



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 19 September 2012

**The Council Chambers
35 Bloomfield Street
CLEVELAND QLD**

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1 DECLARATION OF OPENING

The Mayor declared the meeting open at 10.00am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 DEVOTIONAL SEGMENT

Pastor Bruce Alder, member of the Ministers' Fellowship, led Council in a brief devotional segment.

3 RECOGNITION OF ACHIEVEMENT

Nil

4 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

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

EXECUTIVE LEADERSHIP GROUP:

Mrs S Rankin	Interim Chief Executive Officer
Mr N Clarke	General Manager Governance
Mr B Macnee	Acting General Manager Environment Planning & Development
Mr M Drydale	General Manager Corporate Services
Mrs L Rusan	General Manager City Services
Mr G Soutar	General Manager Redland Water and RedWaste

MINUTES:

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

5.1 GENERAL MEETING MINUTES 29 AUGUST 2012

Moved by: Cr P Bishop
Seconded by: Cr P Gleeson

That the minutes of the General Meeting of Council held on 29 August 2012 be confirmed

[General Meeting Minutes 29 August 2012](#)

CARRIED

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

The Interim Chief Executive Officer presented the following items for noting:

6.1. APPEAL TO RAISE FUNDS TO PURCHASE A PIANO FOR RPAC

At the General Meeting on 14 December 2011 Council resolved that a report be prepared and presented to Council on how to establish such an appeal.

A report addressing this matter will be presented at an ensuing Corporate Services & Governance Committee.

6.2. PETITION (DIVISION 4) REQUEST FOR COUNCIL TO PUT CONTRACT WITH SCAPE SHAPE ON HOLD IMMEDIATELY UNTIL FURTHER DISCUSSION TAKES PLACE REGARDING CURRENT POSITION OF STEPS AND RAMP AT ORANA ESPLANADE

At the General Meeting on 25 January 2012 Council resolved that the petition, which reads as follows, be received and referred to a Committee or officer for consideration and a report to the local government and that the current works be suspended and deferred pending the outcome of the report and decision of Council:

“Petition from residents requesting that Council put the contract with Scape Shape on hold immediately until further discussion takes place regarding correct position of steps and ramp. Correct position of steps at GPS co-ordination – 27.34.204 and 153.18.455.

A report addressing this matter will be presented to the 6 November 2012 City Services Committee meeting.

6.3. PARKING RESTRICTIONS IN CLEVELAND

At the General Meeting on 29 February 2012 Council resolved that a report be prepared and presented to Council regarding parking restrictions in Cleveland with the view of easing those restrictions.

A report addressing this matter was presented to the 7 August 2012 City Services Committee meeting and at the General Meeting on 29 August 2012 this matter was deferred the General Meeting scheduled for 19 September 2012, Item 17.1.1.

6.4. PETITION (DIVISION 9) REQUEST TO REMOVE LEASING FEE PLACED ON SPORTING CLUBS BASED ON THE NUMBER OF POKER MACHINES

At the General Meeting on 28 March 2012 Council resolved that the petition, which reads as follows, be received and referred to Corporate Services to review/investigate existing policy and prepare a report to a future Corporate Services & Governance Committee; and that the principal petitioner be advised in writing accordingly:

“Petition from residents of Redland City requesting that Council remove the leasing fee placed on sporting clubs based on the number of poker machines in their club as a result of a Council decision on 28 July 2010. This tax on Junior Sport is unfair and onerous and based on a false premise that all poker machines are profitable. It is not Local Government’s responsibility to manage gambling and it is negatively impacting on sporting clubs ability to invest in our junior sportsmen and women.”

A report addressing this matter will be presented to an ensuing City Services Committee Meeting.

6.5. PETITION (DIVISION 2) REQUEST TO PROVIDE PEDESTRIAN PATH ALONG COBURG STREET EAST

At the General Meeting on 27 June 2012 Council resolved that the petition, which reads as follows, be received and referred to a Committee or officer for consideration and a report to the local government and that the principal petitioner be advised in writing accordingly.

“Petition from residents requesting a pedestrian path is constructed from the corner of Fitzroy Street running along Coburg Street East and joining with the existing path in Island Street. The construction of such a path will allow easy and safe access for those using mobility scooters and walking aids to William Ross Park, Queen Street and the Donald Simpson Centre. This request is in accordance with the Redland 2030 Community Plan; Liveability and quality of life, a better system of pathways, and cleaner greener transport.”

A report addressing this matter was presented to the 4 September 2012 City Services Committee meeting.

6.6. PETITION (DIVISION 5) REQUESTING COUNCIL SEAL THE NORTHERN SECTION OF COONDOOROOPA DRIVE, MACLEAY ISLAND

At the General Meeting on 25 July 2012 Council resolved that the petition, which reads as follows:

1. Be received and referred to a Committee or officer for consideration and a report to the local government;
2. Will form part of a forthcoming workshop with Council to review the SMBI sealing program; and
3. That the Principal Petitioner be advised in writing accordingly.

“Petition from residents requesting that Council seal the northern section of Coondooroopa Drive, Macleay Island.

There are 4 properties – 3 with established homes fronting this section on the northern side of the road and Pats Park on the southern side. The eastern end of the road is a cul-de-sac on the shore of Moreton Bay.

Other than the residents, the road is used by an increasing number of visitors to the park, workmen in trucks for lunch and boat owners launching tinnies at the three-quarter tide ramp.

The dust created from these vehicles is exacerbated by onshore winds from the south-east and north-east which funnel up this road.”

A report addressing this matter will be presented to an ensuing City Services Committee meeting.

7 PUBLIC PARTICIPATION

Nil

8 PETITIONS AND PRESENTATIONS

8.1 PETITIONS

8.1.1 PETITION (DIVISION 5) REQUESTING THAT BANKSIA STREET, RUSSELL ISLAND BE SEALED WITH BITUMEN

COUNCIL RESOLUTION

Moved by: Cr M Edwards
Seconded by: Cr M Elliott

That the petition, which reads as follows, be acknowledged and that Council will take no further action as the matter is currently being dealt with in the review being undertaken on criteria to determine the priority order to seal roads on the SMBI; and that the Principal Petitioner be advised in writing accordingly:

“Petition from residents requesting that Banksia Street, Russell Island be sealed with bitumen.”

CARRIED

8.1.2 PETITION (DIVISION 2) REQUESTING THAT COUNCIL UNDERTAKE RESTORATION WORK AT G J WALTER OFF LEASH DOG PARK

COUNCIL RESOLUTION

Moved by: Cr C Ogilvie
Seconded by: Cr W Boglary

That the petition, which reads as follows, be acknowledged and that Council will take no further action as the matter is currently being dealt with and work is commencing this month (drainage and topdressing being carried out) and that the Principal Petitioner be advised in writing accordingly:

“Petition from residents requesting that Council undertake restoration work at G J Walter off-leash dog park to solve the ongoing ground-water and drainage issues.”

CARRIED

8.2 PRESENTATION**8.2.1 REDFEST TRAGEDY**

The Mayor extended Redland City's condolences to Vaughan and Kiara Blucher on the loss of their loving wife and mother, Kerryn Blucher, and her unborn baby daughter, Olivia.

The Mayor recognised the efforts of medical professionals, SES and St John Ambulance volunteers, off duty police, Council officers, emergency services – police and QFRS personnel and members of SLSQ Point Lookout Club, festival stall holders and visitors who responded immediately and professionally to an horrific situation. She also recognised the professional manner the event organisers responded to the tragedy.

Redland City will not forget the tragedy nor the response by so many to what was a freak and tragic accident.

9 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

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

Nil

COUNCILLOR ABSENCES DURING MEETING

Cr Ogilvie left the meeting at 10.07am and returned at 10.08am during Item 8.1.1.

11 CITY SERVICES COMMITTEE 4 SEPTEMBER 2012

Moved by: Cr W Boglary
Seconded by: Cr M Elliott

That the City Services Committee Minutes of 4 September 2012 be received.

[City Services Committee Minutes 4 September 2012](#)

CARRIED

11.1 CITY SERVICES**11.1.1 WELLINGTON POINT RESERVE PARKING ISSUES**

Dataworks Filename: RTT: Complaints - Parking

Attachments: [Attachment 1: Wellington Point Reserve Amended Master Plan](#)
[Attachment 2: Presentation for Wellington Point Reserve Community Engagement Forum](#)

Responsible Officer: Murray Erbs
Manager City Infrastructure

Author: Abdish Athwal
Senior Engineer Traffic and Transport

EXECUTIVE SUMMARY

In 2010, Council redeveloped the car and trailer unit area of the reserve to the amended master plan for the Wellington Point Reserve adopted in 2006.

Council has received numerous enquiries and complaints concerning parking bays designated for exclusive use by vehicles with boat trailers only.

Community engagement forum was held with directly affected stakeholders to identify all relevant issues, concerns and constraints, and to establish the key outcomes for implementing acceptable improvements.

Outcome from the community engagement forum and the officers recommendation is to retain status quo to parking apportionment (between normal and car trailer unit spaces), and enforcement be undertaken with an emphasis on weekends and Public Holidays

PURPOSE

Report to Council on the issues raised at the Community Engagement Forum of 10 July 2012 and request approval on the recommended option.

BACKGROUND

On 28 June 2006, Council adopted an amended Master Plan for Wellington Point Reserve. The amended Master Plan was the result of community comments received on the May 2004 Council resolution to defer the 2004 draft of the Master Plan.

The key features of the 2006 amended Master Plan included:

- Reconfiguration of the trailer parking area to provide accessible foreshore green space around the reserve;
- Access to existing boat ramps maintained;
- Improved and safer pedestrian pathways to jetty and foreshore through car park.

In 2010, Council redeveloped the car and trailer unit area of the reserve to the 2006 amended Master Plan, as shown in Attachment 1.

Since the 2010 redevelopment Council has received numerous enquiries and complaints concerning parking bays designated for exclusive use by vehicles with boat trailers only.

Following internal stakeholder meetings it was decided that a community engagement forum should be held to identify all relevant issues, concerns and constraints being voiced by directly affected stakeholders, and to establish the key outcomes for implementing acceptable improvements.

Stakeholders include representatives from directly affected organisations such as boating and fishing groups, local businesses and residents, Queensland Police Service, and a small number of individuals who have personally contacted Council on this issue.

The community engagement forum was held on Tuesday 10 July 2012 starting at 6:00pm to finish 8:00pm at the Redlands Cricket Club and received a good attendance. See attachment 2 for PowerPoint Presentation.

Summary of available parking at the Wellington Point Reserve - See attachment 2, slide 7.

- *Issues*

At the community engagement forum, invited stakeholders put forward the following issues/concerns (point being addressed and some stakeholder comments in italics):

- Laws should be enforced
 - *people parked illegally should be fined, if not things will get worse.*
- Rules/guidelines for 10 percent CTU requirements
 - *shortage of trailer parking as per the guidelines for boating ramps, shortage of parking in general*
 - *boat owners paying via boat registration for parking spot, car don't pay.*
- Public Transport options
 - *more bus services needed*
- Should CTU be shared on non-boating days
 - *shared 11:00 am – 4:00pm parking on non-boating days.*
- Commercial business use
 - *boat industry employe 14,000 people.*
 - *10,974 power boats registered, that's 1 boat for every 6 houses, small boat and kayaks not registered*
 - *Council needs to control the situation or business will go elsewhere.*

- Boating weather dependent
 - *tides control boating, it should not be time control.*
- Percentage of boat parking share after 12:00 noon
 - *most boats go out in the morning – boat parking areas should be used for cars in the afternoon.*
 - *windsurfers, kayaks have no problems in the afternoons.*
- Council management of weather condition
 - *boat area parking controlled under the instruction of parking warden/council offers.*
- Share after 1:00pm
 - *if boat spot not used after 1:00pm allow car to park.*
- Signage needs to be clear
 - *need clear signage, council allows car to park in boats area one weekend and when booked the next weekend owners say that Council has allowed the parking, leaves enforcement not knowing what to do.*
 - *Council offer to manage the signage on weekend.*
 - *need Council to enforce signage.*
- Influence of tides
 - *boating is tide dependant not time. If boat spot not used after 1:00pm allow car to park.*
- Large number of boat users
 - *large number of boat, kayaks, windsurfers use boat area.*
 - *boat owners paying via boat registration for parking spot, car don't pay.*
 - *car and trailer having to park up the hill on Main Road with boat waiting for trailer to get picked, not suitable.*
- No to bureaucracy
 - *Council does not use this as revenue raising.*
- Support control situation
 - *Everyone obey the law and enforcement is required.*
- Retain history as family venue
 - *Place for family enjoyment as well as boating, need to share the reserve.*
 - *People come for cheap swim, BBQ etc - fines will drive people away.*
- Adequate signage after 11:00am
 - *not enough parking on holidays leads to dual parking behaviours.*
 - *shared 11:00 am – 4:00pm parking on non-boating days.*
 - *parking in Reserve Esp for cars only.*
- Safety issue (pedestrian)
 - *Need to improve pedestrian crossing point in the ramp and jetty areas car with trailer cannot see pedestrians.*
- Visitor friendly image
 - *need to look for more activity spaces in the surrounding areas.*

Proposed options put forward at the forum:

- Warden to control parking - *cost, common sense, safety*
- Trial for shared CTU parking area 12- 10:30pm – *does not align with weather/tides.*

- Penalty enforcement - *need to be consistent*
- Public Transport - *Translink does not have the required demand*
- Greater utilisation green area - *overflow parking on grass*
- Differing time limits - *2H,4H,6H and enforcement*
- Sun/Public Holidays - *increase enforcement*
- Must be legal – *clear signage and enforcement*
- Increase attractiveness of other areas – *additional boating area and would reduce over usage of Wellington Point Reserve*
- Rent vacant block – *for additional parking*

In summary from the forum it was apparent that a solution that satisfied all stakeholders was not achievable, since:

- There is clearly insufficient parking at the reserve to meet the current demand of all stakeholders
- The recreational and local business stakeholders want more car parking, and/or the ability to share some of the trailer parking areas when they are not being used after a designated time, for example after 12:00 pm.
- The boating stakeholders want more trailer parking, at least the allocation for the two ramps.

In concluding the meeting the following key outcomes were sounded to the stakeholders who had no objections:

- ❖ Everyone obey the law – *enforcement*
- ❖ Status quo to current parking and enforcement. - *Must be legal, clear and enforceable signage*

The Guidelines for Provision of Recreational Boating Facilities 1996 recommends the minimum of 90 CTU parking spaces for a 4 lane boat ramp and 45 CTU parking spaces for a 2 lane boat ramp. Therefore a minimum of 135 CTU parking spaces is recommended for the two boating ramps at the reserve. Currently there are 75 CTU parking spaces.

It is therefore recommended that status quo to current parking with enforcement be proposed for Council approval.

RELATIONSHIP TO CORPORATE PLAN

5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report.

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

Internal and external stake holders have been consulted.

OPTIONS**PREFERRED**

That Council resolve to retain the status quo to parking apportionment (between normal and car trailer unit spaces), and enforcement be undertaken with an emphasis on weekends and Public Holidays.

ALTERNATIVE

Undertake a trial of shared parking along the first row adjacent to toilet block after 1:00pm.

OFFICER'S RECOMMENDATION

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

That Council resolve to retain the status quo to parking apportionment (between normal and car trailer unit spaces), and enforcement be undertaken with an emphasis on weekends and Public Holidays.

LOST

DIVISION

FOR: Crs Elliott and Hewlett

AGAINST: Crs Bishop, Gleeson, Beard, Talty, Edwards, Hardman, Ogilvie, Williams and Boglary

COMMITTEE RECOMMENDATION

Moved by: Cr K Williams
Seconded by: Cr P Bishop

That Council resolve to undertake a trial of shared parking (cars and cars with trailers) along the first row of car trailer unit parking adjacent to toilet block between 1:00pm and 10.00pm and review after 3 months.

CARRIED

DIVISION

FOR: Crs Bishop, Gleeson, Beard, Talty, Edwards, Hardman, Ogilvie, Williams and Boglary

AGAINST: Crs Elliott and Hewlett

COUNCIL RESOLUTION**Moved by: Cr W Boglary****Seconded by: Cr P Bishop****That Council resolve as follows:**

- 1. To undertake a trial of shared parking (cars and cars with trailers) along the first row of car trailer unit parking adjacent to toilet block between 1:00pm and 10.00pm and review after 3 months;**
- 2. That a briefing note be provided to Councillors on the methods of data collection and analysis as it will be used to review and assess the trial;**
- 3. That a trial commence for two drop off zones within two normal car spaces, one located near the western playground and one near the southern boat ramp. This trial is to commence immediately and the time be limited to 15 minutes; and**
- 4. That enforcement continue to be undertaken for compliance with the existing signage. Suitable notification of any future changes to Car Trailer Unit access should be given with consultation to the general public and stakeholders.**

CARRIED

DIVISION

FOR: Crs Bishop, Gleeson, Beard, Talty, Edwards, Hardman, Ogilvie, Boglary and Williams.

AGAINST: Crs Elliott and Hewlett.

11.1.2 REDWASTE BUSINESS UNIT REPORT FOR APRIL TO JUNE 2012**Dataworks Filename:** WM - Waste Monthly Reports to Committee**Attachment:** [RedWaste Business Unit Report June 2012](#)**Responsible Officer:** Louise Rusan
General Manager City Services**Author:** Robert Walford
Service Manager - RedWaste

EXECUTIVE SUMMARY

The RedWaste Business Unit Report is presented to Council on a quarterly basis for noting.

This report provides details relating to the business unit's performance for the quarter from 1 April 2012 to 30 June 2012 and covers financial and non-financial indicators for waste, as outlined in the Annual Performance Plan (APP) 2011/12, which was adopted by Council in May 2011.

The report provides a regular opportunity for Council to consider the performance of the RedWaste Business Unit and to respond to any exceptional reporting. Most of the report findings will be "business as usual". Where exceptions occur, these will be highlighted.

PURPOSE

To report on the performance of the RedWaste business unit against key performance indicators (KPIs) outlined in the Business Unit's APP for 2011/12 for the quarter from 1 April 2012 to 30 June 2012.

BACKGROUND

The RedWaste Business Unit APP identifies KPIs for which performance targets have been agreed with Council. Reporting is prepared each quarter through Council's City Services Committee.

ISSUES

The report is provided to Council as a means of monitoring the performance of business unit's activities. The first part of the attached report comprises a "snapshot" of the business unit's achievement in meeting KPIs (year-to-date) and financial report card.

The report then provides a 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 each of the months, year to date. Where exceptions have occurred and targets not met, an explanation is given as well as action taken to improve performance.

RELATIONSHIP TO CORPORATE PLAN

2. Green living

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

2.2 Promote, support and encourage commitment to green living in our community by improving residents' understanding of climate change and achieving greater water, energy and waste conservation and efficiency

2.8 Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery

FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment Group was not consulted and it is considered that the outcome of recommendations in this report will not result in future amendments to the Redlands Planning Scheme.

