

Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday 28 July 2010

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

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1 DECLARATION OF OPENING

The Mayor declared the meeting open at 4.00pm and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets. The Mayor also paid Council's respect to their elders, past and present.

2 DEVOTIONAL SEGMENT

Pastor Richard Kingham, Member of the Ministers' Fellowship, lead Council in a brief devotional segment.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

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

EXECUTIVE LEADERSHIP GROUP:

Mr G Stevenson PSM	Chief Executive Officer
Mr N Clarke	General Manager Governance
Mr G Photinos	Acting General Manager Planning & Policy
Mr M Drydale	General Manager Corporate Services
Mr L Smith	Acting General Manager Customer Services
Mrs T Averay	General Manager Development & Community Standards

MINUTES:

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

4.1 GENERAL MEETING MINUTES 30 JUNE 2010

Moved by: Cr Townsend

Seconded by: Cr Murray

That the minutes of the General Meeting held on 30 June 2010 be confirmed.

CARRIED

4.2 SPECIAL MEETING MINUTES 16 JULY 2010

Moved by: Cr Bowler

Seconded by: Cr Elliott

That the minutes of the Special Meeting held on 16 July 2010 be confirmed.

CARRIED

5 MATTERS OUTSTANDING FROM PREVIOUS GENERAL MEETING MINUTES

5.1 REPORT FROM CHIEF EXECUTIVE OFFICER

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

5.1.1 SMBI RESIDENTIAL LOTS OVER 500 SQUARE METRES

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

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

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

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

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

5.1.3 TRAFFIC HANDLING – MOUNT COTTON ROAD, CAPALABA

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

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

5.1.4 REDLANDS PLANNING SCHEME – PROPOSED AMENDMENTS

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

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

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

5.1.5 ON-SITE SEWERAGE MONITORING PROGRAM

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

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

5.1.6 URBAN KOALA LINKAGE

At the General Meeting on 30 June 2010, Council resolved that officers investigate and bring back a report to Council, for the purchase of at least one block of land in Thorne Road, Birkdale to form a koala linkage between Thorne Road and Roger Street, to support the urban koalas in Mary Street.

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

5.1.7 TRAFFIC AND PEDESTRIAN HAZARDS WELLINGTON POINT

At the General Meeting on 30 June 2010, Council resolved that a report be presented to the Planning and Policy Committee regarding the current status and outlook for implementation of options to address traffic and pedestrian hazards in the Wellington Point business Centre, Main and Birkdale Roads.

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

6 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING

Moved by: Cr Murray
Seconded by: Cr Henry

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

CARRIED

- Ms G Nemeth, of Macleay Island, addressed Council in relation to asbestos issues on Macleay Island.
- Ms B Taylor, of Thornlands, addressed Council in relation to Item 13.2.6.
- Mr B Paddison, of Russell Island and Secretary/Treasurer of the Moreton Bay Combined Island Association, addressed Council in relation to Governance issues.

MOTION TO RESUME MEETING

Moved by: Cr Murray
Seconded by: Cr Elliott

That the meeting proceedings resume.

CARRIED

7 PETITIONS/PRESENTATIONS

7.1 PETITION (DIVISION 3) FEEDING OF WILD BIRDS ON RESIDENTIAL PROPERTIES

Moved by: Cr Henry
Seconded by: Cr Townsend

That the petition, which reads as follows, not be received.

“Petition from residents requesting that Council introduce a law to make feeding of wild birds on residential properties within Redland City illegal. The

State Department of Environment and Resource Management (DERM) has advised it is possible for a local government to make a law on this issue. DERM does not support the feeding of wildlife. Excessive feeding is a nuisance due to noise, odour and public health issues.”

CARRIED

8 MOTION TO ALTER THE ORDER OF BUSINESS

Nil.

9 MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST

9.1 MATERIAL PERSONAL INTEREST

ITEM 12.1.5 – *Amendment to Land Management Plan for the North Stradbroke Island Holiday Parks:*

Cr Townsend declared a material personal interest in item 12.1.5 – see item for details.

9.2 CONFLICT OF INTEREST

ITEM 11.3.3 – *Leasing Policy*

- Crs Burns, Reimers, Elliott, Townsend, Hobson, Williams, Boglary, Ogilvie, Henry, Bowler and Murray declared a conflict of interest in Item 11.3.3 – see item for details.

ITEM 13.2.6 – *23/10 Investigation Report under Section 501E of the Local Government Act 1993.*

- Crs Burns, Reimers, Elliott, Townsend, Hobson, Williams, Boglary, Ogilvie, Henry, Bowler and Murray declared a conflict of interest in item 13.2.6 – see item for details.

ITEM 13.2.7 – *24/10 Investigation Report under Section 501E of the Local Government Act 1993.*

- Crs Burns & Townsend declared a conflict of interest in item 13.2.7 – see item for details.

ITEM 13.2.8 – *28/10 Investigation Report under Section 501E of the Local Government Act 1993.*

- Crs Townsend, Bowler and Burns declared a conflict of interest in item 13.2.8 – see item for details.

ITEM 16.1.1 – *Notice of Motion (Cr Burns) – SMBI Community Advisory Committee Appointment of Members*

- Crs Townsend, Murray, Bowler and Hobson declared a conflict of interest in item 16.1.1 – see item for details.

10 DEVELOPMENT & COMMUNITY STANDARDS

10.1 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 6/7/2010

[Development & Community Standards Committee Minutes 6/7/2010](#)

The Development & Community Standards Committee resolutions of 6 July 2010 are presented to Council for noting.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Elliott

That the Development & Community Standards Committee Minutes of 6 July 2010 be received and resolutions noted.

CARRIED

10.1.4 ASSESSMENT OF THE FEE INCREASE IN THE 2010 – 2011 BUDGET FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE ON THE SOUTHERN MORETON BAY ISLANDS

Dataworks Filename: GOV- D&CS Committee Reports for Noting

Attachments: [Sustainable Assessment Fees and Charges 2010-2011](#)
[Building & Plumbing Services Fees and Charges 2010-2011](#)
[Accelerated DA SMBI Dwelling House Fact Sheet](#)

Responsible Officer Name: Toni Averay
General Manager, Development and Community Standards

Author Name: Bruce Macnee
Group Manager, Sustainable Assessment

EXECUTIVE SUMMARY

This report has been prepared at the request of Councillor Burns who has expressed concern about the increase in fees applicable to material change of use applications for Dwelling Houses on the Southern Moreton Bay Islands (SMBI). The Sustainable Assessment Group of the Development and Community Standards Department undertook a significant review of their fees and charges in preparation for the 2010-2011 Budget. The purpose of the review was to develop a streamlined, more equitable and more user-friendly format. To achieve this outcome, land uses were grouped together under one fee according to common assessment and workload criteria. Consistent with this theme, Dwelling House SMBI was grouped together with



Redland
CITY COUNCIL

MINUTES

DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE MEETING

Tuesday 06 July 2010

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



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

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

DECLARATION OF OPENING

Cr Townsend declared the meeting open at 10.00am.

RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Committee Membership:

Cr B Townsend	Chair and Councillor Division 5
Cr M Hobson PSM	Mayor
Cr C Ogilvie	Councillor Division 2
Cr D Henry	Councillor Division 3
Cr J Burns	Councillor Division 4
Cr T Bowler	Councillor Division 6
Cr M Elliott	Deputy Mayor and Councillor Division 7
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10 – entered at 10.03am

Committee Manager:

Mrs T Averay General Manager Development & Community Standards

Officers

Mr G Stevenson PSM	Chief Executive Officer
Mr B Macnee	Manager Sustainable Assessment
Mrs J Saunders	Senior Planner Project Manager Development Assessment

Minutes:

Mrs J Parfitt Corporate Meetings & Registers Team Leader

APOLOGY

Cr W Boglary, Councillor Division 1

RECEIPT AND CONFIRMATION OF MINUTES

Moved by: Cr Reimers
 Seconded by: Cr Elliott

That the minutes of the Development & Community Standards Committee meeting of 22 June 2010 be confirmed.

CARRIED

PUBLIC PARTICIPATION AT MEETING

Moved by: Cr Henry
Seconded by: Cr Hobson

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

CARRIED

- Mr B Paddison, Secretary/Treasurer of the Moreton Bay Combined Lions Association addressed Council in relation to MCUs on the Southern Moreton Bay Islands.

MOTION TO RESUME MEETING

Moved by: Cr Elliott
Seconded by: Cr Bowler

That the proceedings of the meeting resume.

CARRIED

MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST

Nil

MOTION TO ALTER THE ORDER OF BUSINESS

It was noted that Item 2.1 (as listed on the agenda) - *Amendment to General Council Policy Planning Scheme Policy 3 Contributions and Security Bonding – Chapter 8 – Stormwater Mainland* - had been withdrawn.

Cr Murray left the meeting at 10.05am during public participation and returned at 10.08am during discussion on Item 1.1.

Cr Williams left the meeting at 10.32am and returned at 10.33am during discussion on Item 1.4.

Cr Elliott left the meeting at 10.39am and returned at 10.42am during discussion on Item 1.4.

Cr Ogilvie left the meeting at 11.05am during closed session.

1 DEVELOPMENT & COMMUNITY STANDARDS

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

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

EXECUTIVE SUMMARY

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

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

A total of 97 Building and Plumbing Applications were dealt with during the period 7 June to 18 June, 2010.

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

PURPOSE

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

1. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (open carport) at 94 Starkey Street, Wellington Point. The Certifier Pty Ltd. (BW001143)
2. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (shed) at 7 Albert Street, Redland Bay. Mr A.E.D. Schneider. (BW001145)
3. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (garage) at 8 Wirilda Court, Capalaba. Titan Enterprises (Qld) Pty Ltd. (BW001153)
4. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (detached shed) at 1 Kefford Street, Wellington Point. Mr G.K. Russell. (BW001151)
5. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions at 192 Pioneer Road, Sheldon. Architectural Design and Drafting. (BW001160)

6. Development application for building works approval assessed against the Redlands Planning Scheme for domestic additions and a domestic outbuilding at 9 Catherine Street, Birkdale. Mr G.A. and Mrs L.A. Hyde. (BW001149)
7. Development application for building works approval assessed against the Redlands Planning Scheme to construct a swimming pool at 68 Queens Esplanade, Thorneside. Malibu Pools. (BW001150)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Bowler

That the report be noted.

CARRIED

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

1.2 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS

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

EXECUTIVE SUMMARY

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

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

The applications detailed in this report have been assessed under Category 2 criteria - defined as follows:

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

PURPOSE

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

1. Development application for a material change of use for a dwelling house at 36-38 Taylor Street, Russell Island. Mr P. and Mrs M.E. Rollison. (MC012116)
2. Development application for a material change of use for a dwelling house at 14 Poplin Place, Mount Cotton. Mr B.J. Giovinazzo. (MC012141)
3. Development application for a material change of use for a dwelling house at 60 Tageruba Street, Coochiemudlo Island. The Certifier Pty Ltd. (MC012078)
4. Development application for a material change of use for a small lot house at 484 Old Cleveland Road East, Birkdale. Mr M.L. and Mrs C.M. Bunce. (MC011976)
5. Development application for a material change of use for a small lot house at 24 George Street, Ormiston. Mr G.R. McHenry. (MC012119)
6. Development application for a material change of use for a small lot house at (proposed Lot 20) 23 Coburg Street East, Cleveland. Heisig Contrusctions (QLD) Pty Ltd. (MC012099)
7. Development application for a material change of use for a small lot house at (proposed Lot 21) 23 Coburg Street East, Cleveland. Heisig Contrusctions (QLD) Pty Ltd. (MC012100)

8. Development application for a material change of use for a small lot house at 3 Houghton Close, Thornlands. Hallmark Homes Pty Ltd. (MC012085)
9. Development application for a material change of use to establish a mixed use development (apartment building, vehicle parking station and refreshment establishment) at 4 Masters Avenue, Victoria Point. Mr P.M. Impey. (MC011400)
10. Development application for reconfiguration of lots (one into two lots) at 15 George Thorn Drive, Thornlands. Sutgold Pty Ltd. (SB005477)
11. Development application for reconfiguration of lots at 484 Old Cleveland Road East, Birkdale. Mr M.L. and Mrs C.M. Bunce. (SB005457)
12. Development application for reconfiguration of lots (one into four lots) at 37-39 David Street, Thorneside. East Coast Surveys Pty Ltd. (SB005445)
13. Development application for a combined reconfiguration of lots and material change of use at 119 Bunker Road, Victoria Point. Steve Cooper and Associates. (SB005372 / MC011236)
14. Application to change a condition of an existing development approval for a reconfiguration of lots at 8 Princess Street, Cleveland. Mr J.S. Warbrick. (SB005428)
15. Application for a request to extend the currency period and a permissible change application for an existing development approval for a material change of use to construct a multiple dwelling (x 2) at 1-3 Chestnut Crescent, Victoria Point. (MC009146)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Reimers

That the report be noted.

CARRIED

1.3 CURRENT APPEALS LIST AS AT 18 JUNE 2010**Datworks Filename: GOV-DAC Appeals List****Responsible Officer Name: Bruce Macnee
Group Manager, Sustainable Assessment****Author Name: Anne-Maree Sankey
Administration Officer****EXECUTIVE SUMMARY**

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
1. WD	SB351901 Appeal 2884 of 1998.	Sabdoen Pty Ltd Point O'Halloran Road, Victoria Point.	Claim against zoning amendment.	Matter adjourned to date to be fixed.	Compensation
2. MR	MC009414 Appeal 1167 of 2007. Received April 2007.	AJ & CL Dowley -v- RSC, 20 Emerson Street, Russell Island.	Application for dwelling house on Residential A lot.	Adjourned to 8 July 2010 for Further Review.	Applicant appeal against Condition 1 of Negotiated Decision.
3. AV	SB005137 Appeal 1034 of 2008. Received April 2008.	Harridan P/L -v- RCC. 46-48 Muller Street, Redland Bay.	Application for MCU and reconfiguration into 62 allotments.	Set down for Hearing 21 & 22 June 2010.	Applicant Appeal against preliminary approval.
4. JS	MC010498 Appeal 1740 of 2008. Received July 2008.	KCY Investments (No 2) P/L -v- RCC 7 Samarinda Drive, Point Lookout.	Application for dwelling house.	Adjourned to date to be fixed.	Applicant appeal against refusal.
5. AV	SB004758.1A SB004758.1B MC007588 Appeal 1880 of 2008. Received July 2008.	Heritage Properties P/L & Ausbuild P/L - v- RCC 268, 278, 296, 310, 332 & 344 Cleveland-Redland Bay Road, Thornlands.	Application for MCU (residential development) and reconfiguration into 34 lots (1A) and 25 lots (1B).	Adjourned for Further Review 6 August 2010. Set down for Hearing September 2010 pool.	Applicant appeal against deemed refusal.

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

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
12. AW	MC010645 Appeal 1615 of 2009. Received June 2009.	HJ & HM Harrison – v- RCC 68-80 Kinross Road, Thornlands.	Application for temporary vehicle depot.	No date set.	Applicant Appeal against refusal.
13. AW	MC010715 Appeal 1963 of 2009-07-28 Received July 2009.	JT George Nominees P/L –v- RCC Cnr Taylor Rd & Woodlands Dve, Thornlands.	Application for preliminary approval for MCU for neighbourhood centre, open space and residential uses (pursuant to a concept master plan).	No date set.	Applicant Appeal against refusal.
14. AW	MC011526 Appeal 2194 of 2009 Received August 2009.	Ken Ryan & Assoc – v- RCC 41 Tramican Street, Point Lookout	Application for Dwelling House.	No date set.	Applicant Appeal against refusal.
15. AW	MC009598 Appeal 2271 of 2009. Received August 2009.	J G Clissold as Trustee –v- RCC 11-15 Nicholas Street, Russell Island	Application for Child Care Centre.	Adjourned for Further Review 29 July 2010.	Applicant Appeal against refusal.
16. AW	MC011579 Appeal 2345 of 2009. Received August 2009.	S Maller & Y Allayban –v- RCC 9 Piccaninny Street, Macleay Island	Application for Dwelling House.	No date set.	Applicant Appeal against refusal.
17. AW	MC011745 Appeal 3296 of 2009. Received November 2009.	S Mergler –v- RCC 106 Beelong Street, Macleay Island	Application for Dwelling House.	Listed for Review 12 August 2010.	Applicant Appeal against conditions of approval.
18. AW	MC010225 Appeal 3391 of 2009. Received December 2009.	M Parsons –v- RCC 65 Coondoorroopa Drive, Macleay Island	Application for Dwelling House.	Adjourned for Further Review 30 June 2010.	Applicant Appeal against conditions of approval.
19. JS	MC011322 Appeal 3566 of 2009. Received December 2009.	Casagrande Investments Pty Ltd –v- RCC 537-547 Redland Bay Road, Victoria Point	Application for Multiple Dwelling (13 units)	Hearing adjourned to 13 August 2010.	Applicant Appeal against refusal.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
20. JS	MC009585 Appeal 290 of 2010. Received January 2010.	HIB Investments P/L -v- RCC 2-6 School of Arts Rd, Redland Bay	Application for mixed use development (shops, showroom class A, refreshment establishment)	No date set.	Application Appeal against refusal.
21. JS	MC011141 Appeal 1052 of 2010. Received April 2010.	Florina Pty Ltd -v- RCC 241-259 Boundary Road, Thornlands	Application for development permit to extend existing flower farm.	No date set.	Applicant Appeal against conditions of approval.

Information on appeals may be found as follows:

1) Planning and Environment Court

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

2) Redland City Council

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

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

3) Department of Infrastructure and Planning (DIP)

The DIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) that may be searched for past appeals and declarations heard by the Planning and Environment Court. The database contains:

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

OFFICER'S RECOMMENDATION/ COMMITTEE RESOLUTION

Moved by: Cr Hobson

Seconded by: Cr Ogilvie

That the report be noted.

CARRIED

1.4 ASSESSMENT OF THE FEE INCREASE IN THE 2010 – 2011 BUDGET FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE ON THE SOUTHERN MORETON BAY ISLANDS

Datworks Filename: GOV- D&CS Committee Reports for Noting

Attachments: [Sustainable Assessment Fees and Charges 2010-2011](#)
[Building & Plumbing Services Fees and Charges 2010-2011](#)
[Accelerated DA SMBI Dwelling House Fact Sheet](#)

Responsible Officer Name: Toni Averay
General Manager, Development and Community Standards

Author Name: Bruce Macnee
Group Manager, Sustainable Assessment

EXECUTIVE SUMMARY

This report has been prepared at the request of Councillor Burns who has expressed concern about the increase in fees applicable to material change of use applications for Dwelling Houses on the Southern Moreton Bay Islands (SMBI). The Sustainable Assessment Group of the Development and Community Standards Department undertook a significant review of their fees and charges in preparation for the 2010-2011 Budget. The purpose of the review was to develop a streamlined, more equitable and more user-friendly format. To achieve this outcome, land uses were grouped together under one fee according to common assessment and workload criteria. Consistent with this theme, Dwelling House SMBI was grouped together with Dwelling Houses proposed across the City, together with Display Dwelling, Caretakers Dwelling and Small Lot House.

The code assessable fees in the 2009-2010 Budget ranged from \$998.20 for a Dwelling House SMBI to \$2247.00 for a Dwelling House – Point Lookout. However, the majority of house fees were \$1,498.00. It was determined that a fee of \$1,500.00 accurately reflected the cost to Council of processing these types of application, resulting in an increase in the SMBI assessment fees. It is noted that the fees for development inspections (operational works, building and plumbing) were similarly rationalised in the 2010-2011 Budget.

PURPOSE

The purpose of this report is to inform the Council about the reasons for increasing the MCU fee for Dwelling Houses in the SMB Islands.

BACKGROUND

The 2010-2011 Budget was adopted by Council on 25 June 2010. The Fees and Charges, included in the Budget, set a fee of \$1,500.00 for a material change of use (MCU) for a Dwelling House, located on the SMBI. Councillor Burns requested, at the General Meeting on 30 June 2010:

“That a report be presented to the next Development & Community Standards Committee in relation to how the fee increase came about to be a 50% (plus) increase for the Southern Moreton Bay Island MCU applications.”

ISSUES

The application fee for a code assessable MCU was set at \$1,500.00 in the 2010-2011 Budget. This represents an increase of \$501.80 over the previous budget (50%). The fee was significantly lower, in the 2009-2010 Fees and Charges, than the fee for Dwelling House (\$1,498.00) and Dwelling House – Point Lookout Residential (\$2,247.00) – and lower than Caretakers Dwelling, Display Dwelling and Small Lot House (all \$1,498.00). The inequity between these fees, for applications that require similar assessment, was difficult to justify, particularly when the cost of a site visit to the SMBI is higher than mainland destinations. It is noted that most of the inspection fees (operational works, building and plumbing) in the 2009-2010 Budget were set higher for SMBI and Stradbroke Island inspections than those for the mainland, presumably acknowledging this fact. In fact the combined cost of developing a house on the SMBI (application and inspection fees) is likely to be similar to the same type of development on the mainland. Refer to the table below:

Comparative Inspection Fees – 2009-2010 Budget

<i>Inspection Type</i>	<i>Mainland</i>	<i>SMBI</i>	<i>Stradbroke Island</i>
Development Works	\$137.00	\$188.00	188.00
Building	\$135.00	\$165.00	\$195.00
Council as private certifier	\$215.00	\$245.00	\$275.00
Compliance Certification P&D	\$99.00	\$125.00	\$156.00
FINAL P&D	\$182.00	\$198.00	\$239.00
Building Management Statement	\$493.00	\$788.00	\$788.00

It was determined that, consistent with the theme of rationalising and simplifying the fee schedule, there should be no discrimination between the fees applying to the islands and those applying to the mainland. Accordingly, a fee of \$1,500.00 was set for all single dwelling house applications, regardless of where they were located. It is considered that the fee is appropriate for code assessable applications, noting that dwelling houses on residential sites that are not affected by overlays are made exempt by the Sustainable Planning Act 2009. By way of comparison, Gold Coast City Council has a fee of \$1,448.00 for a code assessable MCU for a dwelling house, Ipswich \$1,460.00 and Brisbane \$1,260.00. Similarly, a standard inspection fee of \$200.00 was set in the 2010-2011 Budget for the Sustainable Assessment Group.

The General Manager of Development and Community Standards presented a Summary of Changes with regard to the Sustainable Assessment Group fees and charges, to the Budget Workshop on 11 May 2010 and the Plumbing Services fees and charges on 12 May 2010 (Refer to Attachments 1 and 2). The summary talks about '*reducing the overall number of fees by grouping like fees into categories (this applies to similar land uses, overlays and inspections)*' and '*rationalising the fee amounts into a smaller number of easily remembered and calculated quantum*'. The concept of standardising fees across the City was discussed in relation to planning fees at the workshops and the notes regarding the building fees make specific reference to "a standardised flat fee" for inspections across the City.

It must also be noted that the SMBI residents continue to have a discount that is not available to Mainland residents applying for a dwelling house at this time, namely the Accelerated DA SMBI Dwelling House process as outlined in the Fact Sheet available online and at Council's Customer Service Centres (Refer Attachment 3). In effect SMBI applications that meet the criteria gain a 25% discount. This can be used in conjunction with the electronic Smart eDA portal available to both SMBI and Mainland residents, which attracts a 10% discount on the application fee. If an applicant takes advantage of these two discounts, the fee will be reduced to \$1,012.50 and the application will be processed in 5-10 days.

It is acknowledged that these discounts, along with a 25% discount for well made applications which applied to all applications except SMBI houses, were available in the previous fee schedule but only after 4 January, 2009. A significant difference occurred in December 2009 when the Sustainable Planning Act 2009 (SPA) introduced exempt development for residential sites not affected by overlays. This change reduced the number of residential sites required to undertake a planning assessment for a house. Because of this and other changes to SPA, the "well made" rebate, which offered a 25% discount for locations other than SMBI, was not included in the 2010-2011 Budget. The net effect of these changes is that the application fee for a house on SMBI can be as low as \$1,012.20 whereas the lowest fee available for houses elsewhere is \$1,350.00.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term viability of the council and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

It is considered that the 2010/2011 fee for code assessable SMBI dwelling house applications more accurately reflects the cost of assessing these applications.

CONSULTATION

The report was prepared in consultation with business support staff of the Financial Services Group.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr Elliott
Seconded by: Cr Reimers

That Council resolve to note the report.

CARRIED

A division was called for.

Crs Ogilvie, Henry, Hobson, Bowler, Elliott, Reimers and Townsend voted in the affirmative.

Crs Williams, Murray and Burns voted in the negative.

Cr Boglary was absent from the meeting.

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

2 CLOSED SESSION

MOTION TO CLOSE MEETING

Moved by: Cr Henry
Seconded by: Cr Williams

That the meeting be closed to the public under section 72 (1) of the *Local Government (Operations) Regulation 2010* to discuss the following item:

2.1 *Development & Community Standards Discounts and Rebates*

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

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

CARRIED

MOTION TO REOPEN MEETING

Moved by: Cr Bowler
Seconded by: Cr Williams

That the meeting be again opened to the public.

CARRIED

2.1 DEVELOPMENT AND COMMUNITY STANDARDS DISCOUNTS AND REBATES

Datworks Filename: GOV – Development & Community Standards Reports for Noting

Attachments: [Fee Waivers and Discounts for the Lodgement of Development Applications](#)
[Briefing Note - Revised Discount Provisions for Development and Community Standards](#)

Responsible Officer Name: Toni Averay
General Manager, Development and Community Standards

Author Name: Toni Averay
General Manager, Development and Community Standards

EXECUTIVE SUMMARY

On 25 November 2009, a Council resolution approved a number of set discounts and rebates. This was in response to Internal Audit recommendations to provide improved accountability and transparency in consideration of any discounts. The attached document, *Revised Discount Provisions for Development and Community Standards* outlines the approved discounts and rebates effective for applications lodged from 4 January 2010.

As part of this resolution, the General Manager Development and Community Standards was authorised to approve requests to reduce the development application fee when a strict application of the schedule fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set.

The attached guideline, *Fee Waivers and Discounts for the Lodgement of Development Applications*, documents the process which Redland City Council currently undertakes to manage, approve and record all requests for fee reductions applicable in the Development and Community Standards Department.

Registers are used to record the fee waivers and discounts applicable. It is the responsibility of the Group Manager and the General Manager to ensure registers are maintained.

PURPOSE

Internal Audit conducted a review of fee waivers and discounts relating to development applications, releasing a final report on 6 October 2009. The report included opportunities for improving current processes.

This report outlines actions taken to improve current processes as recommended in the Internal Audit report. This includes details of discounts, rebates and fee on applications given for Development and Community Standards Department.

REPORTS

The Internal Audit report recommended management reporting of discounts and rebates. The purpose of this report is to provide advice to Council on discounts, rebates and 'fees on applications' from 4 January, 2010 up to 28 May 2010 for the Development and Community Standards Department.

Summary of Discounts and Rebates

Discount/Rebate	Discounts Approved	Total of Discount Issued
Discretionary Discounts	5	\$12532.38
Charities and Not-for-Profit Organisations	0	Nil
Well Made Applications	0	Nil
Accelerated DA Applications	8	\$1996.40
SmarteDA Applications	20	\$3188.12
Total	33	\$17716.90

Resubmitted Lapsed Material Change of Use Applications

The fee for Material Change of Use applications which are lodged within six months of the lapse date is 30% of the relevant fee in the schedule of fees and charges at the time the application is resubmitted. This is in accordance with the 2009/10 Schedule of Fees and Charges.

There have been two lapsed applications resubmitted since 4 January 2010. The total of discounts received for these applications was \$4153.10

In 2010/11 this fee is proposed to be 75% (25% discount) of the relevant fee in the schedule of fees and charges at the time the application is resubmitted.

Engineering Assessment - Summary of Fees on Applications

A fee template is used to calculate a fee on application for operational works (landscape and civil compliance).

Fee on Application	Number of FOA decisions	Total of Fees
External Works	28	\$14334.00
Internal Works	28	\$22481.00
Inspection Fees	28	\$13662.00
Landscaping Works	24	\$24952.00
Prescribed Tidal Works	2	\$952.50
External Sewer works (ERA)	1	\$7170.00
Total	111	\$83551.50

Building and Plumbing Services - Summary of Fees on Applications

The 2009/10 Schedule of Fees and Charges includes provisions for the calculation of 'fees on applications' (FOA) in relation to applications for building certification.

Fee on Application	Number of FOA decisions	Total of Fees
Commercial Building	35	\$38507.43
Certificate of Classification Project	11	\$2672.60
Extension of time	11	\$3830.00
Amendment to Approvals and Plans	1	\$264.00
Searches	16	\$3715.34
Total	74	\$48989.37

ACTIONS

Development and Community Standards will conduct a review of the Proclaim and Finance One components of the reduced/waived fees and charges for Development and Community Standards. This will be undertaken commencing 1 July 2010, with completion by 30 July 2010.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr Williams
 Seconded by: Cr Henry

That the report be noted.

CARRIED

MEETING CLOSURE

There being no further business, the meeting closed at 11.08am.

Signature of Chairperson:

Confirmation Date:

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

Dwelling Houses proposed across the City, together with Display Dwelling, Caretakers Dwelling and Small Lot House.

The code assessable fees in the 2009-2010 Budget ranged from \$998.20 for a Dwelling House SMBI to \$2247.00 for a Dwelling House – Point Lookout. However, the majority of house fees were \$1,498.00. It was determined that a fee of \$1,500.00 accurately reflected the cost to Council of processing these types of application, resulting in an increase in the SMBI assessment fees. It is noted that the fees for development inspections (operational works, building and plumbing) were similarly rationalised in the 2010-2011 Budget.

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It must also be noted that the SMBI residents continue to have a discount that is not available to Mainland residents applying for a dwelling house at this time, namely the Accelerated DA SMBI Dwelling House process as outlined in the Fact Sheet available on-line and at Council's Customer Service Centres (Refer Attachment 3). In effect SMBI applications that meet the criteria gain a 25% discount. This can be used in conjunction with the electronic Smart eDA portal available to both SMBI and Mainland residents, which attracts a 10% discount on the application fee. If an applicant takes advantage of these two discounts, the fee will be reduced to \$1,012.50 and the application will be processed in 5-10 days.

It is acknowledged that these discounts, along with a 25% discount for well made applications which applied to all applications except SMBI houses, were available in the previous fee schedule but only after 4 January, 2009. A significant difference occurred in December 2009 when the Sustainable Planning Act 2009 (SPA) introduced exempt development for residential sites not affected by overlays. This change reduced the number of residential sites required to undertake a planning assessment for a house. Because of this and other changes to SPA, the "well made" rebate, which offered a 25% discount for locations other than SMBI, was not included in the 2010-2011 Budget. The net effect of these changes is that the application fee for a house on SMBI can be as low as \$1,012.20 whereas the lowest fee available for houses elsewhere is \$1,350.00.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priority to ensure the long term viability of the council and provide public accountability in financial management.

