Current Assets}}{\text{Current Liabilities}}$

Debt Servicing Ratio:

Target less than 17%

$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$

Cash Balance - \$M:

Target \$32M to \$42M

Cash Held at Period End

Cash Capacity in Months:

Target 3 to 4 Months

$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$

Debt to Assets Ratio:

Target less than 15%

$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$

Operating Performance :

Target greater than 15%

$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$

Operating Surplus Ratio:

Expected result between 0 and 15%

$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$

Net Financial Liabilities*:

Expected result greater than 0%

$\frac{\text{Total Liabilities} - \text{Current Assets}}{\text{Total Operating Revenue}}$

Interest Cover Ratio:

Expected result between 0% and 10%

$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$

Asset Consumption Ratio:

Expected result between 40% and 80%

$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

Asset Sustainability Ratio:

(will be calculated when the systems can provide the information)

$\frac{\text{Capital Expenditure on the Replacement of Assets (renewals)}}{\text{Depreciation Expense}}$

Asset Renewal Funding Ratio:

(will be calculated when the systems can provide the information)

$\frac{\text{NPV of Planned Capital Expenditures on Renewals over 10 years}}{\text{NPV of the Required Capital Expenditures on Renewals over the Same Period}}$

Tolerance Levels for operating and capital performance against revised forecast:

The tolerance levels below will be used in colour coding the **cumulative actual result** against the **cumulative revised forecast**.

Operating revenues and expenditure tolerances:

>2% above or below forecast	>1% above or below forecast to ≤2% above or below forecast	>0.5% above or below forecast to ≤1% above or below forecast	≤ 0.5% above or below forecast
"Unsatisfactory"	"Satisfactory"	"Above Standard"	"Outstanding"

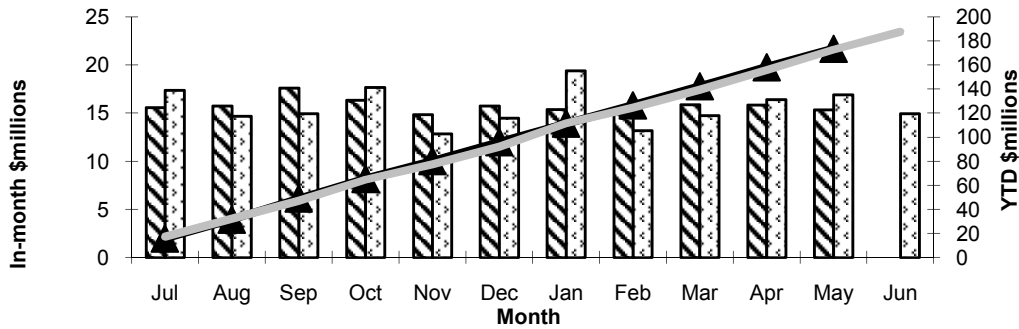
Capital revenues and expenditure tolerances:

>5% above or below forecast	>3% above or below forecast to ≤5% above or below forecast	>2% above or below forecast to ≤3% above or below forecast	≤2% above or below forecast
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RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

In-month Actuals
 In-month Budget
 YTD Actuals
 YTD Budget

Corporate Total Operating Revenue



YTD Actual \$173.6M
YTD Budget \$172.7M

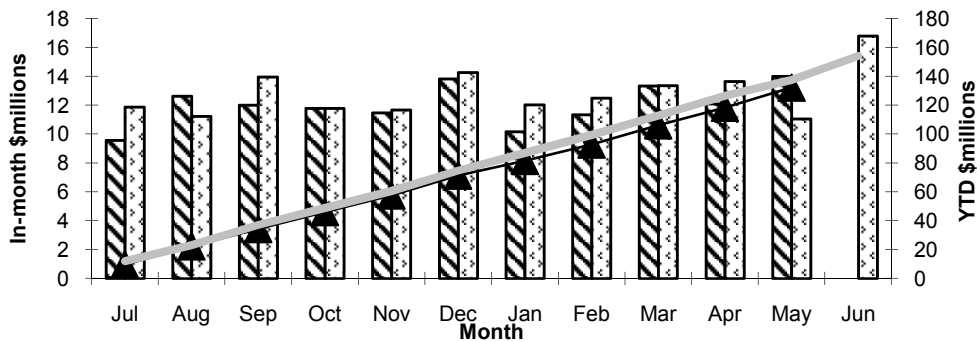
Above budget

<2%

Variance \$.9M .5%

92.5% of full year budget
earned

Corporate Total Operating Costs



YTD Actual \$132.2M
YTD Budget \$137.3M

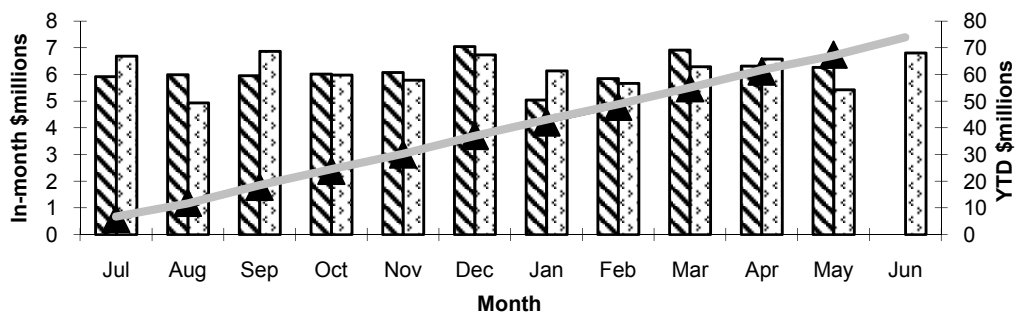
Below budget

>2%

Variance \$5.2M -3.8%

85.8% of full year budget
earned

Corporate Employee Costs



YTD Actual \$67.5M YTD Budget \$67.1M

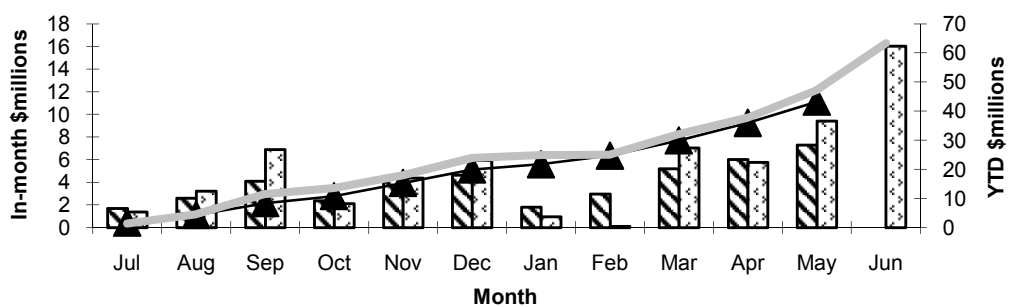
Above budget

<2%

Variance \$.3M .5%

91.2% of full year budget
earned

Corporate Capital Expenditure



YTD Actual \$43.3M YTD Budget \$47.2M

Below budget

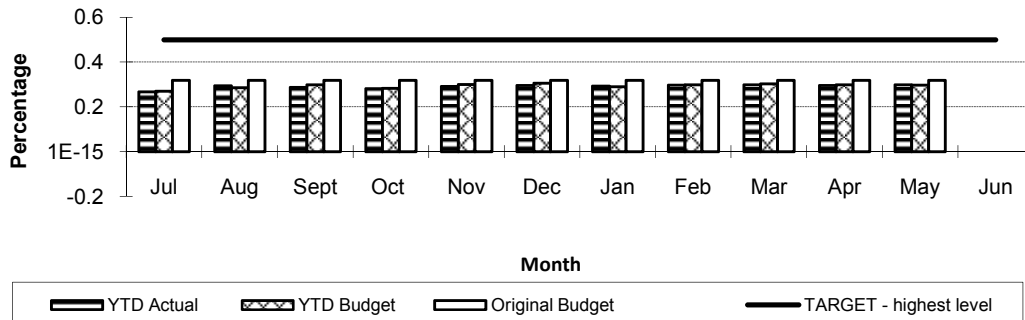
>5%

Variance \$4.4M -8.4%

68.4% of full year budget
earned

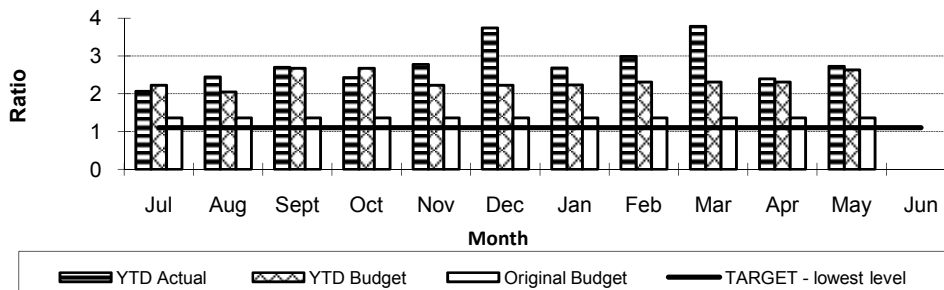
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

Level of Dependence on General Rates Revenue



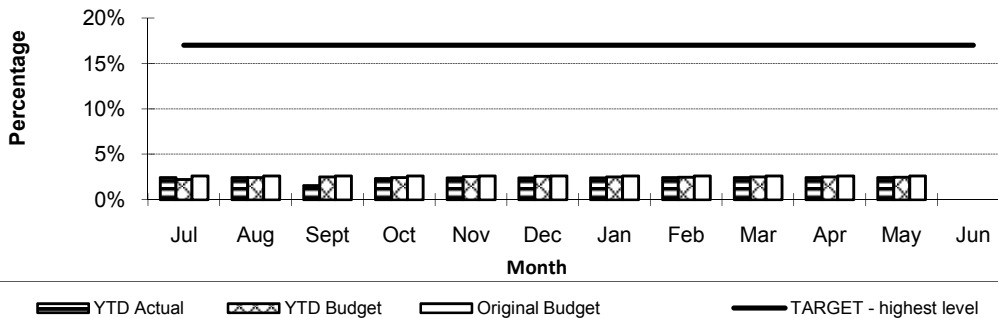
Original Budget 32%
YTD Budget 30%
YTD Actual 30%
Maximum 50%

Current Ratio (Target greater than 1.1)



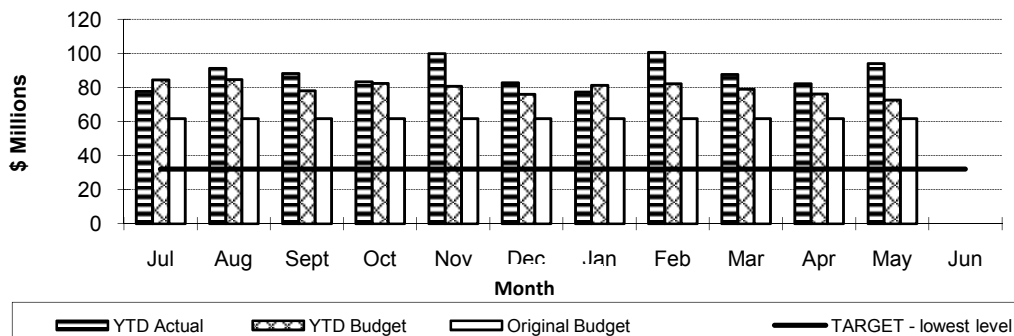
Original Budget 1.36
YTD Budget 2.63
YTD Actual 2.73
Minimum 1.10

Debt Servicing Ratio (Target Less than 17%)



Original Budget 2.6%
YTD Budget 2.5%
YTD Actual 2.4%
Maximum 17.0%

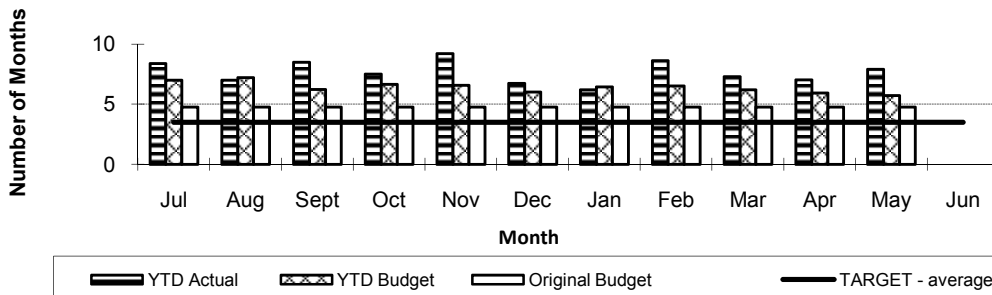
Cash Balance - \$M



Orig Budget \$61.8M
YTD Budget \$72.6M
YTD Actual \$94.2M
Minimum \$32.0M

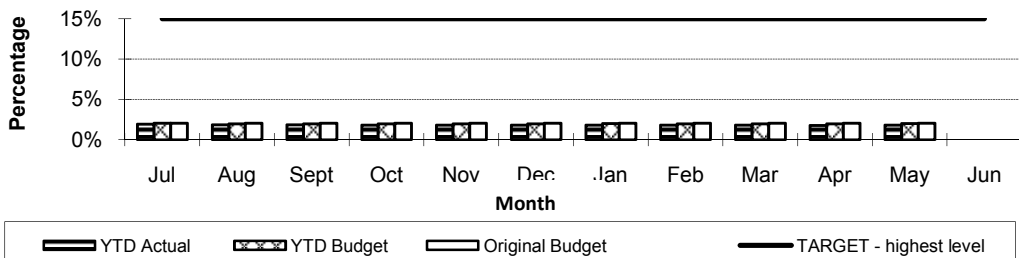
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

Cash Balances - Cash Capacity in Months
(Target 3 to 4 Months)



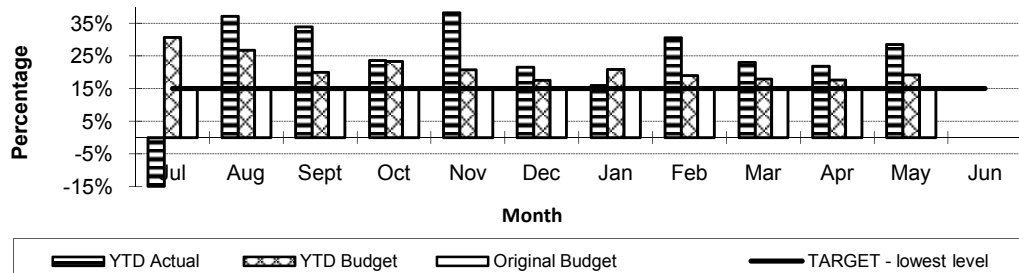
Orig Budget 4.8
YTD Budget 5.7
YTD Actual 7.9
Minimum 3.50

Long Term Financial Stability - Debt to Assets Ratio
(Target less than 15%)



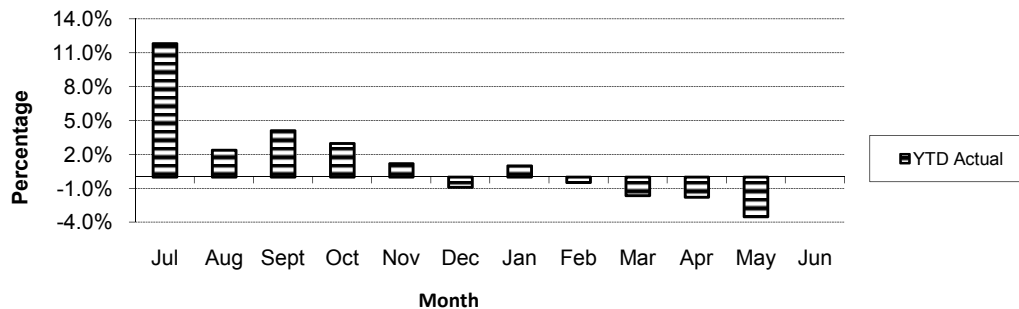
Orig Budget 2.1%
YTD Budget 2.0%
YTD Actual 1.8%
Maximum 15.0%

Operating Performance (Target greater than 15%)



Orig Budget 15.2%
YTD Budget 19.2%
YTD Actual 28.5%
Minimum 15.0%

Operating Surplus Ratio

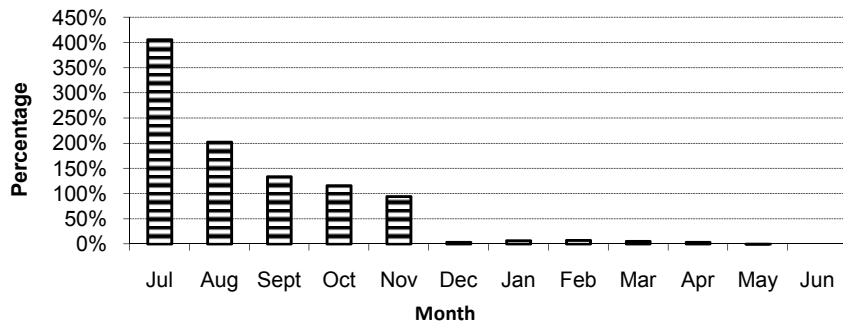


YTD Actual -3.5%

The target as per the 'Measures of Sustainability Guideline' is
Between 0% and 15%

RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

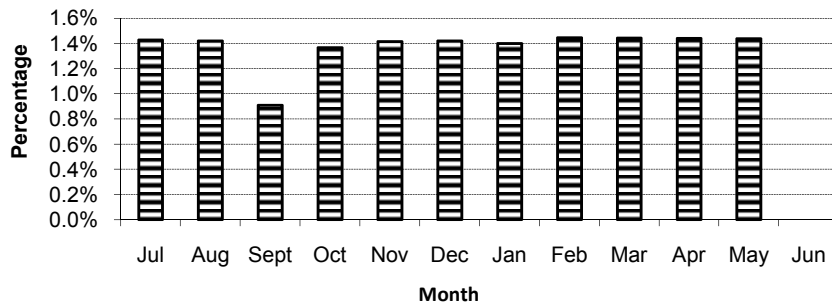
Net Financial Liabilities Ratio



YTD Actual .2%

The target as per the 'Measures of Sustainability Guideline' is
Greater than 0%

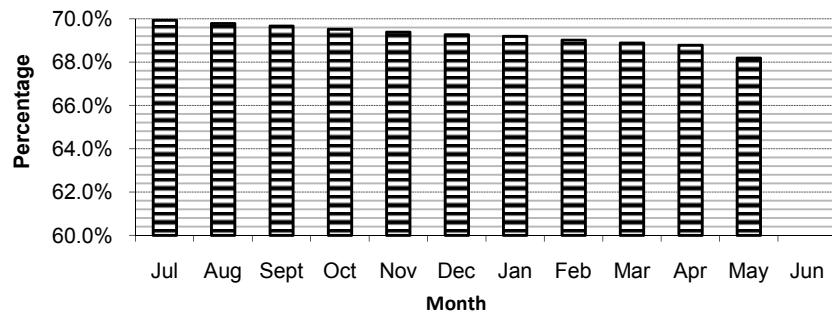
Interest Cover Ratio



YTD Actual 1.4%

The target as per the 'Measures of Sustainability Guideline' is
Between 0% and 10%

Asset Consumption Ratio



YTD Actual 68.2%

The target as per the 'Measures of Sustainability Guideline' is
Between 40% and 80%

Finance One ledgers are currently being structured in order to capture the relevant information for the following ratios: 'Asset Sustainability Ratio' and 'Asset Renewal Funding Ratio'.