CONSULTATION

Consultation has occurred with:

- Manager - City Enterprises;
- Management Accountant - Financial Services; and
- Service Manager – RedWaste.

OPTIONS

PREFERRED

That Council resolve to note the RedWaste Business Unit Report for the quarter ending

30 June 2012, as presented in the attachment.

ALTERNATIVE

That Council notes the report and requests additional information or a review of performance.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That Council resolve to note the RedWaste Business Unit Report for the quarter ending 30 June 2012, as presented in the attachment.

CARRIED (en-bloc)

11.1.3 PETITION (DIVISION 2) REQUEST TO PROVIDE PEDESTRIAN PATH ALONG COBURG STREET EAST

Dataworks Filename: RTT Design & Construction: Footpaths

Attachment: [Attachment 1: Coburg Street East – Local Path Network](#)

Responsible Officer: Murray Erbs
Manager City Infrastructure

Author: Jonathan Lamb
Advisor Cycling & Public Transport

EXECUTIVE SUMMARY

Residents from Cleveland have requested via a petition to Council to construct a footpath from the corner of Fitzroy Street along Coburg Street East and connect with the existing path in Island Street, Cleveland.

An assessment has been made of the request to construct the footpath and it has been determined by officers to support the request and to recommend that Council list a concrete footpath along Coburg Street East in the future Capital Works Program for consideration of design in 2014/15 and construction in 2015/16.

PURPOSE

The purpose of this report is to provide advice and recommendation on the petition request for the construction of a path link along Coburg Street East between Fitzroy Street and the existing path that links to Island Street.

BACKGROUND

Council received a petition from residents requesting a pedestrian path be constructed along Coburg Street East between Fitzroy Street and Island Street in Cleveland. The General Meeting Minutes of 27 June 2012 note the following motion:

That the petition, which reads as follows, be received and referred to a Committee or officer for consideration and a report to the local government and that the principal petitioner be advised in writing accordingly:

“Petition from residents requesting a pedestrian path is constructed from the corner of Fitzroy Street running along Coburg Street East and joining with the existing path in Island Street. The construction of such a path will allow easy and safe access for those using mobility scooters and walking aids to William Ross Park, Queen Street and the Donald Simpson Centre. This request is in accordance with the Redland 2030 Community Plan; Liveability and quality of life, a better system of pathways, and cleaner greener transport”.

The existing network of paths in the street grid around Coburg Street East includes paths along Wynyard Street, Russell Street, Fitzroy Street and Island Street. The requested path link in the petition between Fitzroy Street and Island Street is approximately 250m long. By extending a further 130m from Fitzroy Street to the western end of Coburg Street East this will connect to the existing path.

ISSUES

Coburg Street East is a local street running between Wynyard Street and Erobin Street, where it terminates near the Moreton Bay Cycleway. To the north of Coburg Street East and between Wynyard Street and Island Streets (and South of Russell Street) the area is zoned Medium Density. Approximately half the existing dwellings are units/town houses.

Formalising a concrete path along Coburg Street East between Island Street and the existing path at the western end of Coburg Street East will enhance the existing local network and improve connectivity for residents to the nearby Cleveland State School, the Donald Simpson Centre and the Cleveland CBD.

RELATIONSHIP TO CORPORATE PLAN

2. Green living

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

2.4 Provide and maintain safe and attractive routes for people to walk and cycle throughout the city and to connect to nearby regional centres

5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

5.8 Plan and advocate to connect the city's communities with improved public transport including a road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport

FINANCIAL IMPLICATIONS

This recommendation does not require any change to the current year's budget. This item will be listed for future works in the 10 Year Capital Works Program. The preliminary cost to design and construct the footpath link is estimated at approximately \$115,000 - \$125,000.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment 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 Divisional Councillor, Cr Craig Ogilvie.

OPTIONS**PREFERRED**

That Council resolve to list a concrete pedestrian path on Coburg Street East from Island Street to the existing path at the western end of Coburg Street East in the future Capital Works Program for consideration of design in 2014/15 and construction in 2015/16.

ALTERNATIVE

No alternative is proposed.

OFFICER'S RECOMMENDATION

That Council resolve to list a concrete pedestrian path on Coburg Street East from Island Street to the existing path at the western end of Coburg Street East in the future Capital Works Program for consideration of design in 2014/15 and construction in 2015/16.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That Council resolve to list a concrete pedestrian path on Coburg Street East, from Island Street to the existing path at the western end of Coburg Street East, in the future Capital Works Program for consideration.

CARRIED (en-bloc)

11.2 CLOSED SESSION AT COMMITTEE

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item, and following deliberation on this matter, the Committee meeting was again opened to the public.

11.2.1 PROPOSAL TO ACQUIRE DEVELOPMENT APPROVALS TO CONSTRUCT THE PROPOSED BOAT RAMP AND CAR PARK ON MACLEAY ISLAND

Datworks Filename: RTT Maintenance: Marine Landing Facilities – Macleay Island

Responsible Officer: Murray Erbs
Manager City Infrastructure

Author: Tim Mitchell
Planner – Infrastructure Projects

EXECUTIVE SUMMARY

A confidential report from Manager City Infrastructure was discussed in closed session.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That Council resolve as follows:

1. That this matter be deferred and that the Mayor be delegated authority, under s.257(1)(a) of the *Local Government Act 2009*, to seek clarification from the Minister for Agriculture, Fisheries and Forestry on approvals for the scope of proposed works to construct the proposed boat ramp and car park on Macleay Island; and
2. That Council officers be authorised to advise other relevant Departments of potential impact on funding timelines.

CARRIED (en-bloc)

11.3 GENERAL BUSINESS

Permission was granted for Cr Boglary to raise the following item of General Business.

11.3.1 RECOGNITION OF SERVICEMEN AND WOMEN**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr W Boglary
Seconded by: Cr P Bishop

That Council ask the Interim Chief Executive Officer to investigate, through State policy, if Redland City Council can fly its flags at half mast on Friday, 7th September 2012 to recognise the work that our servicemen and women do overseas.

CARRIED (en-bloc)

12 ENVIRONMENT & PLANNING COMMITTEE – 5 SEPTEMBER 2012

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

That the Environment & Planning Committee Minutes of 5 September 2012 be received and items resolved under delegated authority be noted.

[Environment & Planning Minutes 5 September 2012](#)

CARRIED

ITEM RESOLVED UNDER DELEGATED AUTHORITY

12.1.1 – Proposed Amendments to SEQ Regional Plan

12.1 CLOSED SESSION AT COMMITTEE

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item, and following deliberation on this matter, the Committee meeting was again opened to the public.

12.1.1 PROPOSED AMENDMENTS TO SEQ REGIONAL PLAN – COMMITTEE DELEGATED AUTHORITY

Datworks Filename: LUP SEQ Regional Plan Review

Responsible Officer: Toni Averay
General Manager Environment Planning & Development

Author: Gary Photinos
Manager City Planning & Environment

EXECUTIVE SUMMARY

A confidential report from General Manager Environment Planning & Development was discussed in closed session.

COMMITTEE RESOLUTION

Moved by: Cr M Elliott
Seconded by: Cr M Edwards

That Council resolve as follows:

- 1. To use Committee delegated authority for formal decision making in accordance with Section 257 of the *Local Government Act 2009* and Council's resolution of the Post Election Meeting 17 May 2012;**
- 2. To support the retention of the South East Queensland Regional Plan Regulatory Provisions in the short term subject to an amendment removing any requirement for referral agency coordination;**

3. To recommend the State and South East Queensland Councils work collaboratively in a partnership arrangement to deliver a new regional plan and supporting regulatory regime in the short term;
4. To delegate authority under Section 257(1)(a) of the *Local Government Act 2009* to the Mayor to make further representations as necessary to the Council of Mayors and the Deputy Premier Minister for State Development, Infrastructure and Planning regarding Recommendations 2 and 3 above;
5. The use of delegated authority is justified for the purpose of meeting submission timeframes; and
6. That this report remain confidential until the State Government determines its position on any changes to the Regional Plan.

CARRIED (unanimously)

COUNCIL RESOLUTION

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

That Council note the Committee Resolution.

CARRIED

12.1.2 REDLANDS REGIONAL SPORTS AND RECREATION PRECINCT

Datworks Filename: Redland Regional Sports and Recreation Precinct

Responsible Officer: Toni Averay
General Manager Environment Planning & Development

Authors: Gary Photinos
Manager City Planning & Environment
Angela Wright
Principal Advisor Open Space Planning

EXECUTIVE SUMMARY

Redlands has been experiencing a shortfall in land for sport for a number of years. The shortfall of sporting land is felt most acutely in the southern part of the city where there is significant population growth.

In 2008, Council responded by resolving to meet this citywide shortfall with a centralised regional approach through the Redlands Regional Sport and Recreation Precinct Project. Subsequent resolutions of Council in 2010 and 2011 moved the project to the next stages of negotiating and acquiring lands.

The project has been complicated by a number of issues including Court appeals, government election cycles, cost escalations, uncertainty in land valuations and the associated time delays. A temporary suspension of the project in relation to land acquisitions was approved by the Chief Executive Officer in March 2012.

The purpose of this report is to seek a formal Council direction to discontinue with the proposed land acquisitions and undertaken further investigations to deal with the sports land shortfall.

PURPOSE

That Council to resolve to discontinue negotiations and land acquisitions associated with the Redlands Regional Sports and Recreation Project by rescinding previous Council resolutions dated 26th May 2010 and 4th May 2011, and undertaken further investigations into resolving land shortfalls for sports in the Southern part of the City.

BACKGROUND

1. Council resolved 28th May 2008 to:
 1. *To endorse the Redlands Regional Sport Facility Plan for planning purposes; and*
 2. *That a Sports Summit be held with Sport and Recreation clubs and stakeholders to progress the outcomes of the Plan.*
 2. Council resolved 26 May 2010 to:
 1. *Prepare a business case for Site 1 and surrounding lands, as indicated in the confidential attachment, (including feasibility study, financial modelling and cost benefit analysis) for the acquisition of lands for the development of the Redland Regional Sport and Recreation Precinct;*
-

2. *Delegate authority to the Chief Executive Officer to commence discussions and negotiations with the property owners in the area of the preferred site for the development of the business case; and*
3. *That the State Government be advised of the significant role that infrastructure charges play in delivering this much needed infrastructure, and that should Redland City Council's carefully calculated, equitable and defensible infrastructure charge be reduced, this project would be jeopardised.*
3. Council resolved under delegated authority at the Planning and Policy Committee 4 May 2011 to;
 1. *Prepare detailed planning documentation including a full business case for the Preferred Site 1 and adjoining lands for the development of the sporting and recreation facilities, including discussions with the Community, State Government and State and Local Sporting organisations;*
 2. *Acquire through negotiation all lands identified on the Confidential Redlands Regional Sports and Recreation Precinct Acquisitions List April 2011;*
 3. *Designate all lands on the Confidential Redlands Regional Sports and Recreation Precinct Acquisitions List April 2011 as Community Infrastructure under the provisions of the Sustainable Planning Act 2009;*
 4. *Delegate authority to the Chief Executive Officer to execute all documents in respect to land acquisitions, the designation of the lands as Community Infrastructure under the Sustainable Planning Act 2009, and any other associated documentation; and*
 5. *Ensure all confidential sections of this report and attachments are to remain confidential until discussions and negotiations have been completed with property owners in the precinct.*

ISSUES

THE SOUTHERN REDLANDS REGIONAL SPORTS FACILITIES PLAN 2008 (THE PLAN) ADOPTED FOR PLANNING PURPOSES 26TH MAY 2008.

Need for Plan and Joint Funding Arrangements

Council has previously endorsed a number of key studies which have identified the need to provide for additional sporting land in the southern region of the Shire. In February 2007, Council engaged consultants Leisure Futures to undertake a review of the current and future sporting needs as well as identifying appropriate sites and types of facilities for future development.

Joint funding for the project was obtained from Sport and Recreation Queensland and a Steering Committee was established to oversee the Southern Redland Regional Sport Facility Plan.

Centralisation and Multi-Use-Sporting Arrangements

Early consultation with the Councillors clearly guided the plan to the delivery of a centralised facility as opposed to three or four separate locations thereby maximising use of resources through a multi-use-sporting association with shared sporting facilities.

Facilities for the Whole of the City not just the Southern Part of the City

The need for analysis of sporting facilities in the southern region of the City has been identified in the Redland City Open Space Study and Sport and Recreation Facilities and Services Study and draft Open Space Infrastructure Charges Schedule. These studies identified an undersupply of facilities in the south of Redland City highlight by existing and forecast population growth for the suburbs of Redland Bay, Thornlands, Victoria Point and Mount Cotton. However, Councillors indicated development of a Regional Sporting Facility should be viewed as a facility for the whole City and not specifically just the southern part of the City.

Identification of Preferred Site 1 [confidential information removed]

The Plan recommended that a minimum site size of 35 hectares be identified [confidential information removed]. The preferred site 1 was recommended due to its location and zoning within the urban footprint.

The site selection process identified a number of town planning issues. Advice received from external Town Planners, (Brannock & Associates), engaged by the consultant was that the facility would be best suited to the Urban Footprint as defined by the South East Queensland Regional Plan. The advice was based on the facility requirements which would exceed the capacities nominated in the SEQ Regional Plan regulations for gross floor area and participant numbers.

The original list of sites within Redland City, that were analysed with recommendations made and conclusions drawn included:

[confidential information removed]

[confidential information removed]

[confidential information removed]

Most of the nominated sites were situated outside of the Urban Footprint and were within the Koala Conservation Area and this was posed as the main constraint. At the time development of a sport and recreation facility on land within the Regional Landscape and Rural Protection Area (RL&RPA), of the size proposed was unlikely to be supported by the State Government. An application for this type of facility would be subject to a number of specialist studies and would be a lengthy process.

[confidential information removed] Area (Site 1) still within the Urban Footprint

At the time Council made the decision to approve Site 1, the South East Queensland Regional Plan 2005-2026 included [confidential information removed] within the Urban Footprint. The [confidential information removed] predominately within the Rural Non Urban zone under the Redlands Planning Scheme.

The Council's Local Growth Management Strategy recognised the area [confidential information removed]

In June 2007, Council sought Ministerial approval to designate [confidential information removed]. The Department of Infrastructure and Planning then sought confirmation that Council still endorsed the proposed designation. If approved, the designation would have triggered the requirement for a Structure Planning process

requiring Ministerial approval. Background studies and planning investigations for the area were scheduled to commence mid 2008 and take approximately 12 months to complete.

THE SOUTH EAST QLD REGIONAL PLAN WAS CHANGED IN 2009 REMOVING [CONFIDENTIAL INFORMATION REMOVED] OUT OF THE URBAN FOOTPRINT.

In July 2009 the South East Queensland Regional Plan was released by the Bligh Government and [confidential information removed] had been removed from the Urban Footprint and was now situated in the Regional Landscape and Rural Production Area.

The Regional Plan regulations however changed to accommodate sport and recreation uses outside the Urban Footprint.

COUNCIL COMMENCES NEGOTIATIONS AND LAND ACQUISITION ACTION 2010 AND 2011.

A pre feasibility study commission as part of the development of the Business Case specifically indentified seven (7) land parcels that Council should start negotiations for possible acquisition. This process commenced with valuations being obtained in the first instance and early discussions with some land owners. Council endorsed these actions by manner of a resolution in both 26th May 2010 and 4th May 2011. It should be noted that no negotiations were ever concluded and no land has been acquired.

LEGAL APPEALS COMMENCE IN 2011

A number of legal appeals commenced in 2011 over some of the properties in the Council's preferred site 1. Council's Legal Services, Sustainable Assessment Group and a number of Experts have and are still involved in these appeals. [confidential information removed]

As part of the preparation for these legal appeals a number of report were commissioned through legal services. This included the following:

[confidential information removed]

[confidential information removed]

Craven Ovenden Town Planning were commissioned by Legal Services to determine the statutory planning issues affecting the determination of the highest and best use of land situated at [confidential information removed] (Preferred site 1).

More importantly, the second report, the [confidential information removed] Valuation Report Urbis 5th December 2011, provided a valuation on the [confidential information removed] which was being considered for acquisition for the establishing a Regional Sport and Recreation Facility. The valuer concluded that this land and facilities were valued at \$4 million. However, the report indentified a potential liability for Council would be created should either the Planning and Environment Court or the Land Court conclude differently from Craven Ovenden that said land can be developed for residential purposes. Should this occur then the land valuations would escalate significantly to around \$19 million for this one site alone.

UNCERTAINTY WITH LAND VALUATIONS OF PROPERTIES WITHIN THE PREFERRED SITE 1

There are a total of seven (7) properties identified for land acquisition with [confidential information removed] being one of those.

Property Valuation Report for [confidential information removed] indicating that the market value [confidential information removed] is \$4,000,000 where no further development potential exists.

The 2010 valuations by Brian Hall are considered to be current by the Manager Property Services – the total of the remaining 6 lots within the preferred site area is \$13,648,000 approximately.

Total property valuation all 7 properties is \$17,648,000.

Council's capital works budget has made significant allocations for land acquisition starting in 2014/2015. Over a period of 7 years \$22,663,000 has been allocated with \$11,206,000 being sourced from the parks reserve.

Should in the current appeals, either the Planning and Environment Court or the Land Court conclude differently from Craven Ovenden and contrary to the SEQ Regional Plan and the Redlands Planning Scheme then land valuations would escalate from the current \$17m to \$60-80million beyond the capacity of the current 10 year capital works program. This outcome would present a significant liability for Council.

A TEMPORARY SUSPENSION OF LAND ACQUISITIONS FOR THE RRSRP IN MARCH 2012

The Chief Executive Officer in March 2012 on advice from the Manager Legal Services and Manager City Planning and Environment authorised an immediate and temporary suspension of action on acquiring land in for the Redlands Regional Sports and Recreation Precinct.

THE CURRENT 2012 SPORT REDLANDS APPROACH

Council's City Spaces Group are currently progressing a range of short and medium term actions to ensure that Redland Residents have access to sporting facilities.

In the short term City Spaces is identifying the schools with the best opportunities to meet the sporting needs of clubs. Schools could be identified based on school location, area of fields, number of courts (indoor and outdoor), access to change and toilet facilities, access to car parking, willingness to be involved and commencing discussions with Principals to create partnerships.

They are also developing a sportsfield lighting program to firstly light Council's own sportsfields and secondly partner with schools to light the most suitable ones for community and club use.

CONCLUSION

The current climate of uncertainty that has been created by the legal appeals raises a high risk to Council to pursue land acquisition for a regional sports and recreation facility at this time as an adverse finding would commit Council to a financially

unsustainable decision. To cease all actions at this time would allow this risk to be mitigated while allowing further investigations to be carried out regarding other options to deal with the sports land shortfall.

These further investigations would allow Council to be more informed so that a financially sustainable decision can be made in the future. This fresh approach can also consider a “new” Community/Private/School partnerships approach which facilitates organisations to undertaking community infrastructure projects on Council/Private/School lands. The partnership approach involves red-tape reduction and improvements to our facilitation and enabling attitude. Council could also investigate partnership arrangements with adjoining local governments.