FINANCIAL IMPLICATIONS

It is considered that the 2010/2011 fee for code assessable SMBI dwelling house applications more accurately reflects the cost of assessing these applications.

CONSULTATION

The report was prepared in consultation with business support staff of the Financial Services Group.

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

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve to note the report.

CARRIED

Sustainable Assessment Fees and Charges 2010-2011
Summary of Charges

Summary

A working group was established in February 2010 to review the format and content of the Regulatory Services (now Development and Community Standards) fees and charges schedule ahead of the 2010/11 budget process. The purpose of the review was to develop a streamlined, more user-friendly format for Department fees, to address existing gaps and omissions, and to incorporate recent legislative changes and the new Department structure.

The new format groups similar fees in a number of fee categories based on common assessment and workload requirements, thereby reducing the size and complexity of the overall schedule and providing a more customer friendly, easier to use tool, reducing confusion and the need for customer enquiries.

Background

The review of the schedule is addressing the following elements:

1. The outcome of SEQ benchmarking.
2. Department restructure.
3. User-friendliness and complexity.
4. Legislative changes.

A detailed discussion of the objectives and scope of the review is provided below.

Fee Discounts

Changes to the provisions for Regulatory Services fee discounts and waivers were approved by Council at the General Meeting of 16 December 2009. The changes address Internal Audit recommendations and provide improved accountability and transparency for the consideration of any discounts.

Objectives and Scope of Fee Review

The review of the fees and charges that apply to the Sustainable Assessment Group (formerly under the groupings of *Land Development Unit*, *Environmental Assessment Team*, *Development Assessment Unit* and *Integrated Commercial*) has been undertaken seeking to achieve the following outcomes:

1. Rationalise and simplify the fee schedule to make it more streamlined and user friendly;
2. Incorporate recent changes to legislation (The Sustainable Planning Act 2009 has created different categories of development and new assessment stages);
3. Group all fees that relate to the Sustainable Assessment Group together to better reflect the new structure;
4. Reduce the overall number of fees by grouping like fees into categories (this applies to similar land uses, overlays and inspections etc.);
5. Rationalise the fee amounts into a small number of easily remembered and calculated quantum – this includes simplifying the multipliers for different assessment levels of applications;
6. Locate all of the *General Information* at the beginning of the section;
7. Simplify the rules regarding fee discounts and refunds;
8. Adjust fees to be consistent with the results of a benchmarking process;
9. Reduce or eliminate the concept of *Fees on Application*; and
10. Create a fee schedule that will support an Electronic Fee Calculator (anticipated to be implemented in the 2010/11 financial year).

The revised fees and charges schedule is less complex and more user-friendly, thereby enhancing our service to our customers - in particular the 'Mum and Dads'. It is expected that we will receive fewer enquiries and fewer incorrect fees accompanying applications. Overall, it is likely that the revised schedule will reduce the workload of Redland City Council's staff, particularly in the areas of Customer service and Sustainable Assessment.

The actual quantum of the various fees has been adjusted to reflect the new assessment multipliers (The 2009/10 schedule employs multipliers of 0.7, 1.0 and 1.5 for code assessment, impact assessment and impact inconsistent assessment respectively. It is proposed to amend these to 1.0, 1.5 and 2.0 for 2010/11). The quantum has also been adjusted up or down to create standard fee categories. More often than not the fee has been adjusted upwards. Downward adjustments have occurred where very few applications are received for a certain use and it made sense to avoid creating another category. On balance, it is anticipated that the fee adjustments will protect and, in fact, improve Council's revenue situation.

Recommendation

It is recommended:

That the Council endorse the draft 2010/11 Development and Community Standards.

For your consideration.

Toni Averay
General Manager
Development and Community Standards

Building & Plumbing Services Fees and Charges 2010-2011
Summary of Changes

General notes for Building & Plumbing Services

- A single standardised flat fee has been determined for inspections for all locations i.e. Mainland, North Stradbroke Island and Southern Moreton Bay Islands.
- Refund structure in General Notes under Development and Community Standards along with photocopying fees.
- Fees rounded to the nearest dollar
- FOA fees have been deleted and fees determined
- Professional consultation fees have been deleted

Building Certification fee sheet adjustments- SGA 261

1. Energy Efficiency Assessments have been deleted due to change in legislative requirements – unable to provide service any more
2. New fee for Dwelling assessment within a Bushfire Zone (Triggered by RPS and AS3959)
3. Swimming pool and pool fencing fees descriptions revised – note new fee for Compliance Inspection

Building & Plumbing Support – Building Regulatory fees - SGA 263

1. New fee added in fee number 2.14 for a preliminary building approval under the Waterfront Structure Policy
2. New search fee number 5.50 for a property with mixed use i.e. home based businesses
3. Description for Domestic and Commercial Building and Plumbing records revised and grouped for clarity 6.00 – 6.90

Plumbing and Drainage Services fee sheet adjustments- SGA 265

1. Line item 3.00 new fee for solar hot water units
2. Line item 15.00 has been created for the bulk lodgement of property assessments.

Building & Plumbing Services Fees and Charges 2010-2011
Summary of Changes

General notes for Building & Plumbing Services

- A single standardised flat fee has been determined for inspections for all locations i.e. Mainland, North Stradbroke Island and Southern Moreton Bay Islands.
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Plumbing and Drainage Services fee sheet adjustments- SGA 265

1. Line item 3.00 new fee for solar hot water units
2. Line item 15.00 has been created for the bulk lodgement of property assessments.

Accelerated DA SMBI Dwelling House

What is Accelerated DA?

Accelerated DA streamlines the assessment of selected low risk complying development applications, significantly reducing the decision process time.

What are the benefits of using the accelerated process?

The application will usually be assessed and a decision made within five to ten business days from the date the completed application is lodged and considered to be well made by Council.

Which development applications can be lodged using Accelerated DA?

Redland City Council has chosen a material change of use for dwelling house in SMBI Residential Zone (excluding SR1) as a suitable application type to be lodged using this process.

The only overlays that can apply to the lot on which the dwelling house will be built are:

- Acid sulfate soils
- Road and rail noise impacts
- Landslide hazard (Only where development is proposed outside ALL landslide management areas or in the low landslide management area where designed to meet the self assessable criteria of the code).

If the site triggers other overlays the dwelling house will not be eligible for the Accelerated DA process.

Only code assessable applications will be eligible for the accelerated process. Impact and impact inconsistent applications will need to follow the standard process.

What is the zoning for the site and what overlays are triggered?

The proposed dwelling house must be in SMBI (Southern Moreton Bay Islands) Residential zone and not in the sub area SR1.

Zoning and overlay information for a particular site are available on Council's website - www.redland.qld.gov.au. Navigate to *PD Online* and perform a property enquiry to determine this information.

To view mapping information for each applicable overlay, click on map search or go to the Red-e-Map link from the homepage.

What is a dwelling house?

A dwelling house is a dwelling unit on a lot greater than or equal to 500m²

Note - If the lot is smaller than 500m² or with a frontage of equal to or less than 10 metres, the proposed use is defined as a small lot house and is not eligible for the accelerated DA process at this time.

Can the Accelerated DA process be used for a removal dwelling?

Removal dwellings are eligible for the accelerated process as long as they meet all the criteria. Removal dwellings also require Building Referral Agency applications to be lodged with Council. Contact Council for further information.

What happens if a question is answered incorrectly or the supporting information is not supplied?

The application will be reviewed to determine if an answer is incorrect or is not supported by the plans or in the details supplied. If it is determined that the application is not eligible for the accelerated process you will receive notification and the application will follow the standard process.

What if there are any encumbrances on the land such as easements or covenants?

The application must address the requirements of an easement or covenant on the land.

Are there any other approvals required before the Accelerated DA process can commence?

A current property assessment approval from Council is required before the application can be lodged through the accelerated process.

Building and plumbing approvals will also be required before building can be started. These applications can be lodged after the material change of use approval for the dwelling house.

If there is an existing structure on the site, demolition approvals to remove the structure may also be required.

What is a property assessment?

A property assessment includes a site evaluation against Australian standards and will determine how many bedrooms can be achieved on the site and the amount of trenching that will be required.

See *Bay Islands fact sheet - Step 1 - Building On the Bay Islands – Property Assessment*

What supporting documentation is required to be lodged with the application?

To ensure the application is processed as quickly as possible, five separate and complete sets of documents are required and each set is to include the following:

- Completed SMBI Dwelling House Section 3 Assessment Questions,
- Application Details – IDAS Form 1,
- Material Change of Use assessable against the planning scheme – IDAS Form 5,
- All current owner's signatures and copy of signed contract if recently transferred; or a statutory declaration signed by the applicant confirming that the owner has given their consent to the application,
- Correct fee as per Council Fees and Charges schedule,
- Copy of approved Property Assessment from Council for the allotment,
- Site plans to recognised scale,
- Building elevations – to include north, south, east and west elevations ,
- Architectural plans (internal layout plans) – provided for entire development including each floor,
- Effluent disposal plans - trenching plans to show management of onsite waste water and dimensions of the trenches and setbacks, also advise on primary and secondary trenching,
- Other drawings relevant to development (eg sections, landscaping, site analysis),
- Engineer's certificate if required.

Guides to help you complete the IDAS forms are available from the Department of Infrastructure and Planning website www.dip.qld.gov.au

The mandatory IDAS application forms can be completed electronically through the SmarteDA website. www.smarteda.qld.gov.au

This website will guide you through the process including the ability to complete a State Assessment search for any referrals triggered for your land. For questions regarding referrals to State agencies, please contact the relevant State Government Department.

Note - A common referral on the SMBI is triggered when sites are within 100m of a marine park or referable wetland. Contact the Department of Environment and Resource Management for further information.

For more information contact Development Assessment, Redland City Council PO Box 21 Cleveland Qld 4163 Telephone on (07) 3829 8546 or 3829 8985. Fax: 3829 8765 or visit our website www.redland.qld.gov.au

Can I use the accelerated process if a referral agency response is required?

The application is NOT eligible for the accelerated process if a referral to a State agency is required either as a concurrence or advice agency.

What information should be included on the site plan?

Site development plan should be provided at a scale of not less than 1:100 with dimensions indicating -

- north point;
- scale of drawings;
- entrance points to the dwelling;
- private open space areas;
- external storage space;
- on-site parking and access, including turning-circle diagrams;
- clothes drying areas;
- fencing
- side, rear and frontage setbacks;
- preliminary stormwater drainage design including both underground and overland flows;
- existing and proposed contours, with nominated site datum relative to AHD; and
- Other information as required to assess the application.

How can I lodge an Accelerated application?

Complete SMBI Dwelling House Section 3 Assessment Questions along with the relevant supporting documentation.

Where can I lodge my Accelerated SMBI Dwelling House application?

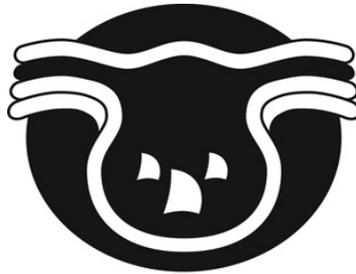
In order to provide the most efficient timeframes possible, applications can ONLY be accepted when lodged in person at the Cleveland Customer Service centre OR

The application can be lodged electronically through the SmarteDA website. (www.smarteda.qld.gov.au)

Are the fees different for an accelerated application?

The standard fee for an Accelerated SMBI Dwelling House is as per Council Fees and Charges Schedule and is required to be paid at lodgement for your application to be properly made. Council will review your application and if all eligibility criteria are met a rebate of 25% of the fee paid will be refunded.

Note: It is recommended that you seek professional advice to complete your application.



Redland
CITY COUNCIL

MINUTES

DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE MEETING

Tuesday 20 July 2010

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

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

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PUBLIC PARTICIPATION AT MEETING

Moved by: Cr Henry
Seconded by: Cr Murray

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

CARRIED

- Mr B Paddison, Secretary/Treasurer of the Moreton Bay Combined Islands Association addressed Council in relation to MCUs on the Southern Moreton Bay Islands.

MOTION TO RESUME MEETING

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That the proceedings of the meeting resume.

CARRIED

MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST

Cr Burns declared a Conflict of Interest in Item 1.1 – see item for details.

MOTION TO ALTER THE ORDER OF BUSINESS

Nil

Cr Burns left the meeting at 10.20am.
Cr Boglary left the meeting at 10.31am.
Cr Elliott left the meeting at 10.46am.
Cr Ogilvie left the meeting at 10.48am.

Cr Burns declared a Conflict of Interest in the following item, stating that the owner of the property was a personal friend, and left the meeting at 10.20am.

1 DEVELOPMENT & COMMUNITY STANDARDS

1.1 REQUEST TO NEGOTIATE DECISION FOR A STANDARD FORMAT RECONFIGURATION INTO 31 LOTS AT 630-636 MAIN ROAD, WELLINGTON POINT

Dataworks Filename: SB005229
Attachments: [Locality Map and Plans](#)
Responsible Officer Name: Bruce Macnee
 Group Manager, Sustainable Assessment
Author Name: Ken Burmeister
 Development Assessment Officer, Planning

EXECUTIVE SUMMARY

Application Type	Negotiated Decision Notice Request (ROL)
Proposed Use	Residential
Property Description	Lot 2 RP 136977 Lot 1 RP 47779
Location	630-636 Main Road Wellington Point QLD 4160
Land Area	3.49Ha
Zoning	LDR - Low Density Residential OS - Open Space UR - Urban Residential
Overlays	Acid Sulfate Soils Overlay Bushland Habitat Overlay Flood Storm and Drainage Constrained Land Overlay Road and Rail Noise Impact Overlay
No. of Public Submissions	N/A
Applicant	G W Clegg & Company
Land Owner	Mrs M Topatig
Date of Receipt	24/04/2009
Start Decision Stage	N/A
Statutory Decision Date	N/A
Recommendation	Approval
Application Coordinator	Ken Burmeister
Manager	Julie Saunders – Service Manager Planning Assessment

2002 Delegations

This Category 4 application is referred to the Development and Community Standards Committee for decision in accordance with delegations dated 15 May 2002.

Executive Summary

The Negotiated Decision Request for a Reconfiguration of a Lot application has been received and has been assessed against the requirements of the Redlands Planning Scheme.

The applicant is seeking a number of amendments to the Decision Notice issued on the 17 February 2009 that are generally technical in nature and that do not alter the layout or design of the approved subdivision. The requested changes include such matters as frontage works, road design details, stormwater management, tree protection measures and contributions.

It is recommended that the Negotiated Decision Notice Request be approved in part and a Negotiated Decision Notice be issued.

Compliance or non compliance with Legislation and relevant Planning Instruments

The following Legislation and Planning Instruments were considered in the assessment of this application:

- The *Integrated Planning Act 1997*; and
- The Redlands Planning Scheme (V2, 2008).

The application generally complies with the Legislation and Planning Instruments. The site is zoned Urban Residential within the Redlands Planning Scheme (RPS) and the proposal is considered to be generally consistent with this zone.

Application History/Background

A brief history for the application is outlined below:

- 4 April 2007 - The application was properly made.
- 8 May 2007 - An information request was forwarded.
- 21 February 2008 - Final detailed response to the information request was received.
- 28 March 2008 - Draft conditions for a Preliminary Approval were forwarded to the applicant. Applicant placed the application on hold for further negotiations.
- 17 February 2009 - The application was decided by the Development Assessment Committee.
- 4 March 2009 – The Applicant suspended the applicants appeal period to provide representations for a negotiated Decision Notice.
- 16 December 2009 – Final representations received.

Consultation

The Planning Assessment Team has consulted with the various assessment teams and has provided a copy of the application to the Divisional Councillor (Cr Reimers).

Assessment

The Applicant has requested amendments to the following condition(s):

Condition 1.1

The layout indicated on the proposal plan 21224-11F, dated 17 December 2008 is generally approved subject to any amendments required within these conditions including, but not limited to:

- *The southern road reserve along Spurs Drive, running east west, is to have a wider than standard verge to form a habitat linkage. Any future Operational Works applications must reflect this requirement and where*

possible, infrastructure works must be carried out within the northern road reserve along Spurs Drive to minimise impacts to the habitat linkage.

Condition 3.3

Construct roads within the proposed development designated as Collector Road (an extension of Spurs Drive) which must provide for a minimum 18.0 metre wide road reserve and a minimum 9.0 metre wide (lip to lip) road pavement (to match existing of Spurs Drive). The works must include concrete kerb and channels (Type M1), AC road pavement, associated stormwater drainage and all verge and services works all in accordance with Council Standards. The road pavement must be generally located off centre to the road reserve (to the north and west) and conform to a design speed of 40 kph.

Applicant's Request

"As a result of some minor adjustments to the layout required by other conditions.

Condition 3.3 of the development approval requires roads within the proposed development, designated as collector roads (an extension of Spurs Drive) to provide a minimum 18 m wide road reserve and a minimum 9 m wide pavement. Condition 1.1 should be consistent with this requirement and amended as follows:

The layout indicated on the proposal plan 3720-C rev A is generally approved subject to any amendments required within these conditions including, but not limited to:

- *The southern road reserve along Spurs Drive, running east west, is to have a wider than standard verge to form a habitat linkage. This will be achieved by maintaining an 18m wide road reserve, but locating the road pavement off centre (to the north) within the road reserve. Any future Operational Works applications must reflect this requirement and where possible, infrastructure works must be carried out within the northern road reserve along Spurs Drive to minimise impact to the habitat linkage*

The 'bubble' that was incorporated into the bend of the internal road in the original design has been shown on the revised drawing, however the 'bubble' is not considered necessary. The removal of the bubble would facilitate more efficient and economic construction costs and allow additional area to be added to the park if removed. It is considered that this could be accommodated within the existing condition that approves the development 'generally in accordance with the drawing' but to remove doubt is preferred to be specified within the condition."

Officer's Comment

The representations are supported with the amended plan being included into the recommended changes.

The request to amend condition 1.1 to harmonise with condition 3.3 is supported and appropriate changes have been recommended to the condition to ensure that there is no confusion.

The representations for changes to condition 3.3 are not supported. The design requirement for an "elbow" treatment at the corner of Spurs Drive extension within the catchment's sag/outflow path, is standard Council design and also facilitates the stormwater management solution within the corner.

Condition 1.2

Should the outcome of final hydraulic analysis and detailed design assessment by Council result in a requirement to change the boundaries of proposed Lot 12 to ensure that the overland flow at the adjacent sag and flood immunity are maintained in accordance with Council standards, an amended layout plan must be submitted for approval by the Manager of Assessment Services prior to deciding an Operational Works application.

Applicant's Request

"Hydraulic investigations have been undertaken by HCE Engineers which demonstrate that flow requirements could easily be accommodated during the detailed design of roadworks and earthworks to ensure that the entirety of Lot 12 is located outside the 100-year ARI flood area. Accordingly, the condition is no longer required and should be removed."

Officer's Comment

The request is not supported. The proposed design by HCE Engineers is based on a number of assumptions including that the dam will be filled in. The proposed filling in of the dam is not supported due to the amenity and ecological value that the dam provides (see comments for condition 4.1.2 below) and therefore further changes to the stormwater design provided by HCE Engineers may be necessary.

The condition reflects the continuing uncertainty in the stormwater management designs and that the final designs may result in a requirement for a small truncation of land to be taken from proposed lot 12. The condition reflects that this may be required and allows for flexibility in designing the stormwater management solution without a requirement to change the approval.

It is recommended that the condition not be altered.

Condition 2.5

Provide a 10m wide easement over the area indicated on the approved proposal plan as "Pathway" in the north-eastern corner of the site, which is to be retained within proposed Lot 31. The easement is to be registered in favour of Redland City Council for access purposes. Any subsequent reconfiguration of proposed Lot 31 will result in such easement being surrendered to Council and dedicated as pathway.

Condition 5.1(i)

Provision of a concrete shared use path to a width as required by Redland Shire Council pedestrian / cyclist strategy. This shall include a linkage through the land indicated as pathway adjacent proposed Lot 31. The land dedication for this pedestrian corridor is to be 10 metres wide.

Applicant's Request

"Inconsistencies exist between condition 2.5 and condition 5.1 (i) as the tenure of the 10 m wide path required under condition 2.5 is an easement whereas its tenure required under condition 5.1 (i) is a land dedication. As the purpose of this corridor is for public infrastructure (pathway), it is reasonable and relevant to require the applicant to dedicate the land, construct the path and transfer the land and facility to Council in freehold. The condition should be amended accordingly to reflect the tenure required under condition 5.1 (i)."

Officer's Comment

The request is supported.

Condition 5.1(i) refers to a land dedication which is inconsistent with condition 2.5. it is recommended to amend condition 2.5 so that it harmonises with condition 5.1(i) to require dedication of the land for the pedestrian access to Main Rd.

Condition 2.8

The layout of the proposed subdivision must be amended to provide an adequate buffer to the Eucalyptus tereticornis and the Melaleuca quinquinervias (Trees 1648, 1649 and 1650 of PMM's plan No. 21224-20 dated 2nd August 2008) immediately to the west of the proposed Lot 12. The preferred method of ensuring the long term viability and maximising the safety of future dwellings and associated uses on adjacent properties is to ensure that at least a 3 metre buffer from the drip line of the trees to the property boundary exists.

Applicant's Request

"Arbor Operations have reported on the method of ensuring the long term viability of the tree within proposed lot 12 and acknowledges at page 5 of their report that encroachment to the dripline of this tree is possible due to the direction of root growth and the lower number of roots that would extend out towards the boundary of Lot 12. A copy of the arborist's report is attached at Annexure C.

Notwithstanding those investigations, the western boundary of lot 12 has been relocated on the revised site layout to the east so that the tree can be incorporated into the park."

Officer's Comment

The relocation of the western boundary of proposed Lot 12, identified within the revised site layout plan by Philip Vassallo Pty Ltd Consulting Land & Engineering Surveyors (Drawing No. 3720-C, Amdt A), to allow the retention and protection of the significant *Eucalyptus tereticornis* and *Melaleuca quinquinervia* trees (Trees 1648, 1649 & 1650 identified on PMM's plan No. 21224-20 dated 2 August 2008) is supported as it better recognises a separation buffer between the lot boundary and the tree to be retained.

However final assessment of the boundary location of proposed Lot 12 is to be resolved at Operational Works when an accurate survey of the canopy drip line and property boundary can be confirmed by onsite assessment and a review of the setbacks required from the dripline to the property boundary is finalised. Therefore it is recommended to amend the condition to reflect the degree of uncertainty that still remains and allow flexibility to amend the lot layout without triggering a requirement to change the approval.

Condition 3.1

Construct all external road works along the full length of the subject site frontage to Main Road including Type B1 concrete kerb and channel (on an approved alignment), AC road pavement (including an overlay to crown of road), all associated stormwater drainage, street lighting, signs and pavement markings and public utilities/services, all in accordance with relevant Standards.

Applicant's Request

"This condition is accepted in principle, although new AC road pavement overlay is only required to the lip of existing pavement rather than the crown of the road. It is requested that the condition be amended to read:

Construct all external road works along the full length of the subject site frontage to Main Road including Type B1 concrete kerb and channel (on an approved alignment), AC road pavement (including an overlay to crown of road or other extent satisfactory to Council to achieve appropriate drainage), all associated stormwater drainage, street lighting, signs and pavement markings and public utilities/services, all in accordance with relevant standards."

Officer's Comment

The representations are generally supported. Recent advice from Council's Infrastructure Planning Group (IPG) is that the works are to be undertaken by Council at a later date in accordance with Council's revised Infrastructure programs. IPG also advise that their program requires the redeployment of funds to other more pressing nearby projects at this time therefore the developer should pay the contributions required and not undertake any works at this time.

Based on this advice it is recommended that this condition and condition 3.1 and condition 3.2 be deleted.

Condition 3.6

The applicant must provide traffic calming consistent with the provisions of and QLD Streets and Redland Planning Scheme. Where necessary the road reserves may require widening to ensure that minimum footpath widths are maintained as per the Redland Planning Scheme.

Applicant's Request

"Council officers confirmed in discussions on 8 July with Adam Pekol Consulting Engineers that the verges around the central traffic island can both be reduced to 4m to accommodate the traffic calming device without requiring widening of the road reserve width or the size, shape or alignment of allotments. Council's clarification of this condition is sought."

Officer's Comment

The representations are generally supported however the condition is recommended to be amended to reiterate the requirement to maintain a minimum 4 metre wide verge where a speed control device may compromise the Council standards and standard design requirements so as to successfully provide services within the verge. This will result in the front boundary of adjoining lots and the road alignment being altered slightly to accommodate the traffic calming device.

Condition 3.8

Construct refuse vehicle turning areas located adjacent to the ends of each proposed road leg in locations to be approved by Council. The turning areas are to enable the turning movements associated with Council's refuse collection vehicles and public turning movements all in accordance with the Redland Planning Scheme. Plans demonstrating accurate swept paths movements of the proposed turning vehicles are to be provided to Council at the time of lodgement of the Operational Works application.

Advice Only: Under the Land Act, temporary easements for temporary turnaround areas are not acceptable and an alternative solution to maintaining the turning areas needs to be established and approved by Council.

Where proposed turning areas are located on proposed dwellings lot(s) within the estate, the encumbered lot(s) must be held in escrow by Redland City Council until such time as the road(s) can be linked to a new road in an adjacent development.

Applicant's Request

"Temporary easements are proposed to accommodate temporary refuse turning areas. Advice has been sought from the Department of Environment and Resource Management (Mr Richard Statham – Senior Surveyor) who has confirmed that no objection is raised to temporary easements by the DERM and such easements can be registered. The condition should be amended as follows:

Construct refuse vehicle turning areas located adjacent to the ends of each proposed road leg which may be in the form of temporary easements in locations to be approved by Council. The turning areas are to enable the turning movements associated with Council's refuse collection vehicles and public turning movements all in accordance with the Redland Planning Scheme. Plans demonstrating accurate swept path movements of the proposed turning vehicles are to be provided to Council at the time of lodgement of the Operational Works application."

Officer's Comment

The representations are generally supported and appropriate changes to the condition have been recommended.

Condition 3.13

As part of the submission of the Operational Work application associated with the proposed development, provide to Council for assessment an amended up to date stormwater management plan that includes the lots to the north of the development as part of the total catchment and an electronic "music" model. The updated information is required to meet the Stormwater Management Code and the Water Quality Objectives outlined in the Redlands Planning Scheme.

All detailed plans and reports are to incorporate:

- *the dam being retained, enhanced and not to be used as a bio-retention basin,*
- *retention of vegetation (including root zones/drip lines) within the proposed open space area being retained and protected,*
- *stormwater overland flow path at the sag facilitating Q100 flows for the entire catchment,*
- *Q3 month flows from the proposed development draining through an approved treatment train (including a SQID) prior to discharge into the existing dam to ensure regular inflows to the dam,*
- *all provisions for piped stormwater drainage associated with connection of the future development to the north of the site with consideration for the discharge associated with the water quality objectives and Q2 by pass flows without needing further treatment by this proposed development.*

Applicant's Request

"The last bullet point which deals with the provision of a stormwater connection for upstream properties uses convoluted wording having the potential for confusion. In reviewing the local contours and the structure plan, it is envisaged that a stormwater pipe connection be provided at the end of the new road adjacent to the park at the west of the site. It is also assumed that any upstream water is not to be treated in the bio-retention basin so to fulfil this requirement a duplicated stormwater pipe from the upstream boundary would be provided to the discharge point. Council's clarification of this condition is sought."

Officer's Comment

The representations are generally supported. There have been numerous discussions with the applicant and their previous engineering consultant in regards to stormwater management. This condition confirms that the stormwater designs so far submitted are not adequate to demonstrate how upstream stormwater is to be managed within this development. Council does not require the applicant to treat upstream stormwater but to provide for it to pass through the developer's land to a downstream legal point of discharge. Appropriate changes to the condition have been recommended to clarify this requirement.

Condition 3.14

Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and Council's Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb. (It should

be noted that as per Council's Planning Scheme for roof-water drainage reticulation systems, more than 2 roof-water connections on a system or a drainage system under Level III of QUDM, require easements in favour of neighbouring properties.)

Where stormwater is to be discharged and dispersed onto land not in the ownership of the applicant, the applicant must undertake procedures as detailed in Section 3 of QUDM to ensure a legal point of discharge is obtained. Documentary evidence of stormwater discharge approvals and any other relevant agreements in relation to this matter must accompany the Operational Works application to be lodged with Council.

Applicant's Request

"All stormwater will discharge to the open channel/waterway corridor to the west of the site and Council would need to grant permission for this to occur. Council's clarification of its agreement to this condition being able to be fulfilled is sought."

Officer's Comment

The representations are generally supported. Appropriate changes to the condition are recommended that reflect advice from Council's Parks Unit that they are willing to allow the stormwater to be conveyed to Council's land provided drainage outfalls are controlled and no adverse environmental impacts result from the discharge.

Condition 3.21

The applicant must undertake sewer reticulation works which utilises existing sewer infrastructure located adjacent to the southern boundary of the proposed development, to minimise un-necessary infrastructure through the construction of parallel sewers.

Applicant's Request

"As the existing sewer infrastructure is located adjacent to the southern boundary, condition 3.21 would require the agreement for entry from all adjoining landowners to avoid the construction of parallel sewers with the obvious associated risk of entry being denied. Discussions have been held with Redlands Water (Mr Peter Millner) for relaxation of the restriction of parallel sewers but only supported as a final measure.

Accordingly, other sewer infrastructure options have been investigated. As alternative methods of sewer infrastructure are available, the words 'located adjacent to the southern boundary of the proposed development' should be removed such that condition 3.1 should be amended to read as follows:

'The applicant must undertake sewer reticulation works which utilises existing sewer infrastructure to minimise un-necessary infrastructure through the construction of parallel sewers.'

Officer's Comment

While the concerns raised in the representations are generally supported, duplication of

infrastructure by parallel sewers is not supported. It is recommended to amend the condition to provide more surety and flexibility for the applicant, should landholders be reluctant to allow entry and connection to existing infrastructure, by allowing parallel infrastructure only where absolutely necessary.

Condition 3.28

Provide underground electricity reticulation to the proposed development to the requirements of ENERGEX and Council, including provision of lighting for pathways.

Provide documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot is required prior to release of survey plans by Council.

The electrical works must also include decommissioning of any existing overhead mains and poles adjacent to/within the site and relocation of the network to an underground solution.

Applicant's Request

"The last paragraph that requires 'decommissioning of any existing overhead mains and poles adjacent to/within the site' does not provide certainty for the applicant with respect to the lineal extent of works 'adjacent to' the site. Investigations have been conducted by Webb Australia who advise that there is only one overhead service that leads to the existing house and to remove any uncertainty the condition be amended to read as follows:

'The electrical works must also include decommissioning of any existing overhead mains and poles along the site boundary/within the site and relocation of the network to an underground solution.'"