Redland City Council Financial Report

Schedule B

≤0.5% above or below forecast	Outstanding
>0.5% above or below forecast to ≤1% above or below forecast	Above Standard
>1% above or below forecast to ≤2% above or below forecast	Satisfactory
>2% above or below forecast	Unsatisfactory

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Forecast Variance
Operating Revenue							
Rates Charges	60,558	60,558	55,511	55,822	310	Financial Services Group - Credits Held (\$162K); General Rate Revenue \$472K.	
Utility Charges	94,460	96,254	89,390	88,999	(391)	O&M \$175K - Waste Operations - Refuse collection charge from Proclaim Water consumption unfavourable (\$284K); Wastewater rates unfavourable (\$71K); Tradewaste unfavourable (\$110K); Environmental Management - (\$102K) Infrastructure Planning - \$21K	
Less: Pensioner Remissions	(2,408)	(2,408)	(2,408)	(2,406)	3	Financial Services Group - Pensioner Remissions	
Fees and Charges	17,066	18,419	16,956	16,559	(397)	CCS (\$48K); Human Services (\$39K); RPAC \$32K; O&M (\$281K) Community Standards: (\$75K) licence fee revenue. Sustainable Assessment (\$80K) new applications received. Building and Plumbing \$70K Solar Rebate scheme.	
Operating Grants and Subsidies	7,390	6,603	6,357	6,920	564	Governance Admin - \$20K CCS \$46K; O&M \$31K Infrastructure Planning - \$320K Financial Services Group- \$46K Community Standards: \$95K incorrect journal entry - has been amended.	
Operating Contributions and Donations	0	232	181	209	28	GM \$14K - SES unexpected contributions. O&M \$9K	
Interest External	3,027	4,269	3,877	3,918	41	Financial services Group - \$25K; less than 1% - permanent diff due to higher interest rates and cash holdings immaterial.	
Gain on Sale of Developed Land	0	0	0	0	0		
Other Revenue	3,347	3,681	2,794	3,560	766	CCS \$33K; O&M \$270K; Red Water: \$133K private works water ahead of budget, \$17K recovery of expenses for SEQWater and Link Water, offset by increased expenses. CAFF \$147K; Water Distribution Project \$181K Community Standards: \$62K incorrect journal entry - has been amended.	
Total Operating Revenue	183,441	187,608	172,658	173,582	925		
Operating Expenditure							
Employee Costs	69,405	69,451	63,032	63,323	291	Gov: \$95K; Only 2% variance. GM \$491K; CCS (\$207K); O&M (\$29K); PDG \$82K Red Water: \$166K distribution, overspends in temps \$45K (treatment operations admin), overspend \$104K in wages. Plan&Pot: (\$118K); vacancies. Corp.Serv.: \$102K; variance 1% over budget. DCS GM \$681K. Community Standards (\$550K), Sustainable Assessment \$97K; Building and Plumbing (\$353K) ongoing vacancies in all areas.	
Goods and Services	83,072	83,677	73,360	67,717	(5,643)	Gov/CEO (\$530K); Mayor's Area \$36K; Internal Audit (\$39K); Legal Group (\$33K); Corporate Performance & Risk under (\$50K); Marketing & Communications (\$224K). GM (\$35K); CCS (\$385K); O&M \$128K; PDG (\$1.1M). Retail :(\$182K); Distribution (\$422K); Water Retic is \$155K behind budget; Wastewater Retic is \$103K behind budget; Wastewater Treatment is \$221K behind budget; Administration areas are \$57K over budget. Land Use Group - \$344K; Environmental Management - \$635K; Community & Social Planning - \$160K; Economic Development - \$191K. People & Change - (\$360K); Financial Services - (\$219K); Water Distribution \$236K; IM Services Group - (\$424K); CAFF - (\$591K). (\$163K); Department: due to internal restructure and procedure changes & Community Standards, Sustainable Assessment and Building and Plumbing external training, chemical supplies and fuel expenditure.	
Finance Costs Other	424	364	319	296	(23)	Financial Services Group: transaction fees and bank charges (\$32K)	
Other Expenditure	1,456	1,528	1,367	1,248	(120)	(\$53K); Councillor's Remuneration. (\$50K); Financial Services Group: external audit progress payment.	
Net Internal Costs	(959)	(897)	(746)	(409)	337	CBF internal recovery \$435K, balance mainly relates to SLA charges bulk being Legal Services. GM (\$46K); CCS (\$101K); O&M (\$246K); PDG \$44K. (\$31K) SLA financial services, increased volumes in CAIT. \$735K: IT & Financial Services SLA charges. (\$585K) Corporate Services SLA - recovery, mainly Information Management. Sustainable Assessment: IT \$595K; Legal (\$566K). Building and Plumbing: IT (\$367K). (\$53K) due to other SLA's.	
Total Operating Expenditure	153,396	154,123	137,333	132,175	(5,158)		
Earnings before Interest, tax and depreciation (EBITD)	30,044	33,485	35,325	41,407	6,082		
Interest expense	2,586	2,756	2,543	2,496	(48)	Financial Services Group - timing.	
Depreciation	47,683	48,738	44,703	44,998	295	CCS \$40K; O&M \$342K. \$131K timing of new assets being capitalised. \$40K: Roads depreciation. Plant & Equipment (\$146K); Computer Hardware (\$185K) and Fixture & Fittings \$44K.	
Operating Surplus/(Deficit)	(20,225)	(18,010)	(11,922)	(6,087)	5,835		



Redland City Council Financial Report

Schedule B

≤0.5% above or below forecast
 >0.5% above or below forecast to ≤1% above or below forecast
 >1% above or below forecast to ≤2% above or below forecast
 >2% above or below forecast

Outstanding
 Above Standard
 Satisfactory
 Unsatisfactory

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Forecast Variance
Sources of Capital Funding							
Capital Contributions and Donations	15,963	7,613	1,842	3,266	1,424	O&M \$23K Infrastructure Planning - \$1.35M; Environmental Management - \$44K.	
Capital Grants and Subsidies	10,668	6,960	4,219	3,522	(697)	Infrastructure Planning - \$700K.	
Proceeds on Disposal of Non Current Assets	1,835	2,333	1,704	1,435	(269)	Land Use Group - \$29K.	
Capital Transfers (to)/from Reserves	(6,636)	13,470	10,707	5,672	(5,035)	O&M (\$48K); PDG (\$31K). Red Water: (\$2.7M): timing variance, customer driven. Plan&Pol: Transfer to Reserves - \$1.4M Developer Contribution rec'd ahead of budget. Transfers from Reserves - \$60K Sportsfield Lighting - General, \$100K Weinam Creek Carpark Upgrade Design, \$624K Moreton Bay Cycleway, \$60K Noyes Parade Causeway Design, \$34K Future Design Parks & \$20K Beth Street Russell Island.	
Non Cash Contributions	6,822	5,822	2,891	4,024	1,133	O&M \$30K. Infrastructure Planning - \$1.1M developer contributed assets recognised ahead of budget.	
Adjustment for Asset Corrections	0	0	0	0	0		
New Loans	4,408	4,408	0	0	0		
Funding from General Revenue	50,942	30,411	30,514	31,119	605	Red Water: (\$2.2M): timing variance, customer driven Plan&Pol: \$2.4M: under expenditure on capital projects for the period July to May 2010. Corp.Serv.: \$2.6M: Balancing item	
Total Sources of Capital Funding	84,002	71,016	51,877	49,038	(2,839)		
Application of Capital Funds							
Contributed Assets	6,822	5,822	2,891	4,024	1,133	O&M \$30K Infrastructure Planning - \$1.1M developer contributed assets recognised ahead of budget.	
Capitalised Goods & Services	70,498	58,799	43,139	39,127	(4,012)	CCS (\$160K); O&M (\$287K); PDG (\$1.6M). Red Water: (\$4.8M) delays in the following capital works: Water Retic (\$1.8M); Wastewater Retic (\$188K); Sewer maintenance holes (\$112K); Pump Stations (\$209K) under spent, Wastewater ICS (\$2.1M), PS 6 augmentation (\$2.3M), Wastewater Treatment (\$615K), Relocation of Lab (\$400K), Pump Station flow & Pressure (\$37K), Effluent and Recycled Water (\$72K) & Thorneside Aerator (\$57K). Infrastructure Planning - \$1.18M; Community & Social Planning - \$232K; Environmental Management - \$1.5M; Land Use Planning - \$670K. Corp.Serv. People & Change - \$104K; Information Mgt - 493K; CAFF Group: 246K.	
Capitalised Employee Costs	4,521	4,495	4,105	4,137	32	O&M \$34K; PDG (\$233K). Red Water: \$226K: Refer to Capitalised Goods & Services comment. Community Standards (\$42K).	
Current Loan Redemption	0	0	0	0	0		
Non-Current Loan Redemption	2,161	1,901	1,742	1,750	8	O&M (\$12K). Corp.Serv.: \$19K: timing.	
Adjustment for Asset Corrections	0	0	0	0	0		
Total Application of Capital Funds	84,002	71,016	51,877	49,038	(2,839)		
Other Budgeted Items							
Operating Transfers to Reserve	(14,903)	(15,936)	(14,676)	(14,616)	60	Environmental Management - \$102K; Infrastructure Planning - \$21K. Corp.Serv.: (\$27K): Timing	
Operating Transfers from Reserves	9,638	9,720	6,365	5,298	(1,067)	Gov: (\$94K): Budgeted not yet purchased. CCS (\$23K); O&M (\$384K); PDG (\$24K). Environmental Management - \$344K; Infrastructure Planning - \$143K. Corp.Serv.: (\$33K): Timing	
WDV of Assets Disposed	(1,709)	(2,726)	(2,583)	(4,989)	(2,406)	O&M (\$110K). Red Water: (\$750K): Writeoff of assets. Infrastructure Planning - \$2.5M. \$1M: Fleet Services.	
Tax and Dividends	0	(151)	(151)	0	151	O&M \$30K. Red Water: \$455K being favourable dividends. Corp.Serv. (\$334K): Timing.	
Internal Capital Structure Financing	0	0	0	0	0		

Actuals by Strategic Priority**May 2010**

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Not Applicable	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
OPERATING REVENUE									
Rates Charges	0	0	0	0	0	0	55,822	0	55,822
Utility Charges	8,781	0	80,032	0	0	0	186	0	88,999
Less: Pensioner Remissions	0	0	0	0	0	0	(2,406)	0	(2,406)
Fees and Charges	33	4,286	2,585	8,967	0	31	657	0	16,559
Operating Grants and Subsidies	82	2	320	2,925	14	44	3,533	0	6,920
Operating Contributions	10	0	0	172	0	0	27	0	209
Interest External	27	0	379	6	0	0	3,507	0	3,918
Gain on Sale of Developed Land	0	0	0	0	0	0	0	0	0
Other Revenue	283	76	1,947	456	3	19	777	0	3,560
Total Operating Revenue	9,217	4,363	85,262	12,525	17	94	62,104	0	173,582
OPERATING EXPENDITURE									
Employee Costs	4,101	8,300	13,027	18,580	423	7,483	11,409	0	63,323
Goods and Services	5,209	540	36,536	13,612	635	2,343	8,843	0	67,717
Finance Costs Other	0	0	8	6	0	5	277	0	296
Other Expenditure	0	0	0	85	0	1,162	0	0	1,248
Net Internal Costs	1,537	3,441	2,745	5,583	91	(3,199)	(10,606)	0	(409)
Total Operating Expenditure	10,847	12,280	52,316	37,866	1,148	7,794	9,923	0	132,175
Earnings before Interest, tax and depreciation (EBITD)	(1,629)	(7,918)	32,946	(25,341)	(1,131)	(7,700)	52,181	0	41,407
Interest expense	0	0	53	0	0	0	2,443	0	2,496
Depreciation	48	3	33,665	5,514	1	6	5,761	0	44,998
Operating Surplus/(Deficit)	(1,678)	(7,920)	(772)	(30,855)	(1,132)	(7,706)	43,977	0	(6,086)

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Not Applicable	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
SOURCES OF CAPITAL FUNDING									
Capital Contributions and Donations	0	0	2,971	295	0	0	0	0	3,266
Capital Grants and Subsidies	249	50	1,769	1,454	0	0	0	0	3,522
Proceeds on Disposal of Non Current Assets	0	646	0	9	0	0	779	0	1,435
Hidden	650	0	4,381	622	0	0	19	0	5,672
Capital Transfers (to)/from Reserves	650	0	4,381	622	0	0	19	0	5,672
Non Cash Contributions	0	0	3,995	30	0	0	0	0	4,024
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0	0
New Loans	0	0	0	0	0	0	0	0	0
Funding from General Revenue	2,246	241	14,880	6,566	9	17	7,160	0	31,119
Total Sources of Capital Funding	3,145	937	27,996	8,976	9	17	7,958	0	49,038
APPLICATION OF CAPITAL FUNDS									
Contributed Assets	0	0	3,995	30	0	0	0	0	4,024
Capitalised Goods & Services	3,145	935	21,958	8,704	9	17	4,359	0	39,127
Capitalised Employee Costs	0	2	1,995	242	0	0	1,898	0	4,137
Current Loan Redemption	0	0	0	0	0	0	0	0	0
Non-Current Loan Redemption	0	0	48	0	0	0	1,702	0	1,750
Loan Redemption	0	0	0	0	0	0	85,295	0	85,295
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0	0
Total Application of Capital Funds	3,145	937	27,996	8,976	9	17	7,958	0	49,038

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Not Applicable	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Transfers to Reserve	(8,781)	0	(2,348)	(467)	0	(767)	(2,253)	0	(14,616)
Operating Transfers from Reserves	3,068	0	329	796	0	615	489	0	5,298
WDV of Assets Disposed	(0)	(933)	(3,398)	(111)	0	1	(546)	0	(4,988)
Tax and Dividends	0	0	(17,105)	0	0	0	17,105	0	0
Internal Capital Structure Financing	0	0	(13,792)	0	0	0	13,792	0	0

Balance Sheet

As At 31st of May 2010



	Opening Balance 01/07/09	Revised Budget Financial Year Movement	Revised Budget Closing Balance	Actual Movement to 31/05/10	Actual Closing Balance to 31/05/10
	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)
CURRENT ASSETS					
Cash & Investments	80,900	(12,688)	68,212	13,258	94,159
Accounts Receivable	13,750	-	13,750	553	14,302
Inventories	579	(39)	540	(16)	563
Land Held for Resale	-	-	-	-	-
Prepaid Expenses	1,947	-	1,947	(426)	1,521
Assets Held for Sale	132	-	132	(132)	-
Assets Held for Transfer	-	-	-	-	-
	97,307	(12,727)	84,580	13,237	110,544
NON-CURRENT ASSETS					
Accounts Receivable	61	-	61	-	61
WIP Assets	13,530	61,341	74,871	25,182	38,712
Corporate Assets	100,668	(9,525)	91,143	(3,699)	96,968
Infrastructure Assets	1,624,382	(33,551)	1,590,831	(25,594)	1,598,788
Land	307,703	(913)	306,790	1,861	309,564
Investment Property	3,628	-	3,628	-	3,628
Investment in LG Water Entity	-	300	300	-	-
	2,049,972	17,652	2,067,624	(2,251)	2,047,721
Total Assets	2,147,279	4,925	2,152,204	10,987	2,158,266
CURRENT LIABILITIES					
Accounts Payable	(18,409)	-	(18,409)	(71)	(18,480)
Employee Provisions	(5,521)	(426)	(5,947)	348	(5,173)
Loans	(1,564)	-	(1,564)	-	(1,564)
Provision for Rehabilitation	(3,315)	-	(3,315)	-	(3,315)
Other Liabilities	(1,696)	(1,227)	(2,923)	(10,310)	(12,006)
	(30,506)	(1,653)	(32,159)	(10,033)	(40,539)
NON-CURRENT LIABILITIES					
Loans	(39,097)	(2,507)	(41,604)	1,750	(37,347)
Employee Provisions	(8,265)	-	(8,265)	(1,246)	(9,511)
Provision for Rehabilitation	(22,800)	-	(22,800)	-	(22,800)
	(70,162)	(2,507)	(72,669)	504	(69,658)
Total Liabilities	(100,668)	(4,160)	(104,828)	(9,529)	(110,197)
NET COMMUNITY ASSETS	2,046,611	765	2,047,377	1,458	2,048,069
COMMUNITY EQUITY					
Retained Earnings Account	(2,008,602)	(8,019)	(2,016,622)	2,189	(2,006,413)
Cash Reserves	(38,009)	7,254	(30,755)	(3,646)	(41,656)
TOTAL COMMUNITY EQUITY	(2,046,611)	(765)	(2,047,377)	(1,458)	(2,048,069)

Schedule D

Balance Sheet



As At 31st of May 2010

	Opening Balance 01/07/09	Actual Movement to 31/05/10	Actual Closing Balance to 31/05/10	Comment on YTD actual movement
	(\$000s)	(\$000s)	(\$000s)	
CURRENT ASSETS				
Cash & Investments	80,900	13,258	94,159	Cash & Investments has increased year to date by \$13.3M. Balance last month was \$82.3M.
Accounts Receivable	13,750	553	14,302	Accounts Receivable has increased year to date by \$553K & is \$29.3M lower than last month due to receipts from rates levied in April.
Inventories	579	(16)	563	Inventories has year to date decreased during the course of the financial year by \$16K.
Land Held for Resale	-	-	-	
Prepaid Expenses	1,947	(426)	1,521	Prepaid expenses have increased since 1 July 2009 by \$426K.
Assets Held for Sale	132	(132)	-	
Assets Held for Transfer	-	-	-	
	97,307	13,237	110,544	
NON-CURRENT ASSETS				
Accounts Receivable	61	-	61	There has been no movement in non-current accounts receivable since the beginning of this financial year.
WIP Assets	13,530	25,182	38,712	Expenditure on newly constructed infrastructure assets is initially recorded as Work In Progress (WIP Assets) and then transferred to Infrastructure Assets upon completion of the jobs. WIP has increased year to date by \$25.2M as projects are being commenced and continued.
Corporate Assets	100,668	(3,699)	96,968	Corporate Assets has decreased since the beginning of the year by \$3.7M due to depreciation and disposal charges more than offsetting acquisitions.
Infrastructure Assets	1,624,382	(25,594)	1,598,788	Infrastructure Assets has decreased by \$25.6M principally due to depreciation charges being greater than acquisitions. As projects are completed amounts will be transferred from Works in progress to Infrastructure.
Land	307,703	1,861	309,564	Land has increased overall by \$1.9M due to acquisitions and revaluations being greater than disposals.
Investment Property	3,628	-	3,628	Investment property is due to be revalued for end of the year reporting.
Investment in LG Water Entity	-	-	-	
	2,049,972	(2,251)	2,047,721	
Total Assets	2,147,279	10,987	2,158,266	
CURRENT LIABILITIES				
Accounts Payable	(18,409)	(71)	(18,480)	Accounts Payable has increased by \$71K since the start of the year. Balance last month was \$21.3M.
Employee Provisions	(5,521)	348	(5,173)	Current employee provisions has decreased by \$348K.
Loans	(1,564)	-	(1,564)	There has been no movement in the current loans this financial year.
Provision for Rehabilitation	(3,315)	-	(3,315)	There has been no movement in provision for rehabilitation this financial year.
Other Liabilities	(1,696)	(10,310)	(12,006)	This amount essentially represents the unearned portion of rates levied in April.
	(30,506)	(10,033)	(40,539)	
NON-CURRENT LIABILITIES				
Loans	(39,097)	1,750	(37,347)	Non-current loans has decreased by \$1.8M.
Employee Provisions	(8,265)	(1,246)	(9,511)	Non-current employee provisions has increased by \$1.246M. Balance last month was \$9.4M.
Provision for Rehabilitation	(22,800)	-	(22,800)	There has been no movement in non-current provision for rehabilitation in this financial year.
	(70,162)	504	(69,658)	
Total Liabilities	(100,668)	(9,529)	(110,197)	
NET COMMUNITY ASSETS	2,046,611	1,458	2,048,069	
COMMUNITY EQUITY				
Retained Earnings Account	(2,008,602)	2,189	(2,006,413)	
Cash Reserves	(38,009)	(3,646)	(41,656)	
TOTAL COMMUNITY EQUITY	(2,046,611)	(1,458)	(2,048,069)	

Statement of Cash Flows



For the period ending 31 May 2010

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 31/05/2010 (\$000s)	Actual to 31/05/2010 (\$000s)
CASH FLOWS FROM OPERATING ACTIVITIES			
Rate charges	58,149	53,103	61,926
Utility charges	94,460	89,390	88,999
Fees and charges	17,066	16,956	17,542
Operating grants and subsidies	7,390	6,357	7,109
Cash contributions	0	181	209
Sale of developed land	0	0	0
Other revenue	3,347	2,794	3,560
Receipts from customers	180,413	168,781	179,345
Employee costs	(68,979)	(62,642)	(60,264)
Materials and services	(82,074)	(72,614)	(66,551)
Other expenses	(1,879)	(1,687)	(1,541)
			0
Payments to Suppliers and Employees	(152,932)	(136,943)	(128,356)
Interest Received	3,027	3,877	3,918
Borrowing Costs	(2,586)	(2,543)	(2,719)
Net Cash Inflow from Operating Activities	27,922	33,171	52,188
CASH FLOWS FROM INVESTING ACTIVITIES			
Land	0	0	(4,437)
Buildings	0	(16)	(475)
Plant, equipment and office furniture	(516)	(503)	(3,728)
Infrastructure	(70,883)	(48,409)	(35,747)
Other assets	(994)	(941)	(852)
Capital Investment into LG Water Entity	(2,626)	2,626	0
Current Inventories	0	0	0
Payment for Property, Plant and Equipment	(75,019)	(47,244)	(45,239)
Capital Grants, Subsidies and Contributions	22,521	6,061	6,788
Proceeds from sale of Property, Plant & Equipment	1,835	1,704	1,435
Net Cash Outflow from Investing Activities	(50,664)	(39,479)	(37,016)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of Borrowings	4,408	0	0
Repayment of Borrowings	(2,161)	(1,742)	(1,914)
Net Cash Outflow from Financing Activities	2,247	(1,742)	(1,914)
Net Increase/(Decrease) in Cash Held	(20,495)	(8,049)	13,258
Cash at Beginning of Year	82,338	80,670	80,900
Cash at Period End	61,843	72,621	94,158

Schedule E

Statement of Cash Flows



For the period ending 31 May 2010

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 31/05/2010 (\$000s)	Actual to 31/05/2010 (\$000s)	Comments on variations between YTD actuals and YTD revised budget
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	180,413	168,781	179,345	Favourable \$10.6M: Rates \$8.8M (principally due to phasing of the budget), Utility Charges (\$391K), Fees & Charges \$586K, Operating Grants & Subsidies \$752K, Cash Contributions \$28K & Other Revenue \$766K
Payments to Suppliers and Employees	(152,932)	(136,943)	(128,356)	Favourable \$8.6M: Employee Costs \$2.4M, Materials & Services \$6.1M & Other Expenses \$146K, many operating projects under budget
Net Interest	441	1,333	1,199	
Net Cash Inflow from Operating Activities	27,922	33,171	52,188	
CASH FLOWS FROM INVESTING ACTIVITIES				
Payment for Property, Plant and Equipment	(75,019)	(47,244)	(45,239)	Favourable \$2.0M compared with favourable: \$1.0M last month
Capital Grants, Subsidies and Contributions	22,521	6,061	6,788	Favourable \$726K compared with unfavourable \$3K last month
Proceeds from sale of Property, Plant & Equipment	1,835	1,704	1,435	Unfavourable \$269K compared to unfavourable \$339K last month
Net Cash Outflow from Investing Activities	(50,664)	(39,479)	(37,016)	
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of Borrowings	4,408	0	0	
Repayment of Borrowings	(2,161)	(1,742)	(1,914)	Unfavourable \$172K compared to favourable \$323K last month
Net Cash Outflow from Financing Activities	2,247	(1,742)	(1,914)	
Net Increase/(Decrease) in Cash Held	(20,495)	(8,049)	13,258	
Cash at Beginning of Year	82,338	80,670	80,900	
Cash at Period End	61,843	72,621	94,158	\$21.5M favourable variance compared to revised budget.