Also investigations could also look at new approaches to assist clubs with the development of existing club facilities.

RELATIONSHIP TO CORPORATE PLAN

5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved
- 5.13 Enhance the city's liveability and enable people to enjoy outdoor activities, social gatherings and community events through planning, providing and managing high quality parks and open spaces

FINANCIAL IMPLICATIONS

A total of \$14.1m has been included in the 10 year capital budget (consisting of \$10.7m trunk for land acquisition and \$3.4m non-trunk for sport and recreation facilities) for the Redland Regional Sport and Recreation Precinct. These budget projections can be removed from the 10 year program should the recommendation in this report be supported.

PLANNING SCHEME IMPLICATIONS

Should the recommendation to proceed to rescind the motions be approved the provision of designating the properties in the preferred site 1 into the Community Infrastructure under the provisions of the Sustainable Planning Act will not be implemented. There are no additional implications for the planning scheme regarding the proposed preferred recommendations.

CONSULTATION

The following officers have been in discussion on this matter and are in agreement with the proposed recommendations:

1. Group Manager Community Futures
2. Group Manager Legal Services
3. Service Manager Planning Assessment
4. Service Manager Sport and Recreation
5. Group Manager City Spaces
6. Principal Advisor Open Space Planning
7. Principal Advisor Local Area and Strategic Planning

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolve to:

1. **Rescind the motion of the General Meeting Minutes of 26 May 2010 to:**
 1. **Prepare a business case for Site 1 and surrounding lands, as indicated in the confidential attachment, (including feasibility study, financial modelling and cost benefit analysis) for the acquisition of lands for the development of the Redland Regional Sport and Recreation Precinct;**
 2. **Delegate authority to the Chief Executive Officer to commence discussions and negotiations with the property owners in the area of the preferred site for the development of the business case; and**
 3. **That the State Government be advised of the significant role that infrastructure charges play in delivering this much needed infrastructure, and that should Redland City Council's carefully calculated, equitable and defensible infrastructure charge be reduced, this project would be jeopardised.**
 2. **Rescind the resolution made under delegated authority by the Planning & Policy Committee of 4 May 2011, to:**
 1. **Prepare detailed planning documentation including a full business case for the Preferred Site 1 and adjoining lands for the development of the sporting and recreation facilities, including discussions with the Community, State Government and State and Local Sporting organisations;**
 2. **Acquire through negotiation all lands identified on the Confidential Redlands Regional Sports and Recreation Precinct Acquisitions List April 2011;**
 3. **Designate all lands on the Confidential Redlands Regional Sports and Recreation Precinct Acquisitions List April 2011 as Community Infrastructure under the provisions of the Sustainable Planning Act 2009;**
 4. **Delegate authority to the Chief Executive Officer to execute all documents in respect to land acquisitions, the designation of the lands as Community Infrastructure under the Sustainable Planning Act 2009, and any other associated documentation; and**
-

5. **Ensure all confidential sections of this report and attachments are to remain confidential until discussions and negotiations have been completed with property owners in the precinct.**
3. **Undertake further investigations to:**
 - **To implement a “new” Community/Private/School partnerships approach which facilitates organisations to undertaking community infrastructure projects on Council/Private/School lands;**
 - **Look at partnership arrangements with adjoining local governments; and**
 - **Look at new approaches to assist clubs with the development of existing club facilities.**
 4. **That the matters relating to individual properties and valuations and appeal matters within this report, and the reports and attachments of the resolutions of Council 26 May 2010 and 4 May 2011, remain confidential; and**
 5. **That the decision not to proceed with the acquisition of the identified properties for the regional sports facility is communicated to the relevant property owners.**

CARRIED (en-bloc)

12.1.3 RESUMPTION FOR OPEN SPACE PARK, KIM CRESCENT, MACLEAY ISLAND

Dataworks Filename: L.137377

Responsible Officer: Toni Averay
General Manager Environment Planning and Development

Author: Angela Wright
Principal Advisor Open Space Planning

EXECUTIVE SUMMARY

A confidential report from General Manager Environment Planning & Development was discussed in closed session.

PROPOSED MOTION 1

Moved by: C K Williams

That Council resolve to:

1. Cease action to acquire number 12 Kim Crescent, Macleay Island, described as Lot 6 on RP135015;
2. Amend the Macleay Island Heritage Trail route to remove the Site 14 open space link and to include the alternative route along Tingara Street, into Kate Street and then back along Dalpura Street;
3. Progress an amendment to the Redland Planning Scheme to rezone number 12 Kim Crescent from Open Space to SMBI Residential, retaining 31 Tingara Street, Macleay Island as SMBI Residential;
4. Proceed with disposal action for number 31 Tingara Street, Macleay Island, previously acquired as part of the Site 14; and
5. Require that Council officers formally consult with all affected land owners in respect of any future proposed zoning amendments; and
6. That this report remains confidential.

The motion LAPSED for want of a seconder.

PROPOSED MOTION 2

Moved by: Cr A Beard
Seconded by: Cr K Williams

That Council resolve to:

1. Cease action to acquire number 12 Kim Crescent, Macleay Island, described as Lot 6 on RP135015;
2. Amend the Macleay Island Heritage Trail route to remove the Site 14 open space link and to include the alternative route along Tingara Street, into Kate Street and then back along Dalpura Street;

3. Progress an amendment to the Redland Planning Scheme to rezone number 12 Kim Crescent from Open Space to SMBI Residential, retaining 31 Tingara Street, Macleay Island as SMBI Residential;
4. Require that Council officers formally consult with all affected land owners in respect of any future proposed zoning amendments; and
5. That this report remains confidential.

LOST

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolve as follows:

1. To negotiate to acquire either number 12 Kim Crescent, Macleay Island, described as Lot 6 on RP135015, or number 10 Kim Crescent, Macleay Island, described as Lot 5 RP135015, to complete the Site 14 link for the Macleay Island Heritage Trail, on mutually agreed terms with either owner;
2. That Council do not undertake any actions to resume either property under the *Acquisitions of Land Act 1967*;
3. To progress an amendment to the Redland Planning Scheme to rezone number 12 Kim Crescent from Open Space to SMBI Residential;
4. To delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to execute all documents in relation to the acquisition should either owner be agreeable;
5. To include the alternative route along Tingara Street, into Kate Street and then back along Dalpura Street, as part of the official Macleay Island Heritage Trail, to be amended in the event of any future negotiated acquisition; and
6. That this report remains confidential.

CARRIED (en-bloc)

13 CORPORATE SERVICES & GOVERNANCE COMMITTEE – 11 SEPTEMBER 2012

Moved by: Cr M Edwards
Seconded by: Cr M Elliott

That the Corporate Services & Governance Committee Minutes of 11 September 2012 be received.

[Corporate Services & Governance Minutes 11 September 2012](#)

CARRIED

13.1 GOVERNANCE

CONFLICT OF INTEREST AT COMMITTEE

Cr Bishop declared a perceived conflict of interest in the following item at Committee stating he had made a personal donation of \$1,000 towards the project and would remain in the chamber voting in the public interest. Cr Bishop voted in the negative for the Officer's Recommendation and in the affirmative for the Committee Recommendation at the Committee meeting.

13.1.1 SPONSORSHIP APPLICATION - 'THE SALT MAIDEN' SHORT FILM

Datworks Filename: CR Sponsorship Outgoing
Responsible Officer: Nick Clarke
General Manager Governance
Author: Kathy Petrik
Manager Communications

EXECUTIVE SUMMARY

Council's Corporate Sponsorship policy has the objective of *"seeking to support and promote a strong and involved community through the sponsorship of events, projects, services or other activities in an equitable and accountable way"*.

Sponsorship is defined as *"a business transaction in which a sponsor provides a financial contribution or value in kind to support an event, project, service or activity in return for negotiated commercial and other benefits. It is a business transaction because it involves an exchange that has measurable value to each party in commercial, communication or philanthropic terms"*.

All sponsorships over \$10,000 must be referred to Council for decision. This report provides recommendations from the internal assessment committee about a sponsorship application for \$20,000 to help produce a locally developed short film called "The Salt Maiden". In kind support is also requested from Council for location film permits as well as parking. The producers indicate Coochiemudlo Island, Victoria Point jetty and Raby Bay would be among the locales featured in the filming.

Redland City Council and the Queensland Government have already provided support for script development for the first phase of the project with a \$7,500 RADF grant in 2011.

The internal assessment committee has reviewed this application and decided not to recommend full sponsorship of this project. The committee recognises the quality of the project so far; however, believes that necessary funding should be sought from authorities directly involved in ventures of this type.

The committee also considered the significant amount of the sponsorship request and the overall impact it would have on other applications during the 2012-13 financial year. Because of the limited amount of sponsorship funding available, the committee endeavours to distribute it as fairly and equitably within the Redlands.

The committee does, however, recommend a \$2,000 sponsorship to assist with the promotion of "The Salt Maiden" to be made available if the producers are successful in attracting funding from other sources to complete the film. It also recommends that letters of support from Council to potential financing sources be provided to the producers.

PURPOSE

This report provides background and recommendations to Council for sponsorship of "The Salt Maiden" in accordance with its policy and guidelines.

The application describes "The Salt Maiden" as "a community based international short film production based in the Redlands, developed from a nationally award-winning play by Redlands writer, Donna Cameron, with music by acclaimed local composer Colin Offord and which brings international, interstate and inter region film professionals together with the Redlands community".

It goes on to say "This part of the project involves the filming of the screenplay that has been developed with the assistance of Council and the Queensland Government through a RADF grant in 2011. The project is supported and grounded within the local community, offers training, career-building and industry opportunities for local, inter-regional and interstate practitioners and promotes cultural significance and tourism opportunities for the Redlands in the world.

Upon completion, the applicants indicate the film will screen at Australian and international film festivals and is intended for return as a show piece for the Redlands, as a contemporary yet timeless story that will contribute to the promotion of the Redlands as an arts and tourist destination and inspire positive cultural identity within the community. The producers aspire to present this film on innovative, contemporary community online IP TV where it will be easily accessed and serve as a cultural asset of the Redlands.

The application indicated that "an important part of the film is the educational value to the public." The producers have come to understand there is little or no film industry in the Redlands. They would like to assist the Redlands change this as the screen industries are vital to communicate and connect with the world. They are offering that one of the filming days is offered as a free Open Day to the public. This will be particular times on a day of their choice on the set on Coochiemudlo Island and members of the public will be able to attend the shoot.

The sponsorship benefits offered to Council include: listing as major film sponsor with logo on film credits and whenever the film is shown on the website, social media as well as inclusion in media releases; providing speaker at events following its first

international film festival screening; artistic and industry networking and a free Open Day to the public to see how films are made.

ISSUES

The sponsorship value exchange of community participation and/or economic development benefits derived from this project are difficult to assess in keeping with the amount sought, when compared with other Council sponsored events. For example, RedFest receives \$20,000 and attracts 12,000 people, the Easter Festival has received \$10,000 and attracts up to 15,000 people, while the Straddie Salute Multi Sport Festival receives \$7,500 and demonstrates nearly \$700,000 in economic benefit to the City.

While "The Salt Maiden" offers some degree of community participation, the value of Council's sponsorship would lie primarily in the commercial benefit of promoting the film for distribution at national and international levels. This has been costed in the producers' budget at \$2,000. The producers are dependent on acquiring the balance of funds to complete the film from other sources.

RELATIONSHIP TO CORPORATE PLAN

3. Embracing the bay

The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated.

- 3.1 Address the social, cultural and economic needs of island communities by partnering with residents and other tiers of government to deliver infrastructure, facilities and services

6. Supportive and vibrant economy

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

- 6.1 Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and entrepreneurial activity
- 6.2 Market the distinctive image of the Redlands by encouraging low impact businesses that are knowledge-based and creative to establish in the city

7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs

- 7.1 Promote festivals, events and activities for people to come together, developing connections and networks to improve community spirit and enhance 'sense of place'
- 7.6 Provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects

FINANCIAL IMPLICATIONS

The budget for corporate sponsorship for 2012-13 remains unchanged from last year at \$126,000. \$20,000 would equal the highest level of sponsorship Council has provided.

CONSULTATION

The internal assessment panel representing the areas of community futures; community and cultural services; tourism; environment, planning and development and communications.

OPTIONS**PREFERRED**

Accept the assessment panel's recommendation to approve a \$2,000 sponsorship to be used to promote "The Salt Maiden" film upon its completion, and to provide letters of support from Council to film funding bodies;

ALTERNATIVE

1. Decline approval of the assessment panel's recommendation, or
2. Amend the amount of sponsorship funding to "The Salt Maiden".

OFFICER'S RECOMMENDATION

Moved by: Cr K Williams
Seconded by: Cr P Gleeson

That Council resolve to approve the payment of \$2,000 in sponsorship to be used to promote "The Salt Maiden" film upon its completion, and to provide letters of support from Council to film funding bodies.

LOST

DIVISION

FOR: Crs Gleeson, Beard, Elliott and Williams.

AGAINST: Crs Bishop, Talty, Hewlett, Hardman, Ogilvie, Boglary and Edwards.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards
Seconded by: Cr P Bishop

That Council resolve to approve the payment of \$10,000 in sponsorship to be used to promote "The Salt Maiden" film upon its completion, and to provide letters of support from Council to film funding bodies.

CARRIED (en-bloc)

13.1.2 SOUTHERN MORETON BAY ISLANDS' SOCIAL INFRASTRUCTURE PLAN

Datworks Filename: SMBI Strategy Planning

Attachments: [SMBI Social Infrastructure Plan 2012](#)
[Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan 2012](#)

Responsible Officer: Roberta Bonnin
Manager Community Futures

Author: Thao Ashford
Strategic Advisor Social Planning

EXECUTIVE SUMMARY

The Southern Moreton Bay Islands Social Infrastructure Plan 2012 (SMBI SIP) and the supporting document: Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan 2012 bring together a range of research, documentation, consultation, key findings, initiatives and recommendations for social infrastructure provision on the Southern Moreton Bay Islands. These documents provide a clear plan of action to guide the provision of social infrastructure for the community now and into the future.

This report has asked five key questions:

Is the SMBI SIP essential?

What are the benefits and how will this support the community?

Is it Council's responsibility?

Who else can fill the gaps?

How much will it cost?

The SMBI SIP provides a new approach to social infrastructure by better utilising the islands' strengths and achievements. In this community partnerships approach, Council actively enables community groups to undertake community infrastructure projects.

PURPOSE

1. The purpose of this report is to seek Council's endorsement of the Southern Moreton Bay Islands' Social Infrastructure Plan for planning and operational purposes and future budget consideration (Attachment 1).
2. Council is asked to note the Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan 2012 for publication on Council's website.
3. Council's approval is sought to progress a "Community Partnership" approach to reduce Council red tape and improve opportunities for communities to deliver projects.

BACKGROUND

In December 2009 Council endorsed the Building Strong Communities: Redlands Social Infrastructure Strategy. The Strategy identifies a number of projects ranging

from catalyst and city-wide to local level projects, including the preparation of a Local Social Infrastructure Plan for the Islands (SMBI SIP). The SMBI SIP is intended to inform community development practices as well as guide future development of facilities, services and networks for Macleay, Russell, Karragarra and Lamb Islands.

The Southern Moreton Bay Islands' Social Infrastructure Plan (SMBI SIP) responds to the SMBI 2030 Community Plan and achieves the desired outcomes of Redland City Councils Corporate Plan for 'Embracing the Bay', 'Wise Planning' and 'Strong and Connected Communities'. The SMBI SIP is required to ensure resources are allocated appropriately to address current and future needs and ensure priorities are met. It identifies key partnerships for social infrastructure to make the Southern Moreton Bay Islands a place to grow up, raise families and to age with dignity.

ISSUES

Is the SMBI SIP essential?

Social infrastructure planning for the Southern Moreton Bay Islands has been undertaken to achieve four goals:

- **Well serviced communities:** the community will have access to a range of services, facilities and networks to meet local needs and aspirations
- **Prioritised responses:** the strategy will prioritise infrastructure over the next 10 years based on comprehensive analysis of existing social infrastructure, demographic profiles, recognised benchmarks, social trends and cross-sector planning
- **Partnership and innovation:** all levels of government, non-government organisations and the private sector will create innovative models, contribute funds and develop partnerships to provide integrated social infrastructure.
- **Informed communities:** community members and infrastructure providers will have evidence to support planning and advocacy, inform funding allocations and leverage resources.

The analysis undertaken to determine the social infrastructure requirements for the Southern Moreton Bay Islands has involved a step-wise approach which included:

- A demographic analysis of the study area to identify factors such as high proportions of older people, young people or families etc;
- An audit and map of existing social infrastructure to determine current demand, capacity and opportunities as well as known planned projects;
- A review of community facilities' benchmarks to determine locally appropriate desired standards of service;
- Application of benchmarks against anticipated population thresholds to determine the needs indicated by the benchmarking for facilities; and
- Key learnings from leading practice and new approaches to be pursued for social infrastructure delivery;
- Consultation with key stakeholders and the local community which provided further insights into social infrastructure needs from a community perspective.

The research, analysis and consultation is contained in Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan (Attachment 2).

From the analysis it was made clear that there is a need for better use of existing facilities as well as further investment into social infrastructure, primarily in external service provision and network support.

What are the benefits and how will this support the community?

The preparation of the SMBI SIP is a key step in overcoming the challenges facing the Southern Moreton Bay Islands and achieving the SMBI 2030 Community Plan initiatives for provision of SMBI SIP social infrastructure. The SMBI SIP adopts a 'whole-of-council' approach working internally across Council departments to ensure alignment with other Council projects. It also provides direction to a range of stakeholders across the community, public and private sector in delivering key social infrastructure for the Islands.

The SMBI SIP provides clear and realistic actions based on community and government consultation and feedback. Importantly, the Plan focuses on current initiatives within Council and the community and builds on these opportunities. As part of the SMBI SIP preparation of the interviews with local residents were undertaken to provide examples of achievements that have resulted from community participation.

Is it Council's responsibility?

The following legislation, policies and strategies provide the basis for the SMBI SIP:

- The Local Government Act 2009 which states that local government will ensure the sustainable development and management of assets and infrastructure, and delivery of effective services;
- Sustainable Planning Act 2009, which requires maintenance of the cultural, economic, physical and social well-being of people and communities including well-serviced and healthy communities with affordable, efficient, safe and sustainable development;
- South East Queensland Regional Plan 2009 – 2031, particularly Desired Regional Outcome 6: Strong Communities and Desired Regional Outcome 10: Infrastructure;
- Redlands Planning Scheme, particularly Desired Environmental Outcome 3: Community Health and Well-being;
- Redland City Strong Communities Policy (POL3087) which states Council is committed to supporting a strong community which can be recognised as: a connected community with access to the full range of options required for a rich community life and an active attachment to place.

In addition, Redland City Council's Social Infrastructure Policy (POL3088) states:

Council is committed to building safe, strong and self reliant communities with good access to social infrastructure including social services, community facilities, housing options, open spaces, movement networks, cultural activities, sport and recreation and educational and employment opportunities.