Officer's Comment

The representations are supported and recommended changes to the condition are provided.

Condition 4.1.2 Vegetation Management Plan (VMP)

Vegetation Management Plan (VMP), including both graphical and textual information, shall be prepared by a suitable qualified person in consultation with Council's Environmental Assessment Team. The open space area running along the western section of the property will become primarily a conservation area allowing for the movement of native fauna with incorporation of passive recreation facilities. This area must be rehabilitated/vegetated so the current vegetated areas are complemented to form natural bushland vegetation. This should be reflected in the VMP and all detailed landscape designs.

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

The VMP must address the retention of vegetation in the open space areas, pathways and road reserves. All vegetation located within the proposed Open Space areas, road reserves and the macadamia tree located adjacent to the proposed pathway adjoining 8-628 Nelson Rd must be retained and protected.

Replanting in cleared areas is to be determined in association with the submission of the Vegetation Management Plan (Refer to Condition 4.1.2). Revegetation outside the proposed designated development area shall include native species representative of the vegetation associations for the area, which in this case is Scribbly Gum – Open Forest, & Littoral Rainforest/Open Rainforest. All vegetated areas outside the designated development area are to be further vegetated to achieve a bushland setting. Plants are to include canopy, mid-storey, understorey and groundcover plants.

Dense frog friendly planting will be required around the perimeter of the dam to encourage wildlife and deter the pest species Bufo Marinus, Cane Toad.

All work is to be carried out in accordance with details indicated on the approved VMP prior to site construction works being accepted "On-maintenance".

The following details are to be submitted within the VMP:

- *A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.*
- *A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work.*
- *Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates. A density of 1 plant per square metre for natural area rehabilitation and 5 plants per square metre for water courses and constructed stormwater treatment facilities being a minimum guide.*
- *Planting schedules and timing, including any staging program*
- *Details of fertiliser and chemical use*
- *Weed management is to be addressed in terms of declared plants and environmental weeds as defined in the Redlands Planning Scheme, Part 9 Schedules, Schedule 12 – Weed Species list. The VMP is to outline the extent, location and methods of eradication.*
- *The VMP must be authorised by the applicant's hydraulic consultant to ensure stormwater overland flow paths and areas required for the treatment of stormwater are not affected in an inappropriate manner.*
- *The VMP must specifically address the minimisation of impacts of the proposed stormwater treatment facilities. Impacts caused by design and construction of these facilities on existing natural vegetation must be addressed and rehabilitation of the areas detailed.*
- *Details of vegetation management to achieve the fire management strategy*
- *Details of, tree protection measures/tree protection zones, for vegetation that has been identified for protection.*
- *A maintenance program for the on-maintenance period including Civil Quality Assurance (Qld) Pty Ltd's recommendation that initial sections of re-vegetative cover be continually monitored in order to identify potential growth deficiencies due to the Ph of the topsoil.*

Dam treatment

The VMP shall provide details of the role and treatment of the dams to be retained on

the land to be used for conservation purposes. The dam located in the open space area is to be retained, rehabilitated and enhanced to Council's specifications. The Dam and surrounding areas contain waste material. The waste materials are to be sensitively removed from the site and the dam rehabilitated to a more natural state.

No native vegetation is to be removed during either of the above processes without consultation and approval from the Environmental Assessment Team.

If any construction in the vicinity of the dam is required, a degree of dewatering may be required prior to the commencement of works. Prior to dewatering of any dam by greater than 50%, a fauna spotter catcher must be in attendance to supervise the dewatering and Council must be advised of the day the dam is to be dewatered. The dam shall then be reinstated in accordance with the provisions set out in the VMP and approved Operational Works instructions.

Applicant's Request

"Improved overall net environmental benefit can be derived by filling the existing dam and regenerating the area with additional vegetation.

Dr Frank Carrick was commissioned to inspect the site and is of the opinion that subject to the ecology values of the dam being assessed, local koala communities would benefit from the planting of additional koala trees.

Ecology investigations and hydrology investigations have been completed which demonstrate that the dam holds no significant value that would warrant its retention. The filling of the dam and replacement with additional koala trees would be consistent with the philosophy of the objectives and aims of the draft State Planning Policy (Koalas) and deliver an overall net environmental benefit for the site.

Accordingly, that section of condition 4.1.2 titled 'Dam treatment' should be removed and then all references to the dam throughout other conditions of the approval should be removed."

Officer's Comment

The representations are not supported. The dam provides a number of important environmental and ecological functions (also see RPS Part 11 Planning Scheme Policies, Policy 4 Environmental Impacts, & Policy 9 Infrastructure Works, Chapter 6 Stormwater Management) not canvassed in the report supplied by Biodiversity Assessment & Management Pty Ltd.

The existing condition requires a VMP which will require revegetation including koala habitat trees as recommended by Biodiversity Assessment & Management Pty Ltd. Additionally, water features and dams also provide important social and amenity values to the community.

It is recommended that the condition not be altered.

Condition 5.3 Tree Protection Requirements (last paragraph only)

In accordance with Clause 3.6.4.3 Significant Vegetation Protection Bonds in Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 6, at the time of Operational Works approval, a security bond may be applied by Council upon trees or vegetation identified as significant. In addition, Council may decide to hold this bond beyond Off Maintenance for a minimum period of 2 years.

Applicant's Request

“Although not required until Operational Works stage, the arborist's report demonstrates tree protection practices to be implemented during construction.

The last paragraph of condition 5.3 is neither reasonable nor relevant as there are no significant trees likely to be at risk during construction and the paragraph is requested to be removed. “

Officer's Comment

The representations are supported in part. There are a large number of trees that are at risk due to works within the Open Space/Park area. Damage to trees may not be evident for quite some time after works are completed.

It is recommended to change the condition in accordance with negotiations with the applicant to include undertaking an annual survey of the trees, and if appropriate, the return of a portion of the bond.

Condition 6.2 Road Noise

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed Lot 31 will be impacted by road/rail noise and therefore triggers the Division 10 – Road and Rail Noise Impacts Overlay Code. The dwellings must be designed and constructed so as to minimise noise impacts from the adjacent roadway.

Applicant's Request

“Lot 31 is the balance lot that contains the original farm dwelling that has always existed on the site. The condition is neither reasonable nor relevant to that allotment (being the balance lot) and should be removed. “

Officer's Comment

The representations are supported. It is recommended to retain the condition as an advice clause only as the lots being created are not contained within the overlay map. It is further recommended that the overlay should not be removed or amended as the land contained within the overlay map has further development potential (balance lot). When

further reconfiguration applications are received for this lot, additional assessment against this overlay will then be required.

Condition 7.4 Open Space Contribution

The applicant has provided an amended plan (Conics Dwg No. 21224-11F, dated 17 Dec 2008) with a revised layout showing the contribution of 4330m² of land along the western boundary as Park. This land contribution partially adjoins existing Open Space and is considered to have fulfilled Council's Open Space requirement for Local Park.

A monetary contribution for District Park is also required, as per Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 5 Open Space. Payment of the contribution is required prior to signing survey plans. The contribution will be based upon an acceptable valuation, at time of payment, and in accordance with clause 3.5.6 Monetary Contribution for Open Space of the policy. The contribution rate for District Park equates to 67.2m² per additional lot.

Draft conditions issued to the applicant in October 2008 have been subsequently revised to require the western boundary of proposed Lot 12 on proposal plan 21224-11F, dated 17 December 2008, to be moved eastwards to be clear of the canopy/dripline of trees 1648-1650 by 3m. In consideration of this change, the applicant may seek a credit to the value of the land dedicated from proposed Lot 12 to Council towards the monetary contribution for District Park.

Applicant's Request

"Condition 7.4 acknowledges that the contribution of 4330 m² of land along the western boundary as park fulfils Council's Open Space requirement for Local Park."

The revised layout has moved the western boundary of proposed lot 12 eastwards which now facilitates an increased area of park totalling 4770 m². Furthermore, the filling of the dam and replacement with additional koala trees is considered to provide an overall net environmental benefit for the site and broader community.

Accordingly, in accordance with condition 7.4, credit towards the monetary contribution for District Park should be recognised and the condition amended accordingly.

Officer's Comment

The representations are not fully supported. The condition reflects the requirements of the RPS and negotiations held with the applicant during the progress of the application, including concessions in regards to credit for changes to the boundary of proposed lot 12. The calculations provided in the representations include an assumption that the dam will be filled in. This is not supported, therefore the result of the calculations are no longer valid.

It is recommended to amend the condition to reflect the new approved plan only and otherwise remain unchanged.

Conclusion

Having due regard to the subject application, the negotiations held and the information detailed in this assessment report, it is concluded that the Applicant's request for a Negotiated Decision Notice should generally be supported.

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Hobson

That Committee, under delegated authority, resolve as follows:

- 1. That a Negotiated Decision Notice for the Reconfiguration of a Lot application to convert two (2) existing Low Density, Urban Residential and Open Space zoned allotments into 31 standard format Urban Residential zoned allotments and Open Space at 630 – 636 Main Road, Wellington Point, on land being described as Lot 2 on RP 136977 and Lot 1 on RP 47779, be granted in accordance with the following:**

The conditions of approval have been reviewed in accordance with the representations and the following conditions are recommended to be amended:

- **Condition 1.1 – Layout Plan;**
- **Condition 2.5 – Pedestrian access;**
- **Condition 2.8 – Tree buffer for lot 12;**
- **Condition 3.3 – Road design details;**
- **Condition 3.6 – Traffic calming measures;**
- **Condition 3.8 – Refuse vehicle temporary turnaround arrangements;**
- **Condition 3.13 – Stormwater design details;**
- **Condition 3.14 – Legal point of discharge of stormwater onto council's land;**
- **Condition 3.21 – Sewer infrastructure;**
- **Condition 3.28 – Electricity infrastructure;**
- **Condition 5.3 – Tree protection bonds;**
- **Condition 7.4 – Contributions, condition amended to reflect new plan numbers.**

The following conditions are recommended to remain unchanged:

- **Condition 1.2 – Layout Plan re lot 12;**
- **Condition 4.1.2 – Vegetation Management Plan (dam);**
- **Condition 5.1(i) – Pedestrian accessway (see condition 2.5).**

The following conditions are recommended to be deleted:

- **Condition 3.1 – Frontage works, due to change in Council's program;**
- **Condition 3.2 – Frontage works, due to change in Council's program;**
- **Condition 6.2 – Road Rail and Noise Impacts overlay, converted to an advisory note.**

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

2. That the Negotiated Decision Notice be issued subject to the following conditions:

A. ASSESSMENT MANAGER REQUIREMENTS

Prior to Council being required to sign a Plan of Survey for the subject development the developer is required to undertake the following:

1. DESIGN OF LAYOUT

Deleted Condition

- ~~1.1 The layout indicated on the proposal plan 21224-11F, dated 17 December 2008 is generally approved subject to any amendments required within these conditions including, but not limited to:~~

- ~~• The southern road reserve along Spurs Drive, running east west, is to have a wider than standard verge to form a habitat linkage. Any future Operational Works applications must reflect this requirement and where possible, infrastructure works must be carried out within the northern road reserve along Spurs Drive to minimise impacts to the habitat linkage.~~

New Condition

- 1.1 The layout indicated on the proposal plan 3720-C Amdt C, prepared by Philip Vassallo Pty Ltd Consulting Land & Engineering Surveyors and dated 08/06/2010 is generally approved subject to any amendments required within these conditions including, but not limited to:

- The southern road reserve along Spurs Drive, running east west, is to have a wider than standard verge to form a habitat linkage. This will be achieved by maintaining an 18m wide road reserve, but locating the road pavement off centre (to the north and west) within the road reserve. Any future Operational Works applications must reflect this requirement and where possible, infrastructure works must be carried out within the northern road reserve along Spurs Drive to minimise impacts to the habitat linkage.
- 1.2 Should the outcome of final hydraulic analysis and detailed design assessment by Council result in a requirement to change the boundaries of proposed Lot 12 to ensure that the overland flow at the adjacent sag and flood immunity are maintained in accordance with Council standards, an amended layout plan must be submitted for approval by the Manager of Assessment Services prior to deciding an Operational Works application.

2. GENERAL

- 2.1 All relevant Council Local Laws, Regulations and Policies together with all conditions of approval must be complied with fully and to the complete satisfaction of the Council.
- 2.2 The developer must relocate in accordance with Council standards any services (Water, Sewer, Energex, Telstra and roofwater) that are not wholly located within the lots that are being serviced.

Any existing dwellings, any ancillary structures together with any non Class 1 structures (i.e. any existing sheds) located within the proposed Lots shall be removed prior to Council being required to sign a plan of survey.

- 2.3 Any existing fences, and/or incidental works which straddle the new boundaries shall be altered, as required, to align with the new property boundaries and/or be wholly contained within one of the respective properties prior to Council being required to sign a plan of survey.
- 2.4 Provide minimum 6 metre x 3 equal chord truncations to all corners within the proposed estate in accordance with Council Standards.

Deleted Condition

- ~~2.5 Provide a 10m wide easement over the area indicated on the approved proposal plan as "Pathway" in the north-eastern corner of the site, which is to be retained within proposed Lot 31. The easement is to be registered in favour of Redland City Council for access purposes. Any subsequent reconfiguration of proposed Lot 31 will result in such easement being surrendered to Council and dedicated as pathway.~~

New Condition

- 2.5 Dedicate a 10m wide pedestrian accessway over the area indicated on the approved proposal plan as "Proposed Pedestrian Access" in the north-eastern corner of the site that links spurs Rd extension and Main Rd, which is within proposed Balance Lot 801. The land is to be registered in favour of Redland City Council for pedestrian access purposes.
- 2.6 Where Council is a party to an easement and/or if the easement is in favour of Council then all necessary easement documentation regarding that easement is to be prepared by Council's solicitors, using Council's standard form of easement. The developer is to pay all costs (including Council's legal expenses) to prepare the Easement and register same in the Department of Natural Resources.
- 2.7 These conditions imposed by Council on its approval are binding on successors in title unless amended or superseded by a subsequent application.

Environmental

Deleted Condition

- ~~2.8 The layout of the proposed subdivision must be amended to provide an adequate buffer to the *Eucalyptus tereticornis* and the *Melaleuca quinquinervias* (Trees 1648, 1649 and 1650 of PMM's plan No. 21224-20 dated 2nd August 2008) immediately to the west of the proposed Lot 12. The preferred method of ensuring the long term viability and maximising the safety of future dwellings and associated uses on adjacent properties is to ensure that at least a 3 metre buffer from the drip line of the trees to the property boundary exists.~~

New Condition

- 2.8 Provide an adequate buffer to the *Eucalyptus tereticornis* and the *Melaleuca quinquinervias* (Trees 1648, 1649 and 1650 of PMM's plan No. 21224-20 dated 2nd August 2008) immediately to the west of the proposed Lot 12. The preferred method of ensuring the long term viability of the vegetation and maximising the safety of future dwellings and associated uses on adjacent

properties is to ensure that at least a 3 metre buffer from the drip line of the trees to the property boundary exists. This buffer requirement will be confirmed at operational works stage.

General

- 2.9 Provide an amended lot layout plan indicating the path width of ten (10) metres adjacent to proposed Lot 31. The alignment and construction of this pathway must allow for the retention and protection of the *Macadamia integrifolia* which is partially located within this area.

3. ENGINEERING REQUIREMENTS

Prior to Council being required to sign a Plan of Survey for the subject development the applicant shall be required to undertake the following:

Roadworks and Drainage

Deleted Condition

- ~~3.1 Construct all external road works along the full length of the subject site frontage to Main Road including Type B1 concrete kerb and channel (on an approved alignment), AC road pavement (including an overlay to crown of road), all associated stormwater drainage, street lighting, signs and pavement markings and public utilities/services, all in accordance with relevant Standards.~~

Deleted Condition

- ~~3.2 Construct a minimum 2.5 metre wide concrete shared use path along the Main Road frontage of the proposed development in accordance with Council Standards.~~

Deleted Condition

- ~~3.3 Construct roads within the proposed development designated as Collector Road (an extension of Spurs Drive) which must provide for a minimum 18.0 metre wide road reserve and a minimum 9.0 metre wide (lip to lip) road pavement (to match existing of Spurs Drive). The works must include concrete kerb and channels (Type M1), AC road pavement, associated stormwater drainage and all verge and services works all in accordance with Council Standards. The road pavement must be generally located off centre to the road reserve (to the north and west) and conform to a design speed of 40 kph.~~

New Condition

- 3.3 Construct roads within the proposed development designated as Collector Road (an extension of Spurs Drive) which must provide for a minimum 18.0 metre wide road reserve and a minimum 9.0 metre wide (lip to lip) road pavement except as required for 'elbow treatment' (the proposed minimum 18.0 metre wide road reserve and a 9.0 metre wide pavement must match the existing provisions within Spurs Drive).

The works must include corner elbow treatment, concrete kerb and channels Type M1, AC road pavement, associated stormwater drainage and all verge and services works in accordance with Council Standards. The road pavement must be generally located off centre to the road reserve (to the north and west to maximise a future vegetated corridor within the wider verge), and conform to a design speed of 40 kph.

- 3.4 Construct roads within the proposed development designated as Access Place or Access Street, which must provide for a minimum 15.0 metre wide road reserve and a minimum 6.0 metre wide (lip to lip) road pavement. The works must include concrete kerb and channels (Type M1), AC road pavement, associated stormwater drainage and all verge and services works all in accordance with Council Standards. The road pavement must be generally located centrally within the road reserve and conform to a design speed of 30 kph.
- 3.5 Kerb and channel fronting the open space area must be Type B1 or as otherwise approved by Council.

Deleted Condition

- ~~3.6 The applicant must provide traffic calming consistent with the provisions of and QLD Streets and Redland Planning Scheme. Where necessary the road reserves may require widening to ensure that minimum footpath widths are maintained as per the Redland Planning Scheme.~~

New Condition

- 3.6 Provide traffic calming consistent with the provisions of QLD Streets and Redland Planning Scheme, maintaining a minimum verge width of 4 metres (as measured to the proposed lip of channel). Note, if necessary this may require changes to lot boundaries and road width.
- 3.7 The design of roads must be generally in accordance with the provisions of Queensland Street principles and the Redland Planning Scheme except as provided for herein.

Deleted Condition

- ~~3.8 Construct refuse vehicle turning areas located adjacent to the ends of each proposed road leg in locations to be approved by Council. The turning areas are to enable the turning movements associated with Council's refuse collection vehicles and public turning movements all in accordance with the Redland Planning Scheme. Plans demonstrating accurate swept paths movements of the proposed turning vehicles are to be provided to Council at the time of lodgement of the Operational Works application.~~

~~Advice Only: Under the Land Act, temporary easements for temporary turnaround areas are not acceptable and an alternative solution to maintaining the turning areas needs to be established and approved by Council.~~

~~Where proposed turning areas are located on proposed dwellings lot(s) within the estate, the encumbered lot(s) must be held in escrow by Redland City Council until such time as the road(s) can be linked to a new road in an adjacent development.~~

New Condition

- 3.8 Construct refuse vehicle turning areas located adjacent to the ends of each proposed road legs which may be in the form of temporary easements in locations to be approved by Council. The turning areas must enable the turning movements associated with Council's refuse collection vehicles and public turning movements in accordance with the Redland Planning Scheme. Submit plans demonstrating accurate *swept paths* movements of the proposed turning vehicles to Council at the time of lodgement of the Operational Works application.
- 3.9 Construct a minimum 2.0 metre wide concrete shared use path within the proposed 10 metre wide road reserve/pedestrian link from Main Road extending to proposed new 15 metre wide road within the estate in accordance with Council Standards.
- 3.10 Construct a minimum 1.5 metre wide concrete foot path from the proposed 10 metre wide road reserve/pedestrian link (at New 15 metre wide road) extending along the northern side proposed Spurs Drive extension terminating adjacent to proposed Lot 13, all in accordance with Council Standards.
- 3.11 Construct a minimum 2.5 metre wide concrete driveway along the full length of the rear allotment access-ways to proposed Lot 16 including a minimum 2.5 metre wide concrete vehicular footway crossover to the adjacent verge all in accordance with Council's Standards.

The proposed works are to include provision of all underground service conduits and mains along the accessway as required for connection of the proposed dwelling on the rear lot.

- 3.12 Construct a minimum 3.0 metre wide concrete driveway along the full length of the rear allotment accessways to proposed Lots 20/21 and 25/26 including a minimum 3.0 metre wide concrete vehicular footway crossovers to the adjacent verge, all in accordance with Council's Standards.

The proposed works are to include provision of all underground service conduits and mains along the accessways as required for connection of the proposed dwellings on the rear lots.

Delete Condition

- ~~3.13 As part of the submission of the Operational Work application associated with the proposed development, provide to Council for assessment an amended up to date stormwater management plan that includes the lots to the north of the development as part of the total catchment and an electronic "music" model. The updated information is required to meet the Stormwater Management Code and the Water Quality Objectives outlined in the Redlands Planning Scheme.~~

~~All detailed plans and reports are to incorporate:~~

- ~~• the dam being retained, enhanced and not to be used as a bio-retention basin,~~
- ~~• retention of vegetation (including root zones/drip lines) within the proposed open space area being retained and protected,~~
- ~~• stormwater overland flow path at the sag facilitating Q100 flows for the entire catchment,~~

- ~~Q3 month flows from the proposed development draining through an approved treatment train (including a SQID) prior to discharge into the existing dam to ensure regular inflows to the dam,~~
- ~~all provisions for piped stormwater drainage associated with connection of the future development to the north of the site with consideration for the discharge associated with the water quality objectives and Q2 by pass flows without needing further treatment by this proposed development.~~

New Condition

3.13 Submit an amended stormwater management plan as part of the Operational Works application that includes the lots to the north of the development as part of the total catchment and an electronic "MUSIC" model. The updated information must meet the Stormwater Management Code and the Water Quality Objectives outlined in the Redlands Planning Scheme.

All detailed plans and reports must also incorporate:

- retention of the dam, enhanced and not to be used as a bio-retention basin,
- retention of vegetation (including root zones/drip lines) within the proposed open space area being retained and protected,
- stormwater overland flow path at the sag facilitating Q100 flows for the entire catchment,
- Q3 month flows from the proposed development draining through an approved treatment train (including a SQID) prior to discharge into the existing dam to ensure regular inflows to the dam,
- Provision of a duplicate stormwater pipe for future connection of the northern development site.

NB. The duplicate pipe must manage the stormwater discharge from adjoining properties to the north to the level of Q3 month treated flows which need not be treated again.

Deleted Condition

~~3.14 Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and Council's Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb. (It should be noted that as per Council's Planning Scheme for roof-water drainage reticulation systems, more than 2 roof-water connections on a system or a drainage system under Level III of QUDM, require easements in favour of neighbouring properties.)~~

~~Where stormwater is to be discharged and dispersed onto land not in the ownership of the applicant, the applicant must undertake procedures as detailed in Section 3 of QUDM to ensure a legal point of discharge is obtained. Documentary evidence of stormwater discharge approvals and any other relevant agreements in relation to this matter must accompany the Operational Works application to be lodged with Council.~~

New Condition

- 3.14 Construct allotment drainage conforming to the requirements as specified in Queensland Urban Drainage Manual and Council's Planning Scheme. Where roof water drainage is directed to kerb and channel, a kerb adaptor must be cast in situ into the kerb. (It should be noted that as per Council's Planning Scheme for roof-water drainage reticulation systems, more than 2 roof-water connections on a system or a drainage system under Level III of QUDM, require easements in favour of neighbouring properties.)**

Note. Council's Parks & Conservation Services Unit have agreed to permit stormwater drainage to discharge into Council's existing park/stormwater infrastructure area in the south/west corner of the development provided all discharge is controlled and causes no adverse environmental impacts.

- 3.15 In addition to the provisions of QUDM the applicant must demonstrate that any additional runoff from the proposed development will not have any undue impacts upon adjacent, upstream and / or downstream properties.**
- 3.16 All roads and drainage works in association with the development must be constructed to Council's standards including provision for an ARI 100 year overland flowpath through roads, parks and drainage reserves. An assessment of the effect of 50% blockage of the inlets must be included in the drainage calculations.**
- 3.17 The applicant must design all underground drainage components to reflect the concerns for the environment at the outlet to public open space/conservation area. The design and construction of the stormwater system must incorporate facilities that would ensure Best Management Practice with regard to the quality of stormwater being discharged to the environment. All pipeline outlets must be graded by using multiple pipes or culverts to obtain invert levels which outlet at natural service levels where possible. The number of outlets must be kept to a minimum. The design for outlet channels must contain energy dissipaters, rock benching and turfing designed to prevent erosion of the downstream waterway areas.**
- 3.18 Before Council is required to consider an application for Operational Works, the applicant must provide detailed drawings of the proposed bio-retention stormwater quality treatment systems and all associated works. The detailed drawings must include longitudinal and cross sections and details of treatment media and all associated vegetation.**

The drawings and any accompanying information must demonstrate that the predicted water quality levels and quantity of flows achieved post-development.

The applicant should consider whether a separate and temporary stormwater quality treatment system could be used during the construction period to reduce maintenance of the permanent system.

- 3.19 Provide bin service bays for the placement of waste and recycling wheelie bins, for the purpose of emptying the bins only (not for storage of bins) to serve proposed Lot 16, 20 & 21 and 25 & 26 adjacent to proposed Lots 17, 19 & 22 and 24 & 27 respectively.**

Each bin service bay must be constructed 2m long X 1m wide per lot on the road frontage adjacent to each lot. The service bays must be constructed of

stencilled concrete and situated so that the length is parallel to the road edge (without impeding proposed driveways) and must be marked 'Bin Service Bay' in letters of 200mm height.

Sewerage

- 3.20 Provision must be made for sewerage reticulation to fully service each allotment in accordance with Council Standards. Where works are required within properties that are not in the control of the applicant, the applicant must obtain written approval from the respective property owners for the works proposed within their respective properties. These approvals must be provided to Council in conjunction with the Operational Works application for the sewer reticulation works.

Deleted Condition

- ~~3.21 The applicant must undertake sewer reticulation works which utilises existing sewer infrastructure located adjacent to the southern boundary of the proposed development, to minimise un-necessary infrastructure through the construction of parallel sewers.~~

New Condition

- 3.21 Construct sewer reticulation works which utilises Council's existing sewer infrastructure and avoid construction of parallel sewers wherever possible.
- 3.22 The applicant must employ alternative construction methods while installing sewer reticulation works to avoid conflict and risk to existing / significant vegetation located along the southern property boundary of the proposed development.
- 3.23 Council will not sign a plan of survey until such time as the applicant is able to demonstrate that the development is able to access Council's sewer reticulation.

Water Supply

- 3.24 Provide a water supply network analysis (to the satisfaction of Redlands Water) that demonstrates both internal and external water supply infrastructure necessary to service the proposed development and meets Council's standards of service.

{It may be noted that Council will require the construction a minimum 100mm dia. water main and associated valves, linking the proposed road located adjacent to proposed Lots 30/31 to the exiting water in Main Road via the proposed pedestrian link (10m wide)}.

- 3.25 Provide water connections and water meters to each allotment (and proposed park) all in accordance with Council's Redland Planning Scheme and Standard Drawings.
- 3.26 Where any connections are to be made from existing live mains the applicant must request Council's Redland Water to make such connections all at the applicant's expense.

General

- 3.27 The applicant must comply with Council's design standards for developments as outlined in the Redland Planning Scheme, Council's Local Laws, Policies and Relevant State Government Legislation.

Delete Condition

- ~~3.28 Provide underground electricity reticulation to the proposed development to the requirements of ENERGEX and Council, including provision of lighting for pathways.~~

~~Provide documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot is required prior to release of survey plans by Council.~~

~~The electrical works must also include decommissioning of any existing overhead mains and poles adjacent to/within the site and relocation of the network to an underground solution.~~

New Condition

- 3.28 Provide underground electricity reticulation to the proposed development to the requirements of ENERGEX and Council, including provision of lighting for pathways prior to Council being required to sign a plan of survey.

Provide certification of the infrastructure and that an agreement has been entered into with a carrier to supply electricity to each lot.

The electrical works must also include decommissioning of any existing overhead mains along the site frontage/within the site and relocation of the network to an underground solution.

- 3.29 Provision must be made for underground telecommunication conduits to service each lot in accordance with requirements of relevant Australian Standards to accommodate carriers.

Provide documentary evidence that an agreement has been entered into with a carrier for the provision of such a service to each lot prior to release of survey plans by Council.

- 3.30 The applicant must provide Permanent Survey Marks at positions as determined by the Manager Infrastructure Development.

- 3.31 Survey control information to establish AHD, co-ordinate systems and location of permanent survey marks must be provided by Council. Survey information must be supplied to Council in association with engineering designs and as constructed drawings as per Planning Scheme Policy 9 – *Infrastructure Works* - Chapter 2, Part 9.2.7 of Redlands Planning Scheme.

- 3.32 At the time of submission of a plan of survey for signing by Council, the applicant must also provide Digital Cadastral Survey Information as per Planning Scheme Policy 9 – *Infrastructure Works* - Chapter 2, Part 9.2.7 of Redlands Planning Scheme.

- 3.33 All details of benching, filling and retaining walls must be included in the Operational Works application.

- 3.34 All retaining structures must be designed and constructed in accordance with AS 4678 – 2002 *Earth-Retaining Structures* in particular the minimum 60-year design life requirements.

4. ENVIRONMENTAL REQUIREMENTS

4.1 General Environmental Management Requirements

Plans submitted to Council for the operational works and on-maintenance phases must demonstrate that all environmental management issues have been addressed and designs completed to incorporate the conditions of this approval.

4.1.1. Environmental Management Plan

Before Council is required to issue a development permit for operational works, the applicant must submit and receive approval for an Environmental Management Plan (EMP). The EMP must contain the following elements:

- 1. General Introduction**
 - 1.1 Structure and Process**
 - 1.1.1 Management structure and responsibility**
 - 1.1.2 Construction phase**
 - 1.1.3 Operational phase**
 - 1.1.4 Non-conformance procedure**
 - 1.1.5 External complaint management**
 - 1.1.6 Personnel training**
 - 1.2 Monitoring and Reporting (construction, on-maintenance, operational phase)**
 - 1.3 Review and Upgrade (construction, on-maintenance, operational phase)**
 - 1.4 Site description and operation**
- 2. Vegetation Management Plan (construction, post-construction phase)**
- 3. Fauna Management Plan (prior to commencement of works, construction phase)**
- 4. Water Quality Management Plan**
 - 4.1 Stormwater Quality Management Plan (post-construction phase)**
 - 4.2 Erosion and Sediment Control Plan (construction phase)**
- 5. Air Quality Management Plan (construction phase) if required**
- 6. Noise Management Plan (construction phase) if required**
- 7. Waste Management Plan (construction phase) if required**
- 8. Storage and Containment of Hazardous Materials (construction phase) if required**
- 9. Contaminated Land Management (construction phase) if required**

Section 1 must form the core of the EMP, with emphasis on specifying roles and responsibilities, and compliance, monitoring and reporting procedures. The remaining sections may be addressed by new or existing stand-alone documents, brief descriptions of intended actions, and by operational works drawings, provided these are referenced in the basic EMP. The EMP is not intended to be a complex document. The EMP should make clear which entities have ultimate responsibility for specific tasks, and who is responsible for remedying errors, accidents and unforeseen problems.