% Returns and Value of Investments

For the Month Ended 31st May 2010

	<i>Nominal Interest Rate Return for Month Exclusive of Fees</i>	<i>Nominal Interest Rate Return for Month Inclusive of Fees</i>	<i>Effective Interest Rate for Month Inclusive of Fees</i>	<i>UBS Aust Bank Bill Index for Month</i>	<i>Balance of Investments End of Month</i>	<i>Range of Daily Investment Balances during Month</i>
March 2010	4.25%	4.35%	4.44%	3.92%	\$86.59m	\$86.25-97.81m
April 2010	4.41%	4.51%	4.60%	4.30%	\$81.50m	\$79.18-86.59m
May 2010	4.69%	4.79%	4.90%	4.51%	\$93.649m	\$81.50-\$93.65m
2009/2010 Financial Year to Date			4.16%	3.79%		

RBA policy interest rate at the end of the period: 4.50%

Investment of Surplus Funds can only be made with Treasury approved Financial Institutions or Cash Funds in accordance with the Statutory Bodies Financial Arrangements Act.

Council invests in the QTC Capital Guaranteed Cash Fund which is a Fund operated by the Queensland Treasury Corporation, on behalf of Government and Statutory Bodies. The QTC Fund, invest or hold a majority of securities, with maturities ranging from 11.00am call to 90 days. This means the fund has an extremely strong capacity to redeem investments at face value and to distribute income on a variable basis reflecting the earnings of the Funds Assets on the daily cash needs of Council.

An additional Trust Fund investment is held with the QTC Cash Fund to the value of \$8.748m as at the 31st May 2010 which earns equivalent returns to that of the Consolidated Account as detailed above.

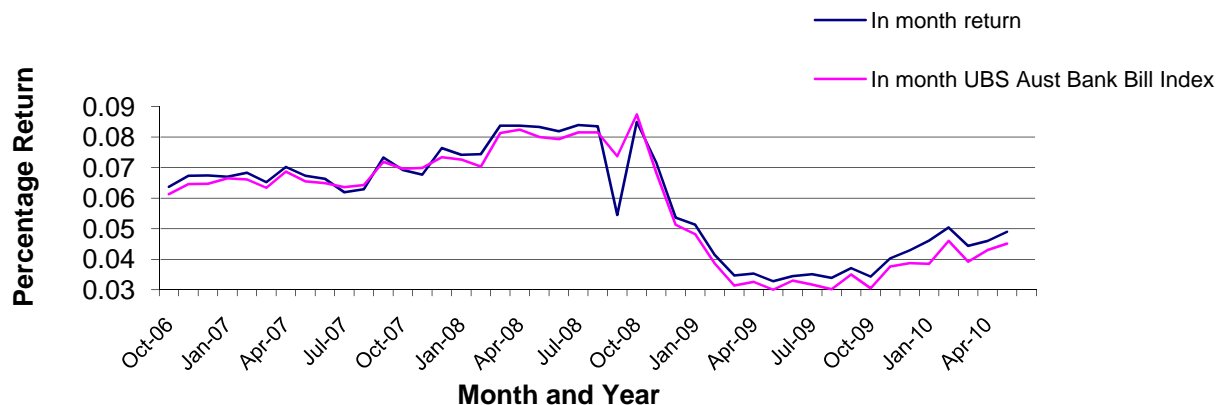
For a period of time Council did invest in a couple of Cash Plus Funds under extremely strict conditions of Treasury. Due to the uncertainty of world financial markets in recent times these investments were redeemed in favour of the QTC Capital Guaranteed Cash Fund.

These returns are reported on a monthly weighted average return. In turn Council benchmarks the funds against the UBS Australia Bank Bill Index which is widely considered to be the industry benchmark for short term cash funds. Interest return is reported on both an annual effective and nominal rate of return. The returns have fallen below the benchmark figure again due to the uncertainty of world financial market, however these funds are capital guaranteed.

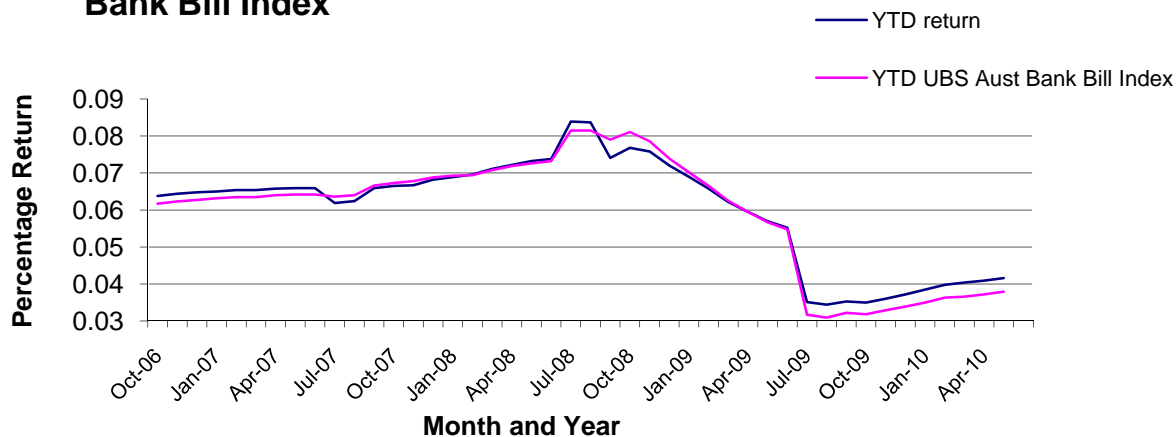
The QTC Borrowing rate as at 31st May 2010 was as follows: 15 Years 6.1430% & 20 years 6.2330%.

The Cash Rate at the 31st May 2010 was 4.50%.

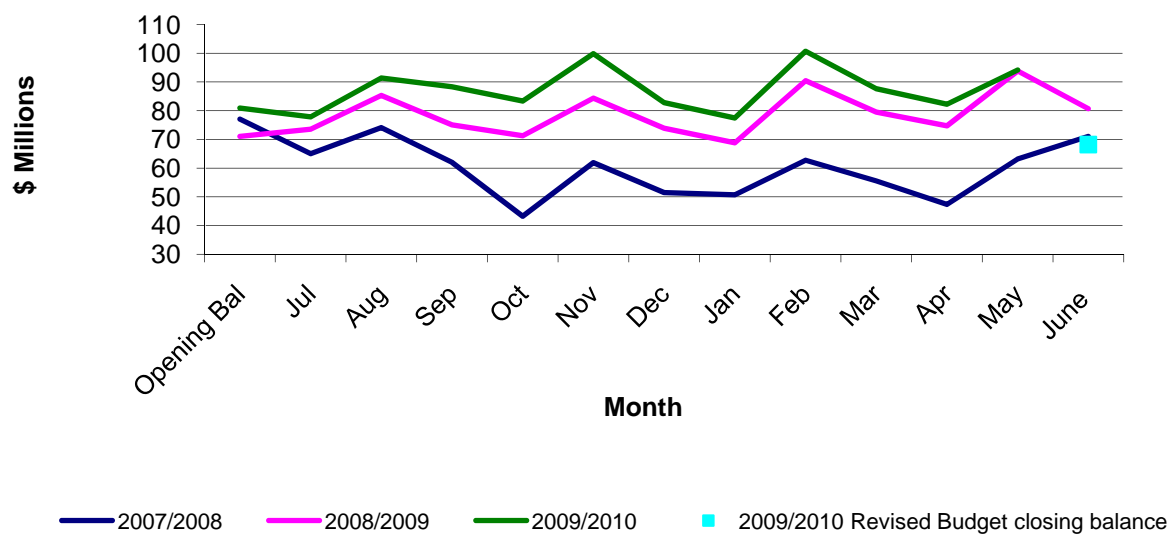
Three year trend for in-month investment return against UBS Aust Bank Bill Index



Three year trend for YTD investment return against UBS Aust Bank Bill Index



Comparison of Monthly Cash Balances



Redland City Council Financial Report

Schedule G

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
Operating Revenue							
Rates Charges	60,558	60,558	55,511	55,822	310	Corp.Serv. \$310K Financial Services Group - Credits Held (\$162K) - timing difference; General Rate Revenue \$472K - Timing.	T
Utility Charges	94,460	96,254	89,390	88,999	(391)	Cust.Serv. \$175K - Waste Operations - Refuse collection charge from Proclaim Red Water (\$485K) (\$485K) unfavourable variance has the following components : Water Access unfavourable (\$20K), Water consumption unfavourable (\$284K), Wastewater rates unfavourable (\$71K), Tradewaste unfavourable (\$110K). Plan&Pol (\$81K) Environmental Management - (\$102K) unfavourable variance due to \$85K unfavourable Environmental Special Charge & \$16K unfavourable Landfill Remediation Charge. Timing. Infrastructure Planning - \$21K favourable variance due to Canal Levies. Timing.	P
Less: Pensioner Remissions	(2,408)	(2,408)	(2,408)	(2,406)	3	Corp.Serv. \$3K Financial Services Group - Pensioner Remissions under budget 1% immaterial - timing.	T
Fees and Charges	17,066	18,419	16,956	16,559	(397)	Gov \$1K Corporate Performance & Risk - \$1K FOI fees - Permanent. Cust.Serv. (\$329K) CCS (\$48K) - Leisure & Rec (\$44K); SGA 241 Caravan Parks (\$55K) less in camping fees due to poor weather conditions, mostly at Amity Pt; SGA 232 (\$21.5K) less club leasing fees than expected; and SGA 169 Cemeteries \$34K due to more burials than expected. Human Services (\$39K); SGA 150 School Age Care (\$43K) due to CCB late payment and parent liability; SGA 151 Respite (\$7K) due to over-estimation of budget; SGA 325 HACC \$10K extra due to an increase in clients. RPAC \$32K due to increased venue bookings. O&M (\$281K) - Waste Operations - Fees & Charges (\$122K) / Commercial Fees (\$126K) revenue Red Water (\$1K) Plan&Pol \$20K N/A Corp.Serv. (\$2K) Financial Services Group - Rate searches and change of ownership down on budget immaterial - timing. Dev&Comm (\$85K) Department: Anticipate achieving forecasted revenue by 30 June 2010. Community Standards: under forecasted revenue by (\$75K) due to decrease in licence fee revenue. Sustainable Assessment under forecasted revenue by (\$80K) due to decrease in number of new applications received. Building and Plumbing over forecasted revenue by \$70K due to increased number of applications for the Solar Rebate scheme.	P
Operating Grants and Subsidies	7,390	6,603	6,357	6,920	564	Gov \$20K Governance Admin - \$20K - 2 xTrainee grant - Permanent. Cust.Serv. \$70K CCS \$46K - RPAC \$10K due to grant received for trainee from people & change; Libraries \$25K due to grants received for trainees; Cemeteries \$8K due to grant received for specialist conservation work on selected damaged gravesites. O&M \$31K Plan&Pol \$331K Infrastructure Planning - \$320K favourable variance mainly due to \$280K grant received for Coochiemudlo Island Jetty (DDA) ahead of budget phasing. Timing. Economic Development - \$14K favourable variance due to Administration Trainee grant received ahead of budget phasing. Timing. Corp.Serv. \$46K Financial Services Group: less than 1% immaterial - Timing. Dev&Comm \$96K Community Standards: Current month over forecasted revised budget by \$95K due to incorrect journal entry which has been amended.	P
Operating Contributions and Donations	0	232	181	209	28	Cust.Serv. \$23K GM \$14K - SES unexpected contributions O&M \$9K Plan&Pol \$5K N/A	P
Interest External	3,027	4,269	3,877	3,918	41	Cust.Serv. \$10K Red Water \$12K \$12K favourable variance, \$5K favourable variance is due to interest received on rates & \$7K favourable variance is due to term investments Plan&Pol (\$11K) N/A Corp.Serv. \$25K Financial services Group - less than 1% - permanent diff due to higher interest rates and cash holdings immaterial. Dev&Comm \$6K	P
Gain on Sale of Developed Land	0	0	0	0	0		
Other Revenue	3,347	3,681	2,794	3,560	766	Gov \$7K Legal Services - \$7K receipt of litigation funds court costs photo copying etc - Permanent. Cust.Serv. \$306K CCS \$33K - RPAC \$35K for commission on receipts and higher attendance than expected, with this increased revenue likely to be reflected in EOY figures. HAS (\$29K) due to incorrect information given in 3rd budget review - Transition Care will not impact negatively on bottom line. Art Gallery \$14K for commissions and donations. Caravan Parks \$5K for laundry equipment usage. SGA 278 \$7K at Cleveland Showgrounds for reimbursement of electricity. O&M \$270K - Parks & Conservation - \$17K revenue for insurance claim on vandalised play equip and \$45K revenue for Cleveland Point Works / Environmental Education revenue from Tea Garden Business \$61K / Waste Operations - Scrap Metal Revenue \$117K - Waste Education Invoice raised for third quarter \$24K Red Water \$149K \$149K favourable, \$133K due to private works water being ahead of budget, \$17K due to recovery of expenses for SEQWater and Link Water, offset by increased expenses Plan&Pol (\$4K) N/A Corp.Serv. \$347K Financial Services Group \$9K - Commission on receipts \$5K; sale for overdue rates (\$31K); Litigation Payments \$29K; CAFF \$147K - Propriety Services Commercial rent \$126K; Insurance Claims \$21K; Water Distribution Project \$181K reimbursement of project costs; Information Management \$10K proceeds from auction. - Timing Dev&Comm (\$40K) Community Standards: Current month under forecasted revised budget by \$62K due to incorrect journal entry which has been amended.	P
Total Operating Revenue	183,441	187,608	172,658	173,582	925		

Schedule G



Redland City Council Financial Report

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
Operating Expenditure							
Employee Costs	69,405	69,451	63,032	63,323	291	<p>Gov (\$95K) Only 2% variance - Permanent.</p> <p>Cust.Serv. \$336K GM \$491K - due to take up of vacancy budget reduction for the department. CCS (\$207K) - Customer Service (\$147K) under due to two vacant positions. RPAC (\$61K) due to casual staff not being available. Libraries (\$67K) due to vacancies at Corporate and Cleveland libraries. Respite \$36K due to understated budget for backfill corrected in period 12 with Growth Funding from HACC BR3 split in Pr 12. SHP \$23K due to temp staff. O&M (\$29K) PDG \$82K over budget - Under (\$6K) Design, (\$13K) Survey and over budget \$101K in internal construction.</p> <p>Red Water \$190K \$190K unfavourable variance, (\$11K) favourable variance is due to delay in use of temporary staff in Retail group, \$166K unfavourable variance in distribution, overspends in overtime \$17K (pumps stations and wastewater treatment)and temps \$45K (treatment operations admin), balance of overspend \$104K is in wages</p> <p>Plan&Pol (\$118K) Under YTD budget due to vacancies. Timing.</p> <p>Corp.Serv. \$102K variance 1% over budget immaterial -timing. Staff costs over and above any savings in ordinary employee costs. Includes \$299K vacancy budget reduction - Timing.</p> <p>Dev&Comm (\$124K) DCS GM \$681K Vacancy Budget Reduction. Community Standards (\$550K), Sustainable Assessment \$97K overspent and Building and Plumbing (\$353K) underspent due to ongoing vacancies in all areas. Recruitment for vacant positions is continuing.</p>	P P T T T P
Goods and Services	83,072	83,677	73,360	67,717	(5,643)	<p>Gov (\$541K) Gov/CEO (\$530K) - community benefit fund account \$21401 \$500K - (refer account 760014 internal account amount \$436K). Publications \$30K. Mayor's Area \$36K mainly relates to community fund donations and Conference Fairs and travel. Internal Audit (\$39K) - mainly relates to Contractors & Consultants. Legal Group (\$33K) - relates mainly to Legal service costs. Corporate Performance & Risk under (\$50K) - relates mainly to damages Settlements \$25K; Contractors \$27K; Paramedical \$29K; general Insurance (\$21K); Insurance excess \$22K; Stamp Duty (\$35K). Marketing & Communications (\$224K) main areas being Contractors/Consultants \$72K (Projects - Web Services - Koala Strategy - Christmas by Starlight and Web Redesign - , Community Sponsorship \$24K; Rental Hire \$36K; Printing & training \$28K; Entrainment (\$23K) - Timing.</p> <p>Cust.Serv. (\$1.4M) GM (\$35K) - over \$14K Conferences & \$3K Telephones, under (\$15K) Consultants & (\$40K) Contractors in Emergency Management. CCS (\$385K) - Grants (\$435K) due to timing of distribution of successful grant application cheques. Respite (\$43K) mainly in paramedical services, electricity charges and contractors. HAS (\$24K) under mainly in contractors, with a carry forward to 10/11 identified in period 13. Libraries \$28K over due to timing and accrual of online subscriptions and other subscriptions/memberships. Art Gallery \$21K over mainly in contractors. RPAC \$9K overspent due mainly to insurance claims on non-vehicle excess. SHP \$81K over mainly in contractors cleaning, electricity charges and contractors due to timing of projects and contractor payments. Community Halls (\$40K) under due to timing of payments to contractors. Cemeteries \$14K increase in contractor payments offset by higher revenue from higher number of burials than expected. O&M \$128K - Within 1% range with deliveries for outstanding commitments to be completed by June 30. PDG (\$1.1M) under budget - Under (\$187K) Pontoon Maint Dredging at Weinam Ck, (\$66K) Rd Pavement Linemarking, (\$246K) Judy Holt S/Water, (\$63K) Moreton Bay Cycleway - Erapah Bridge, (\$365K) Macleay is Waste Tfr Station, (\$140K) Raby Bay Canal Bed levelling and (\$30K) other minor variances.</p> <p>Red Water (\$565K) (\$565K) favourable variance is due to: GM Office: \$12K unfavourable variance is due to over expenditure in External training in General Manager's office Retail :(\$182K) favourable variance is due to under expenditure of bulk water purchases \$165K, offset by revenue Distribution:(\$422K) favourable variance, this is predominantly consultants, contractors and parts and materials and is considered timing at this stage, specifically: Water Retic is \$155K behind budget Wastewater Retic is \$103K behind budget Wastewater Treatment is \$221K behind budget Administration areas are \$57K over budget</p>	T T P T