The provision of a high quality, well functioning network of social infrastructure will support community health and well-being and assist in meeting the needs and aspirations of the Redland community.

Who else can fill the gap?

Council is not the only agent in delivering social infrastructure on the islands. State and Federal Government have a role as do the private sector and most importantly the community. Delivering the SMBI SIP will require collaboration and support from all stakeholders. The Action Plan identifies the stakeholders that have a role in delivering certain outcomes.

The SMBI SIP provides a new approach to social infrastructure provision by better utilising the island communities' strengths and achievements. "Our Stories of SMBI" written by Donna Cameron and contained in Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan shows how the communities of the Bay Islands have previously come together to find their own unique ways to build and maintain social networks, services and island facilities.

Redland City Council is a leader and key stakeholder in planning for social infrastructure. In the context of implementing the SMBI SIP Council is either a 'Facilitator' or 'Lead':

- **Facilitator** – Council is a conduit for information and resources to support community groups and organisations to achieve their goals.
- **Lead** – Council has an active role in delivering programs and initiatives, working in partnership with a range of stakeholders.

In summary, Council will primarily provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects. This is a partnership role for Council and will require changes to the ways Council has traditionally worked on the islands.

RELATIONSHIP TO CORPORATE PLAN

Corporate Plan Goals
<p>3. Embracing the Bay</p> <p>3.1 Address the social, cultural and economic needs of the island communities by partnering with residents and other tiers of government to deliver infrastructure, facilities and services</p>
<p>5. Wise Planning and Design</p> <p>5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved</p>
<p>7. Strong and Connected Communities</p> <p>7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantage and vulnerable</p>

Corporate Plan Goals

communities

7.3 Increase community safety, health and wellbeing by planning and delivering programs, services, partnerships, regulations and education

7.4 Increase the participation of people from all age groups and backgrounds in local heritage, the arts and cultural expression

7.5 Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation

7.6 Provide practical programs, support and guidance to the community sector in its delivery of highly valued support services and community projects

7.7 Increase children and young people's active participation in community life and support their social, cultural and physical development

7.8 Support "Ageing Well in the Redlands", to enable active participation in all aspects of community life

7.10 Minimise the impact of disasters by improving community preparedness and our capacity to respond effectively to support the community when disasters occur

FINANCIAL IMPLICATIONS

There are minimal short term financial implications on Council as a result of this report. Many of the recommended actions in this report build on or refocus existing initiatives currently undertaken across Council departments and are resourced through Council's existing budgets. There are a number of initiatives that will have a financial implication in the longer term and the costs of these initiatives are detailed in the Table below.

A total of 53 actions have been identified in the SMBI SIP for implementation over ten years. Of these nine (9) will have financial implications for Council.

ID	Action	Timeframes	Cost Implications	Comment
AWA4	Improve access to digital technology on the Islands for older people	Short	Estimate \$5,000 for program	Through grants (Council or external).
GUA8	Improve playgrounds on the Islands to ensure suitability for young children (refer to Open Space and	Short	In Council current budget to upgrade existing parks.	South Sea Terrace is in 12/13 budget. Pioneer Park is in 15/16 budget. Karragarra

ID	Action	Timeframes	Cost Implications	Comment
	Recreation Plan)			Esplanade Park is in 14/15.
HCA2	Develop the proposed Redland Bay Wellbeing Hub to improve health services for islanders	Medium	Currently \$5million in capital budget, however this project may need to rely on public private partnerships	Business case has been prepared to assess the whole of life costings of five development options.
HCA3	Consider space for delivery of health services and health programs in community halls	Medium	Russell Island hall redevelopment \$50,000 in 13/14 budget \$429,000 in 14/15 budget	There is budget allocated for the Russell Island Hall redevelopment for the coming financial years
HCA5	Support BICS in the creation of a new facility on Macleay Island that will offer space for their existing operations and accommodate the provision of a wide range of community and government services to the Islands	Medium	Council have made available the adjacent block of land for car parking through a permit to occupy.	Through the Community Assistance Grants process. Council has made available \$50,000 for the development of this facility.
CAA7	Support the Russell Island Cultural Centre community led project.	Medium	Council is considering the provision of land.	Community led project funded through grants and volunteers
CAA8	Undertake public art and place making activities across the	Short	Grants and/or operational or capital budget	Projects are initiated through Public Places masterplans or Community

ID	Action	Timeframes	Cost Implications	Comment
	Islands.			Cultural Development Activities
SRA2	Provide adequate lighting in parks and public spaces.	Medium	Parks and Conservation Budget	Will need to be included in future capital works programs for SMBI
SRA6	Undertake maintenance on existing council owned infrastructure to ensure compliance with disability standards and asset management plans	Immediate	Pioneer Hall, Lamb Island programmed 12/13 (\$28,950) Macleay Island Community Hall programmed 12/13 (\$60,318)	Asset Management Plans identify maintenance and compliance schedules.

Implementation of the SMBI SIP should be reviewed on an annual basis for the next three years with a full review of the Plan after five years.

PLANNING SCHEME IMPLICATIONS

The City Planning and Environment 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

Redland City Council has undertaken internal and external engagement with:

- Internal:
 - City Planning & Environment
 - Community & Cultural Services
 - City Spaces
 - City Infrastructure
 - Community Futures
- External Government Agencies (Communities, Education and Health)

Previous consultation and engagement undertaken as part of broader SMBI planning that has informed the SMBI SIP include:

- SMBI State Government Working Group
- SMBI 2030 Community Plan 2011

- Redlands 2030 Community Plan 2010
- SMBI Department of Communities Place Project 2008

To ensure that the SMBI SIP reflects needs and outcomes from a community perspective, a Community Reference Group was established. Reference Group members provided ongoing support and input into key aspects of the project and provided overall verification of findings and recommendations.

OPTIONS

PREFERRED

That Council:

1. Endorse the Southern Moreton Bay Islands' Social Infrastructure Plan for planning and operational purposes and to inform future budget deliberations;
2. Note the Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan for publication on Council's website; and
3. Progress a "Community Partnerships" approach to reduce Council red tape and improve opportunities for communities to deliver projects.

ALTERNATIVE

That Council requests further information to be provided for Council consideration.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Endorse the Southern Moreton Bay Islands' Social Infrastructure Plan for planning and operational purposes and to inform future budget deliberations;
2. Note the Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan for publication on Council's website; and
3. Progress a "Community Partnerships" approach to reduce Council red tape and improve opportunities for communities to deliver projects.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr M Edwards

Seconded by: Cr P Bishop

That Council resolve to:

1. **Note the Southern Moreton Bay Islands' Social Infrastructure Plan for advocacy, planning and operational purposes;**
2. **Note the Strengthening SMBI Communities: Users' Guide to the SMBI Social Infrastructure Plan for publication on Council's website; and**
3. **Progress a "Community Partnerships" approach to reduce Council red tape and improve opportunities for communities to deliver projects.**

CARRIED (en-bloc)

13.2 CORPORATE SERVICES

13.2.1 AUGUST 2012 MONTHLY FINANCIAL REPORTS

Dataworks Filename: FM Monthly Financial Reports to Committee

Attachment: [RCC Monthly Financial Report August 2012](#)

Responsible Officer: Martin Drydale
General Manager Corporate Services

Author: Katharine McCarthy
Senior Advisor – Management Accounting & Reporting

EXECUTIVE SUMMARY

Section 152(2) of the *Local Government (Finance Plans & Reporting) Regulation 2010* requires the Chief Executive Officer to present the financial report to a monthly meeting and accordingly the August 2012 financial reports are now presented to Council for noting.

The August 2012 financial reports provide an early indication of financial outcomes and as the first quarter progresses, trends will start to emerge whereby officers can provide further clarification and advice around actual to budget variances.

The first quarter budget review will look to address any issues around these variances.

The budget presented in the attached report includes the recently adopted carryover budget review position which identified approximately \$1.1M of capital works to be carried over from 2011-2012 and an additional \$5.1M of efficiency reductions.

Council exceeded targets set in the 2012-2013 with the Financial Stability Key Financial Performance Indicators below:

- ability to pay our bills – current ratio;
- cash balance;
- operating performance;
- interest coverage;
- long term financial stability – debt to assets ratio; and
- net financial liabilities.

The following Financial Stability Ratio Key Financial Performance Indicators are unfavourable and outside of Council's target range:

- level of dependence on general rate revenue;
- cash capacity is higher than the target range;
- operating surplus.

PURPOSE

The purpose is to present the August 2012 financial report to Council and explain the content and analysis of the report. Section 152(2) of the *Local Government*

(Finance, Plans & Reporting) Regulation 2010 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 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.

ISSUES

Please refer to the attached Monthly End of Month Financial Reports.

RELATIONSHIP TO CORPORATE PLAN

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

FINANCIAL IMPLICATIONS

Please refer to the attached End of Month Financial Reports.

PLANNING SCHEME IMPLICATIONS

The City Planning and Environment 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 taken place amongst Council departmental officers, Financial Reporting and Capital Management Team and the Executive Leadership Group.

OPTIONS

PREFERRED

That Council resolve to note the End of Month Financial Reports for August 2012 and explanations as presented in the attached.

ALTERNATIVE

That Council requests additional information.

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

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

That Council resolve to note the End of Month Financial Reports for August 2012 and explanations as presented in the attached Monthly Financial Performance Report.

CARRIED (en-bloc)

13.2.2 REDLAND CITY COUNCIL PAYMENT TERMS

Dataworks Filename: FM Contracts

Responsible Officer: Martin Drydale
General Manager Corporate Services

Author: Gail Widrose
Contracts Manager

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's approval to amend the standard Commercial Payment Terms to pay within thirty (30) days from date of receipt of invoice instead of the current terms which default to thirty (30) days after the month end of the date of invoice.

The current payment terms can result in suppliers and contractors being paid up to sixty (60) days after invoice date which can have a negative impact on small businesses cash-flow.

The recommendation to amend Council's standard payment terms to thirty (30) days from receipt of invoice is to:

- Ensure Council's payment terms are in accordance with standard industry practice;
- Enhance and encourage local small business to do business with Council;
- Support suppliers financially sustainability and to ensure ongoing quality and value for money service to Council;

A recent review undertaken by Internal Audit of the Purchase to Pay cycle sees the recommendation to shift to more commercial terms as essential and best practice.

PURPOSE

The purpose of this report is to seek Council's approval to amend the standard Commercial Payment Terms to pay within thirty (30) days from date of receipt of invoice instead of the current terms which default to thirty (30) days after the month end of the date of invoice.

BACKGROUND

A recent review of the Purchase-to-Pay cycle was undertaken by Internal Audit. The objective of the review was to undertake an end to end review of the framework to ensure it was operating effectively and efficiently. One of the recommendations of the review was that Council should consider amending its standard payment terms to thirty (30) days instead of thirty (30) days from invoice date.

The review undertaken by Internal Audit identified the following issues and risks associated with Council's current payment terms.

Council pays their suppliers according to three payment terms, for example, fourteen (14) days, thirty (30) days and thirty (30) days from invoice date. The default

payment terms are thirty (30) days from invoice date, unless a supplier requests in writing, that payment terms be amended.

This results in a number of suppliers being paid up to sixty (60) days after invoice date which can have a negative impact on the liquidity of Council's smaller suppliers.

ISSUES

According to the Redland City Council guidelines for Purchasing Goods and Services for Council preference should be given to local suppliers in order to enhance local business. These extended payment terms might dissuade local small businesses from applying for Council work.

RELATIONSHIP TO CORPORATE PLAN

9. An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

9.7 Develop our procurement practices to increase value for money within an effective governance framework

FINANCIAL IMPLICATIONS

It is anticipated that this initiative will assist in identifying efficiencies and improving the Accounts Payable Process. There may be a small impact on Council's interest earned on funds available for investment, however this will not be significant.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment 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 General Manager Corporate Services, Group Manager Financial Services, Group Manager Internal Audit, Senior Internal Auditor and Manager Procurement Operations have reviewed the report on the Purchase to Pay cycle and consider the recommendation to move to more commercial terms as essential and best practice.

Further consultation was undertaken with various stakeholders on the impact to systems, people and processes.

If the recommendation is adopted, it is planned to advise all contracted suppliers by mail-out at the end of September 2012 of the change to terms to be effective from 1 October 2012.

New contracts and panels effective 1 October 2012 will require inclusion of the new terms if endorsed by Council.

Communication will be sent out to all RCC staff, advising them of this change.

OPTIONS**PREFERRED**

That Council resolve to adopt the following standard commercial payment terms effective 1 October 2012:

“Payment shall be computed from the date of the receipt of the invoice. Council shall pay within thirty (30) days of receipt of a valid and correctly submitted invoice.”

**OFFICER’S/COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards

Seconded by: Cr P Bishop

That Council resolve to adopt the following standard commercial payment terms effective 1 October 2012:

“Payment shall be computed from the date of the receipt of the invoice. Council shall pay within thirty (30) days of receipt of a valid and correctly submitted invoice.”

CARRIED (en-bloc)

13.2.3 CORPORATE POLICY POL-2556 PENSIONER GENERAL RATE DEFERRAL POLICY REVIEW

Datworks Filename: R&V Pensioner Deferment Policy

Attachment: [POL-2556](#)

Responsible Officer: Martin Drydale
General Manager Corporate Services

Author: Noela Barton
Service Manager Revenue and Recovery

EXECUTIVE SUMMARY

A review has been conducted of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy.

Since its adoption in 2004, the policy has been accessed by one pensioner ratepayer for a short period between 2004 and 2005.

At the time the policy was introduced, 2.8% (234 properties out of a possible 8,416) of pensioner ratepayers had arrears greater than \$10. At the time of the March 2007 review the figure was 1.9% (164 properties out of a possible 8,828). At 31 December 2011, the percentage was 3.6% (344 properties out of a possible 9,648). (This segment accounted for .03% of the percentage overdue (6.3%) as at the end of December 2011.)

The percentage of overdue properties within this ratepayer segment highlights from a financial viewpoint this segment of the community is financially responsible. The low usage of the policy appears to demonstrate there is no need for it, however the low usage may also reflect eligibility requirements are too restrictive and should be aimed more toward those aged pensioners who are already in financial difficulty with no means to financially recover without selling their home.

The difficulty with a policy of this nature is the potential for the amount of debt that could accrue. For an island property there is an associated risk that a debt may exceed the value of the property at the date of death. Along with this, the debt may come as a surprise to beneficiaries or leave beneficiaries with no option but to sell the home to clear the debt. Considering the qualifying age for an aged pension and the average life span for a male is around 79 years of age and for a female 84 years of age, Council would need to consider whether it is financially sound to entertain what could amount to a significant amount of debt in the long term were eligibility requirements relaxed.

Council is asked to note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the amended policy attached that contains the following amendments:

- Update to Head of Power
 - Remove the nil rate arrears requirement from the eligibility requirements.
 - Remove the requirement that all in household must be on an aged pension.
 - Remove the requirement that all owners must occupy the household.
-

- Remove the requirement the minimum general rate must be paid.
- Add the applicant must seek independent financial advice prior to committing to a deferral agreement under this policy and provide written evidence of same.
- Add the home owner must be able to demonstrate a home equity of a minimum of 50%.
- Add the home owner must have current house insurance that covers fire damage
- Add the requirement where the property is owned in conjunction with another person who does not live in the home that a statutory declaration is completed by the home owners' declaring responsibility for all rates & charges rests with the eligible pensioner applicant.
- Add the requirement that the applicant must be on a maximum rate of aged pension.
- Add the requirement a premium is applied – interest on the deferred amount at the current rate applied (11%).

PURPOSE

To request Council resolve to note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the amended policy.

BACKGROUND

- Feb 2004 Corporate Policy-2556 Pensioner General Rate Deferral Policy adopted
- 28 July 2004 – Review of policy including the level of interest in the policy demonstrated by the target community
- 28 Mar 2007 – Review of Corporate Policy-2556 Pensioner General Rate Deferral Policy

ISSUES

A review has been conducted of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy.

Since its adoption in 2004, the policy has been accessed by one pensioner ratepayer for a short period between 2004 and 2005.

At the time the policy was introduced, 2.8% (234 properties out of a possible 8,416) of pensioner ratepayers had arrears greater than \$10. At the time of the March 2007 review the figure was 1.9% (164 properties out of a possible 8,828). At 31 December 2011, the percentage was 3.6% (344 properties out of a possible 9,648). (This segment accounted for .03% of the percentage overdue (6.3%) as at the end of December 2011.)

No-one has sought to access to the policy since 2005, which appears to demonstrate a lack of need for the policy. However, this may also reflect the policy has poor accessibility and the amount of saving under the policy provides little benefit to an aged pensioner in financial difficulty.

Corporate Policy POL-2556 Pensioner General Rate Deferral Policy enables a part-deferral of the General rate. The owner must pay the minimum General rate applicable for the rating category the property is categorised into and the remaining portion will be deferred until a defined date in the future or until death.

It is difficult to define exactly which properties may meet the minimum eligibility requirement as the type of pension received is not able to be obtained due to privacy restrictions. However, in general terms 41% (3,893) of properties receiving a pensioner rebate are rated a minimum general rate for the rating category they are categorised into. Of the remaining 59% (5,658), 320 properties would receive a benefit of greater than \$10 per week if they were eligible under this policy (Figures taken from Jan rate run). The assumption drawn from this is the benefit received under this policy may be of little benefit to the majority of aged pensioners who meet the eligibility criteria.

The basic eligibility requirements are:

- Aged pensioner holding a Queensland Centrelink Pension Concession Card or a Department of Veterans' Affairs Concession Card.
- All registered owners must occupy the residence (property).
- All registered owners must be eligible for the aged pension.
- No rates and charges outstanding on the property.

The requirement that a property must have no rate arrears restricts the policy to aged pensioners who maybe more astute with their financial affairs and take measures to address the situation before it becomes a problem. However, financial difficulty is typically not declared until payments cannot be met.

With respect to the registered owners, all must be eligible for an aged pension and must occupy the property which excludes:

- a) relationships where only one owner is eligible for the aged pension; and
- b) arrangements where ownership is shared with another who does not occupy the residence.

The difficulty with a policy of this nature is the potential for the amount of debt that could accrue. For an island property there is an associated risk that a debt may exceed the value of the property at the date of death. Along with this, the debt may come as a surprise to beneficiaries or leave beneficiaries with no option but to sell the home to clear the debt.

Considering the qualifying age for an aged pension and the average life span for a male is around 79 years of age and for a female 84 years of age, Council would need to consider whether it is financially sound to entertain what could amount to a significant amount of debt in the long term were eligibility requirements relaxed.

Council is asked to note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the amended policy attached that contains the following amendments.