4.1.2 Vegetation Management Plan (VMP)

Vegetation Management Plan (VMP), including both graphical and textual information, shall be prepared by a suitable qualified person in consultation with Council's Environmental Assessment Team. The open space area running along the western section of the property will become primarily a conservation area allowing for the movement of native fauna with incorporation of passive recreation facilities. This area must be rehabilitated/vegetated so the current vegetated areas are complemented to form natural bushland vegetation. This should be reflected in the VMP and all detailed landscape designs.

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

The VMP must address the retention of vegetation in the open space areas, pathways and road reserves. All vegetation located within the proposed Open Space areas, road reserves and the macadamia tree located adjacent to the proposed pathway adjoining 8-628 Nelson Rd must be retained and protected.

Replanting in cleared areas is to be determined in association with the submission of the Vegetation Management Plan. Revegetation outside the proposed designated development area shall include native species representative of the vegetation associations for the area, which in this case is Scribbly Gum – Open Forest, & Littoral Rainforest/Open Rainforest. All vegetated areas outside the designated development area are to be further vegetated to achieve a bushland setting. Plants are to include canopy, mid-storey, understorey and groundcover plants.

Dense frog friendly planting will be required around the perimeter of the dam to encourage wildlife and deter the pest species *Bufo Marinus*, Cane Toad.

All work is to be carried out in accordance with details indicated on the approved VMP prior to site construction works being accepted "On-maintenance".

The following details are to be submitted within the VMP:

- A statement of objectives, a description of management strategies, potential impacts, actions/controls, maintenance, monitoring, performance indicators, corrective actions and reporting.
- A survey accurate plot of all trees within a distance of one and a half tree height from any proposed construction work.
- Plant densities must reflect the requirement of the application to ensure site stability and maximum regeneration rates. A density of 1 plant per square metre for natural area rehabilitation and 5 plants per square metre for water courses and constructed stormwater treatment facilities being a minimum guide.
- Planting schedules and timing, including any staging program
- Details of fertiliser and chemical use
- Weed management is to be addressed in terms of declared plants and environmental weeds as defined in the Redlands Planning Scheme, Part 9 Schedules, Schedule 12 – Weed Species list. The VMP is to outline the extent, location and methods of eradication.
- The VMP must be authorised by the applicant's hydraulic consultant to ensure stormwater overland flow paths and areas required for the treatment of stormwater are not affected in an inappropriate manner.

- The VMP must specifically address the minimisation of impacts of the proposed stormwater treatment facilities. Impacts caused by design and construction of these facilities on existing natural vegetation must be addressed and rehabilitation of the areas detailed.
- Details of vegetation management to achieve the fire management strategy
- Details of, tree protection measures/tree protection zones, for vegetation that has been identified for protection.
- A maintenance program for the on-maintenance period including Civil Quality Assurance (Qld) Pty Ltd's recommendation that initial sections of re-vegetative cover be continually monitored in order to identify potential growth deficiencies due to the Ph of the topsoil.

Dam treatment

The VMP shall provide details of the role and treatment of the dams to be retained on the land to be used for conservation purposes. The dam located in the open space area is to be retained, rehabilitated and enhanced to Council's specifications. The Dam and surrounding areas contain waste material. The waste materials are to be sensitively removed from the site and the dam rehabilitated to a more natural state.

No native vegetation is to be removed during either of the above processes without consultation and approval from the Environmental Assessment Team.

If any construction in the vicinity of the dam is required, a degree of dewatering may be required prior to the commencement of works. Prior to dewatering of any dam by greater than 50%, a fauna spotter catcher must be in attendance to supervise the dewatering and Council must be advised of the day the dam is to be dewatered. The dam shall then be reinstated in accordance with the provisions set out in the VMP and approved Operational Works instructions.

4.1.3 Fauna Management

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

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

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

During clearing operations, the clearing contractor must:

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

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

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

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

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

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

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

4.1.3.1 Fencing

Any proposed fencing to be erected within the open space areas will require written approval by Council's Environmental Assessment Team.

4.1.4 Water Quality Management Plan

4.1.4.1 Stormwater Quality Management Plan (SQMP)

The concept Stormwater Quality Management Plan prepared by Lambert and Rehbein dated 17th December 2008 is approved in principle. A detailed plan reflecting the final layout with details of the size and design of each facility must be prepared and submitted with the operational works application to support the detailed plan. As part of the plans submitted at operational works, detailed and accurate size and location must be included to permit the future inclusion of these features in Council's infrastructure management data base. The plan must include an operation and maintenance section which can be used by Council's operational divisions. The stormwater treatment facilities' maintenance plans must include maintenance requirements during the On Maintenance Period and the long term maintenance requirements. Estimates of maintenance costs must be included.

The plan must include water quality monitoring during the operational works and On Maintenance. The water quality monitoring program should include:

- Water quality indicators: Total Nitrogen, Total Phosphorous, Suspended Solids / Turbidity, Dissolved Oxygen
- Sites: One or more sites within the development area *or* at the legally identified discharge point(s) for stormwater and, if adjacent to a waterway, one site within the receiving waters nearest to the discharge zone.
- Frequency of sampling: monthly during the agreed on-maintenance period

- Documentation / recording: written copies of water quality records for each sampling event shall be maintained by the party responsible for stormwater management.

In determining the final location and detailed design of these facilities attention to the potential impacts on existing natural ecosystems must be made with the objective of minimising the impact of these facilities on these ecosystems. Similarly the location must take into account the final stormwater Q100 flows to ensure that undesirable impacts on the treatment facility does not occur.

The plan must address the construction phase protection of permanent facilities including the house construction phase of the subdivision development.

Maintenance of these facilities shall be undertaken for 2 years.

4.1.4.2 Sediment & Erosion Control Plan

The applicant shall submit and receive Council approval for an erosion and sediment control plan for use during the construction and on-maintenance phase allowing for the specific soil types and their erosion potential of the site complying with the requirements of the Redlands Planning Scheme Part 8 – Erosion Prevention and Sediment Control.

Note: All necessary measures must be taken to contain sediment within the development site. Actions beyond those identified in the sediment and erosion control plans may be necessary to ensure that sediment does not leave the development site. In the event that sediment is released from the development site into a waterway or the bay, enforcement action under the *Environmental Protection Act 1994* may be undertaken.

5. OPEN SPACE & LANDSCAPING REQUIREMENTS

5.1 Landscape Plan Requirements

The applicant will have a landscape plan prepared by a Landscape Architect, who is a member of AILA, or suitably qualified person to the satisfaction of the Manager Assessment Services and will carry out the works in accordance with details indicated on the approved landscape plan and associated conditions. There will be no amendments to the approval without the written consent of Manager, Assessment Services. The landscape plan will be submitted to Council as part of the Operational Works application and will also include the following information:

- a) Details of proposed road treatment works in the form of cross sections for the road construction works adjacent to the park areas;
- b) Details of proposed landscape planting / revegetation works for the park area using locally native species as identified in Council's Vegetation Enhancement Strategy;
- c) Details of street tree plantings. The plantings on the southern side of the new road (extension of Spurs Drive) shall be in groups/clusters to address the fauna enhancement link. Species used shall give be from the Vegetation Association for the area, as noted in the Vegetation Enhancement Strategy, and give consideration to the Koala habitat in the proposed Park and the adjacent enhancement corridor.

- d) Details of all areas to be graded, levelled and grass seeded or turfed. If area is turfed then this must come from a fireweed (*Senecio madagascariensis*) free area;
- e) Full details of all monitoring and maintenance works to be carried out for the twelve month maintenance period including, but not limited to: weed management, pest management, mowing, rubbish removal, mulch replenishment as required, re-staking and retying as required, pruning works and replacement planting of all dead plant material;
- f) Details of log bollard fencing to be installed to that part of the park where abutting road reserves. Removable/lockable bollards must also be provided at all suitable access points. All bollard installation will be in accordance with Council's standard installation details.
- g) Provision of kerb crossover adjacent to the location of lockable bollards;
- h) Details of location and construction details of all proposed retaining walls, fences, entry statement walls and all other hard landscape features;
- i) Provision of a concrete shared use path to a width as required by Redland Shire Council pedestrian / cyclist strategy. This shall include a linkage through the land indicated as pathway adjacent proposed Lot 31. The land dedication for this pedestrian corridor is to be 10 metres wide.
- j) Details and provision of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed / grass seeded areas;
- k) Details of the location of any known bores on the site that will be within the future park area;

5.2 General Park Treatment

The following treatment shall be undertaken in that land to be used for Town Planning (Park) and drainage purposes:

- Graded, levelled and grass seeded in areas as directed on site;
- Log bollard fencing, including lockable bollards, to be installed to that part of the park boundary where abutting road reserves;
- All unapproved existing structures and associated fixtures (eg fences, pumps and sheds) are to be removed from the area to be dedicated. All known wells shall be filled to the satisfaction of Council officers;
- No filling shall be placed in parks except for: filling of minor depressions or as a batter to approved roadworks without approval of the Manager, Assessment Services;
- The VMP shall be authorised by the applicants' hydraulic consultant to ensure stormwater overland flow paths are not affected;
- The applicant shall design all underground drainage components to reflect the concerns for the environment at the outlet to public open space/conservation area. The design and construction of the stormwater

- Installation of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed / grass seeded areas;
- Turf grasses to be used within the parkland areas is to be cut from a weed free environment and have no viable weed seed within the turf grass;
- The applicant will erect a temporary fence as per condition 3.4 and along the full frontage of that part of the site to be used for Urban Residential purposes, where that part of the site adjoins land to be used as parkland and/or environmentally significant area. The fence will be provided in accordance with Council standards and to the satisfaction of the Manager Environmental Management and is to be erected prior to the commencement of development works on site. The fence will be upgraded at the completion of site construction works to a permanent timber bollard fence as shown on the approved landscape plan.
- All declared, noxious and environmental weeds such as, Groundsel, Lantana, Green Cestrum, Ochna, Easter Cassia, Pepper Tree and Camphor Laurel shall be removed as directed on site.

5.3 Tree Protection Requirements

- a) Prior to the approval of Operational Works, the applicant is to demonstrate that adequate tree protection measures will be in place during the construction phase. The following is required:
 - i) Provision of an arborist report (*with respect to trees to be retained in the road reserve, proposed open space or any other area where a significant tree has been identified adjacent to or in the vicinity of construction works*) in accordance with - Part 11 - Planning Scheme Policy 9 - Infrastructure Works - Chapter 11 RPS which states that:
 - ii) The content shall contain conclusions and recommendations which can be incorporated into the design and construction of proposals and are included with the conditions of any approval.
 - iii) The recommendations are to be of sufficient detail to enable post construction certification and compliance sign off by the Council.
 - iv) Where existing vegetation including significant trees are retained, the arborist may be required to determine parameters to minimise the risk to, and long term viability of the tree root zones and/or canopy.
 - v) The terms of reference for the report should include but not be limited to
 - Qualifications in arboricultural practice including particular membership of a relevant association and relevant local experience. For example, coastal landscapes and exposed sites require specialist knowledge and assessment;
 - Assessment of tree characteristics, current health and defects of significant tree/s and any other trees and shrubs which overhang from neighbouring properties. A proforma format is acceptable provided it is accompanied by relevant discussion and illustrated photos and includes the scientific reasoning to support statements;

- Provision of a contextual analysis which describes, in text and with photos, the tree as an element of an ecological unit, cultural landscape, or historic listing such as a vegetation protection ordinance;
- Photographs of any disease, damage or defect with descriptions and annotated photos showing recommendations and actions for remediation and an estimate of the remaining lifespan of tree or major branch affected, and relative risk to human safety or property;
- Photographs, tree plot to scale showing canopy height and root zone spread in relation to any existing or proposed building/driveway, calliper of trunk at chest height, botanical name, and common name;
- indication of spot height of trunk and extent of any earthworks in the vicinity;
- protection measures for trees during construction phase which should include protective barriers to minimise risk to property and people and protective barriers for tree trunks and root zones;
- methods for trimming of tree roots and canopy;
- disturbance to tree root zone for hard landscape works such as cultivation for new plant material;
- materials for hard landscape works, such as permeable paving and retaining edges;
- irrigation regime or connection to rainwater harvesting system; and
- inspections and monitoring of any modification to the tree form during maintenance period.

Deleted Paragraph

~~In accordance with Clause 3.6.4.3 Significant Vegetation Protection Bonds in Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 6, at the time of Operational Works approval, a security bond may be applied by Council upon trees or vegetation identified as significant. In addition, Council may decide to hold this bond beyond Off Maintenance for a minimum period of 2 years.~~

New Paragraph

Identify significant vegetation and include in the Vegetation Management Plan required in condition 4.1.2.

In accordance with Clause 3.6.4.3 Significant Vegetation Protection Bonds in Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 6, at the time of Operational Works approval, a security bond may be applied by Council upon trees or vegetation identified as significant. Council may hold this bond beyond Off Maintenance for a minimum period of 2 years, to be reviewed annually, and if appropriate, a portion of the significant protection bond may be returned.

5.4 Tree Maintenance

Where existing trees are to be retained within proposed land used for town planning (park) purposes and / or road reserve(s), ALL dead wood and potentially dangerous tree(s)/tree limbs are to be removed. Where construction works impact on the health of a tree to initiate deterioration and/or death to the whole or part of the tree during the period of construction, the applicant is to attend to the removal

of that tree or part thereof under the direction of the Manager, Assessment Services or Council representing officer.

All tree works and the treatment of any damaged limbs of trees identified for retention, will be performed by an experienced and qualified arborist who is a member of the Australian Arborist Association or equivalent professional organisation and in accordance with AS 4373-2007 'Pruning of Amenity Trees'.

This work is to be carried out prior to site construction works being accepted On-maintenance, in consultation with the Manager, Assessment Services.

6. ENVIRONMENTAL HEALTH REQUIREMENTS

6.1 Contaminated Land

Prior to deciding an application for Operational Works, the applicant must submit a further investigation report including Stage 2 Detailed Site Investigation and Stage 3 Health and Environmental Assessment and Determination of Remediation Plan (if required) to the satisfaction of the Team Leader Health and Environment.

The report must characterise the extent of the contaminated soil, in both the horizontal and vertical plains, that exceed the relevant EPA trigger levels for residential use as recommended in the Stage 1 report B06510ER002 by Lambert and Rehbein 15 July 2008. The report must include water and sediment sampling of the Dam at the western end of the lot and the area adjacent to the machinery/pump sheds.

Where remediation is recommended, a Stage 4 Implementation of Remediation and Validation Sampling Plan must be approved by the Team Leader Health and Environment prior to deciding an application for Operational Works.

Any works recommended in a Stage 4 report are to be carried out prior to any other operational works on the site and a validation report to the satisfaction of the Team Leader Health and Environment provided prior to commencing any other operational works on the site.

Please note that significant vegetation exists in the area of the dam that must be retained. Should remediation works be required and potentially result in damage or loss of vegetation a Site Management Plan (SMP) must be considered as an alternative to undertaking earthworks in the immediate vicinity of significant koala food trees.

All remediation works must be conducted with appropriate sediment and erosion controls in place. This must prevent the erosion of contaminated soil from the location and the sedimentation of contaminated soil in the surrounding area.

Deleted Condition

~~6.2 Road Noise~~

~~Council's Road and Rail Noise Impact Overlay Map identifies that the proposed Lot 31 will be impacted by road/rail noise and therefore triggers the Division 10 – Road and Rail Noise Impacts Overlay Code. The dwellings must be designed and constructed so as to minimise noise impacts from the adjacent roadway.~~

7. CONTRIBUTIONS

7.1 Water Supply Headworks

The applicant shall pay to the Council in respect of the proposed development a contribution towards the augmentation of water supply headworks, in accordance with the Council's adopted policy in that regard, prior to the Council being required to seal and release a plan of reconfiguration of the land at the rate current under that policy at the time of payment. This contribution does not cover the cost of water reticulation to individual allotments or connection of the land to the Council's water supply system and that all such costs are the responsibility of the applicant. Further, it is advised that the rates of contribution under policy are reviewed annually in July.

(Rate for 2008/09 in Area Cost H1 – Alexandra Hills Low Level Zone, is \$7,981.00, per additional equivalent tenement).

7.2 Sewerage Headworks

The applicant shall pay to the Council in respect of the proposed development a contribution towards the sewerage augmentation in accordance with the Council's adopted policy in that regard, prior to the Council being required to seal and release a plan of reconfiguration of the land at the rate current under that policy at the time of payment. This contribution does not cover the cost of sewerage connection to individual allotments or connection of the land to the Council's sewerage system and that all such costs are the responsibility of the applicant. Further, it is advised that the rates of contribution under policy are reviewed annually in July.

(Rate for 2008/09 in Area Cost E – Thorneside, is \$8,744.00 per additional equivalent tenement).

7.3 Transport Infrastructure Charges Contributions

A contribution for local transport infrastructure must be made to Council, at the rate applicable at the time of payment, and paid prior to Council being required to sign a Plan of Survey.

The amount payable for this development must comply with Council's Policy titled, 'Framework for Infrastructure Charges Contributions'. In this regard the following comments are made:

- The amount of contribution for a particular development is to be determined in accordance with Clause 1.7 of the Policy. This is based on multiplying the maximum number of equivalent residential allotments permitted on the site by the rate per equivalent residential allotment and by the conversion factor for the particular development proposed;
- The current rate for 2008/2009 per equivalent residential allotment is (standard lot $\geq 500\text{m}^2$ - \$12,209.37 and small lot $\leq 499\text{m}^2$ - 0.62 x rate of a standard lot);
- The rate of contribution is reviewed annually on 01 July;
- Any contributions previously paid may be claimed as contributing towards the amount due to Council.

Deleted Condition

~~7.4 Open Space Contribution~~

~~The applicant has provided an amended plan (Conics Dwg No. 21224-11F, dated 17 Dec 2008) with a revised layout showing the contribution of 4330m² of land along the western boundary as Park. This land contribution partially adjoins existing Open Space and is considered to have fulfilled Council's Open Space requirement for Local Park.~~

~~A monetary contribution for District Park is also required, as per Part 11 – Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 5 Open Space. Payment of the contribution is required prior to signing survey plans. The contribution will be based upon an acceptable valuation, at time of payment, and in accordance with clause 3.5.6 Monetary Contribution for Open Space of the policy. The contribution rate for District Park equates to 67.2m² per additional lot.~~

~~Draft conditions issued to the applicant in October 2008 have been subsequently revised to require the western boundary of proposed Lot 12 on proposal plan 21224-11F, dated 17 December 2008, to be moved eastwards to be clear of the canopy/dripline of trees 1648-1650 by 3m. In consideration of this change, the applicant may seek a credit to the value of the land dedicated from proposed Lot 12 to Council towards the monetary contribution for District Park.~~

New Condition

7.4 Open Space Contribution

Pay a monetary contribution for District Park in accordance with Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 5 Open Space prior to signing of survey plans. The contribution will be based upon an acceptable valuation, at time of payment, and in accordance with clause 3.5.6 Monetary Contribution for Open Space of the policy. The contribution rate for District Park equates to 67.2m² per additional lot.

Advice

The applicant has provided an amended plan (Phillip Vassallo Pty Ltd Dwg No. 3720-C Rev C, dated 16/06/2010) with a revised layout showing the contribution of 4330m² of land along the western boundary as Park. This land contribution partially adjoins existing Open Space and is considered to have fulfilled Council's Open Space requirement for Local Park.

Draft conditions issued to the applicant in October 2008 have been subsequently revised to require the western boundary of proposed Lot 12 on proposal plan 21224-11F, dated 17 December 2008, to be moved eastwards to be clear of the canopy/dripline of trees 1648-1650 by 3m. In consideration of this change, the applicant may seek a credit to the value of the difference of the land area from the previous proposed boundary of proposed Lot 12 that is now dedicated to Council towards the monetary contribution for District Park.

7.5 Split Valuation Fees

The applicant shall contribute \$27.25 per allotment to Council for the purpose of paying the State Government Split Valuation Fees. (This amount is reviewed annually in July.) Such amount shall be paid prior to signing and sealing of the Plan of Survey and be for each allotment contained on the Plan of Survey, including balance lots.

7.6 Street Tree Contribution

Where the developer contributes to Street Tree planting

- a) The developer will prepare a landscape / street tree planting plan in accordance with the Council's street tree planting guidelines and the Vegetation Enhancement Strategy for Council to approve at the operational works stage of development. The plan shall be in accordance with Condition 5.1 [C] above;
- b) The developer shall contribute towards street tree planting in accordance with Council's Street Tree Planting Policy at the rate applicable at the time of payment for each tree approved for planting. Contributions will be made prior to Council being required to sign a plan of survey. (Current rate 2008/2009: \$150.00 per tree up to 25lt bag size and \$350.00 per tree 45lt – 100lt);
- c) Contributions will be used to implement the Street Tree Planting Program within the development unless constrained by the site in which case planting will occur in the nearest suitable location;

Where the developer undertakes to plant Street Trees

- a) The developer will have a landscape / street tree planting plan prepared in accordance with the Council's street tree planting guidelines and Vegetation Enhancement Strategy. This plan shall be submitted with the engineering operational works application. The plan shall be in accordance with Condition 5.1 [C] above;
- b) Council may specify the stock size for certain species to maximise establishment rates eg 200mm for Eucalyptus species;
- c) Street tree planting will be completed prior to acceptance of subdivision works 'on maintenance' in accordance with the approved street tree planting plan;
- d) Prior to Council being required to sign a plan of survey the developer shall pay a security bond for the street tree maintenance period of 12 months in accordance with section 4.1 of Council's Security Bonding Policy. This bond is refundable at the end of the maintenance period if the trees meet Council specifications set out in the Street Tree Masterplan;
- e) The bond is 20% of the cost to source, plant and maintain the whole approved street tree planting. The cost to source, plant and maintain different size street trees will be at the council rate at the time of payment (current rate 2008/2009: \$150 per tree up to 25lt and \$350 per tree for 45lt to 100lt container size);

N.B. Semi advanced and advanced tree stock is to be well structured with single and strong central trunks and a dominant apical growth. Tree stock that is root bound or has poor root structure will not be used in any street tree plantings.

8. OTHER REQUIREMENTS

Application for operational works associated with this development will be required. Those operational works, in the first instance in the form of engineering designs, open space treatment and landscaping designs, will be reviewed in accordance with relevant codes including Council's Design Standards for Developments.

9. ADVISORY

9.1 Services Installation

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 will be commissioned to provide impact reports and on site supervision for these works.

9.2 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, all activities must cease. For indigenous cultural heritage contact the Department of Natural Resources, Mines and Energy (Telephone 07 3406 2309). For other heritage issues contact the Senior Cultural Heritage Officer (pH. 07 3225 1074) of the Environmental Protection Agency. The above information and contact numbers are to be noted on the engineering drawings as part of the requirements of an Environmental Management Plan.

9.3 Fire Ants

Areas within Redland Shire have been identified as having an infestation of the Red Imported Fire Ant (RIFA). 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 Shire from a property inside a restricted area, is to be with the advice of the Department of Primary Industries RIFA Movement Controls. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

New Advice Clause

9.4 Road Noise

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed Lot 31 will be impacted by road/rail noise and therefore triggers the Division 10 – Road and Rail Noise Impacts Overlay Code. Any new dwellings must be designed and constructed so as to minimise noise impacts from the adjacent roadway in accordance with the Road Rail and Noise Overlay Code.

9.5 Period of Approval

This Development Permit for a Standard Format Reconfiguration shall remain current in accordance with sections 3.5.21 of the *Integrated Planning Act 1997*.

FURTHER RECOMMENDATION

It was further recommended that Council endorse its Planning Scheme with Urban Residential and Open Space zonings to reflect the approved layout.

CARRIED

A division was called for.

Crs Ogilvie, Henry, Hobson, Bowler, Elliott, Reimers and Townsend voted in the affirmative.

Crs Williams and Murray voted in the negative.

Crs Burns and Boglary were not present when this motion was put.

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

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

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

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

EXECUTIVE SUMMARY

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

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

A total of 102 Building and Plumbing Applications were dealt with during the period 21 June, 2010 to 2 July, 2010.

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

PURPOSE

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

1. Development application for a material change of use for a dwelling house at 50 Gordon Road, Macleay Island. Jeffery S. Rood. (MC012200)
2. Development application for building works approval assessed against the Redlands Planning Scheme for a domestic outbuilding (detached shed) at 17 Cowderoy Drive, Russell Island. Mr M. Marcinkewycz. (BW001165)
3. Development application for a material change of use for a dwelling house at 4 Tulloch Street, Russell Island. Mr R.A. and Ms T.M. Dalton. (MC012210)
4. Development application for building works approval assessed against the *Redlands Planning Scheme for a domestic outbuilding (shed / carport)* at 750 Old Cleveland Road East, Wellington Point. DBR Building Certification. (BW001161)
5. Development application for building works approval assessed against the *Redlands Planning Scheme for domestic additions* at 18 Booran Street, Point Lookout. Mr K.V. Middleton. (BW001164)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Reimers
Seconded by: Cr Bowler

That the report be noted.

CARRIED

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

1.3 CATEGORY 2 - COMPLYING CODE ASSESSMENT AND MINOR ASSESSMENTS

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

EXECUTIVE SUMMARY

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

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

The applications detailed in this report have been assessed under Category 2 criteria - defined as follows:

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

PURPOSE

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

1. Development application for a material change of use for a dwelling house at 3 Kift Street, Russell Island. Bay Island Designs. (MC012150)
 2. Development application for a material change of use for a dwelling house at 6 Virginia Parade, Russell Island. Mrs C.A. Doyle. (MC012160)
 3. Development application for a material change of use for a dwelling house at 37 Baracoota Street, Macleay Island. Bay Island Designs. (MC012131)
 4. Development application for a material change of use to operate a home business (excavation business) at 484 Redland Bay Road, Alexandra Hills. River City Plant Hire Pty Ltd As Trustee. (MC011977)
 5. Development application for a material change of use to construct a dual occupancy at 139 Mount Cotton Road, Capabala. Mr P.M. McManus. (MC012129)
 6. Development application for a material change of use for an apartment building (40 units) at 18-22 Passage Street, Cleveland. Fisigi Pty Ltd As Trustee. (MC012052)
 7. Development application for a material change of use to construct a Multiple Dwelling at 30-32 Nelson Street, Ormiston. DJC Designs. (MC011735)
-

8. Development application for a material change of use for a Utility Installation at 27-39 Centre Road, Russell Island. Energex Limited. (MC011913)
9. Development application for a material change of use for a vehicle depot at 265 Redland Bay Road, Capalaba. The Certifier Pty Ltd. (MC011808)
10. Development application for reconfiguration of lots at 11 St James Road, Birkdale. Bartley Burns Certifiers and Planners. (SB005404)
11. Application for a negotiated decision to vary an existing development approval for an extension to an existing Aged Person and Special Needs Housing at 571-585 Redland Bay Road, Victoria Point. Australasian Conference Association Ltd. (MC011536)
12. Development application for a material change of use for a dwelling house at 157-195 Woodlands Drive, Thornlands. JT George Nominees Pty Ltd As Trustee. (MC012010)
13. Development application for a material change of use for a shop at 41 Southsea Terrace, Macleay Island. Harvey Property Consultants Pty Ltd. (MC011636)
14. Development application for reconfiguration of lots (two into four lots) at 19 Badgen Road, Birkdale. Mr P.M. Impey. (SB005432)
15. Development application for a material change of use for a dwelling house at 1 Bay Street, Redland Bay. Mr B Ashcroft. (MC012098)
16. Development application for a material change of use for a dwelling house at 1A Bay Street, Redland Bay. Ms M Ashcroft. (MC012062)
17. Development application for reconfiguration of lots at 13-17 Baywalk Place, Thornside. East Coast Surveys Pty Ltd. (SB005442)

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Reimers
Seconded by: Cr Bowler

That the report be noted.

CARRIED



Policy document

Planning Scheme Policy 3 - Stormwater (Mainland)



Planning Scheme Policy 3 – Contributions and Security Bonding

Chapter 8 - Stormwater - Mainland

1.1 Purpose

The purpose of this Policy is to implement an equitable developer contributions scheme for the trunk stormwater network servicing the mainland of Redland Shire. The contributions will be used to fund new and improved infrastructure needed to manage future growth on the Shire's mainland.

1.1.1 Nature and Intention of Planning Scheme Policy

This planning scheme policy sets the basis for infrastructure contributions for trunk stormwater infrastructure for Redland Shire. The policy provides the basis for the contributions.

A new Priority Infrastructure Plan and related Infrastructure Charges Schedule will ultimately be adopted and form the basis for infrastructure provision. In the interim, this Chapter 8 of Planning Scheme Policy 3, Stormwater – Mainland, will be the basis for receiving contributions towards trunk stormwater infrastructure needed to service growth within the Shire.

1.1.2 Nature of Development to which Policy applies and triggers

This planning scheme policy applies to applications for material change of use and reconfiguration of a lot on the mainland in Redland Shire.

1.2 Background

1.2.1 The Need for Stormwater Infrastructure

Strong growth is expected to continue in Redland Shire creating an increasing demand on trunk stormwater and other infrastructure. To cater for this growth, and to ensure the mainland within the Shire have an effective trunk stormwater network with the capacity to cater for daily demands, continued upgrades to the network will be required.

Development required to accommodate ongoing population growth typically results in increased quantity of stormwater runoff and pollutants loadings to waterways. Stormwater infrastructure is required to manage runoff quantities and quality and help protect the natural waterways, including Moreton Bay.

1.2.2 Adoption Date and Superseded Policies

Applications received on or after the adoption date will be required to pay a contribution in accordance with the Planning Scheme Policy – Framework for Infrastructure Charges Contributions (Stormwater - Mainland).

The Infrastructure Contribution will not be applied to

(a) A properly made application received prior to the adoption date; or
 (b) An application which has received a Development Permit or Preliminary Approval prior to the adoption date in respect of one or more of the following;

- Concurrent Material Change of Use and Reconfiguration;
- Material Change of Use;
- Reconfiguration.



1.3 Network Planning Assumptions

1.3.1 Definition of Infrastructure Covered by Policy

The trunk stormwater infrastructure items covered by this policy include:

- infrastructure required for stormwater *quality* management;
- infrastructure required for stormwater *quantity* management; and
- waterway enhancement works.