Schedule G



Redland City Council Financial Report

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
Goods and Services (cont'd)						Plan&Pol (\$1.3M) Land Use Group - \$344K favourable variance due to \$55K Sustainable Redlands - Scenario Planning, \$20K Aerial Photography, \$96K Planning Studies, \$15K Strategic Framework, \$25K Redlands Planning Scheme & \$112K Master Plans & Local Area Plans - Timing. Environmental Management - \$635K favourable variance due to \$47K Baythorne Restoration, \$52K Koala - Research, \$20K RCC Open Space Plan 2030, \$20K Biodiversity Strategy, \$20K Cultural Heritage Agreement SMI, \$16K Ambient Water Quality Monitoring Program, \$25K Koala - Road & Rail Management, \$38K PEAT Complete Development & Roll Out, \$28K Waterways Recovery Extension, \$97K Landfill Remediation - Minor Works, \$183K Landfill Site Investigations Program & \$46K Waterways Support Packages & Program Trials. Timing. Community & Social Planning - \$160K favourable variance due to \$17K Strong Community Planning - SMI Place, \$30K Redland City Community Plan, \$27K Minjeribah Knowledge Cntr Feasibly Stdy, \$17K Community Grants Program, \$19K S&R Strategic Plans Physical Activity, \$10K NSI Partnership Project, \$26K Redlands Rugby Union Clubhouse - Judy Holt & \$13K Environmental Health Admin. Timing. Economic Development - \$191K favourable variance due to \$21K Economic Development Partnerships, \$15K Local Jobs, \$26K Investment Attraction, \$10K Economic Development Marketing, \$12K Redlands Trade & Investment Office, \$35K Tourism Destination Marketing Campaign, \$10K Visitor Research Program, \$40K Tourism Development Initiatives & \$30K Tourism Development Strategic Plan. Timing.	T
						Corp.Serv. (\$1.4M) Office Of GM - (\$0K); People & Change - (\$360K) A number of Training programs are under budget - Corporate Training - Leadership capability, Cultural Improvement Strategy, New Employee Traineeships, Create a Customer Focus, Organisational Learning & Development, Corporate IT Training other HR Goods & services, with an overspend in Statutory WHS Obligations; Financial Services - (\$219K) Delay in letting valuation eoi (\$101K); Rural Fire Levy (70K); balance timing; Water Distribution \$236K - Water Retail Project \$236K; IM Services Group - (\$424K) Main areas being development and design, File & Archive Box Audit, eServer Operational, Document Server, Desk /Top Server Support and Admin Improvement ; CAFF - (\$591K) FSU \$574K; Purchase & Supply (\$16K) - Property Services (\$20K) Contractors; Fleet Management \$1K; Contract management (\$4K) Contractors, consultants and training - all timing.	T
						Dev&Comm (\$163K) Department: Current forecasted revised budget underspent across the department due to internal restructure and procedure changes. Community Standards, Sustainable Assessment and Building and Plumbing underspent in the areas of external training, chemical supplies and fuel expenditure. Total underspend not expected to be utilised before 30 June 2010.	P
Finance Costs Other	424	364	319	296	(23)	Cust.Serv. \$12K CS \$5K - SAC \$5K due to merchant fees for EFTPOS	P
						Red Water \$1K	
						Corp.Serv. (\$38K) Financial Services Group: transaction fees and bank charges under (\$32K) timing diff	T
						Dev&Comm \$1K	
Other Expenditure	1,456	1,528	1,367	1,248	(120)	Gov (\$53K) Councillor's Remuneration - Permanent.	P
						Cust.Serv. (\$16K) CCS (\$16K) - RPAC (\$16K) for savings in Entrepreneuried Event Expense	P
						Corp.Serv. (\$50K) Financial Services Group: timing external audit progress payment lower than anticipated for this stage - timing	T
Net Internal Costs	(959)	(897)	(746)	(409)	337	Gov \$896K CBF internal recovery \$435K refer comment against Goods & Services CBF expenditure, the balance mainly relates to SLA charges across RCC bulk being Legal Services - all Permanent.	P
						Cust.Serv. (\$349K) GM (\$46K) under mainly due to HR and Legal SLA's. CCS (\$101K) - RPAC CSO (\$135K) accumulated budget was not increased sufficiently in line with actuals. Internal Expenditure across the group \$50K over mainly in IT, Financial Services and Internal Rates and Charges due to some monthly split issues after BR3. Leisure & Rec (\$8K) and RPAC (\$7K) in internal revenue recovery. O&M (\$246K) - SLA Corporate Asset Management \$53K under budget / SLA Human Resources \$92K no actuals YTD / Parks & Conservation - Internal Charges for Fleet \$58K over budget / Roads & Drainage - Internal Gravel Recovery \$78K over budget / Waste Operations - SLA Financial Services \$205K / SLA HR \$18K / SLA IT \$20K all under budget with SLA Legal Services \$21K budget and no actuals to date. PDG \$44K over budget within Corporate Services SLA's	P
						Red Water \$31K (\$31K) unfavourable variance is due to: SLA financial services, increased volumes in CAIT	T
						Plan&Pol \$735K Over YTD budget due to over expenditure in IT & Financial Services SLA charges. Timing.	T
						Corp.Serv. (\$585K) Corporate Services SLA - recovery over budget, mainly Information Management. - timing.	T
						Dev&Comm (\$391K) Sustainable Assessment: IT expenses overspent by \$595K - review continuing. Legal costs underspent by (\$566K) - to be utilised by 30 June 2010. Building and Plumbing: underspent on IT costs by (\$367K) - review continuing. Remainder (\$53K) due to other SLA's	P T P
Total Operating Expenditure	153,396	154,123	137,333	132,175	(5,158)		
Earnings before Interest, tax and depreciation (EBITD)	30,044	33,485	35,325	41,407	6,082		
Interest expense	2,586	2,756	2,543	2,496	(48)	Cust.Serv. \$3K Corp.Serv. (\$51K) Gov (\$1K) Financial Services Group - timing. Rounding	T
Depreciation	47,683	48,738	44,703	44,998	295	Cust.Serv. \$390K CS \$40K - SGA 153 Libraries (\$39K) due to library book depreciation incorrect monthly splits. O&M \$342K - Waste Operations - Duplicate on Bins Depn transferred from RW entries to be corrected in Pd12 PDG \$5K Red Water \$131K \$131K unfavourable variance, based on timing of new assets being capitalised	T T
						Plan&Pol \$40K Roadside depreciation greater than estimated budget. Permanent.	P
						Corp.Serv. (\$269K) Mainly relates to Plant & Equipment (\$146K); Computer Hardware (\$185K) and Fixture & Fittings \$44K. - Timing.	T
						Dev&Comm \$4K	
Operating Surplus/(Deficit)	(20,225)	(18,010)	(11,922)	(6,087)	5,835		

Schedule G



Redland City Council Financial Report

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
Sources of Capital Funding							
Capital Contributions and Donations	15,963	7,613	1,842	3,266	1,424	Cust.Serv. \$23K O&M \$23K Red Water \$4K timing variance, customer driven Plan&Pol \$1.4M Infrastructure Planning - \$1.35M favourable variance due to developer contributions - Transport being received ahead of budget phasing. Timing. Environmental Management - \$44K favourable variance due to developer contributions - Open Space being received ahead of budget phasing. Timing.	T T
Capital Grants and Subsidies	10,668	6,960	4,219	3,522	(697)	Cust.Serv. (\$3K) CCS (\$7K) mainly due to Libraries (\$4.5K) due to one more payment expected this year and actuals will meet budget then. Plan&Pol (\$695K) Infrastructure Planning - \$700K unfavourable variance mainly due to \$420K Paths - SEQIPP grant & \$550K TIDS LRRS not yet received. \$190K Rickert/Quarry Rd & \$50K Cycleway High St Russell Island being received ahead of budget phasing. Timing.	T T
Proceeds on Disposal of Non Current Assets	1,835	2,333	1,704	1,435	(269)	Cust.Serv. \$10K CCS \$9K for sale of HACC vehicle to offset new vehicle purchase with HACC funding for replacement Plan&Pol (\$29K) Land Use Group - \$29K favourable variance due to proceeds for SMBI Land exchange being less than budget. Timing. Corp.Serv. (\$249K)	P T
Hidden	9,327	13,470	10,707	5,672	(5,035)		
Capital Transfers (to)/from Reserves	(6,636)	13,470	10,707	5,672	(5,035)	Cust.Serv. (\$79K) O&M (\$48K) PDG (\$31K) under budget - Under budget Masthead Dr, Cleveland (Raby Bay) Red Water (\$2.7M) timing variance, customer driven Plan&Pol (\$2.3M) Transfer to Reserves - \$1.4M favourable variance due to Developer Contribution being rec'd ahead of budget phasing. Timing. Transfers from Reserves - \$897K favourable due to \$60K Sportsfield Lighting - General, \$100K Weinam Creek Carpark Upgrade Design, \$624K Moreton Bay Cycleway, \$60K Noyes Parade Causeway Design, \$34K Future Design Parks & \$20K Beth Street Russell Island. Timing.	T T T
Non Cash Contributions	6,822	5,822	2,891	4,024	1,133	Cust.Serv. \$30K O&M \$30K Plan&Pol \$1.1M Infrastructure Planning - \$1.1M favourable variance due to developer contributed assets being recognised ahead of budget phasing. Timing.	T
Adjustment for Asset Corrections	0	0	0	0	0		
New Loans	4,408	4,408	0	0	0		
Funding from General Revenue	50,942	30,411	30,514	31,119	605	Gov (\$16K) Balancing item Cust.Serv. (\$2.2M) Red Water (\$2.2M) timing variance, customer driven Plan&Pol \$2.4M Variance due to under expenditure on capital projects for the period July to May 2010. - Timing Corp.Serv. \$2.6M Balancing item Dev&Comm (\$45K)	T T
Total Sources of Capital Funding	84,002	71,016	51,877	49,038	(2,839)		



For the period ending 31 May 2010

Application of Capital Funds

Schedule G



Redland City Council Financial Report

For the period ending 31 May 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Timing (T) Permanent (P)
Other Budgeted Items							
Operating Transfers to Reserve	(14,903)	(15,936)	(14,676)	(14,616)	60	Plan&Pol \$79K Environmental Management - \$102K unfavourable variance due to \$85K unfavourable Environmental Special Charge & \$16K unfavourable Landfill Remediation Charge. Timing. Infrastructure Planning - \$21K favourable variance due to Canal Levies. Timing. Corp.Serv. (\$27K) Timing	T
							T
Operating Transfers from Reserves	9,638	9,720	6,365	5,298	(1,067)	Dev&Comm \$8K Gov (\$94K) Budgeted not yet purchased - timing. Cust.Serv. (\$428K) CCS (\$23K) O&M (\$384K) PDG (\$24K) Under budget Black Swamp Pond Construction Plan&Pol (\$487K) Environmental Management - \$344K favourable variance due to under expenditure on the \$50K Baythorne Restoration, \$20K Biodiversity Strategy, \$52K Koala - Research, \$25K Koala - Road & Rail Mngt, \$100K Point Lookout (Aboriginal) Project, \$50K Landfill Remediation Minor Works & \$48K Landfill Site Investigation Program. Timing. Infrastructure Planning - \$143K favourable variance due to \$140K Raby Bay Dredging. Timing. Corp.Serv. (\$33K) Timing Dev&Comm (\$26K)	T
							T
WDV of Assets Disposed	(1,709)	(2,726)	(2,583)	(4,989)	(2,406)	Cust.Serv. (\$118K) CCS (\$7K) O&M (\$110K) - Parks & Conservation - Disposal of Assets Red Water (\$750K) Writeoff of assets Plan&Pol (\$2.6M) Infrastructure Planning - \$2.5M unfavourable variance due to disposal of Stormwater assets resulting from the Stormwater Project. Permanent. Corp.Serv. \$1M Fleet Services: still awaiting large unit deliveries, which effect proceeds from sale of old units. Deliveries expected over coming weeks - timing.	P
							T
							P
Tax and Dividends	0	(151)	(151)	0	151	Cust.Serv. \$30K O&M \$30K Red Water \$455K \$455K being favourable dividends Corp.Serv. (\$334K) Timing	P
							T
Internal Capital Structure Financing	0	0	0	0	0		

14.2.2 BAY ISLANDS GOLF CLUB INC - EXTENSION OF LEASE BOUNDARIES

Dataworks Filename: L.142870
Attachment: [Site Plan – Plan A](#)
Responsible Officer Name: Brian Lewis
Manager Corporate Acquisitions Fleet & Facilities
Author Name: Merv Elliott
Property Services Manager

EXECUTIVE SUMMARY

The Bay Islands Golf Club Inc holds a lease from Council over an area of land at Gordon Road, Macleay Island that encompasses the clubhouse. An application has been received from the Club to carry out minor extensions to the premises which will require an extension of the lease boundaries.

PURPOSE

The purpose of this report is to seek Council approval for the extension of the lease area to accommodate the proposed building extension.

BACKGROUND

The Bay Island Golf Club Inc hold a lease for the term 1 July 1985 to 30 June 2015 over part of Council land Lot 2 RP815721 on which the clubhouse is erected. The Club proposes to provide a new extension to the building which will increase the verandah area and provide extra dining area. The extra floor area is proposed to be approximately 45m².

ISSUES

Any extension to the lease area requires Council approval. The extension requested is minor in nature and there is no valid reason why the request should not be approved.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

FINANCIAL IMPLICATIONS

Council will not be involved in any expenditure in regard to this request to extend the lease boundaries.

CONSULTATION

Property Services Manager has consulted with the Principal Advisor Open Space Planning, Senior Advisor Sports & Recreation and Bay Island Golf Club Inc officials.

OPTIONS**PREFERRED**

That Council resolve as follows:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and
2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

ALTERNATIVE

That Council refuse the application for the lease boundary extension.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and
2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Bowler

That Council resolve as follows:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and
2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and

2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

CARRIED

14.3 PLANNING AND POLICY

14.3.1 NEW LOCAL LAW & SUBORDINATE LOCAL LAW NO 14 (JETTIES RAMPS & FERRIES)

Datworks Filename: L&E Local Law No 14 - Jetties Ramps & Ferries

Attachments: [Review of and Amendment to Local Law No 14 \(Jetties & Loading Ramps\)](#)
[Review of and Amendment to Subordinate Local Law No 14 \(Jetties & Loading Ramps\)](#)

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: Rod Powell
Senior Advisor Infrastructure Investigations

EXECUTIVE SUMMARY

This report proposes a new local law and subordinate local law namely *Local Law 14 – Jetties Ramps & Ferries* to incorporate:

1. New provision to prohibit smoking and fishing at public waiting points on jetties;
2. Alterations to existing sections to reflect current policies and legislation; and
3. The addition of a new section relating to *Vessels Generally*.

The new provision to prohibit smoking at public waiting points on jetties and ramps is in line with the amendment to the *Public Health (Tobacco) (Amendment) Act 2009*, details as follows:

Smoking at pedestrian malls and public transport waiting points

From 1 January 2010, Queensland's local governments can choose to regulate smoking in pedestrian malls and at public transport waiting points such as bus stops. This means that public concerns about exposure to tobacco smoke in crowded areas can be specifically targeted and enforced on a local level

The new local law and subordinate local law have been developed in consultation with key internal stakeholders and solicitors acting on behalf of Council.

PURPOSE

For Council to resolve to:

1. Propose to make Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010, which repeals Redland City Council Local Law 14 Jetties and Loading Ramps;

2. Propose to make *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*;
3. Refer the proposed local law to the Minister for Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking;
4. Delegate to the Chief Executive Officer its powers under section 867(7) of the *Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister; and proceed further in making the proposed local law and subordinate local law by consulting with the public about the proposed local law and subordinate local law;
5. Conduct a Public Interest Test for the local law making process and delegate to the Chief Executive Officer its powers regarding how the Public Interest Test is to be conducted, the matters with which the Public Interest Test Report must deal, the consultation process for the Public Interest Test and how the process is to be used in the Public Interest Test; and
6. Conduct the consultation phase of the Local Law making process for the Amendment Local Law, Subordinate Local Law and the Public Interest Test.

BACKGROUND

Local Law and Subordinate Local Law 14

The objectives of Local Law 14 (Jetties Ramps & Ferries) are to:

1. Regulate and prohibit the use of jetties and ramps and the vessels and vehicles using those jetties and ramps; and
2. Regulate and prohibit the conduct of persons on jetties and ramps; and
3. Require ferry services operated from jetties and ramps to be licensed.

For a considerable period of time, Council officers have been deliberating a new Local Law and Subordinate Local Law to create regulatory improvements to jetties, ramps and ferries for passengers, vessels and vehicles. The proposed local law clearly gives direction on the use of jetties, ramps and ferries.

The main objectives of the local law and subordinate local law are to:

1. Clearly define 2 (two) new definitions;
2. Include prohibiting smoking and fishing at public waiting points on jetties;
3. Include specific conditions to vessels in general relating to passenger and non passenger vessels, mooring times at jetties, usage of jetties and directions from the jetty officer;

4. Add subsections to clearly define issues relating to vehicles;
5. Add subsections to clearly state why a license may be suspended or cancelled.

ISSUES

The new provision to prohibit smoking at public waiting points on jetties and ramps is in line with the amendment to the Public Health (Tobacco) (Amendment) Act 2009, details as follows:

Smoking at pedestrian malls and public transport waiting points

From 1 January 2010, Queensland's local governments can choose to regulate smoking in pedestrian malls and at public transport waiting points such as bus stops. This means that public concerns about exposure to tobacco smoke in crowded areas can be specifically targeted and enforced on a local level.

It is envisaged that the prohibiting of smoking in public transport waiting areas will have the greatest impact; however, prohibiting smoking gives the best intentions to all users and negates the risks associated with passive smoking. Users would also benefit from the decrease in litter associated with smoking.

Officers consider that the other parts of the local law and subordinate local law should not have a great impact on the users of the facilities.

Anti-Competitive Provisions

As the local law and subordinate local law contain possible anti-competitive provisions, a Public Interest Test (PIT) is to be conducted.

State Interest Check

The proposed local law is to be sent to the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking.

External Consultation

A community engagement process will be conducted for the proposed local law and subordinate local law, plus the Public Interest Test, as part of the local law making process.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure.

FINANCIAL IMPLICATIONS

The short term financial implications are minor in relation to the amendment process. Costs are estimated at approximately \$1,000 which will be funded from Infrastructure Planning's operational budget.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not require any amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has occurred with the Manager Community Standards, Manager Infrastructure Planning, Corporate Planning, Performance and Risk, Legal Services and King and Company Solicitors. All are in agreement with the proposed local law.

Community engagement will be undertaken as part of the local law making process. This will include broad consultation with the wider community and consultation with specific stakeholders.

When the law is implemented, a proactive community awareness program will also be conducted.

OPTIONS

PREFERRED

That Council resolve as follows:

1. That pursuant to section 866 of the Local Government Act 1993, to propose to make Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010, which repeals Redland City Council Local Law 14 Jetties and Loading Ramps;
2. That pursuant to section 877 of the *Local Government Act 1993*, to propose to make *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*;
3. To refer the proposed local law to the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking;
4. To delegate to the Chief Executive Officer its powers under section 867(7) of the *Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister; and proceed further in making the proposed local law and subordinate local law by consulting with the public about the proposed local law and subordinate local law;
5. That pursuant to Section 472, of the *Local Government Act 1993* ("the Act"), to delegate to the Chief Executive Officer, Council's powers under Section 889 of the Act to decide:-
 - a) How the Public Interest Test of the local law making process for Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and

- Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* is to be conducted; and
- b) The matters with which the Public Interest Test Report in relation to *Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* must deal; and
6. To conduct the consultation phase of the Local Law making process for the Amendment Local Law, Subordinate Local Law and the Public Interest Test;

ALTERNATIVE

That Council does not propose to make the draft local law and subordinate local law and continues to use the existing local law to regulate and control the use of jetties and ramps.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That pursuant to section 866 of the *Local Government Act 1993*, to propose to make *Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010*, which repeals *Redland City Council Local Law 14 Jetties and Loading Ramps*;
2. That pursuant to section 877 of the *Local Government Act 1993*, to propose to make *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*;
3. To refer the proposed local law to the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking;
4. To delegate to the Chief Executive Officer its powers under section 867(7) of the *Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister, and proceed further in making the proposed local law and subordinate local law by consulting with the public about the proposed local law and subordinate local law;
5. That pursuant to Section 472, of the *Local Government Act 1993* ("the Act"), to delegate to the Chief Executive Officer, Council's powers under Section 889 of the Act to decide:-
 - a. How the Public Interest Test of the local law making process for Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* is to be conducted;
 - b. The matters with which the Public Interest Test Report in relation to Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* must deal; and

6. To conduct the consultation phase of the Local Law making process for the Amendment Local Law, Subordinate Local Law and the Public Interest Test.

COMMITTEE RECOMMENDATION

Moved by: Cr Townsend

Seconded by: Cr Elliott

That Council resolve as follows:

1. That pursuant to section 866 of the *Local Government Act 1993*, to propose to make *Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010*, which repeals *Redland City Council Local Law 14 Jetties and Loading Ramps*;
2. That pursuant to section 877 of the *Local Government Act 1993*, to propose to make *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*;
3. To refer the proposed local law to the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking;
4. To delegate to the Chief Executive Officer its powers under section 867(7) of the *Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister, and proceed further in making the proposed local law and subordinate local law by consulting with the public about the proposed local law and subordinate local law;
5. That pursuant to Section 472, of the *Local Government Act 1993* ("the Act"), to delegate to the Chief Executive Officer, Council's powers under Section 889 of the Act to decide:-
 - a. How the Public Interest Test of the local law making process for Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* is to be conducted;
 - b. The matters with which the Public Interest Test Report in relation to Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* must deal; and
6. To conduct the consultation phase of the Local Law making process for the Amendment Local Law, Subordinate Local Law and the Public Interest Test.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That Council resolve as follows:

1. That pursuant to section 866 of the *Local Government Act 1993*, to propose to make *Redland City Council Local Law No. 14 (Jetties, Ramps and Ferries) 2010*, which repeals *Redland City Council Local Law 14 Jetties and Loading Ramps*;
2. That pursuant to section 877 of the *Local Government Act 1993*, to propose to make *Redland City Council Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*;

3. To refer the proposed local law to the Minister for Local Government and Aboriginal and Torres Strait Islander Partnerships for State Interest Checking;
4. To delegate to the Chief Executive Officer its powers under section 867(7) of the *Local Government Act 1993* to agree to satisfy any conditions imposed by the Minister, and proceed further in making the proposed local law and subordinate local law by consulting with the public about the proposed local law and subordinate local law;
5. That pursuant to Section 472, of the *Local Government Act 1993* (“the Act”), to delegate to the Chief Executive Officer, Council’s powers under Section 889 of the Act to decide:-
 - c. How the Public Interest Test of the local law making process for Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* is to be conducted;
 - d. The matters with which the Public Interest Test Report in relation to Redland City Council *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* and Redland City Council *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010* must deal; and
6. To conduct the consultation phase of the Local Law making process for the Amendment Local Law, Subordinate Local Law and the Public Interest Test.