- Update to Head of Power
 - Remove the nil rate arrears requirement from the eligibility requirements.
 - Remove the requirement that all in household must be on an aged pension.
-

- Remove the requirement that all owners must occupy the household.
- Remove the requirement the minimum general rate must be paid.
- Add the applicant must seek independent financial advice prior to committing to a deferral agreement under this policy and provide written evidence of same.
- Add the home owner must be able to demonstrate a home equity of a minimum of 50%.
- Add the home owner must have current house insurance that covers fire damage
- Add the requirement where the property is owned in conjunction with another person/s who does not live in the home that a statutory declaration is completed by the home owners' declaring responsibility for all rates & charges rests with the eligible pensioner applicant.
- Add the requirement that the applicant must be on a maximum rate of aged pension.
- Add the requirement a premium is applied – interest on the deferred amount at the current rate applied (11%).

RELATIONSHIP TO CORPORATE PLAN

9. An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

FINANCIAL IMPLICATIONS

This recommendation does not require any change to the current year's budget.

Since its adoption the policy has been accessed by only one pensioner ratepayer for a short period between 2004 and 2005. The deferred portion of General Rate was paid in full.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment 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

- Revenue & Cash Management
- Financial Services Manager
- General Manager Corporate Services

OPTIONS

PREFERRED

That Council note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the amended policy (attached) that contains the following amendments.

- Update to Head of Power
- Remove the nil rate arrears requirement from the eligibility requirements.

- Remove the requirement that all in household must be on an aged pension.
- Remove the requirement that all owners must occupy the household.
- Remove the requirement the minimum general rate must be paid.
- Add the applicant must seek independent financial advice prior to committing to a deferral agreement under this policy and provide written evidence of same.
- Add the home owner must be able to demonstrate a home equity of a minimum of 50%.
- Add the home owner must have current house insurance that covers fire damage
- Add the requirement where the property is owned in conjunction with another person/s who does not live in the home that a statutory declaration is completed by the home owners' declaring responsibility for all rates & charges rests with the eligible pensioner applicant.
- Add the requirement that the applicant must be on a maximum rate of aged pension.
- Add the requirement a premium is applied – interest on the deferred amount at the current rate applied (11%).

ALTERNATIVE

That Council note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the policy with no change.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr M Edwards
Seconded by: Cr P Bishop

That Council resolve to note the review of Corporate Policy POL-2556 Pensioner General Rate Deferral Policy and adopt the amended policy (attached) that contains the following amendments:

- **Update to Head of Power;**
- **Remove the nil rate arrears requirement from the eligibility requirements;**
- **Remove the requirement that all in household must be on an aged pension;**
- **Remove the requirement that all owners must occupy the household;**
- **Remove the requirement the minimum general rate must be paid;**
- **Add the applicant must seek independent financial advice prior to committing to a deferral agreement under this policy and provide written evidence of same;**
- **Add the home owner must be able to demonstrate a home equity of a minimum of 50%;**
- **Add the home owner must have current house insurance that covers fire damage;**

- Add the requirement where the property is owned in conjunction with another person/s who does not live in the home that a statutory declaration is completed by the home owners' declaring responsibility for all rates & charges rests with the eligible pensioner applicant;
- Add the requirement that the applicant must be on a maximum rate of aged pension; and
- Add the requirement a premium is applied – interest on the deferred amount at the current rate applied (11%).

CARRIED (en-bloc)

13.3 CLOSED SESSION AT COMMITTEE**13.3.1 APPLICATION FOR WATER AND WASTEWATER CONCESSION****Dataworks Filename: WW Enquiries****Responsible Officer: Martin Drydale
General Manager Corporate Services****Author: Gavin Holdway
Manager Financial Services**

EXECUTIVE SUMMARY

A confidential report from General Manager Corporate Services was presented to Committee for consideration.

**OFFICER'S/COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION****Moved by: Cr M Edwards
Seconded by: Cr P Bishop**

That Council resolve to adopt and provide concession to the water access and consumption charges to the Club from date of application 7th February 2012 to 30th June 2012.

CARRIED (en-bloc)

13.3.2 CONTRACT FOR TELECOMMUNICATIONS CARRIER SERVICES

Dataworks Filename: IM – Contracting

Responsible Officer: David MacNiven
Group Manager Information Management

Author: Ellen Jenkins
Service Manager IT Technical Services

EXECUTIVE SUMMARY

A confidential report from Group Manager Information Management was presented to Committee for consideration.

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

Moved by: Cr M Edwards
Seconded by: Cr P Bishop

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

1. Accept and enter into a contract with Telstra for the provision of a Telecommunications carrier service; for a period of (3) three years from 1 October 2012 to 30 September 2015;
2. Sign all relevant documentation; and
3. Undertake an invest to save initiative by migrating the existing Spectrum services within council to the VOIP phones services.

CARRIED (en-bloc)

13.3.3 MICROSOFT ENTERPRISE AGREEMENT

Dataworks Filename: IM – Contracting

Responsible Officer: David Macniven
Group Manager Information Management

Author: Ellen Jenkins
Service Manager IT Technical Services

EXECUTIVE SUMMARY

A confidential report from Group Manager Information Management was presented to Committee for consideration.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Edwards
Seconded by: Cr P Bishop

That Council resolve to:

- 1. Enter into a contract with Data#3 as the Queensland Microsoft Reseller under the Whole of Government contract PW-ICT-062 for the provision of Microsoft Enterprise Agreement for a period of 3 years from 1 October 2012 to 30 September 2015;**
- 2. To delegate to the Interim Chief Executive Officer, under s.257(1)(b) of the Local Government Act 2009, the authority to:**
 - a. Make, vary and discharge the contract in accordance with the agreed contract terms for any changes; and**
 - b. To sign all relevant documentation.**

CARRIED (en-bloc)

14 REDLAND WATER AND REDWASTE COMMITTEE – 11 SEPTEMBER 2012

Moved by: Cr L Hewlett
Seconded by: Cr J Talty

That the Redland Water and RedWaste Committee Minutes of 11 September 2012 be received.

[Redland Water and RedWaste Committee Minutes 11 September 2012](#)

CARRIED

14.1 REDLAND WATER**14.1.1 REDLAND WATER BUSINESS UNIT REPORT - AUGUST 2012**

Dataworks Filename: WW Redland Water & RedWaste Committee
WS Redland Water & RedWaste Committee

Attachment: [Redland Water Business Unit Monthly Report August 2012](#)

Responsible Officer: Gary Soutar
General Manager Redland Water & RedWaste

Author: Shelley Thompson
PA to General Manager Redland Water & RedWaste

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 August 2012 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 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 Redland Water & RedWaste 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 the financial report card.

The report then provides specific financial reports 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

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents’ participation in local decision making to achieve the community’s Redlands 2030 vision and goals

8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities

FINANCIAL IMPLICATIONS

There are no direct financial implications impacting Council as a result of this report.

Financial implications may result where Council requests a performance review or requests an increase in performance standards.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment 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:

- Manager Distribution & Treatment Services – Redland Water & RedWaste;
- Manager Customer & Retail Services – Redland Water & RedWaste;
- Manager Infrastructure & Planning - – Redland Water & RedWaste;
- Senior Accountant Commercial Businesses – Redland City Council.

OPTIONS**PREFERRED**

That Council resolve to accept the Redland Water business unit report for August 2012 as presented in the attachment.

ALTERNATIVE

That Council resolve to accept the Redland Water business unit report for August 2012 as presented in the attachment and requests additional information or a review of performance.

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

Moved by: Cr L Hewlett

Seconded by: Cr M Elliott

That Council resolve to accept the Redland Water business unit report for August 2012 as presented in the attachment.

CARRIED (en-bloc)

15 DEVELOPMENT ASSESSMENT & COMMUNITY STANDARDS COMMITTEE – 12 SEPTEMBER 2012

Moved by: Cr M Elliott
 Seconded by: Cr M Edwards

That the Development Assessment & Community Standards Committee Minutes of 12 September 2012 be received and items resolved under delegated authority be noted.

[Development Assessment & Community Standards Minutes 12 September 2012](#)

CARRIED

ITEMS RESOLVED UNDER DELEGATED AUTHORITY

15.1.1 Place of Worship at 3 Bailey Road, Birkdale

15.3.1 Request to Change Development Approval for an Extractive Industry at 616-632 West Mount Cotton Road and 352-362 and 392-400 Avalon Road, Mount Cotton

15.1 COMMITTEE DELEGATED AUTHORITY

15.1.1 PLACE OF WORSHIP AT 3 BAILEY ROAD, BIRKDALE

Datworks Filename: MCU012808

Attachment: [Locality Map and Site Plan](#)

Responsible Officer: Bruce Macnee
 Group Manager, Sustainable Assessment

Author: David Jeanes
 Service Manager, Planning Assessment

EXECUTIVE SUMMARY

Application Type	Impact Assessment
Proposed Use	Place of Worship
Property Description	Lot 7 on RP198394
Location	3 Bailey Road Birkdale QLD 4159
Land Area	824.0 Square Metres
Zoning	UR - Urban Residential
Designated Community Infrastructure	N/A
Overlays	Acid Sulfate Soils Overlay Road and Rail Noise Impact Overlay
SEQ Regional Plan 2009-2031 - Land Use Category	Urban Footprint
No. of Public Submissions	79
Applicant	I3 Consulting Pty Ltd
Land Owner	DR W P Hurley
Properly Made Date	04/04/2012
Start Decision Stage	10/07/2012

Statutory Decision Date	06/08/2012
Application Coordinator Manager	Jacqueline Miller Bruce Macnee
Officer's Recommendation	Development Permit

PURPOSE

This Category 3 application is referred to the Development and Community Standards Committee for determination.

EXECUTIVE SUMMARY

Council has received an application seeking a Development Permit for Material Change of Use on land at 3 Bailey Road for the purpose of a Place of Worship. The site is zoned Urban Residential and is subject to a number of overlays. The applicable Zone and Overlay Codes identify the proposed development as Impact Assessable.

The main issues identified during the assessment of the proposal were:

- The zoning of the site and the compatibility of the proposal with the surrounding uses;
- Amenity and noise, including that caused by traffic generated;
- Operating hours;
- Parking provision; and
- The substantial number of submissions received objecting to the proposal.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme (RPS) and the proposed development is considered to comply with the scheme. It is therefore recommended that the application be granted a Development Permit subject to conditions for the reasons identified in the Officer's Recommendation below.

ISSUES

As there will be significant benefit in Council making a formal decision (resolution) on this matter without delay, it is recommended that the Committee use delegated authority for formal decision making on this matter, in accordance with Section 257 of the *Local Government Act 2009* and Council's resolution of the Post Election Meeting 17 May 2012 (Item 7). The significant benefit relates to 'meeting statutory timeframes'.

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate. A copy of the original proposal was provided to the Divisional Councillor.

DEVELOPMENT PROPOSAL & SITE DESCRIPTION

PROPOSAL

The application is for a material change of use for a Place of Worship (meeting rooms). The existing dwelling house is to be retained with only minor changes to the

interior of the building. The application material notes that the building has a gross floor area (GFA) of 82m² as defined by the RPS. The term GFA excludes the foyer and toilets. Additionally, it is noted that the garage could arguably be excluded from the definition of GFA as this was not originally proposed as a meeting room. In these circumstances the GFA would be some 63m².

The maximum height of the building is 3.77m above natural ground level and site coverage is 14%. Vehicular entry is provided from Nottinghill Street with exit only onto Bailey Road, with a total of 12 car parking spaces provided on site.

The expected number of people attending the Place of Worship is 20-30 people with an average of 9-10 vehicles. No music is proposed. The applicant has stated that the meeting rooms are predominantly used four (4) times per week, with the following activities being undertaken:

- Sunday Morning 6am – 7am - Lords Supper
- Sunday Afternoon between 3pm and 6pm - Gospel Preaching
- Monday Evening 6.30pm to 7.10pm – Prayer
- Friday Evening 7pm – 8pm - Scripture Reading

Additional time would be needed before and after each activity for arrival, setup and departure.

Site & Locality

The lot is approximately 40m from Old Cleveland Road East (a Declared Main Road) on Bailey Road, which is a local collector road. The site has an area of 824m² and is currently improved by a single dwelling. The site is predominantly clear of vegetation and the land slopes towards the street frontage to the north-eastern corner of the property.

The site is located on the southern side of Bailey Road, Birkdale and adjoins properties zoned Urban Residential to the south, east and west and Medium Density Residential and Local Centre to the north. The neighbourhood surrounding the site is an established low density residential area. However on the North side of Bailey Road, there is a 24 hour service station and a recently developed multi-unit complex.

APPLICATION ASSESSMENT

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposal is considered to comply with the intent of the Urban Footprint.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP. The Applicant has supplied relevant supporting information to identify that there are no koala habitat trees located on, or adjacent to, the development site. In this instance there are no requirements under the SPRP.

Redlands Planning Scheme

The application has been received and assessed under the Redlands Planning Scheme version 4.0.

Zone Code

The subject land is zoned Urban Residential. A Place of Worship is not an inconsistent use in this zone, other than in sub-area UR3. The proposal is considered to be generally in compliance with the Urban Residential Zone Code and is considered to comply with the Specific Outcomes and Probable Solutions as follows.

- Uses and Other Development – Specific Outcome S1.3 is relevant to this proposal, which states:

‘Non-residential uses such as local shopping, medical facilities, churches, child care centres and the like may be contemplated in appropriate locations and subject to detailed development requirements including –

 - a) being located on the major road network;*
 - b) co-locating with other similar uses;*
 - c) providing only for the identified convenience needs*
 - d) of the local community;*
 - e) not impacting on the role and function of the City’s network of centres;*
 - f) resulting in positive economic and social benefits for the local community.’*

Pursuant to this specific outcome, Probable Solution P1.3 provides that:

‘Non-residential uses –

- a) locate on the corner of collector or higher order roads;*
- b) where of a -*
 - i. retail or commercial nature -*
 - a. are co-located with other similar uses;*
 - b. do not exceed 600m2 gross floor area, with no one tenancy exceeding 400m2 gross floor area;*
 - c) are not within 800 metres of any similar uses or a centre zone;*

- ii. *community facilities, health care centres, childcare centres, or uses of a similar community service nature -*
 - a. *are 400m² or less gross floor area per use;*
 - b. *are co-located with other similar uses or retail or commercial uses.'*

Clearly the RPS anticipates non-residential uses in this zone to support the residential function of a locality. Churches are not an uncommon feature in a residential area and can co-exist with residential uses without adverse impacts.

In this case the proposal complies with the probable solution and therefore satisfies the specific outcome. The use is located on the corner of a collector road and within 100m of a State controlled road, is co-located with an existing retail use in the service station and is very modest in scale, being only 82m² GFA. Additionally, it is noted that this locality has a mix of uses, which provide that this development would not be an incongruous feature.

- **Built Form and Density** - The existing one-storey building, with a maximum height of 3.77 metres, is within the probable solution limit of 8.5 metres. The site coverage is below 50% and setbacks are far in excess of those prescribed in the probable solution of the code. It is considered that the existing building, in conjunction with enhanced landscaping, is compatible with the existing streetscape.
- **Amenity** – It is considered that the proposal will not cause a nuisance in relation to air quality and lighting. These elements will be compatible with that experienced in a residential environment. Specific Outcome S3.8 applies in considering noise impacts from a use in this zone and establishes that 'Noise generated by the use or other development is compatible with that experienced in a residential environment.'

Probable Solution P3.8 provides that:

'The use or other development does not generate noise, measured as the LA_{max,adj,T} parameter, at the boundary of the lot or premises, greater than -

- a) *5dB(A) above the background noise level between 7am to 10pm; or*
- b) *3dB(A) above the background noise level between 10pm to 7am.'*

The applicant has provided a Noise Report with detailed acoustic assessment. The existing building will be modified to be fully air-conditioned so that windows and doors can be closed and sound contained within the building. A 1.8 metre high acoustic timber paling fence is proposed to mitigate noise and also screen the driveway and parking areas from view.

The Noise Report, prepared by an accredited consultant, has been reviewed by the Health and Environment Team and is considered to achieve the requirements of Probable Solution P3.8. Conditions relating acoustic barriers, building attenuation and pre and post construction acoustic certification have been recommended based on the results of the Noise Report.

Specific Outcome S3.10 provides that:

'Traffic movements are compatible with that experienced in a residential environment'.

The probable solution pursuant to this provides that compliance is achieved where the use is located on a collector or higher order road with no access to local roads. In this case entry to the site from Nottingham Road is necessary. However, it is considered that traffic movements remain compatible with the residential environment. The applicant has indicated that the proposal will attract approximately 9-10 cars per activity with each activity occurring once or twice on selected days. It is considered that traffic created by the proposal will be consistent with the surrounding activity of the area and that the low number of cars permitted on the site will not impede traffic movements or cause safety concerns. Entry is only permitted via Nottingham Street which will contribute to safe traffic movements and lessen the number of vehicles in that street associated with the use. The use will not involve large service or delivery vehicles.

- Environment – The site is predominately cleared. Conditions have been included within the recommendation regarding storm water quality and species for landscaping. The proposal is considered to comply.
- Infrastructure – The site is able to be serviced by reticulated water, road access, energy, telecommunications and waste and recycling collection services. Stormwater is to be directed to a lawful point of discharge. The proposal is considered to comply in this regard.

Overlays

Overlay	Comment
<i>Acid Sulfate Soils Overlay</i>	The entire site is within the Acid Sulfate Soils Overlay with an elevation between 5 and 20 metres AHD. As Acid Sulfate Soils (ASS) are most likely to occur at an elevation below 5 metres Australian Height Datum (AHD), it is unlikely that ASS would occur. The proposal is considered to comply with Specific Outcome S1 (2) of the Acid Sulfate Soils Overlay Code.
<i>Road and Rail Noise Impact Overlay</i>	The site is affected by the Road Noise Overlay. The applicant has supplied an Acoustic Report and demonstrated that the proposal is compliant with the Code and specifically Planning Scheme Policy 5 – Environmental Emissions. The Department of Transport and Main Roads have also provided conditions relating to impact of traffic and noise on the development and required compliance with QDC noise categories. As the building is already constructed and the proposal includes the provision of landscaping and acoustic barriers, the impact from road noise on the development is considered to be minimal. Conditions relating to acoustic barriers and building attenuation have been recommended.