The trunk infrastructure items are listed in Table 1.

Table 1 Stormwater (Open Waterways) Infrastructure Items

Quality	<ul style="list-style-type: none"> ■ Wetlands ■ Bioretention Systems
Quantity	<ul style="list-style-type: none"> ■ Land Acquisition ■ Flood Mitigation / Levees ■ Erosion Protection
Waterway Enhancement	<ul style="list-style-type: none"> ■ Rehabilitation

1.3.2 Stormwater – Desired Standards of Service

Objectives and Design Philosophy

The objectives and design philosophy of the trunk infrastructure within this policy is consistent with 'Objectives and Design Philosophy' as detailed in Queensland Urban Drainage Manual (QUDM) Section 2.

Stormwater Quantity Management

Stormwater drainage systems shall be designed in accordance with Redland Planning Scheme Policy 9 Chapter 6 – Stormwater Management, QUDM Section 5 and Australian Rainfall and Runoff (AR&R) 1997 unless otherwise specified.

When calculating stormwater runoff flow rates the acceptable methods are described in Redland Planning Scheme Policy 9 Chapter 6 – Stormwater Management, ARR 1997 and QUDM Section 5 unless otherwise specified.

Intensity Frequency Duration (IFD) tables are to be created using methods outlined in AR&R 1997. The design criteria for the major and minor drainage system must satisfy the criteria detailed in QUDM Section 5.08.

The recommended Design Average Recurrence Interval for Major System Infrastructure is 100-years.

NOTE: where QUDM and the RSC requirements differ, the RSC requirements take precedence.



Stormwater Quality Management

For the construction phase, the standard of service must comply with the Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites (Queensland Division of the Institutions of Engineers Australia, June 1996).

For the operational phase, stormwater runoff treatment must be provided to achieve the water quality objectives stated in "Redland Shire Council Water Quality Objectives". These water quality objectives depend on the specific location of the proposed trunk infrastructure.

The stormwater runoff treatment measures can be comprised of traditional engineering methods or incorporate elements from Water Sensitive Urban Design (WSUD). The following references can be used in the design of the treatment measures:

- Australia Runoff Quality, 2004, Institute of Engineers Australia, and
- Water Sensitive Urban Design Engineering Guidelines: Stormwater, 2004, BCC.

Waterway Enhancement

Enhancement such as rehabilitation, revegetation and stabilisation of the riparian zone is to be undertaken in accordance with *Redland Planning Scheme Policy 14 –Waterways, Wetlands and Moreton Bay* which identifies two main areas of the riparian zone as identified in *Overlays, Division 12- Waterways, Wetlands and Moreton Bay Overlay Table*;

- The core riparian area (40m either side of waterway);
- The outer core riparian area.

Revegetation is to be undertaken using native species complying with the standards outlined in *Redland Planning Scheme Policy 4- Ecological Impacts Section 4.11*.

Works undertaken on bed and bank stabilisation including erosion protection are to provide habitat enhancement, adopt soft engineering approaches and follow, as a minimum, the standards outlined in *Redland Planning Scheme Policy 14 –Waterways, Wetlands and Moreton Bay*.

1.3.3 Growth Assumptions

Growth assumptions used for this planning scheme policy are those population and household growth rates prepared for Redland Shire Council's Priority Infrastructure Plan, refer to Table 2 and Table 3.



Table 2 Population Growth Rates – Redland Shire Council

Community Of Interest	Population																	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexandra Hills	17,692	17,715	17,738	17,761	17,783	17,806	17,829	17,852	17,884	17,916	17,949	17,981	18,013	18,020	18,026	18,033	18,039	18,046
Birkdale	14,440	14,595	14,749	14,904	15,058	15,213	15,367	15,522	15,762	16,002	16,241	16,481	16,721	16,866	17,011	17,155	17,300	17,445
Capalaba	17,799	18,005	18,212	18,418	18,624	18,830	19,037	19,243	19,555	19,867	20,179	20,491	20,803	20,952	21,100	21,249	21,397	21,546
Cleveland	13,889	14,018	14,148	14,277	14,406	14,535	14,665	14,794	15,049	15,304	15,560	15,815	16,070	16,120	16,170	16,220	16,270	16,320
Ormiston	5,669	5,727	5,786	5,844	5,903	5,961	6,020	6,078	6,239	6,399	6,560	6,720	6,881	6,987	7,093	7,200	7,306	7,412
Redland Bay	9,535	10,102	10,668	11,235	11,801	12,368	12,934	13,501	14,379	15,257	16,135	17,013	17,891	18,489	19,087	19,685	20,283	20,881
Sheldon-Mt Cotton	4,935	5,182	5,429	5,676	5,924	6,171	6,418	6,665	7,066	7,467	7,867	8,268	8,669	9,121	9,573	10,025	10,477	10,929
Thorneside	3,496	3,503	3,510	3,517	3,524	3,531	3,538	3,545	3,591	3,637	3,682	3,728	3,774	3,786	3,799	3,811	3,824	3,836
Thornlands	9,695	10,162	10,628	11,095	11,562	12,029	12,495	12,962	13,731	14,500	15,269	16,038	16,807	17,135	17,464	17,792	18,121	18,449
Victoria Point	13,674	13,924	14,174	14,424	14,673	14,923	15,173	15,423	15,860	16,297	16,735	17,172	17,609	17,696	17,784	17,871	17,958	18,045
Wellington Point	10,196	10,370	10,544	10,718	10,893	11,067	11,241	11,415	11,666	11,917	12,169	12,420	12,671	12,742	12,814	12,885	12,956	13,027
The Bay Islands	6,757	6,913	7,070	7,226	7,382	7,538	7,695	7,851	8,001	8,151	8,301	8,451	8,601	8,753	8,905	9,057	9,209	9,361
Total	127,777	130,216	132,655	135,094	137,534	139,973	142,412	144,851	148,783	152,715	156,647	160,579	164,510	166,668	168,825	170,982	173,140	175,297

Table 3 Household Growth Rates – Redland Shire Council

Community Of Interest	Households																	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Alexandra Hills	5,951	5,959	5,967	5,975	5,984	5,992	6,000	6,008	6,021	6,034	6,046	6,059	6,072	6,076	6,080	6,085	6,089	6,093
Birkdale	4,888	4,950	5,012	5,074	5,137	5,200	5,263	5,326	5,420	5,514	5,609	5,704	5,800	5,869	5,938	6,008	6,078	6,149
Capalaba	6,290	6,390	6,492	6,594	6,697	6,801	6,906	7,012	7,162	7,314	7,467	7,622	7,779	7,865	7,953	8,041	8,130	8,219
Cleveland	5,661	5,740	5,819	5,900	5,981	6,062	6,145	6,228	6,360	6,493	6,627	6,763	6,899	6,938	6,977	7,017	7,056	7,096
Ormiston	2,106	2,130	2,154	2,179	2,203	2,227	2,252	2,276	2,338	2,400	2,462	2,524	2,586	2,644	2,703	2,763	2,824	2,886
Redland Bay	3,492	3,701	3,911	4,121	4,331	4,542	4,752	4,963	5,289	5,615	5,941	6,268	6,595	6,817	7,039	7,262	7,484	7,707
Sheldon-Mt Cotton	1,614	1,693	1,771	1,850	1,928	2,006	2,084	2,162	2,300	2,439	2,579	2,719	2,861	3,009	3,156	3,303	3,450	3,597
Thorneside	1,489	1,500	1,511	1,523	1,534	1,546	1,557	1,569	1,585	1,600	1,615	1,631	1,646	1,647	1,648	1,648	1,648	1,649
Thornlands	3,341	3,522	3,705	3,890	4,078	4,267	4,459	4,653	4,935	5,218	5,502	5,787	6,072	6,316	6,570	6,835	7,111	7,400
Victoria Point	4,923	5,032	5,142	5,252	5,364	5,476	5,589	5,703	5,891	6,081	6,273	6,467	6,662	6,673	6,684	6,695	6,706	6,717
Wellington Point	3,573	3,642	3,711	3,780	3,850	3,919	3,990	4,060	4,161	4,263	4,365	4,468	4,571	4,612	4,653	4,694	4,736	4,778
The Bay Islands	3,153	3,212	3,271	3,330	3,388	3,445	3,502	3,559	3,616	3,672	3,728	3,784	3,839	3,895	3,952	4,007	4,063	4,118
Total	46,481	47,472	48,467	49,468	50,473	51,483	52,498	53,519	55,077	56,643	58,215	59,795	61,382	62,362	63,354	64,358	65,377	66,409



1.4 Process for Determining Developer Contributions

1.4.1 Procedures Used to Calculate Stormwater Infrastructure Charges on the Mainland

The adopted stormwater infrastructure contributions scheme is based on charging new developments on the mainland the shared cost of Council's planned program of trunk stormwater infrastructure upgrading through to the year 2021. The trunk infrastructure elements are identified in the Plans for Trunk Infrastructure, included in Appendix A.

The charges presented do not cover the cost of providing a new development with access to the trunk stormwater infrastructure network. The cost of providing such access is a cost borne by the developer.

The process used to calculate Trunk Stormwater Infrastructure Contributions for new developments on the mainland portion of the Shire is detailed below.

1.4.2 Determination of Infrastructure Costs for each Catchment

The total costs of stormwater infrastructure, which meets the desired standards of service for both quantity and quality management, has been calculated for each catchment on the mainland within the Priority Infrastructure Area, and is shown below in Table 4.

Table 4 Total Infrastructure Costs by Catchment

Catchment	Total Cost (\$)
Cleveland	30 022 000
Eprapah Creek	34 805 000
Hilliards Creek	21 045 980
Lower Tingalpa & Coolnwynpin Creek	50 445 000
Moogurrapum Creek	15 495 000
Native Dog Creek	10 744 000
Serpentine Creek	11 591 000
Southern Redland Bay	10 257 000
Tarradarrapin Creek	32 505 000
Thornlands	19 103 000
TOTALS	236 012 980



1.4.3 Apportionment of Costs Across Land Use Categories

The cost contribution for each land use was calculated by the most applicable procedure to fairly allocate cost based on impact and infrastructure requirement. The characteristics of increased quantity of runoff are best associated with the increased impervious area occurring in the development. The proposed future land use zoning characteristics of the Shire, as outlined in Master Zoning Document Reference, have a typical fraction impervious value associated with them, as listed in Redland Planning Scheme *Part 11 - Planning Scheme Policy 9 – Infrastructure Works – Chapter 6*. These fraction impervious values were adopted for the assessment of quantity impacts, as listed in Table 5.

Public open space land use categories (i.e. Open Space, Environmental Protection and Conservation) were included for defining the Water Quality Objectives, but excluded for the distribution of infrastructure contribution charges. The cost of treatment for pollutant load reduction from these land use zones were shared evenly across all other land use categories within each catchment. It reflects Redland Shire Council's water quality objectives of pollutant load reductions within waterways that does not discriminate by the source of the pollutants. This does not occur for quantity mitigation requirements, as the fraction impervious value of public open space is nil, hence no quantity impacts arise from its land use.

Table 5 Land use Characteristics

Land Use Category	Fraction Impervious (F _i)
Commercial Industry	0.90
Community Purposes	0.90
Conservation	0
District Centre	1.0
Emerging Urban Community	0.45
Environmental Protection	0
General Industry	0.90
Investigation Zone	0.45
Local Centre	1.0
Low Density Residential	0.30
Major Centre	1.0
Marine Activity	0.90
Medium Density Residential	0.80
Neighbourhood Centre	0.90
Open Space	0
Park Residential	0.20
Rural Non-Urban	0.05
Urban Residential	0.45



1.4.4 Use of Fraction Impervious to Apportion Costs by Land Use

The basis of apportioning costs for works required to address trunk stormwater is the impervious area for each land use. The total treatment cost for each catchment within the Priority Infrastructure Area was apportioned across the total impervious area within each catchment.

The contribution for stormwater quantity and quality management infrastructure per impervious hectare for Urban Residential Land is provided in Table 6. To calculate the contribution payable for various land use types, refer to Section 1.7 Calculating Infrastructure Contributions.

Table 6 Stormwater Contribution per Impervious Hectare for Urban Residential Land

Catchment	Contribution per Ha (\$)
Cleveland	65,780
Erapah Creek	45,049
Hilliards Creek	31,412
Lower Tingalpa and Coolwynpin Creek	52,994
Moogurrapum Creek	49,347
Native Dog Creek	67,003
Southern Redland Bay	45,969
Serpentine Creek	53,885
Tarradarrapin Creek	62,462
Thornlands	63,550

1.4.5 Indexation

Developer contribution rates for stormwater infrastructure are in August 2006 dollars. Land required for waterway corridors and infrastructure construction costs have been included in the Stormwater Infrastructure Contribution. Contributions payable shall be at the rate applicable at the time of payment. The Stormwater Infrastructure Contribution will be indexed on 1st July each year by the Australian Bureau of Statistics Road and Bridge Construction Index.

1.4.6 Subsidies and Grants

Any subsidies or grants that could be identified at the time of the planning for the Plans for Trunk Infrastructure have been removed from the overall cost of facilities.

1.4.7 Creditable Contributions

Generally and at its discretion, Council will seek either a financial contribution based on the above charge rates, works or land in lieu in accordance with the Infrastructure Contribution Schedule (refer Appendix A) and individual infrastructure agreements.

Where a condition of development approval (by Council) requires the applicant to undertake works or dedicate land which are identified as part of the infrastructure charges schedule it is appropriate for the Council to offset the agreed costs of such works or land from the Stormwater Infrastructure Charge contribution. The value of such works will need to be agreed by Council prior to works commencing and will need to be documented in an Infrastructure Agreement.



Credit may be sought for previous stormwater infrastructure charges attached to a parcel of land where conclusive documentation is presented to Council that detail:

- How and the extent to which the previous charges or works complies with requirements of the Infrastructure Charges Schedule;
- The date the previous charges works was dedicated to Council;
- The lawful development potential and actual development that accompanied the charges for works; and
- A breakdown of credit per lot for each lot that resulted from a previous residential material change in use or reconfiguring of a lot for which credit is sought.

~~An existing use has a credit value as stated in~~ Credit may be sought for existing lawful impervious areas to the value stated in Table 5, ~~6 and 7~~ and 6.

The amount of credit will not exceed the amount of the contributions payable except where documented in an Infrastructure Agreement for works or land in lieu of contributions only.

1.5 Charge Areas

1.5.1 Definition of Charge Areas.

The mainland stormwater contribution will apply to all development on the mainland within the Priority Infrastructure Area that is serviced by the trunk stormwater network.

1.5.2 Master Planned Communities and Infrastructure Agreement Areas

Existing Infrastructure Agreements are not subject to this policy.

All Community Title Schemes or similar development will be charged in accordance with the rates in Table ~~86~~.



1.6 Cost and Timing of Infrastructure

Details regarding cost and timing of infrastructure can be found in supporting documents - Refer to Infrastructure Charges Schedule in Appendix A.

1.7 Calculating Infrastructure Contributions

The process for determining the stormwater infrastructure contribution for different development types on the mainland and within the Priority Infrastructure Area is outlined below.

Step 1: From Table 5, determine the fraction impervious for each proposed land use in the development characteristic.

Step 2: From Table 5, determine the fraction impervious for each existing land use in the development characteristic.

Note: Where there is no change between the existing and the proposed land use characteristic, but there is an increase in the impervious area, a contribution will be required based on the proportional increase over the land area.

Step 3: For each proposed land use, determine the net fraction impervious by subtracting the existing impervious area determined in step 2 from the proposed impervious area determined in step 1. For each proposed land use, determine the change in Fraction Impervious (Fi) by subtracting proposed land use characteristic (step 1) from existing land use characteristic (step 2).

Step 4: Divide the net fraction impervious determined in step 3 by 0.45. (This converts the fraction impervious to an equivalent urban residential land value) For each proposed land use, determine the area over which there is an increase in impervious area.

Step 5: Determine the developable land area for each proposed land use type (in hectares).

Step 6: From Table 6, determine the contribution per ha for the appropriate catchment.

Step 7: Determine the contribution payable by multiplying the equivalent impervious value determined in step 4 by the developable land area determined in step 5 by the charge per hectare determined in step 6. Determine the contribution payable by multiplying the change in Fraction Impervious (step 3) by the developable land area (step 5) by the charge per hectare determined in step 6.

Note: If there is a discrepancy between the nature of development proposed and the land use zone in which it is proposed, Council will determine the charge rate to be applied.

1.8 Terms and Definitions

“DSS” Means the Desired Standard of Service

“ICS” Means Infrastructure Charges Schedule

“dedication [of land]” Means the transfer of land to Council in fee simple.

“Minor Drainage System” Means that part of the overall stormwater drainage system which controls flows from the minor design storm eg. kerb and channel, inlets, underground drainage etc. for the purposes of providing pedestrian safety, convenience and vehicle access.

“Trunk Stormwater System” Means that part of the overall stormwater drainage system (including natural flow paths and creeks) which controls flow greater than those controlled by the minor drainage system. The trunk stormwater system excludes street flows not contained in the minor system.



“lot” A separate distinct parcel of land created on the registration on a plan of subdivision, under the land title act 1994.

“Impervious Fraction” Proportion of site impervious to stormwater infiltration for different land use categories

“access” Means connection of individual developments to the trunk stormwater network.



1.9 Appendices

Appendix A – Infrastructure Charges Schedule.

Appendix B – Maps of existing and future infrastructure

Appendices not included as no changes proposed.



1.4 APPEALS LIST CURRENT AS AT 2 JULY, 2010**Datworks Filename:** GOV-D&CS Appeals List**Responsible Officer Name:** Bruce Macnee
Group Manager, Sustainable Assessment**Author Name:** Kerri Lee
Administration Officer, Sustainable Assessment**EXECUTIVE SUMMARY**

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
1. WD	SB351901 Appeal 2884 of 1998.	Sabdoen Pty Ltd Point O'Halloran Road, Victoria Point.	Claim against zoning amendment.	Matter adjourned to date to be fixed.	Compensation
2. MR	MC009414 Appeal 1167 of 2007. Received April 2007.	AJ & CL Dowley -v- RSC, 20 Emerson Street, Russell Island.	Application for dwelling house on Residential A lot.	Adjourned to 8 July 2010 for Further Review.	Applicant appeal against Condition 1 of Negotiated Decision.
3. AV	SB005137 Appeal 1034 of 2008. Received April 2008.	Harridan P/L -v- RCC. 46-48 Muller Street, Redland Bay.	Application for MCU and reconfiguration into 62 allotments.	Adjourned to 14 July 2010 for Further Review.	Applicant Appeal against preliminary approval.
4. JS	MC010498 Appeal 1740 of 2008. Received July 2008.	KCY Investments (No 2) P/L -v- RCC 7 Samarinda Drive, Point Lookout.	Application for dwelling house.	Adjourned to date to be fixed.	Applicant appeal against refusal.
5. AV	SB004758.1A SB004758.1B MC007588 Appeal 1880 of 2008. Received July 2008.	Heritage Properties P/L & Ausbuild P/L -v- RCC 268, 278, 296, 310, 332 & 344 Cleveland-Redland Bay Road, Thornlands.	Application for MCU (residential development) and reconfiguration into 34 lots (1A) and 25 lots (1B).	Adjourned for Further Review 6 August 2010. Set down for Hearing September 2010 pool.	Applicant appeal against deemed refusal.

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

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
11. AV	MC008305 Appeal 1303 of 2009. Received May 2009.	PEET Thornlands Pty Ltd –v- RCC 89-101 Kinross Road, Thornlands	Application for rezoning to Residential for reconfiguration into 102 lots.	Adjourned for Further Review 14 October 2010. Set down for Hearing November 2010 pool.	Applicant Appeal against refusal.
12. AW	MC010645 Appeal 1615 of 2009. Received June 2009.	HJ & HM Harrison – v- RCC 68-80 Kinross Road, Thornlands.	Application for temporary vehicle depot.	No date set.	Applicant Appeal against refusal.
13. AW	MC010715 Appeal 1963 of 2009 Received July 2009.	JT George Nominees P/L –v- RCC Cnr Taylor Rd & Woodlands Dve, Thornlands.	Application for preliminary approval for MCU for neighbourhood centre, open space and residential uses (pursuant to a concept master plan).	No date set.	Applicant Appeal against refusal.
14. AW	MC011526 Appeal 2194 of 2009 Received August 2009.	Ken Ryan & Assoc – v- RCC 41 Tramican Street, Point Lookout	Application for Dwelling House.	Settled by Consent Order 2 July 2010.	Applicant Appeal against refusal.
15. AW	MC009598 Appeal 2271 of 2009. Received August 2009.	J G Clissold as Trustee –v- RCC 11-15 Nicholas Street, Russell Island	Application for Child Care Centre.	Adjourned for Further Review 29 July 2010.	Applicant Appeal against refusal.
16. AW	MC011579 Appeal 2345 of 2009. Received August 2009.	S Maller & Y Allayban –v- RCC 9 Piccaninny Street, Macleay Island	Application for Dwelling House.	No date set.	Applicant Appeal against refusal.
17. AW	MC011745 Appeal 3296 of 2009. Received November 2009.	S Mergler –v- RCC 106 Beelong Street, Macleay Island	Application for Dwelling House.	Listed for Review 12 August 2010.	Applicant Appeal against conditions of approval.
18. AW	MC010225 Appeal 3391 of 2009. Received December 2009.	M Parsons –v- RCC 65 Coondoorroopa Drive, Macleay Island	Application for Dwelling House.	Adjourned for Further Review 15 July 2010.	Applicant Appeal against conditions of approval.

	File No.	Applicant	Application Details	Hearing Date	Appeal Details
19. JS	MC011322 Appeal 3566 of 2009. Received December 2009.	Casagrande Investments Pty Ltd -v- RCC 537-547 Redland Bay Road, Victoria Point	Application for Multiple Dwelling (13 units)	Hearing adjourned to 13 August 2010.	Applicant Appeal against refusal.
20. JS	MC009585 Appeal 290 of 2010. Received January 2010.	HIB Investments P/L -v- RCC 2-6 School of Arts Rd, Redland Bay	Application for mixed use development (shops, showroom class A, refreshment establishment)	No date set.	Application Appeal against refusal.
21. JS	MC011141 Appeal 1052 of 2010. Received April 2010.	Florina Pty Ltd -v- RCC 241-259 Boundary Road, Thornlands	Application for development permit to extend existing flower farm.	No date set.	Applicant Appeal against conditions of approval.
22. JS	MC010624 Appeal 2675 of 2009. Received September 2009.	L M Wigan -v- RCC 84-122 Taylor Road, Thornlands	Application (superseded planning scheme) for development permit for MCU for residential development (Res A & Res B).	Notice of Repeal of Ministerial Call-in of Development Application received 18 May 2010. Appeal returned to Planning & Environment Court. No date set.	Applicant Appeal against refusal.
23. JS	MC011076 Appeal 1801 of 2010. Received June 2010.	B J McFadden -v- RCC 82-84 Beveridge Road, Thornlands	Application for development permit for MCU to establish indoor recreation centre (boxing training facility)	Entry of Appearance filed. No date set.	Applicant Appeal against conditions of approval.

Information on appeals may be found as follows:

1) Planning and Environment Court

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

2) Redland City Council

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

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

3) Department of Infrastructure and Planning (DIP)

The DIP provides a Database of Appeals (<http://services.dip.qld.gov.au/appeals/>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

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

**OFFICER'S RECOMMENDATION/
COMMITTEE RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Hobson

That the report be noted.

CARRIED

2 PLANNING & POLICY

2.1 AMENDMENT TO GENERAL COUNCIL POLICY PLANNING SCHEME POLICY 3 CONTRIBUTIONS AND SECURITY BONDING – CHAPTER 8 – STORMWATER MAINLAND

Datworks Filename: RTT Stormwater Infrastructure Charges 2007

Attachment: [General Council - PSP 3 – Chp 8 - Stormwater - Mainland](#)

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: Giles Tyler
Senior Advisor Infrastructure Projects

EXECUTIVE SUMMARY

Under delegation, the Planning & Policy committee of 2 June 2010 resolved to adopt Planning Scheme Policy 3 – *Contributions and Security Bonding* as a general policy in order to provide for the continuance of a framework to condition development approvals and as a means to allow for amendments which were otherwise suspended by the *Sustainable Planning Act 2009*. This report proposes amendments to the general policy (Chapter 8 – Stormwater – Mainland) in response to the need to clarify the calculation methodology for the intensification or redevelopment of the same existing lawful use.

PURPOSE

That Council amend general policy 'Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland', to provide clarity in the setting of stormwater infrastructure contribution conditions of development approval pursuant to sections 313 and 314 of the Sustainable Planning Act 2009.

BACKGROUND

The intent of this chapter is to enable Council to fund the construction of necessary trunk stormwater infrastructure, providing a standard that meets the community's requirements going forward and minimises Council's maintenance burden. Relying wholly on site-by-site infrastructure solutions to meet the service standards can result in a large number of small devices that Council may need to maintain or monitor for compliance over time.

There can also be difficulties in retrofitting on-site solutions in infill/redevelopment areas. Consequently, chapter 8 provides for trunk catchment solutions that deliver medium scale shared infrastructure, putting the responsibility largely on Council for the delivery and management of the treatment train through provision of shared trunk primary, secondary and/or tertiary treatment infrastructure.

This approach reduces Council's maintenance costs, makes it easier to provide offsets to developers, and allows for preferred catchment solutions.

ISSUES

- The impact of development with changes in defined land use has been modelled for stormwater runoff based on changes in equivalent impervious areas. This is similarly applied to associated reconfigurations of a lot. However, the current methodology

does not adequately address the intensification or redevelopment of the same existing lawful use.

- The charge methodology recovers funds for the fair share of the stormwater network used by new developments and is generally in accordance with the principles set out in State Government guidelines.
- This proposed amendment to the adopted general Council policy will provide the necessary guidance and transparency to Sustainable Development and the development industry concerning the calculation of stormwater charges under PSP3– Contributions and Security Bonding.

RELATIONSHIP TO CORPORATE PLAN

The recommendation furthers Council's strategic priority to cost effectively provide and maintain water, waste, transport and drainage infrastructure and facilities necessary to support the Redland community now and as it grows over time.

FINANCIAL IMPLICATIONS

If Council does not implement the recommendations, certain developments will be considered exempt from stormwater infrastructure contributions under PSP3, which will place an additional financial burden on Council for the construction and implementation of the planned trunk stormwater infrastructure and/or undermine the policy of catchment based stormwater solutions.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not directly involve amendments to the Redlands Planning Scheme. However, this general policy amendment will be included in the future adoption of the PIP and associated infrastructure charges schedules.

CONSULTATION

As part of the former Integrated Planning Act 1997 process for planning scheme policies, public consultation of at least 20 business was undertaken (7 August to 7 September 2007) in which time no submissions were received.

Internal consultation has been undertaken with all affected infrastructure providers and managers including Sustainable Development and Infrastructure Planning.

OPTIONS

PREFERRED

That Council resolve to:

Amend general Council policy 'Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland' as set out in Annexure A.

ALTERNATIVE

None proposed

OFFICER’S/COMMITTEE RECOMMENDATION

Moved by: Cr Bowler
Seconded by: Cr Hobson

That Council resolve to amend general Council policy ‘Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland’ as set out in Annexure A.

CARRIED

MEETING CLOSURE

There being no further business, the meeting closed at 10.51am.

Signature of Chairperson:

Confirmation Date:

RECOMMENDATIONS SUBJECT TO ADOPTION AT GENERAL MEETING

10.2.1 DEVELOPMENT AND COMMUNITY STANDARDS DISCOUNTS AND REBATES

Dataworks Filename: GOV – Development & Community Standards Reports for Noting

Attachments: [Fee Waivers and Discounts for the Lodgement of Development Applications](#)
[Briefing Note - Revised Discount Provisions for Development and Community Standards](#)

Responsible Officer Name: Toni Averay
General Manager, Development and Community Standards

Author Name: Toni Averay
General Manager, Development and Community Standards

EXECUTIVE SUMMARY

On 25 November 2009, a Council resolution approved a number of set discounts and rebates. This was in response to Internal Audit recommendations to provide improved accountability and transparency in consideration of any discounts. The attached document, *Revised Discount Provisions for Development and Community Standards* outlines the approved discounts and rebates effective for applications lodged from 4 January 2010.

As part of this resolution, the General Manager Development and Community Standards was authorised to approve requests to reduce the development application fee when a strict application of the schedule fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set.

The attached guideline, *Fee Waivers and Discounts for the Lodgement of Development Applications*, documents the process which Redland City Council currently undertakes to manage, approve and record all requests for fee reductions applicable in the Development and Community Standards Department.

Registers are used to record the fee waivers and discounts applicable. It is the responsibility of the Group Manager and the General Manager to ensure registers are maintained.

PURPOSE

Internal Audit conducted a review of fee waivers and discounts relating to development applications, releasing a final report on 6 October 2009. The report included opportunities for improving current processes.

This report outlines actions taken to improve current processes as recommended in the Internal Audit report. This includes details of discounts, rebates and fee on applications given for Development and Community Standards Department.

REPORTS

The Internal Audit report recommended management reporting of discounts and rebates. The purpose of this report is to provide advice to Council on discounts, rebates and 'fees on applications' from 4 January, 2010 up to 28 May 2010 for the Development and Community Standards Department.

Summary of Discounts and Rebates

Discount/Rebate	Discounts Approved	Total of Discount Issued
Discretionary Discounts	5	\$12532.38
Charities and Not-for-Profit Organisations	0	Nil
Well Made Applications	0	Nil
Accelerated DA Applications	8	\$1996.40
SmarteDA Applications	20	\$3188.12
Total	33	\$17716.90

Resubmitted Lapsed Material Change of Use Applications

The fee for Material Change of Use applications which are lodged within six months of the lapse date is 30% of the relevant fee in the schedule of fees and charges at the time the application is resubmitted. This is in accordance with the 2009/10 Schedule of Fees and Charges.

There have been two lapsed applications resubmitted since 4 January 2010. The total of discounts received for these applications was \$4153.10

In 2010/11 this fee is proposed to be 75% (25% discount) of the relevant fee in the schedule of fees and charges at the time the application is resubmitted.

Engineering Assessment - Summary of Fees on Applications

A fee template is used to calculate a fee on application for operational works (landscape and civil compliance).

Fee on Application	Number of FOA decisions	Total of Fees
External Works	28	\$14334.00
Internal Works	28	\$22481.00
Inspection Fees	28	\$13662.00
Landscaping Works	24	\$24952.00
Prescribed Tidal Works	2	\$952.50
External Sewer works (ERA)	1	\$7170.00
Total	111	\$83551.50

Building and Plumbing Services - Summary of Fees on Applications

The 2009/10 Schedule of Fees and Charges includes provisions for the calculation of 'fees on applications' (FOA) in relation to applications for building certification.