CARRIED

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... [1]

Part 1 Preliminary

1 Short title

This local law may be cited as *Local Law No. 14 (Jetties, Ramps and Ferries) 2010*.

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2 Objects

The objects of this local law are to—

- (a) regulate the use of jetties and ramps generally; and
- (b) regulate how vehicles are used on jetties and ramps; and
- (c) regulate how vessels are used at jetties and ramps; and
- (d) regulate the conduct of persons on jetties and ramps; and
- (e) require ferry services operated from jetties and ramps to be licensed.

3 Repeal

This local law repeals *Local Law No. 14 (Jetties and Loading Ramps)*.

4 Relationship with other laws

This local law is in addition to, and does not derogate from, other laws which regulate the use of jetties, ramps and ferries.

5 Definitions

The dictionary in the schedule defines particular words used in this local law.

6 Application

- (1) This local law applies only to those jetties and ramps owned, controlled or managed by the local government.
- (2) This local law must be read with *Local Law No. 1 (Administration) 2003*.
- (3) If there is an inconsistency between this local law and *Local Law No. 1 (Administration) 2003*, this local law will apply.

Part 2 Jetty and ramp register

7 Jetty and ramp register

- (1) This section applies if the local government makes a resolution about a jetty or a ramp in accordance with this local law, for example, a resolution about—
 - (a) the opening hours for the jetty or ramp;
 - (b) animals permitted on the jetty or ramp under effective control;
 - (c) the permanent closure of the jetty or ramp to public access;

- (d) the prescribed maximum gross load limit or vehicle gross mass for the jetty or ramp;
 - (e) the prescribed vessel charge that must be paid for the use of the jetty or ramp, and the time within which the prescribed vessel change must be paid;
 - (f) the conditions of use of—
 - (i) the jetty or ramp; or
 - (ii) facilities provided by the local government on the jetty or ramp;
 - (g) the regulated activities for the jetty or ramp.
- (2) The local government must record the particulars of any resolution made in accordance with this local law about a jetty or a ramp in a register (the **Jetty and Ramp Register**).
- (3) However, the local government is not required to record in the Jetty and Ramp Register any particulars about—
- (a) approved forms; or
 - (b) prescribed fees.
- (4) The Jetty and Ramp Register must be amended every time any of the details required to be included in the Jetty and Ramp Register under subsection (2) change.¹
- (5) In addition to the information required to be included in the Jetty and Ramp Register under subsection (2), the local government may include additional information in the Jetty and Ramp Register that the local government considers appropriate.
- (6) The Jetty and Ramp Register must be kept available for public inspection at the local government's public office.

Part 3 Access to jetties and ramps

8 Opening hours

- (1) A jetty or ramp is open to the public at all times, unless the local government fixes times when the jetty or ramp is open to the public (the **opening hours**) under subsection (2).
- (2) The local government may, by resolution, fix opening hours for a jetty or ramp.
- (3) If the local government fixes opening hours under subsection (2), the local government must install an official sign showing the opening hours at—
 - (a) for a jetty or ramp—each public entrance to the jetty or ramp; or
 - (b) for a part of a jetty or ramp—a location which indicates clearly to users of the jetty or ramp, the part subject to the opening hours.
- (4) Except in accordance with a licence, a person must not, outside the opening hours for a jetty or ramp—

¹ A **change** to the particulars of a resolution includes a change by addition, exception, omission or substitution (see *Acts Interpretation Act 1954*, section 36).

- (a) moor a vessel at the jetty or ramp; or
- (b) enter or remain on the jetty or ramp.

Maximum penalty— 20 penalty units.

- (5) A person must comply with subsection (4) unless the person has a reasonable excuse.

9 Closure of a jetty or ramp

- (1) An authorised person may temporarily close a jetty or ramp, or a part of a jetty or ramp to public access—

- (a) to allow for the carrying out of cleaning, construction, maintenance, repair or restoration work at the jetty or ramp; or
- (b) in an emergency situation.

Example of emergency situation—

If there is a risk to a person or another person's safety.

- (2) The local government may, by resolution, permanently close a jetty or ramp, or part of a jetty or ramp, to public access if the closure is necessary for—

- (a) public safety; or
- (b) the convenience of the jetty or ramp; or
- (c) the protection of the jetty or ramp.

- (3) If a jetty or ramp, or part of a jetty or ramp, is closed to public access under subsection (1) or (2), the local government must install an official sign advising of the closure at—

- (a) for a jetty or ramp—each public entrance to the jetty or ramp; or
- (b) for a part of a jetty or ramp—a location which indicates clearly to users of the jetty or ramp, the part subject to the closure.

- (4) If a jetty or a ramp, or a part of a jetty or a ramp, is closed to public access under this section, except in accordance with a licence, a person must not—

- (a) moor a vessel at the jetty or ramp or the part of the jetty or ramp; or
- (b) enter or remain on the jetty or ramp, or the part of the jetty or ramp.

Maximum penalty— 20 penalty units.

- (5) A person must comply with subsection (4) unless the person has a reasonable excuse.

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<#>Exclusion of animals¶

(1) . Subject to subsection (2), a person must not—¶

- (a) . bring an animal onto; or¶
- (b) . permit an animal to be brought onto; or¶
- (c) . allow an animal to be on;¶

a jetty or ramp, unless the person has a reasonable excuse.¶

Maximum penalty— 20 penalty units.¶

(2) . The local government may, by resolution, permit certain kinds of animals under effective control to be brought onto a jetty or ramp or a part of a jetty or ramp.¶

(3) . If the local government permits a certain kind of animal under effective control to be brought onto a jetty or ramp under subsection (2), the local government must install an official sign advising of the permission at—¶

- (a) . for a jetty or ramp—each public entrance to the jetty or ramp; or¶
- (b) . for a part of a jetty or ramp—a location which indicates clearly to users of the jetty or ramp, the part subject to the permission.¶

(4) . If the local government makes a resolution under subsection (2) about a jetty or ramp, a person must not, without reasonable excuse—¶

- (a) . bring onto; or¶
- (b) . permit to be brought onto; or¶
- (c) . allow to be on;¶

the jetty or ramp, an animal of a kind permitted in the resolution, unless the animal is under effective control.¶

Maximum penalty— 20 penalty units.¶

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Part 4 Vehicles

Division 1 Vehicles on jetties

10 Approved vehicle licence

The local government may grant a licence (an *approved vehicle licence*) authorising a person to bring a vehicle onto, or drive or use a vehicle on, a jetty.

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11 Vehicles on jetties

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A person must not bring a vehicle onto, or drive or use a vehicle on, a jetty unless—

- (a) the vehicle is an essential services vehicle which is being used to provide the service for which it is designed or ordinarily used; or
- (b) the vehicle is brought onto, or driven or used on, the jetty, in accordance with the conditions of a current approved vehicle licence.

Maximum penalty— 20 penalty units.

Division 2 Vehicles on ramps

12 Use of ramps by vehicles

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A person must not bring onto, or drive or use a vehicle on, a ramp unless—

- (a) the wheels of the vehicle are fitted with rubber tyres; and
- (b) the vehicle is used only for the purpose of taking goods or persons to, or the removal of goods or persons from, a vessel moored at the ramp; and
- (c) the vehicle is removed from the ramp as soon as is reasonably practicable after completion of the taking of the goods or persons to, or the removal of the goods or persons from, the vessel moored at the ramp; and
- (d) the vehicle —
 - (i) satisfies any other criteria prescribed by subordinate local law; and
 - (ii) complies with any other conditions prescribed by subordinate local law.

Maximum penalty— 20 penalty units.

Division 3 Vehicles generally

13 Vehicles load

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- (1) The local government may, by resolution, prescribe for a jetty or a ramp—
 - (a) a maximum gross load limit; and
 - (b) a maximum vehicle gross mass (in tonnes).
- (2) If the local government prescribes a maximum gross load limit or a maximum vehicle gross mass for a jetty or ramp under subsection (1), the local government must install an official sign advising of the maximum limits at each public entrance to the jetty or ramp.
- (3) A person must not drive past an official sign installed under subsection (2) if the total of the gross mass of the person's vehicle, and any vehicle connected to it, is more than the gross mass indicated by the official sign.

Maximum penalty— 20 penalty units.

14 Repair of vehicles

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A person must not carry out maintenance or repairs to a vehicle on a jetty or ramp, or in the approach fairway to a jetty or ramp, except in an emergency situation—

- (a) to permit the vehicle to leave the jetty or ramp; or
- (b) where to move the vehicle from its position would involve danger to the vehicle or a person.

Maximum penalty— 20 penalty units.

Part 5 Vessels

Division 1 Prohibition

15 Prohibited activities involving vessels

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- (1) The local government may, by subordinate local law, declare a particular activity involving the use of a vessel at a jetty or ramp to be a prohibited activity.
- (2) The local government must install an official sign advising of each activity which is declared to be a prohibited activity at a jetty or ramp under subsection (1) at each public entrance to, as the case may be, the jetty or ramp.
- (3) If an activity is declared to be a prohibited activity at a jetty or ramp under subsection (1), a person must not engage in the activity at the jetty or ramp.

Maximum penalty— 20 penalty units.

16 Prohibition of certain vessels

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- (1) If an authorised person is of the opinion that, because of a vessel's characteristics or state of repair, it is likely that the vessel would damage or present an undue risk of injury to a jetty or ramp, the authorised person may, by giving a direction to the master or owner of the vessel—
 - (a) prohibit the mooring of the vessel at the jetty or ramp; or
 - (b) permit the mooring of the vessel at the jetty or ramp, subject to any terms and conditions specified in the direction.
- (2) A direction under subsection (1) may be given orally or in writing.
- (3) A person to whom a direction is given under this section must comply with the direction unless the person has a reasonable excuse.

Maximum penalty— 20 penalty units.

- (4) For this section, the characteristics of a vessel include—
 - (a) the size and design of the vessel; and
 - (b) the type of trade or service the vessel is engaged in.

Division 2 Vessel charges

17 Prescribed vessel charges

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- (1) The local government may, by resolution—
 - (a) prescribe charges (each a **prescribed vessel charge**) that must be paid by the owner or master of a vessel for the use, or particular use, of a jetty or ramp; and
 - (b) fix the time within which the prescribed vessel charge must be paid.
- (2) The prescribed vessel charge may, for example—
 - (a) differentiate between different—
 - (i) types, classes or sizes of vessel; and
 - (ii) uses or classes of use of vessel; and
 - (iii) jetties or ramps; and
 - (b) take into account the—
 - (i) frequency of use of a jetty or ramp by particular vessels; and
 - (ii) duration of mooring periods.
- (3) An owner or master of a vessel which uses a jetty or ramp must pay the prescribed vessel charge for the use to the local government within the time fixed under subsection (1)(b), unless the person has a reasonable excuse.

Maximum penalty— 50 penalty units.
- (4) The amount of any unpaid prescribed vessel charge for the use by a vessel of a jetty or ramp may be recovered as a debt by the local government from the owner or master of the vessel.

Part 6 Regulation and prohibition of activities on jetties and ramps

Division 1 Entry

18 Entry to a jetty or ramp

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- (1) A person may enter a jetty or ramp only—
 - (a) through the designated access² for the jetty or ramp; or
 - (b) from a vessel moored at the jetty or ramp.
- (2) A person must not enter a jetty or ramp in contravention of subsection (1), unless the person has a reasonable excuse.

Maximum penalty— 20 penalty units.

Division 2 Activities and behaviour

² See definition of **designated access** in the dictionary.

19 Conditions of use of jetties, ramps and facilities

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- (1) The local government may, by resolution, specify conditions of use of—

- (a) a jetty or ramp or a part of a jetty or ramp; or
- (b) a facility provided by the local government on a jetty or ramp.

Example of a condition of use—

Persons who use a facility provided by the local government on a jetty or ramp must comply with a specified standard of dress and behaviour.

- (2) Without limiting subsection (1), the conditions of use may—

- (a) regulate or prohibit a particular activity or behaviour; or
- (b) relate to the use of a jetty, ramp or facility by a vessel, vehicle, person or other thing; or
- (c) specify, for example—
 - (i) the purpose for which a jetty or ramp may be used; or
 - (ii) the type, class or size of vessel that may use a jetty or ramp; or
 - (iii) the maximum time a vessel may moor at a jetty or ramp; or
 - (iv) the dates, days, time and duration for which a jetty or ramp may be used.

- (3) If the local government specifies a condition of use under subsection (1), the local government must install an official sign advising of the condition of use—

- (a) for a jetty or ramp—at each public entrance to the jetty or ramp; or
- (b) for a part of a jetty or ramp—at a location which indicates clearly to users of the jetty or ramp, the part subject to the condition; or
- (c) for a facility on a jetty or ramp—
 - (i) if the facility has a public entrance—at each public entrance to the facility; or
 - (ii) otherwise—on the facility.

- (4) If the local government specifies a condition of use under subsection (1) for a jetty, ramp or facility and installs an official sign advising of the condition under subsection (3), a person who uses the jetty, ramp or facility must comply with the condition of use unless—

- (a) compliance with the condition is excused by a licence; or
- (b) the person has a reasonable excuse.

Maximum penalty— 50 penalty units.

20 Prohibited activities generally

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- (1) The local government may, by subordinate local law, declare a particular activity to be a prohibited activity—

- (a) on a jetty or ramp or a part of a jetty or ramp; or
- (b) from a jetty or ramp or a part of a jetty or ramp.

- (2) The local government must install an official sign advising of each prohibited

activity declared under subsection (1) at—

- (a) for a prohibited activity on or from a jetty or ramp —each public entrance to the jetty or ramp; or
- (b) for a prohibited activity on or from a part of a jetty or ramp —a location which indicates clearly to users of the jetty or ramp, the part subject to the prohibition.

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- (3) A person must not engage in a prohibited activity declared under subsection (1).

Maximum penalty— 10 penalty units.

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21 Prohibition of smoking

- (1) This section only applies to a public transport waiting point.
- (2) The local government may, under a subordinate local law, prohibit smoking at a jetty or ramp or a part of a jetty or ramp.
- (3) The local government must install an official sign advising of each prohibition declared under subsection (2) at—
 - (a) if smoking is prohibited at a jetty or ramp — each public entrance to the jetty or ramp; or
 - (b) if smoking is prohibited at a part of a jetty or ramp — a location which indicates clearly to users of the jetty or ramp, the part subject to the prohibition.

- (4) A person must not smoke on a jetty or ramp in contravention of a prohibition under subsection (2).

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Maximum penalty—20 penalty units.

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22 Regulated activities

- (1) The local government may, by resolution—
 - (a) declare a particular activity to be a regulated activity on a jetty or ramp or a part of a jetty or ramp; and
 - (b) impose conditions on persons engaging in the regulated activity on the jetty or ramp.

Example—

The local government may, for example, make a resolution declaring that fishing is a regulated activity on a jetty or ramp, and condition fishing to specified times or days on the jetty or ramp.

- (2) If the local government regulates an activity on a jetty or a ramp or a part of a jetty or ramp under subsection (1), the local government must install an official sign advising of the regulation of the activity at—
 - (a) for a regulated activity on a jetty or ramp—each public entrance to the jetty or ramp; or
 - (b) for a regulated activity on a part of a jetty or ramp—a location which indicates clearly to users of the jetty or ramp, the part subject to the regulation.
- (3) Except in accordance with a licence, a person engaging in a regulated activity on a jetty or ramp must comply with the conditions imposed on persons engaging in the

regulated activity under this section, unless the person has a reasonable excuse.

Maximum penalty— 50 penalty units.

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Part 7 Licensing of activities

Division 1 Activities licence

23 Activities licence required

- (1) The local government may, by subordinate local law, declare a particular activity to be a licensed activity—
 - (a) on a jetty or ramp; or
 - (b) on any vessel moored at a jetty or ramp.
- (2) A person must not conduct a licensed activity declared under subsection (1), unless authorised by a licence (an *activities licence*) granted under this local law.

Maximum penalty— 50 penalty units.

Division 2 Ferry licence

24 Ferry licence required

A person must not operate a ferry service³ from a jetty or ramp unless authorised by a licence (a *ferry licence*) granted under this local law.

Maximum penalty— 50 penalty units.

Part 8 Licences

Division 1 Preliminary

25 Purpose of this part

The purpose of this part is to establish the process for granting licences under this local law.

Division 2 Obtaining and renewing licences

26 Application for a licence

- (1) A person may apply to the local government for—
 - (a) an approved vehicle licence; or
 - (b) an activities licence; or

³ See definition of *ferry service* in the dictionary.

- (c) a ferry licence.
- (2) An application for a licence must—
 - (a) be in the approved form; and
 - (b) include the following information and material—
 - (i) the applicant's name and address, including emergency contact details; and
 - (ii) details of the dates, days, times and duration for which the licence is requested; and
 - (iii) details of the jetty or ramp the subject of the application, including the proportion, size and area of the jetty or ramp required; and
 - (iv) an indication of whether the applicant is seeking an exemption from compliance with—
 - (A) opening hours fixed under section 8(2); or
 - (B) the temporary or permanent closure of a jetty or ramp, or part of a jetty or ramp, under section 10; or
 - (C) a condition of use specified under section 20(1); or
 - (D) a condition imposed on engaging in a regulated activity under section 22(1);
 - (E) another requirement of this local law; and
 - (c) be accompanied by the prescribed fee.
- (3) The local government may, by subordinate local law, prescribe other information or material that must be included in or accompany an application for a licence.

27 Deciding application for a licence

- (1) The local government must consider each application for a licence and decide whether to—
 - (a) grant the application unconditionally; or
 - (b) grant the application subject to conditions; or
 - (c) refuse the application.
- (2) In considering an application for a licence under subsection (1), the local government must have regard to the following criteria—
 - (a) the dates, days, times and duration for which the licence is requested; and
 - (b) the proportion, size and area of the jetty or ramp required; and
 - (c) if an exemption from compliance with a requirement of this local law is sought, whether it is appropriate to give the exemption.
- (3) The local government may, by subordinate local law, prescribe other criteria the local government must have regard to when considering an application for a licence under subsection (1).
- (4) If the local government—
 - (a) grants an application for a licence, the local government must issue the applicant with a licence in the approved form; or

- (b) refuses an application for a licence, the local government must give the applicant written notice (a **refusal notice**) of the refusal.
- (5) A refusal notice must include a summary of the effect of part 5 of *Local Law No. 1 (Administration) 2003*.

28 Term of a licence

- (1) The term of a licence is the term specified, by the local government, in the licence.
- (2) A holder of a licence may apply to the local government to renew the licence.
- (3) An application to renew a licence must—
 - (a) be in the approved form; and
 - (b) be made at least 30 days before the licence ends; and
 - (c) specify the reasons for which the renewal is required and
 - (d) advise whether any of the information and material that was included in the original application for the licence has changed, and if so, to what extent; and
 - (e) be accompanied by the prescribed fee; and
 - (f) include or be accompanied by any other information or material prescribed by subordinate local law.
- (4) The local government must, on application for renewal of a licence, renew the licence unless—
 - (a) the local government has given the licence holder written reasonable notice of its intention not to renew the licence; or
 - (b) there is a proper ground for cancellation of the licence; or
 - (c) there is non-compliance with this local law or a condition of the licence.
- (5) The term of renewal of a licence is the term specified, by the local government, in the renewed licence.

29 Refusal of application for a licence

The local government may, by subordinate local law, prescribe reasons why, or circumstances in which, an application for a licence—

- (a) must be refused; or
- (b) may be refused.