Other Codes and Policies

Code	Comment
<p><i>Access and Parking Code</i></p>	<p>Car parking is to be provided at a rate of 15 spaces per 100m² GFA. The GFA has been calculated based on the RPS' definition of GFA, therefore the lobby and toilets are not included in the calculation. The existing attached garage will not be utilised for car parking and has been included in the total GFA for the use. However, this could arguably be removed. The GFA of the proposal is 82m² and the RPS would seek 12.3 parking spaces. The proposal contains 12 spaces. Despite the shortage of 0.3 parking spaces the proposal is considered to comply with Specific Outcome S1 which provides that:</p> <p><i>'Uses and other development provide off-street vehicle parking that-</i></p> <ul style="list-style-type: none"> <i>(a) is clearly defined, safe and easily accessible;</i> <i>(b) takes into consideration -</i> <ul style="list-style-type: none"> <i>(i) the type and size of development;</i> <i>(ii) expected resident, employee and customer movements;</i> <i>(iii) the location of the use;</i> <i>(iv) the capacity of the existing road network to accommodate on-street parking;</i> <i>(v) access to public transport;</i> <i>(c) includes dedicated parking spaces for -</i> <ul style="list-style-type: none"> <i>(i) people with a disability;</i> <i>(ii) motor cycles and bicycles;'</i> <p>The applicant has stated that the average number of cars for a service is approximately 9-10 allowing for 20-30 people. The number of car parking spaces provided is considered to comply with the specific outcome given the nature of the proposed use, size of the building, capacity to hold people and the operating hours of the site. The parking provided on site is considered safe and easily accessible via Nottinghill Street. The proposal includes a disabled parking space in accordance with the scheme.</p> <p>Additionally, the garage space could arguably be removed from the calculations as this is not proposed as meeting space. In these circumstances the proposal would comply with the probable solution.</p>
<p><i>Excavation and Fill Code</i></p>	<p>Minor excavation and fill will be required for construction of the driveway and parking areas. Conditions relating to sediment and erosion control have been recommended.</p>
<p><i>Development Near Underground Infrastructure</i></p>	<p>The building is already constructed as such the predominant works on site will be for the parking areas, driveway and landscaping. The proposal is considered to comply.</p>

Code	Comment
<i>Erosion Prevention and Sediment Control Code</i>	Minor disturbance of soil will occur due to construction of the driveway. Conditions have been recommended.
<i>Landscape Code</i>	The proposal complies with the specific outcomes and probable solutions of the code. Conditions have been recommended.
<i>Infrastructure Works Code</i>	The proposal is utilising the existing services from the dwelling house. The proposal complies with the code.
<i>Stormwater Management Code</i>	The applicant has provided a stormwater plan which is considered to meet the requirement of the code. The proposal has been conditioned to comply and further detail will be provided at the compliance assessment stage.

Engineering Assessment

The Engineering Assessment Unit has reviewed the proposal and considers it to comply with the RPS. The proposal has been amended to provide safer access to and from the site by restricting entry via Nottingham Street only and exit via Bailey Road. The existing driveway crossover has been removed by the applicant to ensure compliance with the planning scheme in regards to tangent points. The expected number of vehicles for the proposal did not require submission of a traffic safety report. Conditions have been recommended.

Environmental Assessment

Although the proposal is utilizing an existing building, the development has potential to have a detrimental impact on stormwater quality run-off from the site, given that the proposed car parking spaces and concrete pavement will replace a large area of lawn. Conditions relating to stormwater management on-site have been provided, to ensure appropriate stormwater quality treatment is undertaken.

Landscaping

The Landscaping Team has reviewed the proposal and considers that the proposal complies. Conditions have been recommended.

Health and Environment

The Health and Environment Team has reviewed the proposal and has provided relevant conditions. The applicant has provided a noise report detailing requirements for acoustic fencing and building features including air-conditioning. The proposal is considered to comply with the Redlands Planning Scheme, specifically Division 24 – Urban Residential Zone Code, Division 10 – Road and Rail Noise Overlay Code and Policy 5 – Environmental Emissions. The report notes that the ambient noise levels are relatively high, (including on Sundays) due to surrounding high order roads and comments that there is some scope to have increased vehicle noise levels.

STATE REFERRAL AGENCIES

- **Department of Transport and Main Roads (Concurrence)**

The Department of Transport and Main Roads (DTMR) provided a referral agency response dated 26 June 2012. The Department indicated no objection to the proposed development, subject to referral agency conditions in regards to access and noise attenuation measures.

INFRASTRUCTURE CHARGES

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The total Redland City Council infrastructure charge applicable to this development is **\$12,381.00**.

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(amendment 1.2\) February 2012](#):

Place of Worship 82m ² GFA	\$70 per m ² of GFA	\$5,740.00
Impervious (664.1m ²)	\$10 per impervious m ² for stormwater	\$6,641.00
Total		\$12,381.00

PUBLIC CONSULTATION

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 15 June 2012 to 6 July 2012. A notice of compliance for public notification was received on 9 July 2012.

During this time, 79 properly made submissions were received. A petition with 72 signatures was also received. There were 13 not properly made submissions which were also considered. The matters raised within these submissions are outlined below:

1. The proposed Place of Worship is incompatible with the Urban Residential zoning of the site.

Officer's Comment

The zoning of the land and proposed use has been addressed as part of the assessment against the zone code. As noted the use is appropriate in this zone.

2. Under the Redlands Planning Scheme a Place of Worship should have access from major roads.

Officer's Comment

The proposal complies with the Urban Residential Zone Code P1.3 (1) where non-residential uses are located on the corner of collector or higher order roads. The proposal is located on a local collector road. Furthermore, it has been addressed in the report that the proposal complies with Specific Outcome S3.10 which provides that:

'Traffic movements are compatible with that experienced in a residential environment'.

3. The proposal is located near the busy intersection of Bailey Road and Old Cleveland Road and the additional cars will increase traffic and safety issues. Further, the entry and exit of the proposal is dangerous due to cars exiting the Service Station onto Bailey Road and also cars entering Nottingham Street via Bailey Road.

Officer's Comment

The proposal contains adequate parking spaces in accordance with the planning scheme and it is considered it will not increase street congestion. DTMR have conditioned that on street parking is not to occur on Bailey Road. The initial proposal has been amended by the applicant to provide safer entry access via Nottingham Street only rather than Bailey Road. The number of vehicles expected for the use did not necessitate the need for a Traffic Safety Report.

4. The proposal does not contain enough parking based on the GFA of the site, in addition parking may overflow onto surrounding streets creating congestion.

Officer's Comment

The proposal is considered to comply with the requirements of the Access and Parking Code and has been addressed in the report.

Car parking is to be provided at a rate of 15 spaces per 100m² gross floor area. The GFA of the proposal is 82m² and as such is required to provide 12.3 parking spaces. The proposal contains 12 spaces and is considered to comply with the Specific Outcome.

Note: The GFA has been calculated based on Redlands Planning Scheme definition of GFA, as such the lobby and toilets are not included in the calculation. The existing attached garage will not be utilised for car parking and as such has been included in the total GFA for the use.

5. The operating hours of the proposal will have a detrimental impact on the surrounding residents and amenity of the area. The proposal will be operating primarily when people are in their homes.

Officer's Comment

The potential impact on amenity has been addressed in the assessment. The proposal is considered to comply with the requirements of the RPS, noting that ambient noise levels are relatively high in the locality. Relevant conditions including operating hours, acoustic fencing and landscaping have been included.

6. Property Values and Religious Denomination

Officer's Comment

Issues such as property values and the denomination of the church do not require assessment under any of the Redland Planning Scheme assessment codes and are not relevant to the decision.

7. A number of supportive submissions were received.**Officer's Comment**

The submissions in support of and opposed to the proposal have been taken into consideration as part of the assessment.

CONCLUSION

The site is zoned Urban Residential and the modest proposal is considered to be consistent with the zoning of the site. The key issues in this case are the use in a residential area, amenity and access and parking. It is considered that the proposal will not adversely impact on the amenity of the area, noting that the locality is subject to noise levels in excess of a typical residential neighbourhood due to the surrounding high order roads and the neighbouring 24 hr service station.

Having due regard to the applicant's proposal, the supporting material submitted and the information noted above, the proposal is considered to be compliant with the planning scheme. It is recommended that a development permit be issued subject to conditions.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To use Committee delegated authority for formal decision making in accordance with Section 257 of the *Local Government Act 2009* and Council's resolution of the Post Election Meeting 17 May 2012 (Item 7);
2. The use of delegated authority is justified for the purpose of meeting statutory timeframes;
3. To recommend that a development permit be issued for the material change of use application for a Place of Worship on land described as Lot 7 on RP198394 being at 3 Bailey Road, Birkdale, subject to the following conditions:

ASSESSMENT MANAGER CONDITIONS**Approved Plans and Documents**

1. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval. Comply with all of the development approval conditions at no cost to Council prior to the commencement of the use, unless otherwise stated as part of a specific condition of this approval.

Plan/Document Name	Reference Number	Prepared By	Date Received by Council
Site Plan	Dwg A01, Rev. D (Dated 24/02/2012)	I ³ Consulting Pty Ltd	12 July 2012
Floor Plans and Elevations	Dwg A03 Rev A (Dated 24/02/2012)	I ³ Consulting Pty Ltd	03 April 2012

Plan/Document Name	Reference Number	Prepared By	Date Received by Council
Landscape Plan	Dwg L01 Rev C (Dated 24/02/2012)	I ³ Consulting Pty Ltd	12 July 2012
Stormwater Plan	Dwg C02 Rev B (Dated 24/02/2012)	I ³ Consulting Pty Ltd	08 June 2012
Acoustic Report	Report No 2071-1 (Dated 03/05/2012)	Noise Measurement Services	08 June 2012

Table 1: Approved Plans and Documents

Alteration to Utility Services

2. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council and/or a relevant Agency must be paid prior to plumbing final or the use commencing, whichever is the sooner.

Vehicle Parking

3. Provide on-site parking to accommodate 12 cars in accordance with the approved plans.

Hours of Operation

4. Operate the approved use only between the hours of 7:00am to 7:00pm with the following exceptions:
 - Sunday 6am-to 6pm is permitted;
 - Monday 6:30pm to 7:10pm is permitted; and
 - Friday 7pm – 8pm is permitted.

Amplified Sound

5. Do not utilise amplified sound in the conduct of the use.

Compliance Assessment

6. Lodge and gain Council approval for Compliance Assessment, prior to any site works commencing, for the following development, documents or works associated with this development:

Development Works/Item	Compliance Assessor	Assessment Criteria
Landscape Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 8 – Landscape Code

Development Works/Item	Compliance Assessor	Assessment Criteria
		<ul style="list-style-type: none"> • Redlands Planning Scheme Part 9 Schedule 9 – Street Trees • Redlands Planning Scheme Part 9 Schedule 10 – Vegetation Species List • Redlands Planning Scheme Part 9 Schedule 12 – Weed Species List • Redlands Planning Scheme Part 11 Policy 3 Chapters 3 and 6 • Redlands Planning Scheme Part 11 Policy 9 Chapters 2, 10 and 11 • Redlands Planning Scheme Part 11 Policy 16 – Safer by Design
Stormwater Design – engineering plans and specifications	Redland City Council	<ul style="list-style-type: none"> • Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage • Queensland Urban Drainage Manual • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management • Redlands Planning Scheme Part 11 Policy 9 Chapter 6 – Stormwater Management
Stormwater Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management • Redlands Planning Scheme Part 9 Schedule 11 – Water Quality Objectives • Redlands Planning Scheme Part 11 Policy 9 Chapter 6 – Stormwater Management • Water Sensitive Urban Design Technical Guidelines for South East Queensland.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control

Development Works/Item	Compliance Assessor	Assessment Criteria
		<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 4 – Erosion Prevention and Sediment Control • Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill • Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure • Redlands Planning Scheme Part 11 Policy 9 Chapter 12 – Excavation and Fill • Redlands Planning Scheme Part 11 Policy 9 Chapter 13 – Development Near Underground Infrastructure • Australian Standard A.S.2870-2011 Residential Slabs and Footings • Australian Standard A.S.4678-2002 Earth-retaining Structures • Australian Standard A.S.3798-2007 Guidelines on Earthworks for Commercial and Residential Developments
Access and Parking Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 6 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 – Access and Parking • Australian Standard 2890.1:2004 – Parking Facilities – Off-street car

Development Works/Item	Compliance Assessor	Assessment Criteria
		parking <ul style="list-style-type: none"> • Australian/New Zealand Standard 2890.6:2009 – Parking Facilities – Off-street parking for people with disabilities.
Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 6 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.

Plans On-site

7. Retain for inspection a legible copy of the approved plans and development approval conditions on-site at all times during construction and earthworks.

Stormwater Management Plan

8. Submit to Council as part of an application for Compliance Assessment, a Stormwater Management Plan (SMP) generally in accordance with the Stormwater Plan prepared by i3 consulting Pty Ltd, Document No. 12-030-C02-B, received 08/06/2012 and include the following information as a minimum:
 - a) The impact of the additional impervious areas (parking areas) on the run-off post development;
 - b) Design details of a detention system to maintain pre development conditions;
 - c) Details of the maintenance programme;
 - d) Detailed drawings of the proposed Stormwater 360 system, and any associated works incorporating screening in the proposed grated pits that prevent bypass of coarse debris larger than the secondary inlet size into the proposed Vortsentry system and;

- e) Demonstrate that there is adequate all-weather access to the treatment devices for maintenance vehicles and machinery; and Include longitudinal and cross sections.

Stormwater Discharge/Overland Flow Paths

- 9. Design and implement stormwater drainage, in accordance with the Redlands Planning Scheme Policy 9, such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties, including road reserves, and will not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site.

Treat road reserves separately by demonstrating the capacity to receive discharge.

Frontage Works

- 10. Lodge and gain Council approval for Compliance Assessment for road works, along the entire Bailey Road and Nottingham Street frontages of the site, prior to any works commencing, to achieve the following as a minimum:
 - 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;
 - d) Adjustment and relocations necessary to public utility services resulting from these works;
 - e) A minimum 3.0m wide type A permanent vehicular crossover to the Bailey Road and Nottingham Street frontage(s) of the site in accordance with Council's Standard Drawing No. R-RCC-3; and
 - f) Signage and line marking as per the Department of Transport and Main Roads standard titled the *Manual of Uniform Traffic Control Devices (MUTCD)*. Provide pavement arrows for the control and direction of the circulating traffic within a car park and signposting NO ENTRY and NO EXIT clearly visible, easy to read and simple to follow.

Redundant Crossovers

- 11. Remove all redundant vehicle crossovers and reinstate kerb and channel, road pavement, service and footpaths as specified in accordance with the standards in the *Redlands Planning Scheme Policy 9*.

Parking, Access and Circulation

- 12. Lodge and gain Council approval for Compliance Assessment for engineering plans and specifications for the construction of proposed access, car parking facilities and internal circulation driveways, in accordance with the approved plans, prior to any works commencing, to achieve the following as a minimum:

- a) Design all access and internal layout for the turning movements of a SRV and ensure that these vehicles are able to enter and exit the site in a forward direction. Vehicle turning movements must be demonstrated on detailed plans to be submitted at the Compliance Assessment stage, generally as shown on the approved plans of development;
- b) Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available during the hours of operation;
- c) Provide disabled access in accordance with the relevant requirements of the Building Code of Australia and the *Disability Discrimination Act*;
- d) Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward gear;
- e) Testing is to be carried out by NATA Registered Laboratories; and
- f) The Supervising Engineer must submit a certificate, certifying that all work has been satisfactorily completed to the quality control criteria for this site.

Lighting

13. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours in compliance with the Australian Standard for Off-Street Car Parking (A.S.2890.1:2004).

Landscaping

14. Submit Landscape Plans to Council for Compliance Assessment. The following items must be provided in addition to the requirements of the Policy:
 - a) Designs that are generally in accordance with landscape plan by i3 consulting, drawing no: L01, Rev: C, received by Council on 12 July 2012;
 - b) Details of street tree planting in accordance with the Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the compliance assessment approval;
 - c) Details of lighting to driveways, public carparks within the site. The lighting design must incorporate the principles of Crime Prevention through Environmental Design (CPTED) and achieve the requirements of Planning Scheme Policy 16 – Safer by Design; and
 - d) Any pruning to be in accordance with *Australian Standard AS4373:2007 "Pruning of Amenity Trees"*.

Acoustic Barriers

15. Construct a 1.8, metre high acoustic barrier as recommended in *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd, Report No 2071-1*, dated 3 May 2012.

Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in Appendix A of *Acoustic Report – Proposed Place of Worship 3 Bailey Road*

Birkdale, prepared by *Noise Measurement Services Pty Ltd*, dated 3 May 2012.

Building Attenuation

16. Incorporate acoustic attenuation into the development as specified in Appendix B of *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, Report No 2071-1, dated 3 May 2012.

Pre Construction Acoustic Certification

17. Submit plans and specifications detailing the design and construction of the noise barriers and building attenuation as a part of the application for Compliance Assessment. Ensure this is certified by a suitably qualified acoustic consultant indicating that the noise barrier and building attenuation achieves the requirements of this decision notice, *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, Report No 2071-1, dated 3 May 2012 and Redland Planning Scheme Policy 5 - *Environmental Emissions*.

Post Construction Acoustic Certification

18. Submit post construction certification for the acoustic barrier and building attenuation to Council prior to the commencement of use. The certification must be provided by a suitably qualified acoustic consultant and must demonstrate that the conditions of this development approval relating to noise are achieved and (where not otherwise specified) confirm that the predicted noise levels outlined in *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, Report No 2071-1, dated 3 May 2012 have been achieved.

Refuse Storage

19. Provide a screened refuse storage area, located as indicated on the approved drawing "Site Plan", DRW A01, Rev. D, for the storage of a minimum of 1 recycle and 1 waste bins.

A. ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

- Building Works approval.

B. REFERRAL AGENCY CONDITIONS

- Queensland Department of Transport and Main Roads (DTMR)

Refer to the attached correspondence from the DTMR dated 26 June 2012. (DTMR reference TMR12-002359).

C. ADVICE

- Live Connections

Redland Water is responsible for all live water and wastewater connections. It is recommended that contact be made with Redland Water to arrange live works associated with the development.

- Sea Level Rise

The Queensland Coastal Plan (QCP) commenced on 3 February 2012. The QCP projects sea level rise in the future. The projections in the QCP should be taken into account in the planning and development of the site in order to protect the safety of people and property. Development Permits issued by Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on sea level rise. Independent advice about this issue should be sought.

- Hours of Construction

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- Survey and As-constructed Information

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

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Environment and Resource Management SCDM 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.

Where specific areas within a lot are being set aside for a special purpose, such as building sites or environmental areas, these areas should be defined by covenants. Covenants are registered against the title as per Division 4A of the *Land Title Act 1994*.

- Services Installation

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

- Fire Ants

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Primary Industries (DPI) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

- Cultural Heritage

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

- Environment Protection and Biodiversity Conservation Act

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act (the EPBC Act)*, a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc.

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

- Road and Rail Noise

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed development will be impacted on by road/rail noise and triggers Part 5 – Overlays, Division 10 – Road and Rail Noise Impacts Overlay Code of the Redlands Planning Scheme. It is recommended that the development be designed and constructed to minimise impacts from the nearby roadway/railway.

- Mechanical Plant

Please be aware that mechanical plant (air conditioning, refrigeration equipment and pumps) is required to comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve not more than 3dB(A) above the background level from 10pm to 7am and not more than

5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, not more than 5dB(A) above the background level from 7am to 7pm and not more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

To ensure that mechanical plant achieves the above criteria it is essential that consideration is given to its location and design prior to installation. Where mechanical plant does not comply with the above requirements, consideration will be given to taking enforcement action under the *Environmental Protection Act 1994*. Enforcement action may include the issuing of Direction Notices and this may require the relocation, redesign, installation of attenuation or removal of the mechanical plant.

For further information on mechanical plant it is recommended that you contact Council's Health and Environment Unit on 07 3829 8855.