Fee on Application	Number of FOA decisions	Total of Fees
Commercial Building	35	\$38507.43
Certificate of Classification Project	11	\$2672.60
Extension of time	11	\$3830.00
Amendment to Approvals and Plans	1	\$264.00
Searches	16	\$3715.34
Total	74	\$48989.37

ACTIONS

Development and Community Standards will conduct a review of the Proclaim and Finance One components of the reduced/waived fees and charges for Development and Community Standards. This will be undertaken commencing 1 July 2010, with completion by 30 July 2010.

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

Moved by: Cr Townsend
Seconded by: Cr Elliott

That the report be noted.

CARRIED

Fee Waivers and Discounts for the Lodgement of Development Applications

Delegated Approval for Requests for Reduction of Development Application Fees

The General Manager Development and Community Standards has delegated authority to approve requests to reduce the development application fee when a strict application of the scheduled fee is unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set.

- All Requests for a Fee Reduction:
 - are to be determined by the General Manager Development and Community Standards
 - must be in writing and accompanied by relevant supporting documentation.
 - are to be recorded in the 'Reduction of Fees' Pending and Approved Registers.
- Should the delegated officer be unable or unwilling to determine a reduced fee at the time of lodgement, the applicant is to pay the scheduled fee and any discount will be determined when the application is decided, at which time any part-refund will be paid.
- In determining requests for fee discounts, the delegated officers are to consider and document the following factors:
 - a. Level of assessment – including applicable zones and overlays;
 - b. Likelihood of submissions objecting to the proposal;
 - c. Intensity, scope and scale of proposed development;
 - d. Number of referral agencies and complexity of referral triggers;
 - e. Complexity of technical reports required in support of application;
 - f. Anticipated workload;
 - g. Political and community interest and sensitivity; and
 - h. Other relevant factors.
- The request, including all of the documentation, is to be forwarded to the Administration Assistant, Development and Community Standards.
- The request is then entered into the register for 'Reduction of Fees – Pending Approval by General Manager'. The documentation is printed out and kept in a folder awaiting the decision. Ensure that the request is recorded in Dataworks.
- The Administration Assistant, Development and Community Standards will then split the request, with all documentation, to the General Manager, Development and Community Standards and their Personal Assistant.
- Once the General Manager has determined whether the request for a fee reduction has been approved or refused, and has advised the Administration Assistant, Development and Community Standards, the information is to be recorded in the register for 'Reduction of Fees – Approved by General Manager'.

- The Administration Assistant, Development and Community Standards are to advise the requesting officer of the outcome.
- The Administration Assistant, Development and Community Standards are to be advised once a response has been sent so that the Register can be updated.

Requests for Reduction of Development Application Fees by the Delegating Officer

- Requests for discounts on the following applications are determined by the delegating officer, who will assess whether the applicant meets the criteria:-
 - A discount of 25% for 'Well Made Applications' (up to a maximum of \$5000). In accordance with the criteria detailed in the Well Made Application Fact Sheet EXCLUDING Accelerate DA applications;
 - A discount of 25% for bonafide charities and not for profit organisations which meet the following criteria:
 - a. endorsed as a charity by the Australian Taxation Office; or
 - b. an incorporated association under the Associations Incorporations Act 1981 which is not a club licensed under the Liquor Act 1992; or
 - c. an incorporated association under the Associations Incorporation Act 1981 which is a club licensed under the Liquor Act 1992, if the applicant—
 - i. does not have an existing management agreement with another licensed club; and
 - ii. has no more than 20 gaming machines licensed in accordance with the Gaming Machines Act 1991; and
 - iii. the applicant is the owner of the premises the subject of the development application;
 - A rebate of 25% for Accelerated DA applications (up to a maximum of \$5000). Complying with the criteria detailed in the Accelerated DA Fact Sheets. These applications will not be eligible for the well made rebate;
 - A discount of 10% for applications lodged using Council's Smart eDA system (up to a maximum of \$5000).
- All of the approved discounts must be recorded in the register for 'Reduction of Fees by Delegated Officer'.

Policy and Administration

Multiple Discounts

Where applicants meet the criteria for multiple discounts, it is proposed discounts be applied in the following order:

- Multiplier for level of assessment (ie 0.7 for code, 1.0 for impact consistent, 1.5 impact inconsistent);
- Smart eDA; and
- Charity/not for profit organisation; and
- Well made application OR Accelerated eDA.

It is proposed discounts be applied to the fee calculated progressively on the basis of the amount calculated following the application of the previous discount. For example, an Accelerated DA for an SMBI dwelling house lodged by a not for profit organisation using Smart eDA would be calculated as follows:

- Scheduled application fee of \$1,426
- Multiplier for code x0.7 = \$998.20
- Less Smart eDA discount = \$898.38
- Less not for profit discount = \$673.79
- Less Accelerated DA discount = \$505.39

Therefore the relevant fee would be \$505.39 for the application in the example if all the above criteria were satisfied.

Fees on Application for applications for Building Certification

It is noted that there is also provision within the 2009/10 Schedule for calculation of 'fees on application' (FOA) in relation to applications for building certification as follows:

In determining the Fee on Application (FOA), the delegated officer will make an informed judgement and estimate of the resources required to carry out the necessary administration and assessments of the particular proposal or service requested. This will include the consideration of such things as:

- the number of properties,
- the development and associated works applications,
- the number and duration of attendances to gather and interpret information, to inspect, to collate records and
- the degree of complexity and contention in the material involved, of any decision to be made and of any reports to be written,
- the number of Council personnel concerned and time spent travelling, and
- the cost of any consultants, experts or professionals that may be required to assist Redland Shire Council in determining the application.

The fee determination is to be based on a fee for service principle.

The following positions shall be delegated the authority through the CEO to determine fees, calculated fees (FOA), determine variations to the prescribed fees as and when required, and to determined any reimbursements for fees paid

up to and including the stated limits. Note that these limits and fee requirements are only applicable for works within City boundaries:

- Up to \$10,000 – Integrated Development Services Team Leaders;
- Up to \$20,000 – Integrated Development Services Manager; and
- All other instances – Group Manager Sustainable Assessment and General Manager Development and Community Standards.

It is proposed that the current provisions as detailed above will continue to apply while a detailed review of fees is undertaken. A further report recommending new scheduled fees will be presented to Council within three months.

In the interim, all FOA decisions will be documented and recorded in an appendix to the Register of Fee Discounts and Waivers. (All of the approved discounts must be recorded in the register for 'Fee on Application' for the relevant Groups).

briefing note

ATTACHMENT 1: REVISED DISCOUNT PROVISIONS FOR DEVELOPMENT AND COMMUNITY STANDARDS

Discretionary Discounts

The General Manager Development and Community Standards is authorised to approve requests to reduce the development application fee when a strict application of the scheduled fee is considered unreasonable or inappropriate considering the work required to carry out the assessment of the application, or where an appropriate fee has not been set.

Requests for fee reduction are required to be made in writing and accompanied by relevant supporting documentation. Should the delegated officer be unable or unwilling to determine a reduced fee at the time of lodgement (for example, in the case of impact assessable applications where the potential for submissions is a factor in consideration of any discount), the applicant is to pay the scheduled fee and any discount will be determined when the application is decided, at which time any part-refund will be paid. In determining requests for fee discounts, the delegated officers are to consider and document the following factors:

- a. Level of assessment – including applicable zones and overlays;
- b. Likelihood of submissions objecting to the proposal;
- c. Intensity, scope and scale of proposed development;
- d. Number of referral agencies and complexity of referral triggers;
- e. Complexity of the technical requirements in support of the applications
- f. Anticipated workload
- g. Political and community interest sensitivity
- h. Other relevant factors

Other potential discounts

Well Made Applications

Council has introduced a 'well made' development application checklist and rebate as of 4th January 2010 to help improve assessment processing times. Council's Well Made Application Fact Sheet outlines the applications and charges that the rebate applies to. The relevant Council Well Made Checklist must be completed and lodged with the application.

A 25% rebate (to a maximum of \$5,000) will be applied for well made applications that meet Council's specifications for providing accurate and complete information.

Bonafide charities and not for profit organisations

A discount/rebate of 25% will be applied for bonafide charities and not for profit organisations which meet the following criteria:

- a) endorsed as a charity by the Australian Taxation Office; or
- b) an incorporated association under the Associations Incorporations Act 1981 which is not a club licensed under the Liquor Act 1992; or
- c) an incorporated association under the Associations Incorporation Act 1981 which is a club licensed under the Liquor Act 1992, if the applicant—
 - i. does not have an existing management agreement with another licensed club; and
 - ii. has no more than 20 gaming machines licensed in accordance with the Gaming Machines Act 1991; and
 - iii. the applicant is the owner of the premises the subject of the development application.

Written request for charities /not for profit organisation discount must be approved and supplied with the application to receive the discount at lodgement.

briefing note

Accelerated DA applications

A rebate of 25% (to a maximum of \$5,000) will be applied for Accelerated DA applications complying with the criteria detailed in the Accelerated DA fact sheets. These applications will not be eligible for the well made rebate.

SmarteDA

A discount of 10% (to a maximum of \$5,000) will be applied for applications lodged using Council's Smart eDA system. This discount can be applied at lodgement.

Multiple discounts

Where applicants meet the criteria for multiple discounts/rebates, discounts will be applied in the following order:

- Multiplier for level of assessment
- Smart eDA; and
- Charity/not for profit organisation; and
- Well made application OR Accelerated eDA.

Discounts will be applied to the balance of the fee following the application of the previous discount.

10.2 DEVELOPMENT & COMMUNITY STANDARDS COMMITTEE 20/7/2010[Development & Community Standards Committee Minutes 20.7.2010](#)

The Development & Community Standards Committee resolutions of 20 July 2010 are presented to Council for noting.

COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Reimers

That the Development & Community Standards Committee Minutes of 20 July 2010 be received and resolutions noted.

CARRIED

**10.2.1 AMENDMENT TO GENERAL COUNCIL POLICY PLANNING SCHEME
POLICY 3 CONTRIBUTIONS AND SECURITY BONDING – CHAPTER 8 –
STORMWATER MAINLAND**

Dataworks Filename: RTT Stormwater Infrastructure Charges 2007

Attachment: [General Council - PSP 3 – Chp 8 - Stormwater - Mainland](#)

Responsible Officer Name: David Elliott
Manager Infrastructure Planning

Author Name: Giles Tyler
Senior Advisor Infrastructure Projects

EXECUTIVE SUMMARY

Under delegation, the Planning & Policy committee of 2 June 2010 resolved to adopt Planning Scheme Policy 3 – *Contributions and Security Bonding* as a general policy in order to provide for the continuance of a framework to condition development approvals and as a means to allow for amendments which were otherwise suspended by the *Sustainable Planning Act 2009*. This report proposes amendments to the general policy (Chapter 8 – Stormwater – Mainland) in response to the need to clarify the calculation methodology for the intensification or redevelopment of the same existing lawful use.

PURPOSE

That Council amend general policy 'Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland', to provide clarity in the setting of stormwater infrastructure contribution conditions of development approval pursuant to sections 313 and 314 of the Sustainable Planning Act 2009.

BACKGROUND

The intent of this chapter is to enable Council to fund the construction of necessary trunk stormwater infrastructure, providing a standard that meets the community's requirements going forward and minimises Council's maintenance burden. Relying wholly on site-by-site infrastructure solutions to meet the service standards can result in a large number of small devices that Council may need to maintain or monitor for compliance over time.

There can also be difficulties in retrofitting on-site solutions in infill/redevelopment areas. Consequently, chapter 8 provides for trunk catchment solutions that deliver medium scale shared infrastructure, putting the responsibility largely on Council for the delivery and management of the treatment train through provision of shared trunk primary, secondary and/or tertiary treatment infrastructure.

This approach reduces Council's maintenance costs, makes it easier to provide offsets to developers, and allows for preferred catchment solutions.

ISSUES

- The impact of development with changes in defined land use has been modelled for stormwater runoff based on changes in equivalent impervious areas. This is similarly applied to associated reconfigurations of a lot. However, the current methodology does not adequately address the intensification or redevelopment of the same existing lawful use.
- The charge methodology recovers funds for the fair share of the stormwater network used by new developments and is generally in accordance with the principles set out in State Government guidelines.
- This proposed amendment to the adopted general Council policy will provide the necessary guidance and transparency to Sustainable Development and the development industry concerning the calculation of stormwater charges under PSP3– Contributions and Security Bonding.

RELATIONSHIP TO CORPORATE PLAN

The recommendation furthers Council's strategic priority to cost effectively provide and maintain water, waste, transport and drainage infrastructure and facilities necessary to support the Redland community now and as it grows over time.

FINANCIAL IMPLICATIONS

If Council does not implement the recommendations, certain developments will be considered exempt from stormwater infrastructure contributions under PSP3, which will place an additional financial burden on Council for the construction and implementation of the planned trunk stormwater infrastructure and/or undermine the policy of catchment based stormwater solutions.

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not directly involve amendments to the Redlands Planning Scheme. However, this general policy amendment will be included in the future adoption of the PIP and associated infrastructure charges schedules.

CONSULTATION

As part of the former Integrated Planning Act 1997 process for planning scheme policies, public consultation of at least 20 business was undertaken (7 August to 7 September 2007) in which time no submissions were received.

Internal consultation has been undertaken with all affected infrastructure providers and managers including Sustainable Development and Infrastructure Planning.

OPTIONS

PREFERRED

That Council resolve to:

Amend general Council policy 'Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland' as set out in Annexure A.

ALTERNATIVE

None proposed

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Townsend
Seconded by: Cr Elliott

That Council resolve to amend general Council policy 'Planning Scheme Policy 3 – Contributions and Security Bonding – Chapter 8 – Stormwater – Mainland' as set out in Annexure A.

CARRIED

11 PLANNING & POLICY COMMITTEE 7/07/10 - RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Bowler
Seconded by: Cr Elliott

That the Planning & Policy Committee Report of 7 July 2010 be received.

CARRIED

11.1 PLANNING & POLICY

11.1.1 VEGETATION PROTECTION ORDER (VP 14) - 80-90 QUEEN STREET, CLEVELAND

Datworks Filename: Vegetation Protection
Attachments: [VP 14 – Expert Report](#)
Responsible Officer Name: Gary Photinos
Manager, Environmental Management
Author Name: Candy Daunt, Advisor Habitat Protection

EXECUTIVE SUMMARY

A Council officer had applied for a Vegetation Protection Order (VPO) for twelve *Eucalyptus* and *Corymbia* trees located at 80 – 90 Queen Street Cleveland.

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

This report outlines the outcomes of the expert report, public submission and the officer recommendation that the VPO for the twelve trees should be confirmed by Council.

PURPOSE

That Council resolve to confirm the Vegetation Protection Order under the provision of Local Law 6 – Protection of Vegetation on twelve *Eucalyptus* and *Corymbia* trees located at 80 -90 Queen Street, Cleveland.

BACKGROUND

- Local Law 6 - Protection of Vegetation was passed in 1998
- On 9th December, 2009 a council officer requested specific protection of the twelve significant trees; advising that adjoining properties are to be included in the order

- Council resolved on the 24th February 2010 to make an Interim VPO on the twelve significant trees under the provisions of Local Law 6 - Protection of Vegetation
- The owners of 76-78, 80-90, 92-94 Queen Street and 17, 19 and 21 Homer Street Cleveland were notified by registered mail on the 2nd March 2010 that Council has placed an Interim VPO on the twelve *Eucalyptus* and *Corymbia* located at 80-90 Queen Street, Cleveland
- Follow up phone calls to all the property owners or agents on the 9th and 10th of March, 2010 to confirm that they had received the letters and understood the VPO process
- Mr and Mrs Crabbe were unable to be contacted via telephone prior to the public notification date, however contact was made on 26th March, 2010
- An expert report for the twelve trees has been undertaken by Lindsay Agnew, Austecology and has been received and assessed by Council
- Public Notification of the Vegetation Protection Order was advertised in the Redland Times on Friday 12 March 2010. A period of at least 21 days had been allocated to receive public submissions for and against the VPO, with the close date of public submission being Friday, 9 April, 2010. This has occurred as per provisions of Local Law 6. One letter was received in relation to the vegetation protection order process, and the applicability of the interim VPO on their property. This submission was not in relation to the grounds of order of the VPO.

ISSUES

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

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

EXPERT REPORT

An expert report was commissioned and attached. The consultant has assessed the twelve *Eucalyptus* and *Corymbia* trees against the grounds of order as listed below:

- (h) *a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor;*
- (r) *important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives;*

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

SUBMISSION

The interim VPO was applied to 80-90 Queen Street as well as the adjacent properties on 17, 19 and 21 Homer Street and 76-78 and 92-94 Queen Street as it was unable to be determined if any of the trees would affect the adjacent properties. Owners of the adjoining properties were notified that once the location of the trees have been verified; they would be notified if the VPO would then be applied or removed from their property.

Subsequently, the interim VPO will be removed from 17, 19 and 21 Homer Street, Cleveland.

The VPO will apply to 76-78 Queen Street; 80-90 Queen Street and 92-94 Queen Street Cleveland.

CONFIRMING THE VEGETATION PROTECTION ORDER

These trees are strong candidates for protection based on the outcomes of the expert report, and in line with Council's current strategic approach of broader protection of urban trees within the City. Taking into account the importance of these trees in a local and state context and that the submission received was not against the grounds of order, it is recommended that Council confirm the Vegetation Protection Order.

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

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Healthy Natural Environment' Outcome A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

1.1 Increase biodiversity by taking informed action to protect, enhance and manage our local ecosystems

FINANCIAL IMPLICATIONS

REDLAND CITY COUNCIL

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

OWNER

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

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has been undertaken with the owners of the properties Gold Coast Housing Company, Mrs Margaret Sear from Redlands Kindergarten Association and Mr Tey Crabbe.

All parties are in agreement of the importance of protecting these trees and are satisfied with the vegetation protection order being placed on these trees.

Consultation was also undertaken with Environmental Management; Development and Community Standards; Operations and Maintenance; Legal Services; Lindsay Agnew, Austecology, Adam Tom from The Tree Doctor (external consultants) and the general public, through the public notification process. Again, all parties are in agreement with the vegetation protection order being placed on these trees.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on twelve *Eucalyptus* and *Corymbia* trees as identified in the report prepared by Austecology dated 28 April, 2010 located within the property of 80-90 Queen Street and on the property boundaries of the 76-78 Queen Street and 92-94 Queen Street, Cleveland inclusive; and
2. That damage to the vegetation is only permitted under Section 27 (j) of Local Law No. 6 (Protection of Vegetation) "if the damage is allowed under a permit issued by Council under the provisions of this Local Law".

ALTERNATIVE

That Council resolve not to confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on twelve Eucalyptus and Corymbia trees as identified in the report prepared by Austecology dated 28 April, 2010 located within the property of 80-90 Queen Street and on the property boundaries of the 76-78 Queen Street and 92-94 Queen Street, Cleveland inclusive.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve as follows:

1. **To confirm the Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on twelve Eucalyptus and Corymbia trees as identified in the report prepared by Austecology dated 28 April, 2010 located within the property of 80-90 Queen Street and on the property**

boundaries of the 76-78 Queen Street and 92-94 Queen Street, Cleveland inclusive; and

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

CARRIED



Expert Report

Vegetation Protection Order

Lot 146 SL8225, Queen Street Cleveland

Prepared for: **Redland City Council**
Prepared by: **Lindsay Agnew, Austecology**
Report Status: **Final Report 7 May 2010**

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1. Introduction

1.1. Background and Purpose

Local Law No. 6 has been established to protect significant vegetation within the Redland Shire (i.e. the Redland Shire (Protection of Vegetation) Local Law No. 6.). The objects of Local Law No. 6 are to:

- a) provide appropriate protection for significant vegetation; and
- b) provide for the management of protected vegetation; and
- c) provide the necessary powers to enforce vegetation protection orders; and
- d) provide the necessary powers to require appropriate action to reinstate vegetation damaged in contravention of this local law.

Through Local Law No. 6, Redland City Council has the power to make an order (a Vegetation Protection Order) to protect significant vegetation. There are requirements in regards to the making of a Vegetation Protection Order, including the requirement to obtain an expert report on the order from a person with appropriate qualifications and experience to assess the significance of the vegetation to which the order relates. That report is required to assess whether the order is consistent with, and justified in the light of, the objects of Local Law No. 6.

This report has been prepared to address those requirements in regards to an expert report (Part 11, Expert report) for the Vegetation Protection Order made for Lot 146 on SL 8225 and situated at Queen Street, Cleveland.

1.2. Terminology

The *site* is described as Lot 146 on SL 8225 and situated at 80-90 Queen Street, Cleveland. *Subject trees* mean those trees intended for protection under the Vegetation Protection Order for the site. The location and character of each of the *subject trees* is described in Sections 6 and 7.

Threatened is a common term used to collectively describe *endangered* and *vulnerable* species. The conservation status of a fauna species refers to that described within the provisions of the Queensland *Nature Conservation Act 1992* (NCA) and its regulations and amendments, and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

Significant vegetation (following the definition of Local Law No. 6), means that the vegetation is:

- a) a valuable part of the natural heritage of the area; or
- b) an example of a rare or threatened species or a species that may be, or may be about to become, a rare or threatened species; or
- c) a valuable scientific resource; or
- d) a valuable source of propagating stock or of other horticultural value; or
- e) of historic significance because of its association with an important historical event or the commemoration of an important historical event, whether of local, regional, state or national significance; or
- f) of cultural significance because of its significance in Aboriginal rituals, religious observance or legend;

- g) a valuable educational or recreational resource; or
- h) a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor; or
- i) a significant part of a vegetation system or other ecological system; or
- j) important for maintaining the life-supporting capacities of ecological systems for present and future generations; or
- k) important for protecting a water catchment area; or
- l) important for its support for natural or artificial landforms such as drainage lines, watercourses, bodies of water, foreshores, slopes or unstable and erodible soils; or
- m) important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated; or
- n) important for its age, height, trunk circumference, or canopy spread; or
- o) important for its unique contribution to the landscape; or
- p) a visual buffer against unsightly objects or a buffer against pollutants, light spillage, noise or other factors that have an adverse effect on the environment; or
- q) important as a buffer zone adjacent to areas of conservation significance; or
- r) important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives; or
- s) significant for such other reason as may be prescribed by local law policy.

Vegetation (following the definition of Local Law No. 6), means trees, plants and all other organisms of vegetable origin (whether living or dead) but does not include declared plants within the meaning of the *Rural Lands Protection Act 1985*, e.g. an individual tree; a cluster of trees with associated undergrowth; a dead tree (including a fallen tree).

1.3. Review of Existing Information and Site Investigations

Existing information regarding the ecological values of the site and surrounding area was collated and reviewed. Documents and database information considered in the preparation of this report included, but were not limited to the following:

- Fauna databases of Environment Australia (DEWHA 2009), the Queensland Environment Protection Agency's (QEPA) WildNet (EPA 2009), and Redlands City Council.
- Historical aerial photography and current Google satellite imagery.

Field investigations on the site were undertaken during June, July, August and November 2009 (as part of evaluations undertaken in relation to Planning and Environment Court Appeal BD531 of 2009). The primary aims of this field work were to assess the site's value to native fauna (and in particular Koalas) and the potential contribution of the site to local fauna values.

Those investigations are supported by the author's experience of fauna and habitats of the wider area which derive from previous field investigations.

2. Assessment of Site Values

2.1. General Fauna Habitat Values

The primary values of the subject trees relate to provision of foraging habitat for a variety of native species that are highly mobile, i.e. nectivorous birds and flying-foxes, insectivorous birds and microchiropteran bats. Given the large size of a number of the subject trees, these are likely to be locally notable in regards to the provision of highly productive feeding resources.

None of the subject trees support obvious trunk or limb hollows. Hollow-bearing trees provide essential resources for a variety of hollow-dependent native fauna (including possums, parrots, lorikeets, and microbats). The absence of tree hollows restricts the way certain hollow-dependent native fauna would use the site, i.e. limited to uses as foraging habitat.

2.2. Habitat Values for Threatened Species

There is widespread evidence that the Koala *Phascolarctos cinereus* occurs on the site. The Koala is listed as *regionally vulnerable* under the provisions of the NCA¹.

Diagnostic evidence of the presence of Koala (tree trunk scratches and pellets) has been recorded from the site during each site investigation undertaken by the author. There is also considerable anecdotal evidence of regular site occurrence over a number of years (*pers comm.* J. Davis 2009, Senior Wildlife Extension Officer, RCC).

All subject trees support current evidence of Koala usage (at least by way of tree trunk scratches). The subject trees include a variety of species which are regarded as Koala fodder tree species within the region (EPA 2002 & 2005). All of the subject trees conform to the definition of a mature Koala habitat tree^{2,3}.

The urban environment of Cleveland is notable in that it supports a population of “urban Koalas”. These “urban Koalas” are dependent on a select suite of feeding resources which are neither abundant nor evenly distributed throughout the urban parts of Cleveland (see RCC 2008). Individual “backyard” trees can form a critical component of an urban koala’s home range as feed trees and/or rest sites, and/or as “stepping stone trees” for movement throughout their home range. The density of

¹ The koala is also included within a list of iconic species within Council’s RPS Planning Scheme Policy 4 (Table 5 - *Iconic Species and Species Groups*).

² *Koala habitat tree* means a tree of any of the following genera: *Angophora*; *Corymbia*; *Eucalyptus*; *Lophostemon*; or *Melaleuca*. *Mature koala habitat tree* means a *koala habitat tree* that has a height of more than 4 metres, or a trunk with a diameter of more than 10 centimetres at 1.3 metres above the ground, or both. These definitions are provided in the South East Queensland Koala State Planning Regulatory Provisions.

³ Planning Scheme Policy 4 – Ecological Impacts (Redlands Planning Scheme 2008) defines koala habitat trees as, (a) of the genera *Eucalyptus*, *Corymbia*, *Angophora*, or *Lophostemon* greater than 4 metres in height or with a diameter greater than 10 centimetres at 1.3 metres above ground (*as defined in the State Government’s SEQ Regional Plan 2005-2016 - Interim Guidelines: Koalas and Development*); or (b) other trees, including non-native species, greater than 4 metres in height or with a diameter greater than 10 centimetres at 1.3 metres above ground, that offer refuge or habitat to koalas.

Koala habitat trees on the site is indeed notable as it is not typical of what is available to Koalas on small allotments within the urban Cleveland context.

The Grey-headed Flying-fox *Pteropus poliocephalus* is listed as *vulnerable* under the EPBCA. Grey-headed Flying-foxes are likely to be present at any time of the year when any of the subject trees are in flower. The subject trees comprise a variety of tree species which flower at different times of the year, thus providing foraging resources over several seasons and thereby increasing the values of the subject trees for Grey-headed Flying-foxes (and a variety of other native fauna). The subject trees include a number of *Eucalyptus tereticornis*, a tree species regarded as an important winter dietary supplement for the Grey-headed Flying-fox.

3. Grounds of Order

The grounds on which the Vegetation Protection Order was made are as follows:

- (h) a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor.
- (i) a significant part of a vegetation system or other ecological system.
- (r) important in the context of the objectives of State or Local Government planning, land management and environmental management policies and initiatives.

The location and character of each of the *subject trees* is described within Sections 6 and 7.

3.1. Ground (h)

Investigations for this report have revealed that the subject trees support habitat values for a variety of native fauna, including threatened species. In particular, the subject trees are considered to represent a significant resource for Koalas.

Retention of the subject trees is also likely to support on-going opportunities for Koala movements, especially in relation to dispersal between urban habitats and adjacent key habitat areas. An important area of Koala habitat, within the local landscape, is located across Queen Street and to the south of the site, i.e. Council parkland associated with Ross Creek.

In regards to other native fauna species, whilst the subject trees would not be considered to form part of a recognisable continuous fauna or flora corridor *per se*, they would provide important refuge stops for flying fauna migrating through the local area to retained bushlands areas.

3.2. Ground (i)

Although the subject trees would not be considered to form a significant part of a vegetation system, they do support values which contribute to the urban ecology of the Cleveland area. The contribution to the latter relates to provision of foraging habitat for a variety of native species (e.g. nectivorous birds and flying-foxes, insectivorous birds and microchiropteran bats) and support for the Cleveland urban Koala population. These trees also contribute to other important urban ecology functions by contributing resources for roost, refuge and local dispersal.

3.3. Ground (r)

Redland City forms part of the so-called “Koala Coast” which is home to one of South East Queensland’s most significant Koala populations. The urban environment of Cleveland is notable in that it supports a population of “urban Koalas” within the Koala Coast area. Both the State Government and Council provide statutory and policy frameworks in regards to the protection of Koala habitat^{4,5}.

The subject trees would be considered as vegetation that should to be protected and retained to provide habitat for Koalas. The retention of the subject trees is considered to be consistent with the objectives and requirements of a variety of State Government and Council’s policies and planning provisions.

4. Conclusions

The findings of the foregoing assessment has identified that the subject trees support significant fauna habitat values and that these values warrant protection. The findings of this assessment also conclude these values support the grounds on which the Vegetation Protection Order was made and that the order is consistent with, and justified in the light of, the objects of Local Law No. 6.

On the basis of the findings of this report, I am convinced that there are sufficient grounds to support Council’s confirmation of the Vegetation Protection Order as made.

5. References

EPA (2002). *Trees for koalas Coastal south-east Queensland*. http://www.epa.qld.gov.au/publications/p00765aa.pdf/Trees_for_koalas_coastal_south-east_Queensland.pdf. Queensland Environment Protection Agency, Brisbane.

EPA (2005). *The Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015*. Queensland Environment Protection Agency, Brisbane.

RCC (2008). *Biodiversity Research Projects Redlands Urban Tree Project Cleveland Pitlot Study*. A published report prepared by Redlands City Council as part of Griffith University’s Industrial Affiliate Program.

⁴ State Government - *Nature Conservation (Koala) Conservation Plan 2006 and Management Plan 2002-2016*; *SEQ Regional Plan 2005-20016 - Interim Guidelines: Koalas and Development*; and South East Queensland Koala State Planning Regulatory Provisions.

⁵ Redlands City Council - *Koala Policy and Strategy 2008*; Planning Scheme Policy 4 – Ecological Impacts (Redlands Planning Scheme 2008).