30 Conditions of a licence

- (1) Subject to subsection (4), the local government may grant a licence, or a renewal of a licence, on conditions the local government considers appropriate.
- (2) Without limiting subsection (1), a condition of a licence may—
 - (a) provide the licence holder with an exemption from compliance with—
 - (i) opening hours fixed under section 8(2); or
 - (ii) the temporary or permanent closure of a jetty or ramp, or part of a jetty or ramp, under section 10 or

- (iii) a condition of use specified under section 20(1) or
 - (iv) a condition imposed on engaging in a regulated activity under section 22(1); or
 - (v) another requirement of this local law; and
- (b) restrict or prescribe the dates, days, times and duration when the activity the subject of the licence is permitted; and
- (c) restrict or prescribe the proportion, size and area of the jetty or ramp used for the activity the subject of the licence; and
- (d) relate to any other subject matter prescribed by subordinate local law.
- (3) The local government may, by subordinate local law, prescribe conditions that must be imposed on a licence or that will ordinarily be imposed on a licence.

31 Compliance with conditions of a licence

A holder of a licence must comply with the conditions of the licence.

Maximum penalty—50 penalty units.

32 Transfer of a licence

- (1) A licence must only be transferred with the local government's approval.
- (2) A holder of a licence must apply to the local government to transfer the licence to another person.
- (3) An application to transfer a licence must—
 - (a) be in the approved form; and
 - (b) include or be accompanied by—
 - (i) the written consent of each of the licence holder and the transferee; and
 - (ii) the transferee's name and address; and
 - (iii) the information and material required for an application for a licence under section 26; and
 - (iv) any other information or material prescribed by subordinate local law.
- (4) The local government must consider each application to transfer a licence and—
 - (a) approve the application unconditionally; or
 - (b) approve the application subject to conditions; or
 - (c) refuse the application.
- (5) The local government must not—
 - (a) unreasonably refuse an application to transfer a licence; or
 - (b) impose unreasonable conditions on the transfer of a licence.

Division 3 Amendment, suspension or cancellation of licences

33 Amendment of a licence

- (1) The local government may change 1 or more of the following particulars of a licence—
 - (a) the vehicle, vehicle access, licensed activity, ferry or ferry service to which the licence relates;
 - (b) the jetty or ramp, or the part of the jetty or ramp, to which the licence relates;
 - (c) a condition of the licence.
- (2) If the local government proposes to change a particular of a licence, the local government must give the licence holder written notice (a **proposed amendment notice**) stating—
 - (a) the local government proposes to change a particular of the licence; and
 - (b) the change proposed to the particular of the licence; and
 - (c) that the licence holder may make written representations to the local government about the proposed change within a reasonable period stated in the proposed amendment notice.
- (3) If, after considering the representations made by the licence holder within the period stated in the proposed amendment notice, the local government still reasonably believes the change should be made, the local government may change the particular of the licence.
- (4) The local government is not required to comply with subsections (2) and (3) if the licence holder agrees to the proposed change to the particular of the licence.
- (5) If the local government changes a particular of a licence under subsection (3) or (4)—
 - (a) the local government must give the licence holder written notice (an **amendment notice**) stating the particulars of the change; and
 - (b) the change has effect from—
 - (i) the date the amendment notice is given; or
 - (ii) if a later date is stated in the amendment notice—the later date.

34 Suspension or cancellation of a licence

- (1) The local government may suspend or cancel a licence if the local government reasonably believes any of the following applies—
 - (a) the licence holder agrees to the suspension or cancellation; or
 - (b) the licence was issued in error or because of a materially false or misleading document or representation made by the licence holder either orally or in writing; or
 - (c) the suspension or cancellation is—
 - (i) necessary for the protection of public health or safety; or
 - (ii) necessary for the protection of the environment; or
 - (iii) in the public interest; or
 - (d) the licence holder—

- (i) has contravened, or is contravening, a provision of this local law; or
 - (ii) has not complied, or is not complying, with a condition of the licence;
or
 - (e) any other ground prescribed by subordinate local law applies.
- (2) If the local government proposes to suspend or cancel a licence, the local government must give the licence holder a written notice (a ***proposed suspension or cancellation notice***) stating—
- (a) the local government proposes to suspend or cancel the licence; and
 - (b) the grounds for the suspension or cancellation; and
 - (c) the facts and circumstances that are the basis for the grounds; and
 - (d) if the local government proposes to suspend the licence — the suspension period; and
 - (e) that the licence holder may make written representations to the local government about the proposed suspension or cancellation within a reasonable period stated in the proposed suspension or cancellation notice.
- (3) If, after considering the representations made by the licence holder within the period stated in the proposed suspension or cancellation notice, the local government still reasonably believes a ground exists to make the proposed suspension or cancellation, the local government may—
- (a) if the local government proposed to suspend the licence for a stated period—suspend the licence for no longer than the proposed suspension period; or
 - (b) if the local government proposed to cancel the licence—cancel the licence or suspend the licence for a period.
- (4) The local government is not required to comply with subsections (2) and (3) if the ground for suspending or cancelling the licence is the ground specified in subsection (1)(a) or (c).
- (5) If the local government suspends or cancels a licence under subsection (3) or (4), the local government must give the licence holder written notice (a ***suspension or cancellation notice***) stating the particulars of the suspension or cancellation.
- (6) If the local government suspends a licence—
- (a) the licence is ineffective during the period of suspension; and
 - (b) the suspension has effect from—
 - (i) the date the suspension or cancellation notice is given; or
 - (ii) if a later date is stated in the suspension or cancellation notice—the later date.
- (7) If the local government cancels a licence, the cancellation has effect from—
- (a) the date the suspension or cancellation notice is given; or
 - (b) if a later date is specified in the suspension or cancellation notice—the later date.
- (8) A licence may be suspended or cancelled regardless of whether or not a prosecution has been started for an offence against this local law.

- (9) If the local government cancels a licence, the suspension or cancellation notice may also require the removal of specified goods, facilities, structures or works used, installed or undertaken in accordance with the licence in the way and by the date stated in the suspension or cancellation notice.
- (10) If a suspension or cancellation notice requires the removal of goods, facilities, structures or works, the licence holder must comply with the requirement to remove, unless the licence holder has a reasonable excuse.

Maximum penalty—50 penalty units.

35 Return of suspended or cancelled licence

- (1) If a licence is suspended or cancelled, the licence holder must return the licence to the local government within 20 business days after the suspension or cancellation takes effect, unless the licence holder has a reasonable excuse.

Maximum penalty—50 penalty units.

- (2) If a suspended licence is returned to the local government, the local government must return the licence to the licence holder at the end of the suspension period.

Division 4 Other licence related provisions

36 Production of a licence

- (1) This section applies if a person is authorised by a licence to conduct an activity at or from a jetty or a ramp.
- (2) If this section applies, an authorised person may direct, orally or in writing, that the person conducting the activity at or from the jetty or ramp produce to the authorised person the licence which authorises the conduct of the activity within a time specified in the direction.
- (2) A person must comply with a direction issued under section (2), unless the person has a reasonable excuse.

Maximum penalty—50 penalty units.

37 Reservation of a jetty or ramp

- (1) If the local government temporarily sets apart a part of a jetty or ramp for vehicle access, a licensed activity or a ferry service for which a licence has been granted, the local government must install an official sign—
 - (a) advising of—
 - (i) the date and time of the vehicle access, licensed activity or ferry service; and
 - (ii) the duration of the vehicle access, licensed activity or ferry service; and
 - (iii) any restrictions on the public's access to the part of the jetty or ramp set apart; and
 - (b) at a location which indicates clearly to users of the jetty or ramp the part of the jetty or ramp that has been set apart.

- (2) During the term of a licence, a person must not—
- (a) contravene a restriction on access as indicated on an official sign installed under subsection (1); or
 - (b) do any act or thing to create, or which may be likely to create, any interruption or interference to the vehicle access, licensed activity or ferry service the subject of the licence.

Maximum penalty—50 penalty units.

38 No exclusive rights granted

A licence authorising vehicle access, a licensed activity or a ferry service granted by the local government under this part does not provide the licence holder with any exclusive right to undertake the vehicle access, licensed activity or ferry service, the subject of the licence, on a jetty or ramp.

Part 9 Other offences

39 Executive officer liability

- (1) The executive officers of a corporation must ensure that the corporation complies with this local law.
- (2) If a corporation commits an offence against a provision of this local law, each of the executive officers of the corporation also commits an offence, namely, the offence of failing to ensure that the corporation complies with the provision.

Maximum penalty for subsection (2)—the penalty for the contravention of the provision by an individual.

- (3) Evidence that the corporation has been convicted of an offence against a provision of this local law is evidence that each of the executive officers of the corporation committed the offence of failing to ensure that the corporation complied with the provision.
- (4) However, it is a defence for an executive officer of a corporation to prove that—
 - (a) if the executive officer was in a position to influence the conduct of the corporation in relation to the offence—the executive officer took all reasonable steps to ensure the corporation complied with the provision; or
 - (b) the executive officer was not in a position to influence the conduct of the corporation in relation to the offence.

40 Master of a vessel liability

- (1) The master of a vessel must ensure that the vessel complies with this local law.
- (2) If an offence is committed against a provision of this local law in respect of a vessel, the master of the vessel also commits an offence, namely, the offence of failing to ensure that the vessel complies with the provision.

Maximum penalty for subsection (2)—the penalty for the contravention of the provision by an individual.

- (3) Evidence that the vessel was involved in an offence against a provision of this

local law is evidence that the master of the vessel committed the offence of failing to ensure that the vessel complied with the provision.

- (4) However, it is a defence for the master of a vessel to prove that—
- (a) the offence happened without the master's knowledge, connivance or consent; and
 - (b) the master took all reasonable steps to ensure the vessel complied with the provision.

41 Liability of third parties

- (1) Any person involved in a contravention of this local law commits an offence.
- Maximum penalty for subsection (1)—the penalty for which any person who committed the contravention would be liable.
- (2) For the purpose of subsection (1), a person is involved in a contravention of this local law if the person—
- (a) aids, abets, counsels or procures the contravention; or
 - (b) induces, whether by threats, promises or otherwise, the contravention; or
 - (c) is in any way, directly, knowingly concerned in, or party to, the contravention; or
 - (d) conspires with others to effect the contravention; or
 - (e) knowingly benefits from, or knowingly was capable of benefiting from, the contravention.

42 Attempts to commit offences

- (1) A person who attempts to commit an offence under this local law commits an offence.
- Maximum penalty for subsection (1)—the maximum penalty for committing the offence.
- (2) The provisions of the *Criminal Code Act 1899* (relevant to attempts to commit offences) apply to the attempt.

Part 10 Authorised person powers

43 General limitation on authorised person's power to give directions

- (1) An authorised person may give a direction under this part to a person only if the authorised person considers it necessary to give the direction to the person to ensure the safety of—
- (a) persons, vehicles, vessels or other things using or obstructing, or likely to use or obstruct, a jetty or ramp; or
 - (b) a jetty or ramp.
- (2) In giving the direction, the authorised person must have regard to the need to ensure the effective and efficient use of a jetty or a ramp—

- (a) by persons and vessels; and
- (b) by vehicles where the use of vehicles is authorised under this local law.
- (3) A direction may be given to a crew member of a vessel if it is not practicable to give the direction to the master or owner of the vessel.
- (4) A direction given to a crew member of a vessel is taken to have been given to the master or owner of the vessel.
- (5) A direction under this part may be given orally or in writing.

44 Direction to master or owner about operation of a vessel

- (1) An authorised person may direct the master or owner of a vessel to navigate or otherwise operate the vessel in a specified way within a time specified in the direction.
- (2) Without limiting subsection (1), the direction may, for example—
 - (a) require that the vessel is not moored at a jetty or ramp, or a particular jetty or ramp; or
 - (b) require that the vessel be moored in a specified way, or at a specified place, on a jetty or ramp; or
 - (c) require that the vessel be moved from a jetty or ramp, or to another position at a jetty or ramp; or
 - (d) limit the period of time during which a vessel may be moored at a jetty or ramp.
- (3) A person must comply with a direction issued under this section, unless the person has a reasonable excuse.

Maximum penalty—50 penalty units.

45 Direction to person about a vehicle

- (1) An authorised person may direct the owner or driver of a vehicle that is using or obstructing, or may use or obstruct, a jetty or ramp to deal with the vehicle in a specified way within a time specified in the direction.
- (2) Without limiting subsection (1), the direction may, for example—
 - (a) require that the vehicle be moved away from the designated access to the jetty or ramp; or
 - (b) require that the vehicle be operated on the jetty or ramp in a specified way, or at a specified place; or
 - (c) require that the vehicle be parked at a specified place on the jetty or ramp; or
 - (d) require that the vehicle be removed from the jetty or ramp or moved to another position on the jetty or ramp; or
 - (e) limit the period of time during which the vehicle may remain on the jetty or ramp.
- (3) A person must comply with a direction issued under this section, unless the person has a reasonable excuse.

Maximum penalty—20 penalty units.

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46 Direction to a person

- (1) An authorised person may direct a person that is using or obstructing, or may use or obstruct, a jetty or ramp to take specified action within a time specified in the direction.
- (2) Without limiting subsection (1), the direction may, for example, require the person to—
 - (a) leave the jetty or ramp; or
 - (b) cease using or obstructing the jetty or ramp in a specified way.
- (3) A person must comply with a direction issued under this section, unless the person has a reasonable excuse.

Maximum penalty—20 penalty units.

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47 Direction to person about an obstruction

- (1) An authorised person may direct a person who is responsible for a buoy, mooring or other thing that is obstructing, or may obstruct, navigation in the vicinity of a jetty or ramp, to deal with the buoy, mooring or other thing in a specified way within a time specified in the direction.
- (2) Without limiting subsection (1), the direction may, for example—
 - (a) require the removal of the buoy, mooring or other thing; or
 - (b) specify how, when and to where the buoy, mooring or other thing is to be moved.
- (3) A person must comply with a direction issued under this section, unless the person has a reasonable excuse.

Maximum penalty—20 penalty units.

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- (4) This section does not apply to a buoy, mooring or other thing approved to be in place under any Act.

48 Authorised person may carry out a direction

- (1) This section applies if a person has not complied with a direction given to the person by an authorised person under this part.
- (2) This section also applies if—
 - (a) it appears to an authorised person that there is no other person to whom a direction under this part may be given; and
 - (b) the authorised person is satisfied, on reasonable grounds, that the authorised person must act urgently without giving the direction.
- (3) An authorised person may, to the extent necessary to ensure safety, carry out the direction or proposed direction.
- (4) An authorised person may use reasonable force and assistance for the purpose of taking action under subsection (3).
- (5) Without limiting subsection (3), the authorised person may—

- (a) board a vessel and operate the vessel, including, for example, by moving or navigating the vessel; or
 - (b) enter a vehicle and drive the vehicle, or arrange for the vehicle to be removed by other means; or
 - (c) remove a buoy, mooring or other thing that is obstructing, or may obstruct, navigation; or
 - (d) remove a person from a jetty or ramp.
- (6) If, in carrying out a direction, an authorised person attaches a vessel (the *first vessel*) to another vessel, or a buoy, wharf or pile, this local law does not prevent the owner or master of the other vessel, or the person responsible for the buoy, wharf or pile from recovering from the owner or master of the first vessel, damages for injury or loss suffered because of the attachment.
- (7) Other than loss or damage wilfully or negligently caused by an authorised person or other officer, employee or agent of the local government, an action does not lie against the local government, an authorised person or any other officer, employee or agent of the local government assisting the authorised person, for or in respect of—
- (a) loss of, or damage to, a vessel, vehicle, buoy, mooring or other thing during its moving or removal under subsection (3); or
 - (b) loss of, or damage to, a vessel, vehicle, buoy, mooring or other thing so moved or removed while it is in the custody, possession or control of the local government, or of an authorised person, or any other officer, employee or agent of the local government.

49 Recovery by local government of expenses of carrying out direction

If an authorised person, in accordance with section 48, takes any action to carry out a direction, or proposed direction, the amount properly and reasonably incurred by the local government in taking the action is recoverable as a debt from—

- (a) if the direction, or proposed direction, was in relation to a vessel—the master or owner of the vessel; or
- (b) if the direction, or proposed direction, was in relation to a vehicle—the owner of the vehicle; or
- (c) if the direction, or proposed direction, was in relation to a buoy, mooring or other thing—the person responsible for the buoy, mooring or other thing; or
- (d) if the direction, or proposed direction, was in relation to a person—the person.

Part 11 Enforcement

Division 1 Notices

50 Compliance notice

- (1) This section applies if a person engages in conduct, or has engaged in conduct, that is, or is preparatory to, a contravention of a provision of this local law or a condition of a licence.
- (2) An authorised person may give notice (a **compliance notice**), orally or in writing, to—
 - (a) the person who contravenes this local law; or
 - (b) any person involved in the contravention of this local law pursuant to section 41; or
 - (c) the operator of the relevant vehicle access, licensed activity or ferry service; or
 - (d) the relevant licence holder; or
 - (e) any combination of the persons referred to in paragraphs (a) to (d).
- (3) However, if a compliance notice is given orally, the authorised person must, as soon as practicable, confirm the compliance notice in writing by giving a written compliance notice to the person.
- (4) A compliance notice may require the person, to whom the compliance notice is given, to—
 - (a) if the contravention is of a continuing or recurrent nature—stop the contravention within a time specified in the compliance notice; or
 - (b) whether or not the contravention is of a continuing or recurrent nature—take specified action to remedy the contravention within a time specified in the compliance notice.
- (5) A person to whom a compliance notice is given must comply with the compliance notice, unless the person has a reasonable excuse.

Maximum penalty—50 penalty units.

51 Ceasing operation of activity

- (1) This section applies if—
 - (a) a vehicle access is being undertaken on a jetty or ramp without a licence; or
 - (b) a licensed activity is being conducted on a jetty or ramp or on a vessel moored at a jetty or ramp without a licence; or
 - (c) a ferry service is being operated from a jetty or ramp without a licence; or
 - (d) a licence for vehicle access, licensed activity or ferry service has expired or been cancelled and the vehicle access, licensed activity or ferry service is continuing to be operated; or
 - (e) a compliance notice has not been complied with and an authorised person has not taken action under section 53; or
 - (f) because a serious risk to health, safety or the environment exists, it is, in the opinion of an authorised person, necessary to stop—
 - (i) vehicle access being undertaken on a jetty or ramp; or
 - (ii) the conduct of a licensed activity on a jetty or ramp or on a vessel moored at a jetty or ramp; or

- (iii) the operation of a ferry service from a jetty or ramp.
- (2) The local government may, by written notice (a ***cease operation notice***), prohibit the undertaking of vehicle access, the conduct of the licensed activity or the operation of the ferry service on or from the jetty or ramp or on the vessel moored at the jetty or ramp for a specified period.
- (3) A cease operation notice may also require the removal of specified goods, facilities, structures or works used, installed or undertaken in association with the vehicle access, licensed activity or ferry service on or from the jetty or ramp or on the vessel moored at the jetty or ramp in the way and by the date stated in the cease operation notice.
- (4) A cease operation notice may be given to—
 - (a) the operator of the vehicle access, licensed activity or ferry service; or
 - (b) if—
 - (i) a licence is in force for the vehicle access, licensed activity or ferry service—the holder of the licence; or
 - (ii) a licence for the vehicle access, licensed activity or ferry service has expired or been cancelled—the former holder of the licence.
- (5) A person must not undertake the vehicle access, conduct the licensed activity or operate the ferry service on or from the jetty or ramp or on the vessel moored at the jetty or ramp to which a cease operation notice relates, unless the person has a reasonable excuse.

Maximum penalty for subsection (5)—50 penalty units.

- (6) If a cease operation notice requires the removal of specified goods, facilities, structures or works used, installed or undertaken in association with the vehicle access, licensed activity or ferry service on or from the jetty or ramp or on the vessel moored at the jetty or ramp, the person to whom the cease operation notice is given must comply with the requirement to remove, unless the person has a reasonable excuse.

Maximum penalty for subsection (6)—50 penalty units.

- (7) If a licence is in force for the vehicle access, licensed activity or ferry service—
 - (a) the giving of a cease operation notice cancels the licence; and
 - (b) the revocation or expiry of a cease operation notice does not revive the cancelled licence.
- (8) However, the jetty or ramp may be again used for the undertaking of the vehicle access, the conduct of the licensed activity or the operation of the ferry service if the local government—
 - (a) revokes a cease operation notice or a cease operation notice expires; and
 - (b) grants a new licence for the undertaking of the vehicle access, the conduct of the licensed activity, or the operation of the ferry service, on or from the jetty or ramp or on the vessel moored at the jetty or ramp.

Division 2 Default powers

52 Definitions for div 2

In this division **notice** means—

- (a) a cease operation notice; or
- (b) a compliance notice; or
- (c) if a suspension or cancellation notice requires the removal of specified goods, facilities, structures or works — the suspension or cancellation notice.

53 Power to secure compliance with compliance notice

- (1) If a person fails to comply with a compliance notice, an authorised person may—
 - (a) take any action reasonably necessary to comply with the compliance notice; and
 - (b) use reasonable force and assistance for the purpose of taking action under paragraph (a).
- (2) If a person is in contravention of this local law or a condition of a licence and, for a jetty or ramp or a part of a jetty or ramp, fails to comply with a compliance notice, an authorised person may remove the person from, the jetty or ramp, or the part of jetty or ramp.