D. DEEMED APPROVAL UNDER s331

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

COMMITTEE RESOLUTION

Moved by: Cr A Beard
Seconded by: Cr K Williams

That Council resolve as follows:

- 1. To use Committee delegated authority for formal decision making in accordance with Section 257 of the *Local Government Act 2009* and Council's resolution of the Post Election Meeting 17 May 2012 (Item 7);**
- 2. The use of delegated authority is justified for the purpose of meeting statutory timeframes;**
- 3. To recommend that a development permit be issued for the material change of use application for a Place of Worship on land described as Lot 7 on RP198394 being at 3 Bailey Road, Birkdale, subject to the following conditions:**

ASSESSMENT MANAGER CONDITIONS

Approved Plans and Documents

- 1. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval. Comply with all of the development approval conditions at no cost to Council prior to the commencement of the use, unless otherwise stated as part of a specific condition of this approval.**

Plan/Document Name	Reference Number	Prepared By	Date Received by Council
Site Plan	Dwg A01, Rev. D (Dated 24/02/2012)	I ³ Consulting Pty Ltd	12 July 2012
Floor Plans and Elevations	Dwg A03 Rev A (Dated 24/02/2012)	I ³ Consulting Pty Ltd	03 April 2012
Landscape Plan	Dwg L01 Rev C (Dated 24/02/2012)	I ³ Consulting Pty Ltd	12 July 2012
Stormwater Plan	Dwg C02 Rev B (Dated 24/02/2012)	I ³ Consulting Pty Ltd	08 June 2012
Acoustic Report	Report No 2071-1 (Dated 03/05/2012)	Noise Measurement Services	08 June 2012

Table 1: Approved Plans and Documents

Alteration to Utility Services

2. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council and/or a relevant Agency must be paid prior to plumbing final or the use commencing, whichever is the sooner.

Vehicle Parking

3. Provide on-site parking to accommodate 12 cars in accordance with the approved plans.

Hours of Operation

4. Operate the approved use only between the hours of 7:00am to 7:00pm with the following exceptions:
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Amplified Sound

5. Do not utilise amplified sound in the conduct of the use.

Compliance Assessment

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Stormwater Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management • Redlands Planning Scheme Part 9 Schedule

Development Works/Item	Compliance Assessor	Assessment Criteria
		<p>11 – Water Quality Objectives</p> <ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 6 – Stormwater Management • Water Sensitive Urban Design Technical Guidelines for South East Queensland.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control • Redlands Planning Scheme Part 11 Policy 9 Chapter 4 – Erosion Prevention and Sediment Control • Institution of Engineers Australia Erosion and Sediment Control Guidelines.
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Development Works/Item	Compliance Assessor	Assessment Criteria
		<p>A.S.3798-2007 Guidelines on Earthworks for Commercial and Residential Developments</p>
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 - h) Details of the maintenance programme;
 - i) Detailed drawings of the proposed Stormwater 360 system, and any associated works incorporating screening in the proposed grated pits that prevent bypass of coarse debris larger than the secondary inlet size into the proposed Vortsentry system and;
 - j) Demonstrate that there is adequate all-weather access to the treatment devices for maintenance vehicles and machinery; and Include longitudinal and cross sections.

Stormwater Discharge/Overland Flow Paths

9. Design and implement stormwater drainage, in accordance with the Redlands Planning Scheme Policy 9, such that the development will not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties, including road reserves, and will not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site.

Treat road reserves separately by demonstrating the capacity to receive discharge.

Frontage Works

10. Lodge and gain Council approval for Compliance Assessment for road works, along the entire Bailey Road and Nottinghill Street frontages of the site, prior to any works commencing, to achieve the following as a minimum:
 - g) Footpath earthworks, topsoiling and turfing of all disturbed footpath areas;

- h) Reinstatement of concrete kerb and channel where required;
- i) Entry treatment/access to the site;
- j) Adjustment and relocations necessary to public utility services resulting from these works;
- k) A minimum 3.0m wide type A permanent vehicular crossover to the Bailey Road and Nottingham Street frontage(s) of the site in accordance with Council's Standard Drawing No. R-RCC-3; and
- l) Signage and line marking as per the Department of Transport and Main Roads standard titled the *Manual of Uniform Traffic Control Devices (MUTCD)*. Provide pavement arrows for the control and direction of the circulating traffic within a car park and signposting NO ENTRY and NO EXIT clearly visible, easy to read and simple to follow.

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Parking, Access and Circulation

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 - j) Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward gear;
 - k) Testing is to be carried out by NATA Registered Laboratories; and
 - l) The Supervising Engineer must submit a certificate, certifying that all work has been satisfactorily completed to the quality control criteria for this site.

Lighting

13. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours in compliance with the Australian Standard for Off-Street Car Parking (A.S.2890.1:2004).

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15. Construct a 1.8, metre high acoustic barrier as recommended in *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, Report No 2071-1, dated 3 May 2012.

Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in Appendix A of *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, dated 3 May 2012.

Building Attenuation

16. Incorporate acoustic attenuation into the development as specified in Appendix B of *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd*, Report No 2071-1, dated 3 May 2012.

Pre Construction Acoustic Certification

17. Submit plans and specifications detailing the design and construction of the noise barriers and building attenuation as a part of the application

for Compliance Assessment. Ensure this is certified by a suitably qualified acoustic consultant indicating that the noise barrier and building attenuation achieves the requirements of this decision notice, *Acoustic Report – Proposed Place of Worship 3 Bailey Road Birkdale*, prepared by *Noise Measurement Services Pty Ltd, Report No 2071-1*, dated 3 May 2012 and Redland Planning Scheme *Policy 5 - Environmental Emissions*.

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Refuse Storage

19. Provide a screened refuse storage area, located as indicated on the approved drawing “Site Plan”, DRW A01, Rev. D, for the storage of a minimum of 1 recycle and 1 waste bins.

E. ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

- Building Works approval.

F. REFERRAL AGENCY CONDITIONS

- Queensland Department of Transport and Main Roads (DTMR)

Refer to the attached correspondence from the DTMR dated 26 June 2012 (DTMR reference TMR12-002359).

G. ADVICE

- Live Connections

Redland Water is responsible for all live water and wastewater connections. It is recommended that contact be made with Redland Water to arrange live works associated with the development.

- Sea Level Rise

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new and developing information on sea level rise. Independent advice about this issue should be sought.

- **Hours of Construction**

Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.

- **Survey and As-constructed Information**

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

- e) A map detailing coordinated and/or levelled PSMs adjacent to the site.
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- **Cultural Heritage**

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

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act (the EPBC Act)*, a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc.

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

- **Road and Rail Noise**

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed development will be impacted on by road/rail noise and triggers Part 5 – Overlays, Division 10 – Road and Rail Noise Impacts Overlay Code of the Redlands Planning Scheme. It is recommended that the development be designed and constructed to minimise impacts from the nearby roadway/railway.

- **Mechanical Plant**

Please be aware that mechanical plant (air conditioning, refrigeration equipment and pumps) is required to comply with the *Environmental Protection Act 1994*.

Air conditioning and refrigeration equipment must achieve not more than 3dB(A) above the background level from 10pm to 7am and not more than 5dB(A) above the background level from 7am to 10pm when measured at an affected building.

Pumps (including heat pumps) must not be audible from 10pm to 7am, not more than 5dB(A) above the background level from 7am to 7pm and not more than 3dB(A) above the background level from 7pm to 10pm when measured at an affected building.

To ensure that mechanical plant achieves the above criteria it is essential that consideration is given to its location and design prior to installation. Where mechanical plant does not comply with the above requirements, consideration will be given to taking enforcement action under the *Environmental Protection Act 1994*. Enforcement action may include the issuing of Direction Notices and this may require the relocation, redesign, installation of attenuation or removal of the mechanical plant.

For further information on mechanical plant it is recommended that you contact Council's Health and Environment Unit on 07 3829 8855.

H. DEEMED APPROVAL UNDER s331

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

CARRIED

DIVISION

FOR: Crs Bishop, Gleeson, Beard, Talty, Williams, Edwards, Hardman, Ogilvie, Boglary and Elliott

AGAINST: Cr Hewlett

COUNCIL RESOLUTION

Moved by: Cr M Elliott

Seconded by: Cr M Edwards

That the Committee Resolution be noted.

CARRIED

15.2 ENVIRONMENT PLANNING & DEVELOPMENT

15.2.1 CATEGORY 1 - MINOR COMPLYING CODE ASSESSMENTS AND ASSOCIATED ADMINISTRATIVE MATTERS, INCLUDING CORRESPONDENCE ASSOCIATED WITH THE ROUTINE MANAGEMENT OF ALL DEVELOPMENT APPLICATIONS

Datworks Filename: GOV - Development and Community Standards – Delegated Items

Responsible Officer: Bruce Macnee
Group Manager, Sustainable Assessment

Author: Kerri Lee
Business Support Officer, Sustainable Assessment

EXECUTIVE SUMMARY

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

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

Category 2 – Complying Code Assessments & Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments;

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under Category 1 criteria - defined as complying code assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature.

PURPOSE

The purpose of this report is for Council to note that the following decisions were made under delegated authority – Category 1 – Minor Complying Code Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications.

1. Development Permit issued on 1 August, 2012 for building works approval assessed against the Redlands Planning Scheme for domestic additions and a domestic outbuilding at 669-673 Mount Cotton Road, Sheldon. The Certifier Pty Ltd. (BWP001496)
 2. Development Permit issued on 6 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 722 Old Cleveland Road East, Wellington Point. Strickland Certification Pty Ltd. (BWP001522)
 3. Development Permit issued on 3 August, 2012 for a material change of use for a dwelling house at 49 Timothy Street, Macleay Island. Bay Island Designs. (MCU012905)
-

4. Concurrence Agency Response issued on 3 August, 2012 for a dwelling house at 37 Hawthornden Drive, Russell Island. Jan U.I. Claesson and Inger K. Claesson. (BWP001530)
5. Development Permit issued on 8 August, 2012 for a material change of use for a dwelling house at 68-84 Unwin Road, Redland Bay. Hallmark Homes Pty Ltd. (MCU012916)
6. Development Permit issued on 6 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 59-83 Platres Drive, Thornlands. The Certifier Pty Ltd. (BWP001504)
7. Development Permit issued on 21 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 3 Carol Street, Redland Bay. Ms J.A. Campbell. (BWP001469)
8. Development Permit issued on 6 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 2 Glenda Court, Capalaba. DBR Building Certification. (BWP001503)
9. Development Permit issued on 6 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding at 6 Arlington Street, Cleveland. Strickland Certification Pty Ltd. (BWP001521)
10. Development Permit issued on 21 August, 2012 for building works approval assessed against the Redlands Planning Scheme for domestic additions at 39 Kerder Street, Thornlands. Professional Certification Group. (BWP001527)
11. Development Permit issued on 14 August, 2012 for building works approval assessed against the Redlands Planning Scheme for domestic additions at 174 Campbell Road, Sheldon. Mrs M.L. Routledge and Mr S.J. Routledge. (BWP001525)
12. Development Permit issued on 17 August, 2012 for operational works for an advertising device at 241-247 Middle Street, Cleveland. Stradbroke Ferries Limited. (OPW001326)
13. Development Permit issued on 20 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a private swimming pool and fence exceeding 2m height at 2 Pigeon Court, Birkdale. Mr C. Clark. (BWP001531)
14. Development Permit issued on 10 August, 2012 for building works approval assessed against the Redlands Planning Scheme for a private swimming pool at 115 Gramzow Road, Mount Cotton. Apex Certification and Consulting. (BWP001417)
15. Concurrence Agency Response issued on 9 August, 2012 for a small lot house at 31 Bibury Street, Wellington Point. Sutgold Pty Ltd. (BWP001537)
16. Concurrence Agency Response issued on 14 August, 2012 for a dwelling house at 44 Belgrave Road, Russell Island. Adept Building Approvals. (BWP001540)
17. Concurrence Agency Response issued on 20 August, 2012 for a small lot house at 7 Penda Circuit, Victoria Point. Ms Jayshree Khatri. (BWP001539)
18. Concurrence Agency Response issued on 17 August, 2012 for a dwelling house at 65 Kate Street, Macleay Island. KCW Constructions. (BWP001547)

19. Development Permit issued on 22 August, 2012 for building works approval assessed against the Redlands Planning Scheme for domestic additions at 168 Panorama Drive, Thornlands. Mr Owen Batchelor. (BWP001542)
20. Concurrence Agency Response issued on 24 August, 2012 for a dwelling house at 67 Tahlin Drive, Russell Island. Mr John W. Garlick. (BWP001543)
21. Concurrence Agency Response issued on 23 August, 2012 for a small lot house at 15 Riley Peter Place, Cleveland. Javica Pty Ltd. (BWP001549)
22. Concurrence Agency Response issued on 22 August, 2012 for a dwelling house at 15 Meadstone Street, Russell Island. Mr Manfred F. Schirrhofer. (BWP001546)

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

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

That the report be noted.

CARRIED (en-bloc)

15.2.2 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR IMPACT ASSESSMENTS

Datworks Filename: GOV - Development and Community Standards – Delegated Items

Responsible Officer: Bruce Macnee
Group Manager, Sustainable Assessment

Author: Kerri Lee
Business Support Officer, Sustainable Assessment

EXECUTIVE SUMMARY

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

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

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 complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

PURPOSE

The purpose of this report is for Council to note that the following decisions were made under delegated authority – Category 2 – Complying Code Assessments and Minor Impact Assessments. (Category 2 Report)

1. Development Permit issued on 1 August, 2012 for reconfiguration of lots (one into two lots) at 9 Edinburgh Street, Victoria Point. Mr S.B. Morris. (ROL005602)
 2. Development Permit issued on 6 August, 2012 for a material change of use for a small lot house at 13 Penda Circuit, Victoria Point. Bartley Burns Certifiers and Planners. (MCU012889)
 3. Development Permit issued on 6 August, 2012 for reconfiguration of lots (one into two lots) at 71-73 Bunker Road, Victoria Point. Mr L.M. Bax. (ROL005614)
 4. Development Permit issued on 16 August, 2012 for a material change of use for a dwelling house at 11 Beelong Street, Macleay Island. Ms M.A. Godfrey. (MC011707)
-

5. Development Permit issued on 21 August, 2012 for a material change of use to operate a home business at 53 Birkdale Road, Birkdale. Mrs A.M. Abeyasekera. (MCU012839)
6. Development Permit issued on 24 August, 2012 for a material change of use for the purpose of an indoor recreation facility – 24 hour gym at Alexandra Hills Shopping Centre, 71 Cambridge Drive, Alexandra Hills. Mr P. Goodridge. (MCU012838)
7. Development Permit issued on 17 August, 2012 for reconfiguration of lots (one into two lots) at 25 Mill Street, Redland Bay. Mr B.J. Hogan. (ROL005616)
8. Development Permit issued on 10 August, 2012 for reconfiguration of lots (one into four lots) at 150-156 Mooroondu Road, Thorneside. Mr R. Daw and Ms J.A. Batten. (ROL005619)
9. Development Permit issued on 9 August, 2012 for reconfiguration of lots (one into three lots) at 18A Nelson Street, Ormiston. Mr A.W. Michell. (ROL005621)
10. Development Permit issued on 23 August, 2012 for a material change of use to construct a multiple dwelling (x 12) at 43-45 Surman Street, Birkdale. Mr P.M. Impey. (MC012268)
11. Development Permit issued on 17 August, 2012 for a material change of use to construct a multiple dwelling (x 43) at 95-97 Mount Cotton Road, Capalaba. Bindor Development Pty Ltd. (MCU012691)
12. Development Permit issued on 10 August, 2012 for a material change of use to construct a multiple dwelling (x four) at 8 Oaklands Street, Alexandra Hills. Mr R.D.H. Thomson and Ms I.A. Reay. (MCU012788)
13. Development Permit issued on 9 August, 2012 for a material change of use to construct a multiple dwelling x 87 units, commercial office and/or shop x 18 tenancies totalling 900m² at 219-221 Bloomfield Street, Cleveland. RPS. (MCU012368)
14. Negotiated Decision Notice issued on 23 August, 2012 to vary an existing development approval for a mixed use – multiple dwelling x 17, shop and refreshment establishment at 75-99 Gordon Road, Redland Bay. Adendorff J.F. Woodward Holdings Pty Ltd. (MC009613)
15. A Notice agreeing to a change of approval was issued on 22 August, 2012 for a retirement village (apartment building) at 35 Weinam Street, Redland Bay. Tall Trees Corporate Pty Ltd c/- Storey and Castle Planning Pty Ltd. (MC009386)
16. A Notice agreeing to a change of approval was issued on 22 August, 2012 for an aged persons and special needs housing at 35 Weinam Street, Redland Bay. Tall Trees Corporate Pty Ltd c/- Storey and Castle Planning Pty Ltd. (MC010966)
17. A Notice agreeing to a change of approval was issued on 20 August, 2012 for a dwelling house at 371-385 German Church Road, Redland Bay. CJ Homes. (MCU012313)

18. A Notice agreeing to a change of approval was issued on 14 August, 2012 for a dual occupancy at 63 Thornlands Road, Thornlands. Mr K.J. Jensen. (MC011761)
19. A Notice agreeing to a change of approval was issued on 14 August, 2012 for a showroom class B at 39 Southsea Terrace, Macleay Island. Mr J. Porter and Mrs J.A. Coles. (MC009565)
20. A Notice agreeing to a change of approval was issued on 16 August, 2012 for a dual occupancy at 275 Fitzroy Street, Cleveland. Mrs V.I. Demireva and Mr Z.M. Chalakov. (MCU012310)
21. A Notice agreeing to a change of approval was issued on 16 August, 2012 for a dual occupancy at 30 Tramican Street, Point Lookout. Mr M. Robbins. (MC011197)

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

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

That the report be noted.

CARRIED (en-bloc)

15.2.3 CATEGORY 3 - MODERATELY COMPLEX CODE AND IMPACT ASSESSMENTS

Dataworks Filename: GOV - Development and Community Standards – Delegated Items

Responsible Officer: Bruce Macnee
Group Manager, Sustainable Assessment

Author: Kerri Lee
Business Support Officer, Sustainable Assessment

EXECUTIVE SUMMARY

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

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

Category 2 – Complying Code Assessments & Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments;

Category 4 – Major and Significant Assessments

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

PURPOSE

The purpose of this report is for Council to note that the following decisions were made under delegated authority - Category 3 – Moderately Complex Code & Impact Assessments. ([Category 3 Report](#))

1. Development Permit issued on 6 August, 2012 for a material change of use for a Health Care Centre and Shop at 14-16 Brighton Road, Macleay Island. Loukaniko Pty Ltd. (MCU012710)

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

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

That the report be noted.