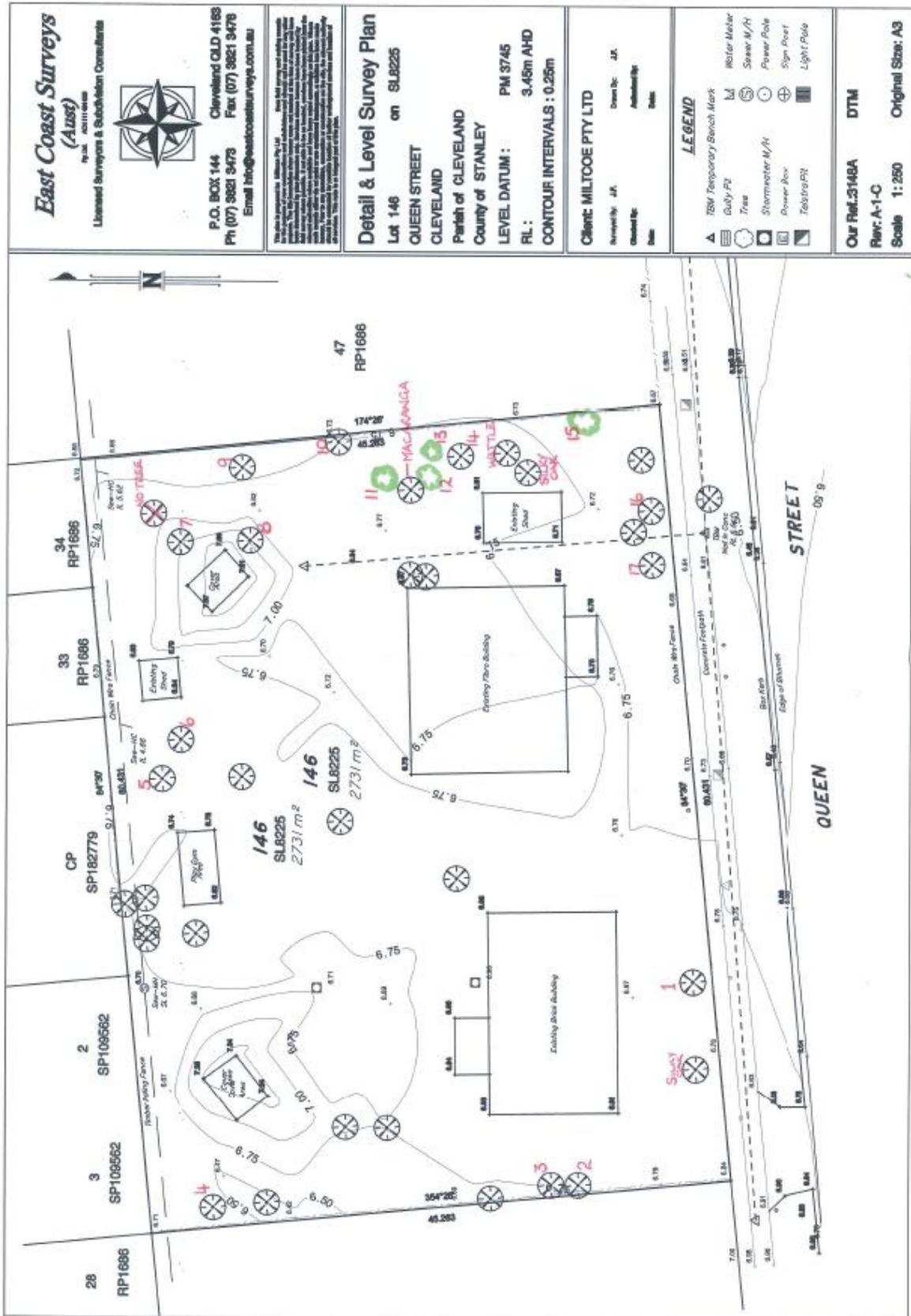
6. Summary Description of Subject Trees

Tree#	Tree Type	Form/health	DBH	Distance to nearest boundary	Koala Habitat Value
2	<i>Eucalyptus tereticornis</i>	Large tree, good condition	45	0.3	A notable proportion extends across boundary onto adjoining site. Heavily scratched trunk – evidence of high usage. Feed and roost values.
3	<i>Corymbia citriodora</i>	Small tree, good condition	26	0.7	Evidence of use, though not high. Feed and roost values.
4	<i>Eucalyptus intermedia</i>	Medium-sized, good condition	30	1.7	Healthy tree, feed and roost values.
5	<i>Corymbia citriodora</i>	Large tree, good condition	48	3.8	New bark, no fresh evidence. Feed and roost values.
6	<i>Corymbia citriodora</i>	Large tree, good condition	55	5.4	New bark, no fresh evidence. Feed and roost values.
7	<i>Eucalyptus salignus</i>	Very large tree, good condition	84	6.9	Species not endemic to local area. Evidence of Koala visitation. Feed and roost values.
8	<i>Eucalyptus platyphylla</i>	Medium-sized tree	35	7.3	Species not endemic to local area. Heavily scratched trunk – evidence of high usage. Feed and roost values.
11	<i>Eucalyptus propinqua</i>	Small tree, good condition	20	4.7	Evidence of use. Feed and roost values.
12	<i>Eucalyptus propinqua</i>	Small tree, good condition	13	4.6	Evidence of use. Feed and roost values.
13	<i>Eucalyptus propinqua</i>	Small tree, good condition	13	3.8	Evidence of use. Feed and roost values.
14	<i>Eucalyptus tereticornis</i>	Double stem	26	2100	Evidence of use. Feed and roost values.
15	<i>Eucalyptus tereticornis</i>	Small tree	26	1.6	Evidence of use. Feed and roost values.

Table Notes:

- Tree number is the identifier used to locate the tree on the site plan.
- DBH – diameter measured at breast height – described in centimetres and rounded up or down to nearest centimetre.
- Distance from nearest boundary – described in meters.

7. Site Location of Subject Trees



11.1.2 VEGETATION PROTECTION ORDER (VP0 8) - 8 AND 10 GOTHA STREET CLEVELAND

Dataworks Filename: Vegetation Protection
Attachment 1: [VP 08 Expert Report](#)
Attachment 2: [Summary of Submission and Expert Report](#)
Responsible Officer Name: Gary Photinos
Manager, Environmental Management
Author Name: Candy Daunt
Advisor, Habitat Protection

EXECUTIVE SUMMARY

The owner of 10 Gotha Street Cleveland had applied for a Vegetation Protection Order (VPO) on the *Castanospermum australe* (Blackbean) tree located on the side property boundary of 8 and 10 Gotha Street Cleveland.

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

This report outlines the outcomes of the expert report, public submission and the officer recommendation to revoke the interim VPO for the Blackbean tree.

PURPOSE

That Council consider the expert report, public submission and the officer recommendation to revoke the interim Vegetation Protection Order under the provision of Local Law 6 – Protection of Vegetation on the Blackbean tree located on the side property boundary of 8 and 10 Gotha Street, Cleveland.

BACKGROUND

- Redland City Council's Local Law 6 (Protection of Vegetation) provides for the protection of vegetation through Vegetation Protection Orders.
- A development application to subdivide 10 Gotha Street, into two blocks was approved on the 27th of August 2008.
- The owner of the adjacent property lodged an application for a VPO on the 1st of December, 2008.
- Council resolved on the 24th February 2010 to make an Interim VPO on the Blackbean tree under the provisions of Local Law 6 - Protection of Vegetation
- The owners of 8 and 10 Gotha Street Cleveland were notified by registered mail on the 2nd March 2010 that Council has placed an Interim VPO on the Blackbean tree located on the side boundary of 8 and 10 Gotha Street, Cleveland.

- Follow up phone calls to all the property owners on the 5th and 10th of March, 2010 to confirm that they had received the letters and understood the VPO process.
- An expert report for the Blackbean tree has been undertaken by Biodiversity Assessment and Management Pty Ltd (BAAM) and has been received and assessed by Council;
- Public Notification of the Vegetation Protection Order was advertised in the Redland Times on Friday 12 March 2010. A period of at least 21 days had been allocated to receive public submissions for and against the VPO, with the close date of public submission being Friday, 9 April, 2010. This has occurred as per provisions of Local Law 6. One letter was received in relation to the grounds of order of the VPO as well as the VPO process. See Attachment 2 for the Summary table of Expert Report and Public Submission objections against the grounds of order.

ISSUES

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

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

EXPERT REPORT

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

- (a) *a valuable part of the natural heritage of the area; or*
- (d) *a valuable source of propagating stock or of other horticultural value; or*
- (h) *a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor; or*
- (i) *a significant part of a vegetation system or other ecological systems; or*
- (j) *important for maintaining the life-supporting capacities of ecological systems for present and future generations; or*
- (m) *important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated; or*
- (n) *important for its age, height, trunk circumference, or canopy spread; or*
- (o) *important for its unique contribution to the landscape; or*
- (p) *a visual buffer against unsightly objects or a buffer against pollutants, light spillage, noise or other factors that have an adverse effect of the environment*
- (s) *significant for such other reasons as may be prescribed by local law policy*

The expert report concludes that the Blackbean tree does not meet the criteria in Local Law 6 and concludes that the VPO is not warranted on the Blackbean tree.

SUBMISSION

One submission was received on behalf of the owners of 8 Gotha Street, Cleveland. A summary of the objections are documented in Attachment 2.

REVOKING THE VEGETATION PROTECTION ORDER

While it is recognised that the Blackbean tree plays an important role in relation to lifestyle and aesthetics for the owners of 10 Gotha Street, Cleveland, it did not fulfil the requirements under the Local Law 6 definition of significant vegetation.

Taking into account the recommendations from the Expert Report and the submission against the grounds of order, it is recommended that Council revoke the interim Vegetation Protection Order.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Healthy Natural Environment' Outcome – A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

1.1 Increase biodiversity by taking informed action to protect, enhance and manage our local ecosystems

FINANCIAL IMPLICATIONS

If Council resolves to revoke the interim VPO then there are no costs in relation to financial implications to Council.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has been undertaken and is still ongoing with the owners of 10 Gotha Street, Ms Debra Olive and Mr Peter Turnbull. Council is currently still in communication with the owners of 8 Gotha Street, Mr and Mrs Warbrick and Mr and Mrs Thirkettle. The owners of 10 Gotha Street submitted the application for the interim VPO, while the owners of 8 Gotha Street have sent in a submission against the VPO on the Blackbean tree.

Consultation was also undertaken with Environmental Management; Development and Community Standards; Operations and Maintenance; Legal Services; BAAM (external consultants). These parties generally concur that the Blackbean tree does not warrant a vegetation protection order.

Consultation was undertaken with the general public, through the public notification process. The only submission received was from the owners of 8 Gotha Street who were against the protection order.

OPTIONS

PREFERRED

That Council, having considered the expert report and the submission made, resolve to revoke the interim Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the Blackbean tree located on the property boundary of 8 and 10 Gotha Street, Cleveland.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve as follows:

- 1. That Council, having considered the expert report and the submission made, resolve to revoke the interim Vegetation Protection Order under the provision of Local Law No. 6 (Protection of Vegetation) on the Blackbean tree located on the property boundary of 8 and 10 Gotha Street, Cleveland.**

CARRIED



VEGETATION PROTECTION ORDER ASSESSMENT

8-10 Gotha Street, Cleveland

Report prepared
for
Redland City Council



**Biodiversity
Assessment**

AND MANAGEMENT PTY LTD

FAUNA AND HABITAT SPECIALISTS

Document Control Sheet

File Number: 0015-047

Project Manager: Dr Jo Chambers

Client: Redland City Council

Project Title: Vegetation Protection Order Assessment: 8 -10 Gotha Street, Cleveland.

Project Author/s: Dr Jo Chambers

Project Summary: This report provides the results of a Vegetation Protection Order assessment of a Black Bean tree *Castanospermum australe*, located at 8-10 Gotha Street, Cleveland.

Draft Preparation History

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

Revision/ Checking History Track

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Client Copy 1 - hard copy						
PDF - server	A	12/03/2010	Final	16/03/2010	Final	08/06/2010
PDF – backup – archived Disk/tape	A	12/03/2010	Final	16/03/2010	Final	08/06/2010
Hard Copy -library						

INTRODUCTION

This report has been prepared for Redland City Council (RCC) for the purpose of providing a Vegetation Protection Order (VPO) assessment on a property situated at 8-10 Gotha Street, Cleveland (subject site).

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

The subject site was inspected on 11th March, 2010. The tree targeted for the assessment was a Black Bean *Castanospermum australe* (subject tree).

RESULTS OF VEGETATION ASSESSMENT

Current Condition

The subject tree was found to be in very healthy condition, with abundant new growth evident and a multitude of unripe seed pods present (**Figure 1**).

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

Table 1. GPS location and dimensions of subject tree

GPS Location	S27.5316 E153.2797
Tree Height	~15 m
Trunk Circumference	220 cm
Canopy Spread	~10 m

Local Significance of the Vegetation

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

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

Black Bean trees are usually associated with dry rainforest areas along watercourses; a vegetation community that is not expected to have been present within the locality of the subject site prior to residential development. It is likely that the subject tree has been planted as part of landscaping and is therefore not considered to form part of the natural heritage of the area.

(d) a valuable source of propagating stock or of other horticultural value

Whilst the subject tree currently supports abundant seed pods, this seed source is not considered to be a valuable source of propagating stock or horticultural value, as *Castanospermum australe* is regarded as a fairly common species.

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

Although it is likely the subject tree is regularly utilised by common bird species that feed on the flowers, this species of tree is not considered to provide significant habitats (i.e. food or nesting resources) for native fauna.

(i) a significant part of a vegetation system or other ecological systems

The solitary Black Bean is growing together with a mixture of native and exotic garden species. This tree does not form part of a native vegetation system or ecological system.

(j) important for maintaining the life-supporting capacities of ecological systems for present and future generations

As for criteria **(i)**, the subject tree is situated in a landscaped garden and does not form part of, or contribute to any present or future ecological system.

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

Whilst it is expected that the landowners would consider the subject tree provides aesthetic value to their property, the relatively small size of this tree (see Criteria (n) below) and the fact that it is a fairly common landscape tree, would preclude it from being recognised as providing a beneficial effect on the amenity of the locality.

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

Black bean trees can grow up to 35 m. As the subject tree is less than half that size, the tree would not be regarded as important for its age, height or trunk circumference (refer to **Table 1**), although the canopy spread is considered important.

(o) important for its unique contribution to the landscape

Black Beans are often used for street and residential plantings and the presence of this tree would not be considered to provide a unique contribution to the landscape.

(p) a visual buffer against unsightly objects or a buffer against

pollutants, light spillage, noise or other factors that have an adverse effect on the environment

It is understood that a residential development is planned for the adjoining property. On completion of the development this tree is likely to provide a visual buffer for its owners, but is not considered to provide a buffer to adverse effects on the environment.

(s) significant for such other reasons as may be prescribed by local law policy

The subject tree might comply with this criterion because the RCC Vegetation Enhancement Strategy 2007 '*recognises the importance of retaining mature native trees wherever practical*'. However, the subject tree would not be considered as significant vegetation as discussed under the previous criteria.

CONCLUSION

The subject tree does not meet the criteria under RCC Local Law 6 (Vegetation Protection). As such a Vegetation Protection Order is not warranted on the Black Bean located at 10 Gotha Street, Cleveland.



Figure1. Large mature Black Bean tree *Castanospermum australe*, located at 8 Gotha Street, Cleveland

Attachment 2: Summary table of Expert Report and Public Submission against the order (VP 8)

Grounds of Order under Local Law 6	Public Submission comment	Consultants (BAAM)comment	Officer comment	Grounds of Order confirmed?
<i>(a) a valuable part of the natural heritage of the area</i>	The tree is approximately 20 years old and was planted as part of a garden planting by a previous owner. The tree is not predominant in the adjacent lots and is smaller in size than trees located on the same property. By definition natural heritage requires that a tree is inherited from previous generations and forms part of the biodiversity of an area. This tree meets neither of these requirements.	It is likely that the subject tree has been planted as part of landscaping and is therefore not considered to form part of the natural heritage of the area.	It is agreed that it is likely that the tree is a garden planting and therefore not a valuable part of the natural heritage of the area.	no
<i>(d) a valuable source of propagating stock or of other horticultural value</i>	Blackbean trees are readily available at many plant nurseries and the tree is not rare or otherwise hard to find.	Blackbean trees are considered to be fairly common species, therefore this seed source is not considered to be of value.	It is agreed that Blackbean trees and stock are fairly common.	no
<i>(h) a significant habitat for native animals (including native or migratory birds) or a part of a fauna and flora corridor</i>	The tree is used by common garden birds and animals and does not have any intensive or specialist attributes that distinguish it from other plants in the gardens nearby. It is not listed in the RPS or other document as being locally native	Regularly used by common bird species, however it is not considered to provide significant habitats for native fauna.	The Blackbean tree is listed under the Redland Planning Scheme, Planning Scheme Policy 4 – Ecological Impact Appendix 2, Table4: Other Significant Native Plant Species in the	no

	or a preferred habitat tree.		Redlands City. However it only comments on the fact that there are a few specimens in the Mt Cotton/Upper Tingalpa catchment.	
<i>(i) a significant part of a vegetation system or other ecological systems</i>	The tree is an individual and does not form part of a vegetation system or other ecological system.	This is a solitary Blackbean tree growing together with a mixture of native and exotic garden species and does not form part of a native vegetation system or ecological systems.	It is agreed that this tree is an individual and is not part of an ecological or vegetation system.	no
<i>(j) important for maintaining the life-supporting capacities of ecological systems for present and future generations</i>	The tree is not important for maintaining the life-supporting capacities of an ecological system now or in the future.	The tree is situated in a landscaped garden and does not form part of or contribute to any present or future ecological system.	It is agreed that the tree is in a landscaped garden and is not important for contributing to any present or future ecological systems.	no
<i>(m) important for its aesthetic value or its beneficial effect on the amenity of the locality in which it is situated</i>	The tree has no community aesthetic or amenity value and only limited private aesthetic and amenity value as it is only 8-10 metres in height and is not prominent in comparison with other trees in the immediate and surrounding area.	The landowners would consider the tree provides aesthetic value to their property, due to its relatively small size and the fact that it is a fairly common landscape tree, would preclude it from being recognised as providing a beneficial effect on the amenity of the locality.	It is recognised that the tree provides private amenity and aesthetic values to the owners, however, due to its size in comparison to other trees in the immediate area would not provide any aesthetic values to the locality.	no
<i>(n) important for its age, height, trunk circumference,</i>	The tree is only 8-10 metres in height and is not a fully mature	The tree is less than half the size of a mature tree therefore would	It is agreed that the size, height and trunk	no

<i>or canopy spread</i>	specimen. The tree is approximately 20 years old and has only an average trunk circumference. The canopy spread is not large and appears to have been modified from previous lopping.	not be regarded as important for size, height or trunk circumference, although the canopy spread is considered important.	circumference is not significant. The canopy has been modified though the canopy spread is approximately 10 metres.	
<i>(o) important for its unique contribution to the landscape</i>	The tree is not unique as a specimen or prominent in the landscape. The tree is largely obscured from adjacent public areas.	Blackbean trees are often used for street and residential plantings and the presence of this tree would not be considered to provide a unique contribution to the landscape.	It is agreed that Blackbean trees are not unique to the landscape.	no
<i>(p) a visual buffer against unsightly objects or a buffer against pollutants, light spillage, noise or other factors that have an adverse effect of the environment</i>	The inclusion of this criteria is extraordinary given the tree is extraordinary given the tree is located close to the property boundary separating two normal residential backyards. The tree is not significant based on any of these nuisance factors.	It is understood that a residential development is planned for the It is understood that a residential adjoining property. On completion of the development this tree is likely to provide a visual buffer for its owners, but is is not considered to provide a buffer to adverse effects on the environment	It is agreed that it does not provide a buffer to adverse effects on the environment. It is likely to provide a visual buffer on completion of the development on 8 Gotha Street	no

<p><i>(s) significant for such other reasons as may be prescribed by local law policy</i></p>	<p>This criteria cannot be listed as a reason why the tree would be defined as significant vegetation, given that the Local Law Policy does not prescribe any such reasons. As such this criteria is irrelevant and we ask why would this be included when it is clearly outside the scope of the Local Law.</p>	<p>The tree might comply because the Vegetation Enhancement Strategy recognises the importance of retaining mature native trees wherever practical.</p>	<p>Local Law 6 Policy does not prescribe any other reasons why this tree would be prescribed as significant</p>	<p>no</p>
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11.2 ITEM DELEGATED TO COMMITTEE FROM COUNCIL

11.2.1 REGIONAL AND LOCAL COMMUNITY INFRASTRUCTURE PROGRAM ROUND 3

Dataworks Filename: Grants & Subsidies
Attachments: [Attachment 1 List of Projects](#)
Responsible Officer Name: David Elliott
Manager, Infrastructure Planning Group
Author Name: Giles Tyler
Senior Advisor Infrastructure Projects
Daniel Carter
Principal Adviser Natural Environment
Bob Russell
Grants and Subsidies Officer

EXECUTIVE SUMMARY

The Department of Infrastructure, Transport, Regional Development and Local Government have announced on the 21 of June 2010 that Round 3 of Regional and Local Community Infrastructure Program (RLCIP) will be open on the 5 of July.

At the General Meeting of 30 June 2010, Council resolved as follows:

To delegate authority to the Planning and Policy Committee on 7 July 2010 to approve the nomination of projects for the Australian Government funding under the Regional and Local Community Infrastructure Program.

The Regional and Local Community Infrastructure Program (RLCIP) has allocated \$100 million for the nation. RLCIP Round 3 has allocated \$363,000 to Redland City Council. This will be administered through the federal Department of Infrastructure, Transport, Regional Development and Local Government (henceforth referred to as the "funding body"). It is a non-competitive funding allocation requiring no reciprocal funding from Council. To receive the funding Council is required to submit to the funding body, for approval, a prioritised list of projects which exceeds the total value of the grant (i.e. \$363,000) and which is able to delivered by the end of the funding period (i.e 31 December 2011).

This report presents a number of projects that meet the criteria and objectives of this round of funding.

PURPOSE

To present to council projects identified that meet the criteria and funding requirements for Round 3 RLCIP and for council to endorse the projects for nomination.

BACKGROUND

- 30 June - 2010 Council resolved to delegate authority to the Planning and Policy Committee on 7 July 2010 to approve the nomination of projects for the Australian Government funding under the Regional and Local Community Infrastructure Program.
- 21st June - Department of Infrastructure, Transport, Regional Development and Local Government announced that Regional and Local Community Infrastructure Program (Round 3 - \$100 million) will be available on the 5th July 2010.
- October 2009 - committee report was presented to council for delegation to Planning and Policy committee for round 2 RLCIP.

ISSUES

ELIGIBLE PROJECTS AND ACTIVITIES

Eligible projects must be additional or additional stages of current projects. Additional projects are those which have not been included in Council's 2010/2011 budget. Funding will not be provided for budgeted projects that have exceeded their original budget. Projects that meet the needs of the indigenous community and/or encourage environmental sustainability would be favourably regarded. Projects can be new works, major renovations or refurbishment of assets in the following categories:

- social and cultural infrastructure (*e.g. community centres, libraries, local heritage sites, museums, cultural centres, streetscapes, market places, art and theatre facilities, historic buildings, parks and gardens, kitchens for organisations, community market areas*);
- recreational facilities (*e.g. sports grounds and facilities, community recreation spaces, playgrounds, swimming pools, walking tracks and bicycle paths, skate parks, BMX / mountain bike parks and trails*);
- tourism infrastructure (*e.g. convention or trade centres, memorial halls / walkways, tourism information centres, local infrastructure to support or provide access to tourist facilities, community public attractions, buildings for exhibits*) ;
- children, youth and seniors facilities (*e.g. playgroup centres, youth centres, senior citizens' centres, scout guide halls, community childcare facilities, community health service infrastructure*);
- access facilities (*e.g. disabled access infrastructure, footbridges, marine infrastructure such as jetties, pontoons etc, foreshore development*);
- environmental initiatives (*e.g. erosion control, waste management*).

INELIGIBLE PROJECTS AND ACTIVITIES

- projects that support council operations (upgrades of Council offices) or make a direct contribution to private businesses, or those which benefit specific individuals; funding cannot be used for:
- artworks
- information technology and communications hardware and software
- ongoing costs (e.g. operational costs and maintenance)
- roads or related infrastructure covered by the Roads to Recovery or Black Spots programs
- project management costs.

FUNDING ARRANGEMENTS

Council will be required to enter into a deed of agreement with the funding body. Works are required to commence within 6 months of the execution of the funding agreement and be fully expended by 31 December, 2011. 50% of the funds will be paid upon execution of the agreement the remaining 50% paid upon acquittal of the 1st payment. The payment of funds is contingent upon the satisfactory discharge of obligations under previous rounds of this program. Funding is only available in the 2010/2011 financial year which means the funds need to be fully spent and acquitted by 30 June, 2011 even though construction is required to be completed by 31 December 2011.

Progress reports will be required at set dates and the funding body and may conduct site visits. Non-performance of the deed's obligations may require a return of funds and would, almost certainly, adversely affect future funding applications.

IMPACTS ON DELIVERY

Project selection should give consideration to impacts on delivery and management by the Project Delivery Group, given federal funding agreements and existing commitments under the current capital works program for 2010/11 and 2011/12. Costs for outsourcing may need to be considered depending on the project selection.

PROJECT OPTIONS (IN NO PARTICULAR ORDER OF PRIORITY)

1. POINT LOOKOUT GORGE BOARDWALK

(Paths and Trails Program, Job No.40088, 10/11 Budget \$800,000 for the stage)

Point Lookout Gorge walk is the walking track around the point lookout headland. This walk is the most visited and walking path in the city. Council previously submitted the project for funding under the RLCIP (strategic projects fund), which is a different program, with different processes to the RLCIP (allocated fund) being sought here. Unfortunately the project was not successful at that time. However, this allocated funding round is likely to be more certain because it is non-competitive.

The track is 1.4km in length with work being conducted along the track over the last 15 years. In more recent time concerns have risen about the safety of the path for

the volume of users and that sections of the path need upgrading urgently. The path is also a key attraction for visitors and locals of the island as it provides ideal opportunity to view dolphins, manta rays, turtles, sharks and of course currently whales. This site is recognised internationally as one of the best land based whale observation points in the world.

Project Delivery group is in the final stages of finalising the design for the entire path and funds have been identified for \$800,000 for financial year to start work sections of the path. The funding application could seek to add a further \$363,000 from the RLCIP allocated fund (or part thereof) to bring forward stages of the project for a total 10/11 spend of up to \$1.163m. There is an opportunity to work with Quandamooka Lands Council on getting assistance and experience for this group to assist with undertaking parts of this project in particular bring older sections of the boardwalk up to standard.

2. WELLINGTON POINT SCHOOL PATHWAY, EG WOODS SPORTSFIELDS
(Paths and Trails Program, Job No.45862, 11/12 CapX \$102,000)

This project incorporates the construction of a 2.5m concrete pathway approximately 250m in length, connecting the existing shared pathway at the southern end of EGW Wood Park, Wellington Point with a bridge crossing over drainage, and extending to Wharton Street. It will provide improved access to EGW Wood Sportsfields from both the north and south. It will also deliver a legible alternative off-road connection for park users and school students between local streets and the facility. Estimate \$120,000.

The project is designed and is currently programmed for construction in 11/12.

3. EGW WOOD SPORTSFIELDS SAFETY PATHWAY, WELLINGTON PT
(COMMUNITY SAFETY PROJECTS)

(Community Development Program, Job No. 80930 (or 45856), 10/11 Budget \$29,300, 11/12 CapX \$30,500)

This is an estimated \$65,000 project as part of the ongoing Community Safety program that would ideally be undertaken at the same time as the Wellington Point School Pathway project. It includes safety lighting along the newly constructed netball courts from the informal carpark.

The project is designed and could be part funded as an addition to the budgeted 10/11 \$29,300) through the grant allocation for approximately \$35,000.

4. MT COTTON VILLAGE TO STATE SCHOOL PATHWAY – STAGE 2

Council resolved at the General Meeting of 31 March 2010:

That Council resolve that the construction of a shared bicycle/pedestrian path between Mount Cotton Village and Mount Cotton School be considered in the 10 Year Capital Works Program.

Part Stage 2 – The construction of a 2.5m shared off-road path for an approximate length of 1480m from Mount Cotton State School to 179-181 Sanctuary Drive is estimated to cost approximately \$230,000.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's corporate outcomes to:

- Promote Redlands as a high quality tourism destination and encourage development of sustainable nature based, heritage and eco tourism,
- Promote the enjoyment of the bay by improving access for environmentally sensitive recreational opportunities,

FINANCIAL IMPLICATIONS

Additional Costs

No additional funds are required from Council to deliver the projects nominated at Attachment 1.

Links to Other Funding

The selection of projects could be seen as an opportunity to leverage further funds from other funding bodies. This is particularly true of state based funding opportunities where the allocation of federal funds to the initial stage/s of projects may be well regarded by prospective funders. Forthcoming state funding opportunities include:

- The Sport and Recreation Infrastructure Program, Categories 2 & 3 (The Department of Community Services) – Total Pool is \$11.5 mil.
- Full details, including the commencement date, have not yet been released, however, current advice is that it is likely that applications will be called in March, 2011, and funding made available in 2011/2012.
- It is likely to include sports fields, courts and facilities; bushwalking trails; camping facilities and safety fencing. Category 2 covers projects with total project cost of between \$400,001 and \$1.25 mil and attracts a subsidy rate of 60%. Category 3 is for projects with a total project cost over \$1.25 mil and attracts a subsidy rate of 50%.
- The Local Government Grants and Subsidies Program (The Department of Infrastructure and Planning) – Total Pool is \$45 mil

- Full details have not yet been released, however, it is known to include erosion management projects. It will cover 40% of approved costs and is due to commence in July, 2011.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with the following:

- Infrastructure Planning
- Community & Social Planning
- Environmental Management
- Project Delivery Group
- Financial Services Group

OPTIONS

PREFERRED

That Committee, under delegated authority, resolve to approve the list of projects at Attachment 1 for the purposes of submitting applications for the \$363,000 allocation and returning documentation to the Department of Infrastructure, Transport, Regional Development and Local Government (the Department) by 30 July, 2010.

ALTERNATIVE

That Committee, under delegated authority, resolve to approve the list of projects at Attachment 1, with amendments, for the purposes of submitting applications for the \$363,000 allocation and returning documentation to the Department of Infrastructure, Transport, Regional Development and Local Government (the Department) by 30 July, 2010.

COMMITTEE RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Reimers

That Committee, under delegated authority, resolve to:

- 1. Approve the list of projects at Attachment 1 for the purposes of submitting applications for the \$363,000 allocation; and**
- 2. Return the documentation to the Department of Infrastructure, Transport, Regional Development and Local Government (the Department) by 30 July, 2010.**

CARRIED

A division was called for.

Crs Ogilvie, Henry, Townsend, Williams, Hobson Elliott, Reimers and Bowler voted in the affirmative.

Cr Murray voted in the negative.

Cr Burns was not present when this motion was put.

Cr Boglary was absent from the meeting.

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

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Boglary

That the item be noted.