54 Local government's power to have work carried out

- (1) This section does not apply to a compliance notice.
- (2) If a person fails to comply with the requirements of a notice, the local government may itself carry out the requirements of the notice.
- (3) The local government may use reasonable force and assistance for the purpose of carrying out the requirements under subsection (2).
- (4) In carrying out the requirements under subsection (2)—
 - (a) the local government may take whatever action it considers necessary to achieve the result which would have been achieved had the notice been complied with; and
 - (b) the action taken by the local government need not be the same as the action (if any) specified in the notice if the local government determines that there is a more economic or more expedient manner of achieving the required result.

55 Powers of cost recovery

- (1) This section applies if—
 - (a) an authorised person takes any action under section 53; or
 - (b) the local government carries out the requirements of a notice under section 54.
- (2) The local government may recover (together with interest) the amount properly and reasonably incurred by the local government in, as the case may be, taking the action under section 53 or carrying out the requirements of the notice under section 54 from—
 - (a) the relevant licence holder; or

- (b) the operator of the vehicle access, licensed activity or ferry service; or
- (c) the person who failed to comply with the notice.

Division 3 Other powers

56 Damage to be made good

- (1) A person must pay to the local government the cost of reinstating a jetty or ramp if—
 - (a) the person conducts an activity from the jetty or ramp or a vessel moored at the jetty or ramp; and
 - (b) the conduct causes damage to the jetty or ramp.
- (2) If the damage under subsection (1)(b) was caused by a vehicle being brought onto, or driven on, the jetty or ramp, each of the driver of the vehicle and the owner of the vehicle is jointly and severally liable for the cost of reinstating the jetty or ramp under subsection (1).
- (3) A certificate by the local government's chief executive officer as to the cost of reinstating the jetty or ramp is prima facie evidence of the amount of the cost.
- (4) The amount shown in a certificate mentioned in subsection (3) is payable on demand and recoverable as a liquidated debt.

Part 12 Miscellaneous

57 Subordinate local laws

The local government may make subordinate local laws about—

- (a) other criteria a vehicle must satisfy or comply with if the vehicle is to be brought onto a ramp; and
- (b) other conditions to be complied with if a vehicle is to be brought onto a ramp; and
- (c) declaring activities to be a prohibited activity involving the use of a vessel at a jetty or ramp; and
- (d) declaring activities to be a prohibited activity; and
- ~~(e) prohibiting smoking at a public transport waiting point; and~~
- ~~(f) declaring activities to be a licensed activity; and~~
- ~~(g) other information or material required to be included in or accompany an application for a licence; and~~
- ~~(h) other criteria the local government must have regard to when considering an application for a licence; and~~
- ~~(i) other information or material required to be included in or accompany an application to renew a licence; and~~
- ~~(j) reasons why, or circumstances in which, an application for a licence must or may be refused; and~~

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(k) the subject matter prescribed for licence conditions; and

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(l) conditions that must be imposed or will ordinarily be imposed on a licence; and

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(m) other information or material required to be included in or accompany an application to transfer a licence; and

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(n) other grounds for which a licence may be suspended or cancelled; and

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(o) other matters about which this local law specifically allows for the making of subordinate local laws.

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Schedule Dictionary

section 5

activities licence see section 23(2).

amendment notice see section 33(5)(a).

approved form means a form approved by resolution of the local government for the matter in respect of which the term is used.

approved vehicle licence see section 11.

authorised person means a person authorised by the local government to exercise the powers of an authorised person under this local law.

barge loading ramp—

(a) means a ramp or other device or structure which is—

(i) owned, held in trust or otherwise controlled by the local government;
and

(ii) used or capable of use, or designed or intended for use, for the purpose of—

(A) loading or unloading goods; or

(B) loading or unloading vehicles between a vessel and the barge loading ramp; and

(b) includes part of a barge loading ramp.

boat ramp—

(a) means a ramp or other device or structure which is—

(i) owned, held in trust or otherwise controlled by the local government;
and

(ii) used or capable of use, or designed or intended for use, for the purpose of launching and retrieving trailable vessels; and

(b) includes a part of a boat ramp.

cease operation notice see section 51(2).

compliance notice see section 50(2).

designated access (for a jetty or ramp) means a gateway, opening, entrance or other means of ingress to, or egress from, the jetty or ramp.

effective control has the meaning given in *Local Law No. 2 (Animal Management) 2007*, section 4.

driver has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.

essential services vehicle means a vehicle that is in the care or control of any officer of—

(a) the Queensland Ambulance Service; or

(b) the Queensland Fire and Rescue Service; or

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- (c) a retailer under the *Gas Supply Act 2003*; or
- (d) an electricity entity under the *Electricity Act 1994*; or
- (e) the Queensland Police Service; or
- (f) the State Emergency Service; or
- (g) Road Transport Construction Services (Department of Main Roads); or
- (h) a carrier or service provider licensed under the *Telecommunications Act 1997 (Commonwealth)*; or
- (i) the local government; or
- (j) any other department or body (whether or not incorporated) that has a function or power conferred on it under an Act; or
- (k) another entity specified by subordinate local law.

ferry includes a vessel, a punt and a floating pontoon.

ferry licence see section 24.

ferry service means any public or private passenger, vehicle or goods service provided—

- (a) by a ferry on or over water; and
- (b) for a fare or other consideration.

first vessel see section 48(6).

goods includes any wares, merchandise, chattels, money, stone, timber, metal, fluid, and any other article, substance, or material whatsoever, and also includes animals.

gross mass—

- (a) (for a vehicle) means the unloaded mass of the vehicle; and
- (b) (for the load of a vehicle) means the mass of the load, if any, in the vehicle.

Jetty and Ramp Register see section 7(2).

jetty includes—

- (a) any jetty, landing place, launching ramp, pier, platform, pontoon, quay, stage, wharf or like premises which is—
 - (i) owned, held in trust or otherwise controlled by the local government;
 - and
 - (ii) used or capable of use or designed or intended for use, for the purpose of taking goods or persons to, or removal of goods or persons from, a vessel; and
- (b) where necessary, all buildings, railways, tramways and other works on the jetty and the appurtenances of the jetty, and the approaches to the jetty; and
- (c) a part of a jetty.

licence means—

- (a) a licence granted under this local law; but
- (b) is limited to—

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- (i) an activities licence; or
- (ii) an approved vehicle licence; or
- (iii) a ferry licence.

licensed activity see section 23(1).

master in relation to a vessel—

- (a) means the person having command or charge of the vessel; but
- (b) excludes a pilot who has the conduct of the vessel, but does not belong to the vessel.

moor (a vessel) includes anchor, berth, fasten, moor or any other activity that—

- (a) secures the vessel to a jetty or ramp; or
- (b) allows the vessel to lie alongside, or remain attached to, a jetty or ramp.

official sign means any sign the local government is authorised to install under this local law.

opening hours see section 8(1).

operate—

- (a) a ferry service means to make a service available for the public or private carriage of passengers, vehicles or goods by ferry on or over water; and
- (b) a vehicle, on a jetty or ramp—
 - (i) means having command or charge of the vehicle on the jetty or ramp; and
 - (ii) the owner of a vehicle operates the vehicle if the owner has command or charge of the vehicle or causes or allows another person to have command or charge of the vehicle; and
- (c) a vessel—
 - (i) means having command or charge of the vessel; and
 - (ii) the owner of a vessel operates the vessel if the owner has command or charge of the vessel or causes or allows another person to have command or charge of the vessel.

owner—

- (a) of a vessel—
 - (i) means the person who owns the vessel, whether or not the person is registered as the vessel's owner; but
 - (ii) includes a person who—
 - (A) exercises, or purports to exercise, the powers of the owner of the vessel; and
 - (B) operates the vessel, or causes or allows the vessel to be operated by someone else; and

Examples—

1. If a vessel's owner lives outside Queensland, and the owner appoints an agent in Queensland to exercise the owner's powers and operate the vessel, the agent is an owner of the vessel.

2. If, under a charter, a person has exclusive possession of a vessel and may operate the vessel, the person is an owner of the vessel.

3. If a bank becomes the mortgagee in possession of a vessel and operates it, the bank is an owner of the vessel.

(b) in relation to a vehicle, includes a person—

- (i) who is the owner, joint owner or part owner of the vehicle; and
- (ii) who is a bailee to whom the vehicle is bailed; and
- (iii) who has the use or control of the vehicle under a hiring agreement, hire purchase agreement or leasing arrangement; and
- (iv) in whose name the vehicle is registered; and
- (v) who is apparently in charge of the vehicle at the relevant time.

prescribed vessel charge see section 18(1)(a).

prescribed fee means a fee or charge determined by the local government for the matter in respect of which the term is used.

proposed amendment notice see section 33(2).

proposed suspension or cancellation notice see section 34(2).

public transport waiting point has the meaning given in the *Tobacco and Other Smoking Products Act 1998*.

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ramp—

- (a) includes a barge loading ramp and a boat ramp; and
- (b) includes part of a ramp.

refusal notice see section 27(4)(b).

suspension or cancellation notice see section 34(5).

vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.

vehicle access (for a jetty or ramp) means to being a vehicle onto, or drive or use a vehicle on, the jetty or ramp.

vessel has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.

vessel's characteristics (for section 17) see section 17(4).

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REDLAND CITY COUNCIL

Subordinate Local Law No. 14 (Jetties, Ramps and Ferries)

2010

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 14 (Jetties, Ramps and Ferries) 2010*.

2 Object

- (1) The object of this subordinate local law is to supplement *Local Law No. 14 (Jetties, Ramps and Ferries) 2010* to establish a comprehensive legislative scheme.
- (2) The objects of the legislative scheme are to—
 - (a) regulate the use of jetties and ramps generally; and
 - (b) regulate how vehicles are used on jetties and ramps; and
 - (c) regulate how vessels are used at jetties and ramps; and
 - (d) regulate the conduct of persons on jetties and ramps; and
 - (e) require ferry services operated from jetties and ramps to be licensed.

3 Definitions

The dictionary in the schedule defines particular words used in this subordinate local law.

Part 2 Vehicles

4 Use of ramps by vehicles—Local Law, s 12(d)

- (1) A person must not bring onto, or drive or use a vehicle on a ramp unless the vehicle satisfies the criteria and complies with the conditions specified in this section.
- (2) The vehicle must not have steel tracks.
- (3) The vehicle must be registered.¹

Part 3 Vessels

5 Prohibited activities involving vessels—Local Law, s 15(1)

- (1) The local government declares each activity involving the use of a vessel at a jetty or ramp specified in this section to be a prohibited activity.
- (2) A person involved in the use of a vessel at a jetty or ramp must not—
 - (a) occupy the vessel or moor the vessel at a jetty or ramp for the purpose of habitation; or
 - (b) cast or discharge, or cause to be cast or discharged, from the vessel, any

¹ See definition of *registered* in the dictionary.

- material, object or substance into the waters surrounding the vessel; or
- (c) moor the vessel at the jetty or ramp except to a bollard or other fastening appliance that is provided for that purpose at the jetty or ramp; or
 - (d) moor the vessel to any steps or landing place for passengers or cargo at the jetty or ramp; or
 - (e) permit the vessel to lie alongside the jetty or ramp, unless it is properly moored; or
 - (f) place or moor the vessel in the approach fairway to the jetty or ramp; or
 - (g) if the vessel is moored at the jetty or ramp—allow the vessel to lie alongside, or remain attached to, the jetty or ramp, except for the purpose of embarking or disembarking passengers or crew, or loading or unloading cargo, stores or goods from the jetty or ramp; or
 - (h) operate the vessel in a manner that obstructs or interferes with the use of the jetty or ramp by another vessel; or
 - (i) if the jetty or ramp is used by a vessel (a *ferry service vessel*) for the purposes of a ferry service—moor, or allow the vessel to lie alongside the jetty or ramp in a manner that obstructs or interferes with the use of the jetty or ramp by a ferry service vessel used in the operation of the ferry service; or
 - (j) carry out repairs to the vessel at the jetty or ramp unless the vessel is temporarily disabled with a minor fault and the vessel is moored for no longer than is necessary to perform repairs limited to repairs necessary to allow the vessel to be removed from the jetty or ramp.

Part 4 Regulation and prohibition of activities on jetties and ramps

6 Prohibited activities generally—Local Law, s 20(1)

- (1) This section declares activities to be a prohibited activity—
 - (a) on a jetty or ramp or a part of a jetty or ramp; or
 - (b) from a jetty or ramp or a part of a jetty or ramp.
- (2) The activities declared to be a prohibited activity on a jetty or ramp or a part of a jetty or ramp are each of the following activities—
 - (a) obstructing or interfering with the use of the jetty or ramp by a vessel, vehicle, person or other thing;
 - (b) fishing in a manner that obstructs or interferes with the use of the jetty or ramp by a vessel, vehicle or another person;
 - (c) allowing a vehicle, person or other thing to obstruct or interfere with the designated access to the jetty or ramp;
 - (d) placing anything, other than a vessel moored at, alongside or near the jetty or ramp, in a manner that obstructs or interferes with the free access to, and proper mooring of, vessels at the jetty or ramp;
 - (e) using or interfering with any fittings or appliances on the jetty or ramp for

any purpose other than the purpose for which the fitting or appliance is provided;

- (f) breaking, destroying, damaging, defacing or disfiguring—
 - (i) the jetty or ramp; or
 - (ii) any notice, sign or other fixture affixed, erected, exhibited or placed on the jetty or ramp;
- (g) extinguishing, diminishing or increasing any light illuminating the jetty or ramp;
- (h) detrimentally interfering with the safe use and operation of the jetty or ramp;
- (i) obstructing an authorised person;
- (j) placing, leaving or depositing any material, object or substance;
- (k) possessing a loaded spear gun or fishing spear;
- (l) lighting a fire;
- (m) consuming alcohol or drugs;
- (n) being in a state of intoxication or under the influence of alcohol or drugs;
- (o) engaging in an activity which is, or would be likely to, injure, endanger, obstruct, inconvenience, annoy or offend any person;
- (p) using a cast net or other bait collecting device in a manner that obstructs or interferes with the use of the jetty or ramp;
- (q) using a crab pot or other device for catching a crustacean;
- (r) cleaning or gutting fish or other marine life;
- (s) casting or discharging, or causing to be cast or discharged, any material, object or substance from the jetty or ramp;
- (t) diving or jumping from the jetty or ramp;
- (u) pushing or causing another person to be projected from the jetty or ramp.

7 Prohibition of smoking—Local Law, s 21(2)

- (1) The local government prohibits smoking at each jetty and ramp and each part of a jetty and ramp.
- (2) However, this section only applies to a public transport waiting point.

Part 5 Licensed activities on jetties and ramps

8 Activities licence required—Local Law, s 23(1)

- (1) This section specifies the activities declared to be a licensed activity—
 - (a) on a jetty or ramp; or
 - (b) on any vessel moored at a jetty or ramp.
- (2) The activities declared to be a licensed activity are each of the following activities—

- (a) packing or unpacking any goods into or from any case or container on a jetty or ramp;
- (b) erecting, installing or maintaining any sign board, notice board or other fixture or erection for the exhibition of bills or notices on a jetty or ramp;
- (c) exhibiting, affixing or maintaining any bill or notice on a jetty or ramp;
- (d) operating any system of public address or sound amplification on—
 - (i) a jetty or ramp; or
 - (ii) any vessel moored at a jetty or ramp;
- (e) playing any music or musical instrument at a volume or in a manner which interferes with any other person's reasonable enjoyment or use of a jetty or ramp on—
 - (i) the jetty or ramp; or
 - (ii) any vessel moored at the jetty or ramp;
- (f) carrying out maintenance or repairs to a vessel moored at a jetty or ramp, or on a jetty or ramp, except in an emergency situation—
 - (i) to permit the vessel to leave the jetty or ramp; or
 - (ii) where to move the vessel from its position would involve danger to the vessel or a person;
- (g) mooring a vessel to a jetty or ramp for a period exceeding 20 minutes except in an emergency situation prescribed in paragraph (f) or as otherwise signed.

Part 6 Licences

Division 1 Obtaining and renewing licences

9 Application for a licence—Local Law, s 26(3)

- (1) This section specifies the other information or material that must be included in or accompany an application for a licence.
- (2) An application for a licence must include or be accompanied by—
 - (a) details of the purpose and nature of the activity the subject of the application; and
 - (b) details of the number of persons to be involved in the activity the subject of the application, including participants and employees; and
 - (c) details of any structure or equipment that is to be used for the activity the subject of the application; and
 - (d) specification of the points of entry and exit for the activity the subject of the application; and
 - (e) a statement detailing the experience and qualifications of the applicant and the applicant's staff in conducting the activity the subject of the application; and
 - (f) if the activity the subject of the application involves a vehicle—details of the vehicle, including the vehicle's—

- (i) colour, make, body and type; and
 - (ii) owner's name, address and written consent to the vehicle's involvement; and
 - (iii) registration number (if applicable); and
 - (iv) maximum lawful seating capacity; and
 - (v) fuel type; and
 - (vi) weight, including the weight of any load to be carried on the vehicle; and
 - (g) if the activity the subject of the application involves a vessel—details of the vessel to be used, including the vessel's—
 - (i) colour, make and type; and
 - (ii) owner's name, address and written consent to the vessel's involvement; and
 - (iii) registration number (if applicable); and
 - (iv) maximum lawful seating capacity; and
 - (h) evidence of any necessary statutory permit, authorisation or approval issued for the activity the subject of the application, and if the activity the subject of the application—
 - (i) involves a vehicle—for the vehicle; and
 - (ii) involves a vessel—for the vessel; and
- Examples of paragraph (h)—*
1. a development permit under the *Integrated Planning Act 1997*.
 2. a driver's licence.
- (i) if the activity the subject of the application includes a vehicle or a vessel—evidence that use of the vehicle or vessel on or at the jetty or ramp is consistent with the design specifications of the jetty or ramp.
- (3) An application for an activities licence must, in connection with the licensed activity the subject of the application, include or be accompanied by details of any—
- (a) promotional or advertising material to be used; and
 - (b) amplification equipment to be used; and
 - (c) commodity, good or thing to be sold, offered or let for hire.
- (4) An application for an approved vehicle licence must include or be accompanied by information regarding the type of vehicle access requested.
- (5) An application for a ferry licence must include or be accompanied by—
- (a) a map detailing—
 - (i) the proposed route the ferry service will follow; and
 - (ii) the location of any proposed stopovers; and

Example of stopovers—

Where people alight or goods are unloaded from a vessel.

- (b) details of the dates, days, times, duration and purpose of the proposed stopovers; and
- (c) details of the fare structure for the ferry service.

10 Deciding application for a licence—Local Law, s 27(3)

- (1) This section specifies the other criteria the local government must have regard to when considering an application for a licence.
- (2) The local government must have regard to the following criteria when considering an application for a licence—
 - (a) any current licences issued, or applications for licences made under this local law for the jetty or ramp, including the number of licences issued, their duration and nature; and
 - (b) whether there will be any adverse impact on the jetty or ramp; and
 - (c) whether there will be any adverse impact on the existing legitimate users of the jetty or ramp; and
 - (d) the purpose, nature and necessity of the activity the subject of the application; and
 - (e) the types of structure and equipment to be used for the activity the subject of the application; and
 - (f) the location of points of entry and exit; and
 - (g) the form, content and number of any proposed signage; and
 - (h) the experience and qualifications of the persons responsible for the activity the subject of the application; and
 - (i) the appropriateness of the number of persons to be involved in the activity the subject of the application; and
 - (j) the possibility of risk to the health and safety of users of the jetty or ramp; and
 - (k) whether the activity the subject of the application is likely to constitute a nuisance; and
 - (l) the proposed process for the collection and disposal of rubbish and refuse created by the activity the subject of the licence; and
 - (m) whether there is any conflict with other uses, activities or access to be conducted on the jetty or ramp or the surrounding area; and
 - (n) the economic impact of the activity the subject of the licence on other uses or activities on the jetty or ramp or the surrounding area; and
 - (o) the ability of the jetty or ramp to accommodate the activity the subject of the application at the proposed time, taking into account such matters as the weather, condition of the jetty or ramp, facilities, services and structures on the jetty or ramp; and
 - (p) the adequacy of the amenities, facilities and services considered by the local government to be necessary for the conduct of the proposed use or activity; and
 - (q) the requirement for public liability insurance; and

- (r) whether the applicant has obtained all the necessary statutory permits, authorisations or approvals for the activity the subject of the application, and if the activity the subject of the application—
 - (i) involves a vehicle—for the vehicle; and
 - (ii) involves a vessel—for the vessel; and
 - (s) the terms and conditions of any statutory permit, authorisation or approval issued for the activity the subject of the application, and if the activity the subject of the application—
 - (i) involves a vehicle—for the vehicle; and
 - (ii) involves a vessel—for the vessel; and
 - (t) evidence of compliance with any relevant environmental, health or safety Act, Regulations or standards; and
 - (u) if the activity the subject of the application involves a vehicle—
 - (i) the appropriateness of the type of vehicle to be used; and
 - (ii) whether the vehicle's weight, including any load to be carried on the vehicle, may impact on or damage the jetty or ramp; and
 - (v) if the activity the subject of the application involves a vessel—the appropriateness of the type of vessel to be used.
- (3) The local government must have regard to the following criteria when considering an application for a ferry licence—
- (a) whether the frequency of the ferry service is sufficient to meet the public's convenience, including the hours of operation and timetables; and
 - (b) the nature and extent of existing ferry services (if any) to or from the jetty or ramp; and
 - (c) the affordability of the fare structure for the ferry service; and
 - (d) the suitability, situation and convenience of the proposed ferry service, taking into account such matters as the type of vessel, the nature and purpose of the proposed ferry service, any proposed stopovers and the intended days and dates of operation.