CARRIED (en-bloc)

15.2.4 APPEALS LIST CURRENT AS AT 3 SEPTEMBER, 2012

Datworks Filename: GOV - Development and Community Standards – Current Appeals

Responsible Officer: Bruce Macnee
Group Manager, Sustainable Assessment

Author: Daniel Zilli
Service Manager, Design and Co-ordination

EXECUTIVE SUMMARY

1.	File Number:	Appeal 1880 of 2008 (SB004758.1A SB004758.1B MC007588)
Applicant:		Heritage Properties P/L
Application Details:		Material Change of Use (residential development) and Reconfiguring a Lot (1 into 35 lots (1A)) and Preliminary Approval affecting a Planning Instrument 268, 278, 296, 310, 332 & 344 Cleveland-Redland Bay Road, Thornlands
Appeal Details:		Applicant appeal against deemed refusal.
Current Status:		Conditions are being reviewed by appellants and Infrastructure Agreements are being finalised.
Hearing Date:		Judgment 12 April 2011. Appeal allowed. Adjourned to 14 September 2012.
2.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant Appeal against refusal.
Hearing Date:		Adjourned for further review 25 October 2012.
3.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works 84-122 Taylor Road, Thornlands
Appeal Details:		Applicant Appeal against refusal.
Hearing Date:		Adjourned for further review 19 September 2012.

4.	File Number:	Appeal 2894 of 2011. (SB004896)
Applicant:		M & D Power
Application Details:		Reconfiguring a Lot (1 into 10 Lots) 18 Mainsail Street, Birkdale
Appeal Details:		Compensation Claim in relation to Council's refusal.
Current Status:		Further negotiations are underway.
Hearing Date:		Adjourned for further review 27 September 2012.

5.	File Number:	Appeal 3788 of 2011. (MC010623)
Applicant:		Karreman Resources P/L
Application Details:		Request to Change Development Approval for Extractive Industry 616-632 West Mt Cotton Rd, Mt Cotton
Appeal Details:		Applicant appeal against part refusal of request for Permissible Change .
Current Status:		Conclave meetings on hold. Without prejudice negotiations underway.
Hearing Date:		Adjourned to 28 September 2012.

6.	File Number:	Appeal 4947 of 2011 (MC011057)
Applicant:		Mulder
Application Details:		Material Change of Use for a Dwelling House 8 Edgewater Place, Lamb Island
Appeal Details:		Applicant appeal against deemed refusal.
Current Status:		Without prejudice meeting held Wed 18/04/2012. Clarification of issues in dispute. Appellant considering alternative design options.
Hearing Date:		Adjourned to date to be fixed.

7.	File Number:	Appeal 5192 of 2011 (MC008414)
Applicant:		Cleveland Power Pty Ltd
Application Details:		Request to Extend Relevant Period for Bio-mass Power Plant and ERA # 17 70-96 Hillview Rd, Mt Cotton
Appeal Details:		Applicant appeal against refusal.
Current Status:		Review being conducted by experts.
Hearing Date:		Listed for review 12 September 2012. Set down for hearing in October 2012.

8.	File Number:	Appeal 342 of 2012 (BWP001388)
Applicant:		Seymour
Application Details:		Building Works for Domestic Outbuilding 309 Esplanade, Redland Bay
Appeal Details:		Applicant appeal against refusal.
Current Status:		Without prejudice negotiations underway.
Hearing Date:		Adjourned to date to be fixed.

9.	File Number:	Appeal 2951 of 2012 (MCU012308)
Applicant:		Magro
Application Details:		Material Change of Use for Shop and Indoor Recreation Facility 51-55 Island Outlook Avenue, Thornlands
Appeal Details:		Submitter appeal against approval.
Current Status:		No action at this stage.
Hearing Date:		No dates set.

10.	File Number:	Appeal 3363 of 2012 (SB004897)
	Applicant:	Heritage Properties P/L
	Application Details:	Material Change of Use (Rural Non Urban to Residential A) and Reconfiguring a Lot 337 & 401-451 Redland Bay Road, Capalaba
	Appeal Details:	Originating application requesting a permissible change
	Current Status:	No action at this stage.
	Hearing Date:	Listed for review 19 September 2012.

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/PlanningandBuilding/PDOnline/Pages/default.aspx>

3. Department of State Development, Infrastructure and Planning (SDIP)

The DSDIP 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/COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

**Moved by: Cr M Elliott
Seconded by: Cr L Hewlett**

That the report be noted.

CARRIED (en-bloc)

15.2.5 AMENDMENTS TO FEES AND CHARGES SCHEDULE 2012-2013

Dataworks Filename:	GOV Fees and Charges Documentation FM Fees and Charges 2012/2013
Attachment:	<u>Amendments to Current Fees and Charges Schedule 2012-2013</u>
Responsible Officer:	Toni Averay General Manager, Environment Planning and Development
Author:	Katie Hunter Senior Advisor, Performance and Governance

EXECUTIVE SUMMARY

Council adopted the 2012-2013 Fees and Charges Schedule at its General Meeting on 27 June 2012.

A number of minor errors, omissions and clarifications have been identified in the Fees and Charges Schedule which need to be corrected. Accordingly, this report seeks approval for the 2012-2013 Fees and Charges Schedule to be amended to reflect these changes. These amendments are detailed in Attachment 1.

PURPOSE

The purpose of this report is to seek Council approval to amend the 2012/2013 Fees and Charges Schedules as detailed.

BACKGROUND

Following Council's adoption of the 2012/2013 Fees and Charges Schedule, a number of items were identified as requiring amendment and/or clarification in the schedule. Further, a number of minor errors and omissions have been identified since Council's adoption of the 2012/2013 Fees and Charges Schedule. These are outlined below.

Amendments to Current Fees and Charges Schedule

The relevant corrections have been identified in the attached table titled Amendments to Current Fees and Charges Schedule 2012-2013 (Attachment 1). These amendments reflect a number of errors or omissions in the original schedule. The document also reflects some areas where fees need clarification. This clarification has been identified following consultation with relevant Department officers and stakeholders. An explanation relevant to each proposed amendment is listed in the 'comments' section of the document.

ISSUES

The adoption of the proposed amendments to the 2012/2013 Fees and Charges Schedule will ensure clarity for Council's customers and reinforce the Department's commitment to customer service.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategy 9.6 - Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels.

FINANCIAL IMPLICATIONS

Overall, there is a negligible impact on the Department's budget bottom line. The proposed changes are detailed in the attached documents:

- Amendments to Current Fees and Charges Schedule 2012-2013 (Attachment 1)

PLANNING SCHEME IMPLICATIONS

There are no implications for the Redlands Planning Scheme.

CONSULTATION

All areas of the Environment, Planning & Development Department were consulted, in particular:

- Group Manager Sustainable Assessment
- Group Manager Community Standards

CONCLUSION

That Council resolve to adopt the revised fees and charges as highlighted in the attached documents.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolve that the proposed changes to the 2012/2013 Fees and Charges Schedule, as detailed in this report and in attachment 1, be adopted and become effective from 20 September 2012.

CARRIED (en-bloc)

15.3 CLOSED SESSION – COMMITTEE DELEGATED AUTHORITY

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item, and following deliberation on this matter, the Committee meeting was again opened to the public.

15.3.1 REQUEST TO CHANGE DEVELOPMENT APPROVAL FOR AN EXTRACTIVE INDUSTRY AT 616-632 WEST MOUNT COTTON ROAD AND 352-362 AND 392-400 AVALON ROAD, MOUNT COTTON

Datworks Filename: Appeal 3788 of 2011 (MC 010623)

Responsible Officer: Bruce Macnee
Group Manager, Sustainable Assessment

Author: Chris Vize
Senior Planning Officer, Design & Coordination

EXECUTIVE SUMMARY

A confidential report from Manager Sustainable Assessment was discussed in closed session.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolve as follows:

1. To use Committee delegated authority for formal decision making in accordance with Section 257 of the *Local Government Act 2009* and Council's resolution of the Post Election Meeting 17 May 2012 (Item 7);
2. The use of delegated authority is justified for the purpose of settling Appeal 3788 of 2011;
3. To instruct its Solicitors to settle the appeal by way of a Consent Order based on the layout plan submitted by the appellant, showing the extent of the quarry footprint and subject generally to the draft conditions attached to this report;
4. To note that the Group Manager, Sustainable Assessment, in accordance with delegated authority will negotiate with the appellant to seek agreement to final conditions of approval for Consent Orders relating to the appeal; and

- 5. That the Officer's Recommendations be adopted and that this report and its recommendations, and the previous reports on this matter, remain confidential pending the final outcome of the appeal.**

CARRIED

DIVISION

FOR: Crs Bishop, Gleeson, Beard, Talty, Hewlett, Edwards, Williams, Hardman, Ogilvie and Elliott

AGAINST: Cr Boglary

COUNCIL RESOLUTION

Moved by: Cr M Elliott

Seconded by: Cr M Edwards

That the Committee Resolution be noted.

CARRIED

16 MAYORAL MINUTES

Nil.

17 ITEM DEFERRED FROM GENERAL MEETING 29 AUGUST 2012**17.1 CITY SERVICES****17.1.1 PARKING RESTRICTIONS IN CLEVELAND****Datworks Filename:** RTT: Public Response – Complaints - Parking**Attachments:** [General Meeting Minutes 10 March 2004
Cleveland CBD Parking Guide with Number of
Parking Spaces per Location](#)**Responsible Officer:** Murray Erbs
Group Manager City Infrastructure**Author:** Abdish Athwal
Senior Engineer Traffic & Transport Planning

EXECUTIVE SUMMARY

At the General Meeting of 29 February 2012, item 19.1.1 urgent business - Council resolved: *“That a report be brought to Council regarding parking restrictions in Cleveland with the view of easing those restrictions”*.

TTM Consulting Pty Ltd finalised Cleveland CBD Parking Study in November 2003 and a report went to The General meeting March 2004 (see Attachment 1).

Internal stakeholders have indicated city business and traders have had complaints from customers that the 2 and 3 hour parks limits in various areas do not allow enough time to go about their business and return to their vehicles within 2 hours. In particular this referred to Bloomfield Street and Doig Street, and especially for the elderly.

It is recommended that: Council resolve for: (option 2) That Council’s Business and Tourism Support Unit consult with businesses/traders within the Cleveland CBD

PURPOSE

The purpose of this report is to provide advice and recommendation to the Council resolution requesting that a report be bought to Council regarding parking restrictions in Cleveland with a view to easing those restrictions.

BACKGROUND

At the General Meeting of 29 February 2012, item 19.1.1 urgent business - Council resolved:

“That a report be brought to Council regarding parking restrictions in Cleveland with the view of easing those restrictions”.

The minutes of the 29 February 2012 General Meeting do not give any more background as to the reason for this request.

In 2003 Council engaged TTM Consulting Pty Ltd to undertake a parking study relating to the Cleveland CBD and a report was finalised in November 2003. The findings and recommendations were presented in a workshop to Council on 15

December 2003. Reports were presented to the Planning and Policy Committee meeting and the General Meeting 10 March 2004 (see Attachment 1).

From the above mentioned reports Council produced a Cleveland CBD Parking Guide which has been updated over time with the current revision being August 2011. This plan has been amended to show current parking allocations in the CBD area indicated by numbers in a red circle as shown in Attachment 2.

Cleveland CBD currently has 2088 parking spaces which comprise 1298 off-street and 790 on-street parking spaces. The 1298 off-street parking spaces consist of 696 all day parking, 448 three hour parking, 151 two hour parking, 3 one hour parking. The 790 on-street parking spaces consist of 318 all day parking, 13 four hour parking, 60 three hour parking, 367 two hour parking, 16 half hour parking, 10 quarter hour parking and 6 ten minute parking.

ISSUES

Recent discussions with internal stakeholder have revealed that their consultations with city business and traders have indicated:

- Cleveland Village Traders Association has revealed that they have issues with the parking limits in various areas, Doig Street and in particular Bloomfield Street. Their customers have complained that 2 and 3 hour parks are not long enough to go about their business and return to their vehicle within 2 hours, especially for the elderly.
- Stockland Centre Management have revealed that:
 - They have received numerous customer complaints about the time limit. Many have received fines in either the main street or in the council car park beside the centre;
 - Customers are upset and angry and state they will shop elsewhere;
 - If customers wish to have a hair/beauty treatment + shopping, the time limits available are insufficient.
- Shop keepers would like to have 4 hr parking spaces available. Whilst others would like the shorter time frames to stay, as drop in drop out zones.
- Conversely, longer parking times could attract greater usage by CBD employed staff blocking availability to commercial customers.

These issues can be addressed as part of the consultation and the possible trial that could follow.

The requests and issues being raised are the reversal of section 2.2 (a) of March 2004 General Meeting resolution, (Attachment 1).

RELATIONSHIP TO CORPORATE PLAN

5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of

urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.8 Plan and advocate to connect the city's communities with improved public transport including a road, ferry, cycling and walking network that provides safe and efficient movement within the city and the region and supports physical activity; and promote efficient and environmentally responsible private transport

FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of options 1 or 2.

Option 3 – would have a cost associated with manufacture and installation of new signage and its removal after completion of the trial. Estimated cost of \$65.00 per sign location which, depending on the selected trial zone costs, could be in the order of \$5000.

Option 4 - To review the Cleveland CBD Parking Study (2003) is \$50,000 indicative cost.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment 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

- Business and Tourism Support Unit
- City Planning and Environment Group
- Strengthening Communities Unit, Community Development Section
- Local Laws Unit, Community Standards Group
- Division 2 Councillor has been consulted.

OPTIONS

1. Do nothing – retain the existing parking conditions
2. Council's Business and Tourism Support Unit consult with stakeholders including businesses/traders within the Cleveland CBD to determine the optimum time limits to support the local Cleveland CBD economy
3. Carry out a trial to ascertain the effects of extending the 2 and 3 hour on-street parking zones to 4 hours parking along Bloomfield, Middle and Doig Streets after consultation with stakeholders including businesses/traders within the Cleveland CBD
4. Engage a consultant to carry out a review of the July 2003 Cleveland Parking Study

PREFERRED

That Council resolve that the Business and Tourism Support Unit consult with stakeholders including businesses/traders within the Cleveland CBD to determine the optimum time limits to support the local Cleveland CBD economy.

ALTERNATIVE

That Council engage a consultant to carry out a review of the July 2003 Cleveland Parking Study

OFFICER'S RECOMMENDATION

That Council resolve that the Business and Tourism Support Unit consult with stakeholders including businesses/traders within the Cleveland CBD to determine the optimum time limits to support the local Cleveland CBD economy.

COMMITTEE RECOMMENDATION

That Council resolve to carry out a six-month trial to ascertain the effects of extending the 2 hour on-street parking zones to 3 hours along Bloomfield, Middle and Doig Streets, including consultation with stakeholders within the Cleveland CBD.

COUNCIL RESOLUTION OF 29 AUGUST 2012

Moved by: Cr M Elliott

Seconded by: Cr J Talty

That this item be deferred to the September General Meeting, scheduled for 19 September 2012, to allow further discussion.

CARRIED

COUNCIL RESOLUTION

Moved by: Cr A Beard

Seconded by: Cr M Edwards

That Council resolve to carry out a six-month trial to ascertain the effects of extending the 2 hour on-street parking zones to 3 hours along Bloomfield, Middle and Doig Streets, including consultation with stakeholders within the Cleveland CBD.

CARRIED

18 DIRECT TO COUNCIL REPORTS**18.1 REDLAND WATER & REDWASTE****18.1.1 DECLARE OBSOLETE - CORPORATE POLICY POL-3092 ALLCONNEX WATER & WASTEWATER CHARGES – COUNCIL FUNDED CONCESSIONS**

Dataworks Filename: WW Policy Review
WS Policy Review

Attachment: [POL-3092](#)

Responsible Officer: Gary Soutar
General Manager Redland Water & RedWaste

Author: Hayley Morton
Project Coordinator

EXECUTIVE SUMMARY

At its General Meeting of 30 May 2012, Council resolved that Redland Water would review its policies by 30 June 2013.

Stage one of this review has identified that an Allconnex policy which was novated (as part of the water reintegration process) as Corporate Policy POL-3092, Allconnex Water & Wastewater Charges – Council funded concessions, conflicts with 2 of Redland Water's reinstated policies which were adopted at the same general meeting.

It is therefore necessary to declare Corporate Policy POL-3092 obsolete.

PURPOSE

To declare Corporate Policy POL-3092 Allconnex Water & Wastewater Charges – Council funded concessions obsolete.

BACKGROUND

At its General Meeting of 30 May 2012, Council resolved that Redland Water would review its policies by 30 June 2013.

Stage one of this review has identified that an Allconnex policy which was novated (as part of the water reintegration process) as Corporate Policy POL-3092, Allconnex Water & Wastewater Charges – Council funded concessions, conflicts with 2 of Redland Water's reinstated policies which were adopted at the same general meeting.

To minimise confusion and until the current policy review is completed, Redland Water deems it necessary to declare POL-3092 obsolete.

ISSUES

Not declaring this policy obsolete could lead to some confusion with interpretation of the current policies.

RELATIONSHIP TO CORPORATE PLAN

9. An efficient and effective organisation

Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way

9.11 Develop and improve systems to support modern and flexible delivery of services

FINANCIAL IMPLICATIONS

There are no financial implications impacting Council as a result of this report.

PLANNING SCHEME IMPLICATIONS

The City Planning & Environment Group was not consulted as the outcome of recommendations in this report would not result in future amendments to the Redlands Planning Scheme.

CONSULTATION

The following were consulted:

- General Manager Corporate Services, Redland City Council;
- Group Manager Financial Services, Redland City Council
- Service Manager Revenue & Cash Management, Redland City Council.

OPTIONS

That Council resolve to declare Corporate Policy POL-3092, Allconnex Water & Wastewater Charges – Council funded concessions obsolete.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolve to declare Corporate Policy POL-3092, Allconnex Water & Wastewater Charges – Council funded concessions obsolete.

CARRIED

19 URGENT BUSINESS WITHOUT NOTICE

Nil

20 CLOSED SESSION**20.1 CITY SERVICES****20.1.1 EXPRESSION OF INTEREST (EOI) PERMIT TO OCCUPY/LEASE OF THE FORMER SCOUT HALL, 38A WILLIAM STREET ALEXANDRA HILLS**

Datworks Filename: FM Tendering

Responsible Officer: Lex Smith
Manager City Spaces

Author: Gail Widrose
Manager Procurement Operations

EXECUTIVE SUMMARY

A confidential report from Manager City Spaces was presented to Council for consideration.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr M Elliott
Seconded by: Cr W Boglary

That Council resolve as follows:

1. **To rescind its resolution of the General Meeting (Item 15.1.3 refers), made under delegated authority, and resolve as follows:**
 - a) **Agree to the surrender of the lease from the Scout Association of Australia;**
 - b) **Note the issues highlighted in this report and provide in-principle support for a conditional "Permit to Occupy" to Men's Shed Partnership Group for construction and/or demolition of the Alexandra Hills Scout Hall; and**
2. **That this report remains confidential until final resolution is made in this matter, and any "commercial in confidence" information in this matter remains confidential.**

CARRIED

21 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 10.30am.

Signature of Chairperson: _____

Confirmation date: _____