11 Term of a licence—Local Law, s 28(3)(f)

- (1) This section specifies the other information or material that must be included in or accompany an application to renew a licence.
- (2) An application to renew a licence must include or be accompanied by—
 - (a) details of the purpose and nature of the activity the subject of the application; and
 - (b) details of the number of persons to be involved in the activity the subject of the application, including participants and employees; and
 - (c) details of any structure or equipment that is to be used for the activity the subject of the application; and
 - (d) specification of the points of entry and exit for the activity the subject of the application; and

- (e) a statement detailing the experience and qualifications of the applicant and the applicant's staff in conducting the activity the subject of the application; and
- (f) if the activity the subject of the application involves a vehicle—details of the vehicle, including the vehicle's—
 - (i) colour, make, body and type; and
 - (ii) owner's name, address and written consent to the vehicle's involvement; and
 - (iii) registration number (if applicable); and
 - (iv) maximum lawful seating capacity; and
 - (v) fuel type; and
 - (vi) weight, including the weight of any load to be carried on the vehicle; and
- (g) if the activity the subject of the application involves a vessel —details of the vessel to be used, including the vessel's—
 - (i) colour, make and type; and
 - (ii) owner's name, address and written consent to the vessel's involvement; and
 - (iii) registration number (if applicable); and
 - (iv) maximum lawful seating capacity; and
- (h) evidence of any necessary statutory permit, authorisation or approval issued for the activity the subject of the application, and if the activity the subject of the application—
 - (i) involves a vehicle—for the vehicle; and
 - (ii) involves a vessel—for the vessel;

Examples of paragraph (h)—

1. a development permit under the *Integrated Planning Act 1997*.
2. a driver's licence.

- (3) An application to renew an activities licence must, in connection with the licensed activity the subject of the application, include or be accompanied by details of any—
 - (a) promotional or advertising material to be used; and
 - (b) amplification equipment to be used; and
 - (c) commodity, good or thing to be sold, offered or let for hire.
- (4) An application to renew an approved vehicle licence must include or be accompanied by information regarding the type of vehicle access requested.
- (5) An application to renew a ferry licence must include or be accompanied by—
 - (a) a map detailing—
 - (i) the proposed route the ferry service will follow; and
 - (ii) the location of any proposed stopovers; and

Example of stopovers—

Where people alight or goods are unloaded from a vessel.

- (b) details of the dates, days, times, duration and purpose of the proposed stopovers; and
- (c) details of the fare structure for the ferry service.

12 Refusal of application for a licence—Local Law, s 29

- (1) For section 29 of the local law, this section prescribes the reasons why, or circumstances in which, an application for a licence must or may be refused.
- (2) An application for a licence may be refused if—
 - (a) the applicant fails to include in the application the other information or material prescribed in section 9; or
 - (b) the application does not have regard to the criteria prescribed in section 10.

13 Conditions of licence—Local Law, s 30(2)(d)

- (1) This section prescribes the other subject matter for conditions of a licence.
- (2) The conditions of a licence may—
 - (a) require the licence holder to take specified measures to—
 - (i) protect the safety of persons who may be involved in, or affected by, the activity the subject of the licence; and
 - (ii) ensure that the activity, the subject of the licence, does not cause a nuisance; and
 - (b) impose obligations on the licence holder in relation to other users of the jetty or ramp; and
 - (c) require the licence holder to comply with all relevant government and industry standards; and
 - (d) require the licence holder to make periodic payments to the local government; and
 - (e) require the licence holder to make facilities installed under the licence available for use by the public at specified times or over specified periods; and
 - (f) require the provision and maintenance of furniture, fittings, equipment, chattels, services and facilities; and
 - (g) prescribe the location and method of entry and exit to the jetty or ramp; and
 - (h) require the licence holder to remove any rubbish created by the activity the subject of the licence and ensure that the jetty or ramp used is kept in the same condition as before the activity commenced; and
 - (i) require the licence holder to insure the local government and the licence holder against liability for injury, loss or damage arising on the jetty or ramp the subject of the licence; and
 - (j) require the licence holder to indemnify the local government against claims for personal injury and damage to property arising by, through, or in connection with the activity the subject of the licence; and

- (k) prescribe the amount, size, content and type of signage that may be installed or erected; and
 - (l) require the licence holder to reinstate the jetty or ramp following the completion or ceasing of the activity the subject of the licence; and
 - (m) require the lodgement of a security bond by the licence holder; and
 - (n) restrict the number of persons involved in the activity the subject of the licence; and
 - (o) if the activity the subject of the licence involves a vehicle or a vessel—
 - (i) prescribe the type of vehicle or vessel that may be used; and
 - (ii) restrict the speed of the vehicle or vessel; and
 - (p) if the activity the subject of the licence involves the use of a vehicle on a jetty—require that the licence holder not stand the vehicle at the shore end of the jetty so as to obstruct or interfere with access to or egress from the jetty; and
 - (q) require that the licence holder use, for the conveyance of goods along the jetty, a trolley or other device provided for that purpose by the local government.
- (3) The conditions of an approved vehicle licence may require the approved vehicle licence to be affixed to a conspicuous part of the vehicle.

14 Conditions of a licence—Local Law, s 30(3)

- (1) This section prescribes the conditions that will ordinarily be imposed on a licence.
- (2) The conditions that will ordinarily be imposed on a licence are—
 - (a) conditions about the subject matter prescribed under section 13; and
 - (b) a condition requiring that a vessel be moored at a ramp or jetty for sufficient time to allow passengers to embark and disembark from the vessel but not otherwise; and
 - (c) a condition specifying each of the waiting period and the loading period applicable to the use of a jetty or ramp by a vessel; and
 - (d) a condition prohibiting the licence holder from touting for business at a jetty or ramp; and
 - (e) a condition requiring that if the conduct of the activity the subject of the licence requires a separate approval or qualification under an Act, the licence holder or another person engaged in the conduct of the activity hold the necessary approval or qualification; and
 - (f) a condition requiring that all persons engaged in the conduct of the licensed activity have a thorough knowledge of the route and timetable for the service the subject of the licence; and
 - (g) a condition requiring that the licence holder maintain a specified level of services during the term of the licence; and
 - (h) a condition requiring that the licence holder not increase the level of fares charged to the public during the term of the licence; and
 - (i) a condition requiring that the licence holder not permit a vessel to moor at a

jetty or ramp for a period of time that is unreasonable given the size of the vessel and the number of people embarking or disembarking from the vessel at the jetty or ramp; and

- (j) a condition requiring that the licence holder not change the timetable of services provided at a jetty or ramp so as to interfere with the use of the jetty or ramp; and
- (k) a condition requiring that the licence holder not prevent or hinder access to a jetty or ramp by the use of force, threats or abuse or by the dumping of material with the intention of, or which has the affect of, damaging a vessel in any way or preventing access by a vessel to the jetty or ramp or preventing access by passengers to a vessel using the jetty or ramp; and
- (l) a condition requiring that the licence holder ensure that any vessel engaged in the carriage of passengers or goods is kept in a clean and tidy condition; and
- (m) a condition requiring that the licence holder perform weekend or evening services to provide additional capacity to cater for increased patronage; and
- (n) a condition requiring that the licence holder establish and maintain procedures for—
 - (i) the collection, storage and release of lost property; and
 - (ii) access to timetables and fare structures; and
 - (iii) the recording and resolution of complaints; and
 - (iv) recording and addressing public inquiries; and
- (o) a condition requiring that the licence holder immediately notify the local government if any jetty or ramp is damaged or in need of repair in the interest of public safety; and
- (p) a condition requiring that the licence holder be responsible, at all times, for opening and closing safety gates on any jetty or ramp used by the licence holder in the conduct of the licensed activity, including safety gates used for access and egress by pedestrian and vehicular traffic; and
- (q) if 2 or more vessels are used by 1 or more licence holders in the operation of ferry services at a jetty or ramp—a condition about priority of use of the jetty or ramp by the vessels.

Schedule Dictionary

section 3

ferry service vessel see section 5(2)(i).

registered has the meaning given in the *Transport Operations (Road Use Management) Act 1995*, schedule 4.

14.4 COMMITTEE CLOSED SESSION

The committee meeting was closed to the public under Section 463(1)(h) of the *Local Government Act 1993* to discuss the following item:

- 14.4.1 Land Acquisition – South East Thornlands
- 14.4.2 Waste Disposal Strategy

Following deliberation on this matter, the Committee meeting was again opened to the public.

14.4.1 LAND ACQUISITION - SOUTH EAST THORNLANDS

Datworks Filename:	LUP South East Thornlands Structure Plan Project
Responsible Officer Name:	Gary Photinos Manager Environmental Management
Author Name:	Angela Wright Principal Advisor Open Space Planning

EXECUTIVE SUMMARY

Confidential report from Manager Environmental Management dated 4 June 2010 was discussed in closed session.

COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Henry

That the Officer's Recommendation, in confidential report from Manager Environmental Management dated 4 June 2010, be adopted.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

1. To proceed to negotiate the purchase part of Lot 5 RP 14813 (332-342 Redland Bay Road, Thornlands) and part of Lot 6 RP 14813 (344-354 Redland Bay Road, Thornlands) at fair market value, for the purposes of creating a local recreation park, with the area for the local park to be approximately 1.7 hectares and urban bushland habitat of 1.8 hectares;
2. If negotiations to purchase part of Lot 5 RP 14813 (332-342 Redland Bay Road, Thornlands) and part of Lot 6 RP 14813 (344-354 Redland Bay Road,

Thornlands) are unsuccessful that Council proceed to resuming the lots under the *Acquisition of Land Act 1967*; and

3. That the Chief Executive Officer be delegated authority, under Section 36(2) (b) of the *Local Government Act 1993*, to negotiate the purchase price and sign the relevant documentation to finalise the contract of sale.

CARRIED

14.4.2 WASTE DISPOSAL STRATEGY

Dataworks Filename: WM Waste Management Strategy
Responsible Officer Name: David Elliott
Manager Infrastructure Planning
Author Name: Paula Kemplay
Senior Advisor Waste Planning

EXECUTIVE SUMMARY

Confidential report from Manager Infrastructure Planning dated 10 June 2010 was discussed in closed session.

COMMITTEE RECOMMENDATION

Moved by: Cr Murray
Seconded by: Cr Elliott

That the Officer's Recommendation, in confidential report from Manager Infrastructure Planning dated 10 June 2010, be adopted.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That the Officer's Recommendation, in confidential report from Manager Infrastructure Planning dated 10 June 2010, be adopted.

CARRIED

14.5 COMMITTEE GENERAL BUSINESS**14.5.1 SOLAR PANELS ON ROOFS**

Moved by: Cr Bowler

Seconded by: Cr Elliott

That permission be granted for Cr Henry to bring forward the following item of General Business at Committee.

CARRIED

COMMITTEE RECOMMENDATION

That the issue of solar panels on roofs and shading from trees be listed as an agenda item for the next Civic Leadership Group meeting. Environmental Management and Operations & Maintenance staff be invited to attend to bring forward ideas/solutions.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie

Seconded by: Cr Henry

That the General Business item be noted.

CARRIED

15 MAYORAL MINUTES

Nil.

16 DIRECT TO COUNCIL REPORTS

16.1 PLANNING AND POLICY

16.1.1 REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM ROUND 3

Dataworks Filename: Grants and Subsidies
Responsible Officer Name: Gary Photinos
Manager, Environmental Management
Author Name: Daniel Carter
Principal Adviser, Natural Environment

EXECUTIVE SUMMARY

The Department of Infrastructure, Transport, Regional Development and Local Government have announced on the 21st of June 2010 that Round 3 of Regional and Local Community Infrastructure Program (RLCIP) will be open on the 5th of July.

This report requests council to delegate approval to the planning and policy Committee on the 7th of July to approve the nominations of projects that will be presented to the Department of Infrastructure, Transport, Regional Development and Local Government for funding in this round of RLCIP.

PURPOSE

The purpose of this report is to seek council approval to refer this matter to the Planning & Policy Committee meeting on 7th July 2010 and delegate authority to the Committee to approve the nominations of projects for Australian Government funding.

BACKGROUND

- 21st June Department of Infrastructure, Transport, Regional Development and Local Government announced that Regional and Local Community Infrastructure Program (Round 3 - \$100 million) will be available on the 5th July 2010.
- October 2009 committee report was presented to council for delegation to Planning and Policy committee for round 2 RLCIP.

ISSUES

Given that notification of round three was given to local government on the 21st of June and the applications will be open from the 5th July 2010, it is important that council at the Planning and Policy Committee on the 7th of July provide direction to Council on which projects they support and delegate the Chief Executive Officer delegation to sign all grant applications.

The report to Planning and Policy on the 7th of July will list a number of projects along with an evaluation of the projects likelihood to meet the criteria set in RLCIP Round 3. At this stage the criteria for the selection of projects has not been made available by the Federal Government.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the enhancement of biodiversity including koala habitat, bushland, greenspace, waterways, catchments, air and coastal ecosystems in recognition of our unique location on Moreton Bay.

FINANCIAL IMPLICATIONS

Delegated authority to approve the nominations for funding will allow opportunity for completion of significant community infrastructure projects and delivery of other much needed community infrastructure that may have been subject to budget cuts.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not result in amendments to the Redlands Planning Scheme.

CONSULTATION

Given the short time frames, limited consultation has been able to occur.

OPTIONS

PREFERRED

That Council resolves to delegate authority under section 472 of the *Local Government Act 1993* to the Planning and Policy Committee on 7th July 2010 to approve the nomination of projects for the Australian Government funding under the Regional and Local Community Infrastructure Program Round 3.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Williams
Seconded by: Cr Elliott

That Council resolve to delegate authority under section 472 of the *Local Government Act 1993* to the Planning and Policy Committee on 7th July 2010 to approve the nomination of projects for the Australian Government funding under the Regional and Local Community Infrastructure Program Round 3.

CARRIED

16.1.2 CHANGES TO SMBI COMMUNITIES ADVISORY COMMITTEE MEETING SCHEDULE

Datworks Filename: GOV SMBI Advisory Committee
Attachments: [Amended Meeting Program](#)
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy
Author Name: Mark Conlan
Principal Adviser SMBI Strategy Planning

EXECUTIVE SUMMARY

To improve the function and input of the SMBI Communities Advisory Committee to Council, it is proposed to alter the current approved meeting schedule to the attached programme.

PURPOSE

This report seeks to gain endorsement from Council to the proposed changes to the SMBI Communities Advisory Committee's meeting schedule as contained in the attachment to this report.

BACKGROUND

On July 29, 2009 Council endorsed the meeting schedule put forward for the SMBI Communities Advisory Committee. To date the Committee has been working to this original schedule. Over time it has been proven that Workshops provide Council a better platform to gain advice from the Committee in relation to strategic planning for the Islands. It is proposed to alter the current approved schedule to the attached proposed schedule.

The current programme alternated between workshops and meetings with every second meeting held on the Islands. The proposed change is to hold two workshops followed by a meeting, with each meeting held on the Islands. It is believed this change will provide greater opportunities for the Committee to advise Council.

ISSUES

Two issues were raised at the Workshop of June 15.

1. Revise the current workshop and meeting schedule to align with the proposed schedule attached, and
2. To hold all future meetings on the Islands (four in total, held every three months).

It is hoped the attached schedule receives support from Council. Further coordination will be required to book and hold meetings on the Islands.

Some venues and times may need to be revised slightly to accommodate ferry timetabling and venue availability.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Townsend
Seconded by: Cr Henry

That Council resolve to adopt the proposed changes to the SMI Communities Advisory Committee workshop and meeting schedule as attached.

CARRIED

**REDLAND CITY COUNCIL
SMBI Communities Advisory Committee
Meeting Schedule 2010-2011**

Day	Date	Time	Venue
Tuesday	10 August 2010	6.00pm	Russell Island Recreation Hall Alison Crescent, Russell Island
Tuesday	16 November 2010	6.00pm	Lamb Island Bowls Club Lucas Drive, Lamb Island
Wednesday	16 February 2011	5.45pm	Macleay Island Progress Hall Russell Terrace, Macleay Island
Wednesday	11 May 2011	6.00pm	Russell Island Recreation Hall Alison Crescent, Russell Island

Revised and supported at the SMBICAC Workshop of June 15, 2010

16.2 CLOSED SESSION

MOTION TO CLOSE MEETING

Moved by: Cr Elliott
Seconded by: Cr Reimers

That the meeting be closed to the public under Section 463(1) of the *Local Government Act 1993* to discuss the following items:

- 16.2.1 Extension to Tender Validity Period
- 16.2.2 Land Acquisition – Environment Charge

The reason that is applicable in these instances is as follows:

"(e) contracts proposed to be made by it" (Council)

CARRIED

MOTION TO REOPEN MEETING

Moved by: Cr Elliott
Seconded by: Cr Townsend

That the meeting be again opened to the public.

CARRIED

Cr Townsend declared a material personal interest in the following item and left the chamber for discussion at 4.58pm and decision at 5.21pm.

16.2.1 EXTENSION TO TENDER VALIDITY PERIOD

Datworks Filename:	CP Tender Process – Management of the NSI Caravan Parks and Camping Grounds
Responsible Officer Name:	Greg Jensen Group Manager - Customer and Community Services
Author Name:	Michael Tait Project Manager - Customer and Community Services

EXECUTIVE SUMMARY

Confidential report from Group Manager, Customer & Community Services dated 21 June 2010 was discussed in closed session.

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Reimers

That Council resolve as follows:

- 1. That all tenders remain under active consideration;**
- 2. To request the parties to the tender extend the validity period of their tendered offers until 1 October 2010; and**
- 3. This report remains confidential until a final resolution is made in this matter, and any 'commercial in confidence' information in this matter remains confidential.**

CARRIED

Cr Townsend returned to the meeting at 5.21pm.

16.2.2 LAND ACQUISITION – ENVIRONMENT CHARGE

Dataworks Filename: EM – Acquisition
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy
Author Name: Gary Photinos
Manager Environmental Management

EXECUTIVE SUMMARY

Confidential report from Manager Environmental Management dated 25 June 2010 was discussed in closed session.

COUNCIL RESOLUTION

Moved by: Cr Reimers
Seconded by: Cr Bowler

That the Officer's Recommendation in confidential report from Manager Environmental Management dated 25 June 2010 be adopted.

CARRIED

A division was called for.

Crs Burns, Reimers, Murray, Elliott, Bowler, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Williams voted in the negative.

The Motion was declared by the Mayor as **CARRIED**.

Cr Elliott left the meeting at 5.22pm.

17 URGENT BUSINESS WITHOUT NOTICE**17.1 TRAFFIC AND PEDESTRIAN HAZARDS WELLINGTON POINT**

Moved by: Cr Reimers
Seconded by: Cr Henry

That permission be granted for Cr Boglary to bring forward the following item of urgent business.

CARRIED

COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That a report be presented to the Planning and Policy Committee regarding the current status and outlook for implementation of options to address traffic and pedestrian hazards in the Wellington Point business Centre, Main and Birkdale Roads.

CARRIED

17.2 EXTENSION OF STAND PIPE PERMITS

Moved by: Cr Henry
Seconded by: Cr Reimers

That permission be granted for Cr Williams to bring forward the following item of urgent business.

CARRIED

PROPOSED MOTION

Moved by: Cr Williams
Seconded by: Cr

That Council resolve to:

- 1) Grant a one month extension to any Redland Water clients that have not received a response to their review form, re water stand pipe permits, to allow them to continue business from July 1 until the expiry of this extension;
- 2) Formally advise Allconnex of this extension; and
- 3) Request that Allconnex conduct a meeting with these clients in the next 7 days.

General Manager Redland Water indicated that this matter had now been resolved.

17.3 FEES & CHARGES – SOUTHERN MORETON BAY ISLAND MCU APPLICATIONS

Moved by: Cr Reimers

Seconded by: Cr Williams

That permission be granted for Cr Burns to bring forward the following item of urgent business.

CARRIED

COUNCIL RESOLUTION

Moved by: Cr Burns

Seconded by: Cr Ogilvie

That a report be presented to the next Development & Community Standards Committee in relation to how the fee increase came about to be a 50% (plus) increase for the Southern Moreton Bay Island MCU applications.

CARRIED

18 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 5.40pm.

Signature of Chairperson: _____

Confirmation date: _____