CARRIED

Attachment 1

RLCIP (Round 3) Nominated Projects

Project	Prioritisation Criteria				Priority Score 1 being highest
	delivery risk	environmental importance	economic importance	community expectation/benefit	
Point Lookout Gorge Boardwalk	Low	Medium	Medium	High	1
Wellington Point School Pathway	Low	Low	Low	Medium/High	2
EGW Wood Safety Pathway	Low	Low	Low	Medium/High	2
Mount Cotton Village to State School Pathway – Stage 2	Low	Low	Low	Medium	2

Delivery Risk: includes capital programming, design, permits, consultation and existing budget

11.3 PLANNING AND POLICY

11.3.1 PETITION - SEALING OF KORO ST, RUSSELL ISLAND

Dataworks Filename:	RTT: Capital Works Program
Attachments:	<u>Red-e-Map image of Koro Street Russell Island</u> <u>Koro Street Russell Island Current Land Use</u>
Responsible Officer Name:	David Elliott Manager, Infrastructure Planning
Author Name:	Len Purdie Principal Engineer, Roads & Drainage

EXECUTIVE SUMMARY

Council has received a petition from a number of residents requesting the sealing of Koro Street, Russell Island. The report recommends it be noted that the sealing of Koro Street, Russell Island has been assessed as having a high priority and this be taken into consideration when developing the future capital works program for the sealing of roads on the Southern Moreton Bay Islands (SMBI).

PURPOSE

Council was presented with a petition at the General Meeting on 26 May 2010 to seal Koro Street, Russell Island. The petition was referred to the Manager Infrastructure Planning to prepare a report for Council.

BACKGROUND

There are a large number of unsealed roads on the Southern Moreton Bay Islands (SMBI). While Council funds the sealing of roads, given the high number of unsealed roads, only a select number can be sealed each year within the allocated budget. The order that roads are sealed is based on a priority system and budget allocations.

ISSUES

Koro Street, Russell Island, is a gravel road linking Jackson Road, is a sealed road at the southern end and Suva Street, a gravel road at the northern end (**refer to Attachments 1 and 2**). All of the lots that front the road are zoned SMBI Residential and suitable to be built on. There are 34 lots in total in the street, 10 of which have dwellings on them. The length of the road is 335m.

Unsealed roads on the SMBI are assessed for sealing priority on the following criteria:

- Number of properties that use the road on a regular basis
- Volume of traffic in relation to other roads on each island

- Major drainage problems
- Condition of the existing gravel road (including shape, potholing, dust issues etc)
- Whether it is used by commercial traffic, a bus route, or is an access to a popular destination
- Type of road in the hierarchy on each island (cul-de-sac, access road, collector road etc)
- Alignment issues
- Cost of sealing

Assessing Koro Street, Russell Island against these criteria shows it to have a high priority for sealing when considered against other roads on SMBI.

RELATIONSHIP TO CORPORATE PLAN

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

FINANCIAL IMPLICATIONS

There is no budget allocation to seal the road, which is estimated to cost \$200,000.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

The Councillor from Division 5 has been consulted regarding the sealing of Koro Street and supports the recommendation.

OPTIONS

PREFERRED

1. It be noted that the sealing of Koro Street, Russell Island has been assessed as having a high priority and this be taken into consideration when developing the future capital works program for the sealing of roads on the Southern Moreton Bay Islands; and
2. That the principal petitioner be advised of Council's recommendation

ALTERNATIVE

No alternative is offered.

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

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve as follows:

- 1. That it be noted that the sealing of Koro Street, Russell Island has been assessed as having a high priority and this be taken into consideration when developing the future capital works program for the sealing of roads on the Southern Moreton Bay Islands; and**
- 2. That the principal petitioner be advised of Council's recommendation.**

CARRIED

Attachment 2

Koro Street, Russell Island - Current Land Use

Address	Current Land
1 Koro Street Russell Island	Vacant Land
2 Koro Street Russell Island	Vacant Land
3 Koro Street Russell Island	Vacant Land
4 Koro Street Russell Island	Vacant Land
5 Koro Street Russell Island	Vacant Land
6 Koro Street Russell Island	Dwelling
7 Koro Street Russell Island	Dwelling
8 Koro Street Russell Island	Dwelling
9 Koro Street Russell Island	Vacant Land
10 Koro Street Russell Island	Vacant Land
11 Koro Street Russell Island	Vacant Land
13 Koro Street Russell Island	Dwelling
9 - 17 Koro Street Russell Island	Dwelling
15 Koro Street Russell Island	Vacant Land
17 Koro Street Russell Island	Vacant Land
19 Koro Street Russell Island	Vacant Land
20 Koro Street Russell Island	Dwelling
21 Koro Street Russell Island	Dwelling
22 Koro Street Russell Island	Vacant Land
23 Koro Street Russell Island	Vacant Land
24 Koro Street Russell Island	Vacant Land
25 - 27 Koro Street Russell Island	Dwelling
25 - 27 Koro Street Russell Island	Vacant Land
26 Koro Street Russell Island	Vacant Land
28 Koro Street Russell Island	Vacant Land
29 Koro Street Russell Island	Vacant Land
30 Koro Street Russell Island	Vacant Land
31 Koro Street Russell Island	Dwelling
32 Koro Street Russell Island	Vacant Land
33 Koro Street Russell Island	Vacant Land
34 - 38 Koro Street Russell Island	Dwelling
34 - 38 Koro Street Russell Island	Vacant Land
35 - 37 Koro Street Russell Island	Vacant Land
35 - 37 Koro Street Russell Island	Vacant Land

Attachment 1

Koro Street Russell Island



Koro Street Russell Island



11.3.2 GRAFFITI REMOVAL

Datworks Filename:	Graffiti Management Policy
Attachments:	<u>Summary Offences (Graffiti Removal powers) Amendment Act 2008</u> <u>Corporate POL-3022 Graffiti Management and Prevention</u> <u>GL-3022-001 Removal of Graffiti on Council Assets and Facilities</u>
Responsible Officer Name:	Roberta Bonnin Manager, Community & Social Planning
Author Name:	Frank Pearce Senior Adviser, Community Development

EXECUTIVE SUMMARY

The Summary Offences Amendment Act (2008) that covers Graffiti Removal Powers gives local governments the power to clean up graffiti in private places that can be readily seen from public places. Council must respond to this change by reviewing the Council policy and guidelines on graffiti removal, which currently only apply to Council assets.

PURPOSE

The purpose of this report is to inform Council of the Summary Offences Amendment Act (2008) that covers Graffiti Removal Powers and recommend changes to Council policy and guidelines if necessary.

BACKGROUND

Council adopted POL-3022 Graffiti Management and Prevention Policy in 2007. The guidelines accompanying the policy cover the removal of Graffiti on Council assets and facilities.

The State has recently enacted Summary Offences (Graffiti Removal Powers) Amendment Act 2008 which provides powers to Council to remove graffiti on private areas that can be readily seen from a public place. Consequently, there is a need for Council to review current policy and guidelines and consider Council's response in view of the amendments.

ISSUES

Council needs to consider the State Act amendments on Graffiti Removal Power by reviewing Council policy and guidelines.

- The new Summary Offences (Graffiti Removal Powers) Amendment Act 2008 stipulates
 - *Part 3 Division 2 Graffiti Removal Power*
-

1. *“A graffiti removal officer (who may be appointed by local government) may remove public graffiti from any place.”*

- The body of the amendment then deals with Council authority and associated responsibility if they chose to remove graffiti on publicly visible private places
- Council’s Graffiti Management and Prevention Policy (POL-3022) provides an overarching framework to reduce the amount of graffiti in the City and to achieve an effective and efficient graffiti management program
- Council guidelines GL-3022-001 accompanying this policy cover the removal of graffiti on Council Assets and Facilities
- Graffiti on private assets or properties that are adjacent to public areas or are viewable can affect visual amenity and the perceptions of safety. If Council decides to undertake the removal of graffiti on private properties there are resource implications involved. The Act prohibits charging for the removal of graffiti
- Council currently spends in excess of \$105,000 per year removing graffiti from Council assets. While it’s difficult to estimate the additional cost of removing graffiti from publicly accessible private property, a 50% increase in graffiti removal targeting private property will result in \$52,500 in Council’s budget

Council can take one of two approaches:

- Option 1
Council will take note of the amendments but will not consider graffiti removal on publicly visible private property as Council’s responsibility. Graffiti removal on publicly visible private property will be considered the responsibility of the property holder.
- Option 2
Council will assist in the removal of and amend guidelines to direct graffiti removal in private areas that can be readily seen from a public place.

Option 1 is the recommended option as it maintains property owners’ responsibility for graffiti removal and does not increase Council’s existing graffiti removal expenditure.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council’s ‘Strong and Connected Communities’ Outcome – 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.

FINANCIAL IMPLICATIONS

There are no financial implications if Council resolves not to remove graffiti from publicly visible private property.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Community and Social Planning have consulted with:

- Community Development Safety Officer
- Parks and Conservation Unit
- Facilities Services Unit
- Roads and Drainage Services Unit
- Operations and Maintenance

OPTIONS**PREFERRED**

That Council resolves as follows:

1. To note of the amendments as stated in *Summary Offences Amendment Act (2008)* that covers Graffiti Removal Powers; and
2. That policy remains unchanged.

ALTERNATIVE

That Council resolves to amend the Graffiti Removal Guidelines to support graffiti removal in publicly visible private areas and requests that funds be considered for this purpose through the budget review process.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To note of the amendments as stated in *Summary Offences Amendment Act (2008)* that covers Graffiti Removal Powers; and
2. That policy remains unchanged.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Boglary

That officers bring back a further report outlining the costs and criteria that would be applicable to Council should it change its policy to allow the powers outlined in the *Summary Offences Amendment Act (2008)*.

CARRIED

Graffiti Management and Prevention

Head of Power

This policy supports Redland Shire Council's 2006-2010 Corporate Plan Strategic Priority of Community Health and Wellbeing – to build safe, strong and self reliant communities with access to community services, infrastructure and opportunities for participation in community life.

Policy Objectives

The overarching objective of the Graffiti Management and Prevention Policy is to reduce the amount of graffiti throughout the Shire in order to:

- Enhance perceptions of safety and visual amenity
- Provide access to well-maintained public facilities
- Reduce the cost of graffiti to the community
- Improve the long-term viability of community assets

The policy also aims to achieve an effective and efficient graffiti management program through the continual monitoring and evaluation of Council's graffiti removal and prevention program.

Policy Statement

Council is committed to a “zero tolerance” approach to graffiti removal and a community development approach to graffiti prevention through:

Eradication

1. Developing a coordinated and rapid response to graffiti on Council assets in accordance with the Graffiti Removal Guideline GL-3022-001.
2. Providing support to private property owners, businesses and lessees through advice and information on the removal of graffiti.
3. Working in partnership with other government and private asset owners (e.g. Main Roads, Telstra, Energex and Queensland Rail) to meet their responsibility to prevent or manage graffiti on their assets throughout the Shire.
4. Working in partnership with local police and other State Government agencies to engage with graffiti offenders where appropriate.

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Meeting

Effective Date: 19/12/2007
Version: 2
Review Date: 31/12/2010
Page: 1 of 2

Removal of Graffiti on Council Assets and Facilities

Scope

This guideline applies to Redland City Council staff responsible for the maintenance of Council assets and facilities.

Purpose

This guideline is designed to provide direction regarding the timely removal of graffiti on Council assets and facilities.

Definitions

“Asset Maintenance Manager”	Manager or Service Level Managers of the areas responsible for maintenance as defined by in the Fixed Asset Assignment Matrix (contained within the Total Asset Management Plan).
“Graffiti”	The marking of property without the owner’s consent and includes spray painted, etched and drawn words or images.
“Inoffensive piece”	Large, stylised and bright graffiti, often using pictures and with more detail than a tag.
“Inoffensive tagging”	The name or symbol of the tagger/crew. Tags are often small and simple, making use of fewer colours than a piece.
“Non-public area”	Council assets which are not visible to the general public and/or may be difficult to access for graffiti removal. For example, water treatment plants, dam walls, secluded conservation areas and some marine infrastructure.
“Offensive”	Words or images that are discriminatory, sexually explicit and/or contain expletives.
“Priority area”	Areas which are highly visible from a well-used public road or walkway, and assets of a historical or religious significance. For example Council buildings, places of worship and memorials.
“Working day”	A standard day of Council operation (excluding weekends and public holidays).

CMR Team Use Only

Actions and Responsibilities

1. Responsible Areas

Council is responsible for maintaining assets on behalf of the community and this function is performed by a number of areas within Council, as defined by the Total Asset Management Plan.

Groups responsible for undertaking graffiti removal in accordance with this Guideline include but are not limited to:

- Corporate Acquisitions, Fleet and Facilities
- Operations and Maintenance
- Redland Water and Waste

2. Graffiti Removal Schedule

When a report of graffiti is received, Asset Maintenance Managers are expected to action a request for the removal of graffiti in accordance with the schedule below. The graffiti removal may be carried out by staff or contractors.

Location	Graffiti Type and Amount			
	Offensive	Inoffensive piece	Large amounts of inoffensive tagging	Inoffensive tagging
Priority Area	1 working day	2 working days	2 working days	3 working days
Non-public Area	1 working day	5 working days	5 working days	10 working days

In most cases, it is expected that the graffiti will be removed from the asset within the timeframe specified above. However if the asset is badly vandalised and requires replacement, the timeframe may vary, depending upon availability. It is expected that Asset Maintenance Managers will make every effort to place an order for a replacement asset within the timeframes specified in the action schedule.

3. Asset Exclusions

Graffiti at skateparks is excluded from this schedule, providing the graffiti is inoffensive and rider safety is not compromised.

Reference Documents

This Guideline has been developed to support the objectives of the Graffiti Management and Prevention Policy (POL-3022).

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Manager Planning & Policy

Effective Date: 30/6/2009
Version: 3
Review Date: 30/6/2012
Page: 2 of 3

Associated Documents

- Graffiti Management and Prevention Policy POL 3022

Document Control

- Only the General Manager of Planning & Policy can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager, Community & Social Planning.
- Approved amended documents must be submitted to the Office of the Chief Executive Officer to place the document on the Policy, Guidelines and the Procedures Register.

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Manager Planning & Policy

Effective Date: 30/6/2009
Version: 3
Review Date: 30/6/2012
Page: 3 of 3

policy document

Corporate POL-3022

Prevention

5. Implementing specific preventative measures at sites which are frequently targeted.
6. Encouraging residents, local business operators, community groups and developers to adopt graffiti prevention and management practices.
7. Providing cultural and developmental opportunities through the engagement of the community in graffiti prevention and diversionary activities and programs.
8. Providing guidance to the community on the development of art murals and the management of mural projects.

Monitoring

9. Using a coordinated recording system for Council staff to assist in rapid removal of graffiti and the monitoring of graffiti in the Shire.
10. Conducting regular community awareness campaigns to inform the community of the processes for reporting graffiti.
11. Monitoring and evaluation of Council's graffiti management program, ensuring continued improvement in service delivery

CMR Team Use Only

Department: Planning & Policy
Group: Community & Social Planning
Approved: General Meeting

Effective Date: 19/12/2007
Version: 2
Review Date: 31/12/2010
Page: 2 of 2

CONFLICT OF INTEREST AT GENERAL MEETING

The following Councillors declared a conflict of interest in the following item at General Meeting and remained in the chamber for discussion and decision in accordance with *Local Government Act 2009* s.173(6).

- Cr Boglary: Member of Redlands RSL Club, Redlands Sporting Club and Wellington Point Cricket Club. Voting in the affirmative.
- Cr Ogilvie: Patron Redlands United Soccer Club, Patron Redlands Touch Footy Club, Patron NSI All Sports Club, Honorary Member Point Lookout Surf Life Saving Club and Member Redlands RSL. Cr Ogilvie voted in the affirmative.
- Cr Henry: Patron of the Old School House Gallery and member of Redlands Boat Club. Cr Henry voted in the affirmative.
- Cr Townsend: Social Member Capalaba Sporting Club, Honorary member Tingara Boat Club. Cr Townsend voted in the affirmative.
- Cr Williams: Capalaba Sporting Club, Capalaba Junior Rugby League Club and Capalaba Soccer Club. Cr Williams voted in the negative.
- Cr Hobson: Bay Island Golf Club, Macleay Island Bowls Club, Redlands Master Aussi Masters Swim Club, Wellington Point Cricket Club, Point Lookout Surf Life Saving Club Inc, Redland Scottish and Celtic Society Inc, Redlands Multi Sports Club, Redlands Sporting Club Pipe Band Inc., RSL Cr Hobson voted in the affirmative.
- Cr Elliott: Member Sharks, Victoria Point and Alexandra Hills Sporting Club. Cr Elliott voted in the affirmative.
- Cr Murray: Patron Mooroondu Sports and Recreation Club. Cr Murray voted in the affirmative.
- Cr Reimers: Patron, Redlands Multi Sports Club, Muddie Cricket Club and Member of Multi Sports Club. Cr Reimers voted in the negative.
- Cr Burns: Member RSL, Sharks Victoria Point and Redland Bay Golf Club. Cr Burns voted in the affirmative.
- Cr Bowler: Member Capalaba Sports & Bowls Club. Cr Bowler voted in the affirmative.

11.3.3 LEASING POLICY

Datworks Filename: Leasing Fees and Charges
Attachment: [Table 1](#)
Responsible Officer Name: Roberta Bonnin
Manager
Author Name: Kristina Dickman
Senior Adviser Sport and Recreation

EXECUTIVE SUMMARY

Council adopted Corporate Policy POL 3071 Leasing of Council Land and Facilities in January 2008 as part of the review of Leasing of Council Land Policy. This report

re-assesses the fee structure in light of the implementation of the endorsed fee structures for organisations with licences for up to 30 gaming machines or more (Category D and E)

It is proposed that Council remove the clause "or an amount equal to 4% of the entity's net profit based on the prior year's financial return whichever is the lesser" from the fees and charges to ensure that all clubs and organisations which currently provide gambling facilities pay fees for leasing Council land and/or facilities.

PURPOSE

The purpose of this report is to seek Council approval to amend the fee structure in light of an assessment of the implementation the summary of Council leasing provisions contained in the review of Leasing of Council Land Policy (Table 1) for organisations that fall into Category D and E.

BACKGROUND

On 30 January 2008, Council adopted Corporate Policy POL 3071 Leasing of Council Land and Facilities. The policy contains leasing provisions for eligible organisations such as lease types, tenure terms and fees and charges.

Leasing of Land must benefit the wider community and fall within the following purposes:

- Sporting
- Recreational
- Community Services
- Arts and Cultural
- Education

Annual lease fees are charged as contributions towards costs associated with the provision of land, service costs and maintenance. These fees are based on capacity to contribute to costs rather than user numbers or value of the land. The rationale to base fees on capacity to pay supports Council's principles of 'equity, sustainability and best value' as indicated in the Corporate Plan 2006-2010.

Lease fees are based on the following categories:

Category A organisations without a liquor licence (or up to 3 day licences each year)

Category B organisations with restricted club permits

Category C organisations with full liquor licences

Category D organisations with licence for 30 gaming machines or less

Category E organisations with licence for more than 30 gaming machines

At the time of adoption (CPI indexed annually):

Category A \$1 per year

Category B \$1 per year

Category C \$500 per year

Category D \$100 per machine for 30 gaming machines or less

Category E \$125 per machine per year for more than 30 gaming machines

A summary of the leasing policy provisions (Table 1 attached) was contained in the review of Leasing of Council Land Policy Report to Council in January 2008. In respect to categories D and E the following clause; "or an amount equal to 4% of the entity's net profit based on the prior year's financial return whichever is the lesser" was endorsed as an amendment to Table 1. This means that if a Category D or E organisation can demonstrate that it does not show a net profit then it is able to apply to have the prescribed fees waived for that financial year.

Council issued its first invoices to collect fees in June 2009 for the previous financial year 2008/09. The second round of invoicing was issued in March 2010 for the 2009/10 financial year. The third round of invoicing is scheduled for October 2009/10 to bring it into alignment for that financial year.

ISSUES

Below is a table of the Category D and E organisations and the fees collected to date:

Organisation	Category	No. Gaming Machines	Invoice 08-09 Amount	08/09 Fee Rec'd	Invoice 09-10 Amount	09/10 Fee Rec'd
A	E	100	12,500	12,500	13,000	outstanding
B	D	13	1,300	1,300	1,352	1,352
C	D	10	1,000	1,000	1,040	1,040
D	D	25	2,500	2,500	2,600	2,600
E	D	12	1,200	1,200	1,248	1,248
F	E	35	4,375	4,375	4,550	4,550
G	D	30	3,000	3,000	3,120	outstanding
H	D	16	1,600	1,600	1,664	1,664
I	D	22	2,200	fee waived	2,288	fee waived
J	E	206	25,750	25,750	28,600	28,600
K	E	116	14,500	fee waived	15,080	fee waived
L	D	14	1,400	1,400	1,456	1,456
Total Revenue			Projected 73,825	54,625.00	Projected 78,078	YTD 42,460

Most organisations have paid, however, the current policy provides Category D & E organisations an over-riding clause that allows them apply to have fees waived if they demonstrate a loss for the year. Two Sporting organisations demonstrated a net loss over both financial years and have applied to Council to waive their lease fees under this clause.

It is proposed that Council remove the clause "or an amount equal to 4% of the entity's net profit based on the prior years financial return whichever is the lesser" from the 2010/11 fees and charges schedule to ensure that all Category D & E organisations pay fees for leasing of Council land and facilities (CPI indexed annually) making the applicable rate for the next round:

Category D \$109 per machine for 30 gaming machines or less

Category E \$136 per machine per year for more than 30 gaming machines

Clubs that are running gaming facilities should have capacity to budget for leasing fees as part of the cost of operations. If there are any issues in meeting the full invoice amount at one time, Council is able to work with the club on a payment schedule that fits in with the seasonal fluctuations of sporting organisations or to spread out repayments throughout the year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Strong and Connected Communities' Outcome – Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organizations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people

FINANCIAL IMPLICATIONS

The financial implication of this policy change is that that all Category D & E organisations will pay an annual fee for leasing of Council land and facilities regardless of their net profit. The current shortfall in revenue to Council from waived annual fees is \$16,700 (based on 08/09) and \$17,368 (projected 09/10). This ongoing shortfall would be addressed with this change in policy.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Community & Social Planning has consulted with:

- Land Use Planning - Manager
- Property Services – Services Manager
- Customer and Community Services – Manager
- Leisure & Recreation Services – Services Manager
- Environmental Management – Manager
- Rating Services – Team Leader
- Parks & Conservation Services – Services Manager

OPTIONS

PREFERRED

That Council resolve to remove the clause "or an amount equal to 4% of the entity's net profit based on the prior year's financial return whichever is the lesser" from the fees and charges schedule to ensure that all Category D & E organisation pay fees for leasing Council land and facilities.

ALTERNATIVE

That Council resolve not to make this amendment to the fees and charges schedule and the clause "or an amount equal to 4% of the entity's net profit based on the prior year's financial return whichever is the lesser" stands as is.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Council resolve to remove the clause "or an amount equal to 4% of the entity's net profit based on the prior year's financial return whichever is the lesser" from the fees and charges schedule to ensure that all Category D & E organisation pay fees for leasing of Council land and facilities.

CARRIED

A division was called for.

Crs Burns, Murray, Elliott, Bowler, Townsend, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Reimers and Williams voted in the negative.

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

Table 1

Existing Leasing Policy Provisions	Proposed Leasing Policy Provisions
<p>Lease Area Restricted to the footprint of the building (unless a specialist activity eg tennis, golf, bowling green)</p>	<p>Lease Area</p> <ul style="list-style-type: none"> - Lease the footprint of the building only (with connected outdoor food and licenced beverage area if applicable) Lease to be granted over the full site where exclusive or potentially hazardous activity occurs eg golf club, bowls club, museum, tennis courts etc - Permit to Occupy for use of activity areas outside the footprint (ie. associated fields and courts) - New organisation to commence with a Permit to Occupy to demonstrate capacity to manage - Community consultation is required for new leases over Council open space if secondary use is triggered or impact assessable development is proposed.
<p>Lease Term Lease - 20 years Permit to Occupy – individual case basis (1 to 5 years)</p>	<p>Lease Term The period of standard lease term be up to 10 years, 20 years or 30 years as required - where the lessee invests significant funds into infrastructure or leases for emergency services</p> <p>Permit to Occupy – individual case basis (1 to 5 years)</p>
<p>Fees and Charges</p> <ul style="list-style-type: none"> - Application fee of up to \$500 may be requested - Flat Lease fee of \$1 for all organisations - General Rate applied to organisations with a full Liquor Licence 	<p>Fees and Charges</p> <ul style="list-style-type: none"> - Application fee removed - Lease Fee based on Category: <ul style="list-style-type: none"> A: \$1 per year (no liquor licence) B: \$1 per year (restricted liquor licence) C: \$500 per year (full liquor licence) D: \$100 per machine per year for 30 or less gaming machines E: \$125 per machine per year for more than 30 gaming machines plus all costs associated with maintenance and mowing of the lease and permit areas (ie all fields and carparks) - General Rate applied to organisations with a full Liquor Licence.
<p>Asset Management / Maintenance Responsibilities</p> <ul style="list-style-type: none"> - The lessee is to maintain the leased area to the satisfaction of Council. - General understanding mowing and maintenance costs outside lease area to be negotiated between Council the Lessee with financial contribution from Council. - Council pays for water use outside of lease area 	<p>Asset Management / Maintenance Responsibilities</p> <ul style="list-style-type: none"> - The lessee is to maintain the leased area to the satisfaction of Council. - Mowing and maintenance costs outside lease area to be negotiated between Council the Lessee with financial contribution from Council. - Responsibilities and financial contributions to be documented in the Permit to Occupy. - Council to manage water on sportsfields through Central Control System, pay for water and compliance requirements of water restrictions (under current water supply arrangements) - Club to maintain all sport specific assets and Council to maintain general park assets.
<p>Leasing Conditions Not specified</p>	<p>Leasing Conditions</p> <ul style="list-style-type: none"> - Annual reports will be required (which include membership and participation numbers and community benefit statement), - Five year Development and Risk Management Plans will be required - New guidelines to be developed for lessees on landfill sites.

11.3.4 PINKLANDS SPORTING COMPLEX

Datworks Filename:	Pinklands Sportsfields Thornlands
Attachments:	<u>Attachment 1 - Pinklands Short Term Master Plan</u> <u>Attachment 2 – Proposed Cycleway</u> <u>Attachment 3 – Proposed Development</u> <u>Attachment 4 – Cycleway Connections</u>
Responsible Officer Name:	Roberta Bonnin Manager, Community & Social Planning
Author Name:	Kristina Dickman Senior Advisor, Sport & Recreation

EXECUTIVE SUMMARY

The Pinklands Sporting complex Master Plan was adopted by Council at the General Meeting of 29 November 2006. Although this plan is not reviewed until 2012, there is a need to update elements for site planning purposes to include a proposed cycleway, proposed development and cycleway connections. Recommendation is to further investigate the viability of the proposed extension to the Moreton Bay Cycleway to be linked through Pinklands, and review the Pinklands Sporting Complex Master Plan in 2012.

PURPOSE

The purpose of this report is to update Council on the Pinklands Sporting Complex Master Plan and the proposed cycle and pathway connections into Pinklands Sporting Complex as requested at the General Meeting of 31 March 2010.

BACKGROUND

The Pinklands Sporting Complex Master Plan was adopted by Council at the General Meeting of 29 November 2006. At the time there were plans made for the upgrade of the site with more netball courts, football fields and car parking. Proposed Cycleway links are also indicated on the existing Master Plan (Attachment 1 – Short Term Master Plan).

Item No. 10.3.3. – Pinklands Mater Plan – General Meeting of 31st March 2010 contained a request that the review of the Master Plan be brought back to Council for further adoption, particularly noting bike paths connectivity.

ISSUES

The Master Plan is not due to be reviewed until 2012 however there is a need to update elements for site planning purposes. These are:

- Cycleway links in light of the developments to the North and South of the site and the conservation area to the South-East

- Review site entry in light of the Main Roads Upgrade to Cleveland Redland Bay Road and lights at the Dinwoodie Road intersection.
- Development plans for Redlands Leagues Club
- Development plans for Netball

The site elements involving the layout of the netball courts, car parks and site entry on Cleveland-Redland Bay Road are currently scoped and with PDG for staged design and construction.

- Stage 1 – Concept Site Design
- Stage 2 – Detailed Design
- Stage 3 – Construction

Attachment 2 is an extract from the existing Planning Scheme indicating the proposed Moreton Bay Cycleway. Parts of the Cycleway have been constructed but it is mostly still in concept or preliminary design.

Attachment 3 is an extract from the Planning Scheme that indicates the proposed Development to the North and South of Pinklands as well as the conservation land to the South-East of the site.

Attachment 4 is the proposed section for the Moreton Bay Cycleway to connect into Pinklands from the new Development areas to the North and South.

In providing adequate walkway and cycleway access for residents to the community facilities at Pinklands, it would be advantageous to adjust sections of the proposed Moreton Bay Cycleway link into Pinklands to the North of the existing football fields and cross the creek at the dam wall. The cycleway would then be able to link into the path that runs along the roads of the new developments. To the south it would run through the middle of the park with feeder connections across the site. The cycleway would follow existing bush trails through the open space zones before linking into the street network of the South-East Thornlands development. This proposed trail would connect the new communities to the North and South of Pinklands as well as ensuring that there is no encroachment into the conservation area to the South-East.

The significance of the Pinklands Bushland (17.3 ha in size) is high given it adjoins the Moreton Bay Marine Park. It would be preferable that no tracks are directed through the eastern section of the reserve. The reserve provides significant buffer and an ideal patch of natural habitat for native wildlife to seek shelter. Reducing any disturbance within this patch from humans is most desirable. Therefore it is recommended the track achieves access into Pinklands sports fields and then across the creek into the proposed district park in South East Thornlands structure plan.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Strong and Connected Communities' outcome – 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

7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people

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

FINANCIAL IMPLICATIONS

The development of the Moreton Bay Cycleway links to Pinklands would be dependent on the timeframes of the proposed Thornlands developments. It is envisaged that Council will be seeking Developer contributions as well as seeking State Government Grants to assist in funding this section of the Moreton Bay Cycleway

PLANNING SCHEME IMPLICATIONS

The Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will result in possible amendments to the Redlands Planning Scheme, such as relocating sections of the Moreton Bay Cycleway to better fit in the proposed developments and to the North and South of Pinklands.

CONSULTATION

Community and Social Planning consulted with:

- Land Use Planning – Principal Adviser, City Wide Planning Martin Hunt
- Environmental Management – Principal Adviser, Natural Environment Dan Carter
- Infrastructure Planning – Adviser, Cycling and Public Transport Jonathan Lamb

Public consultation is yet to be undertaken as part of this review.

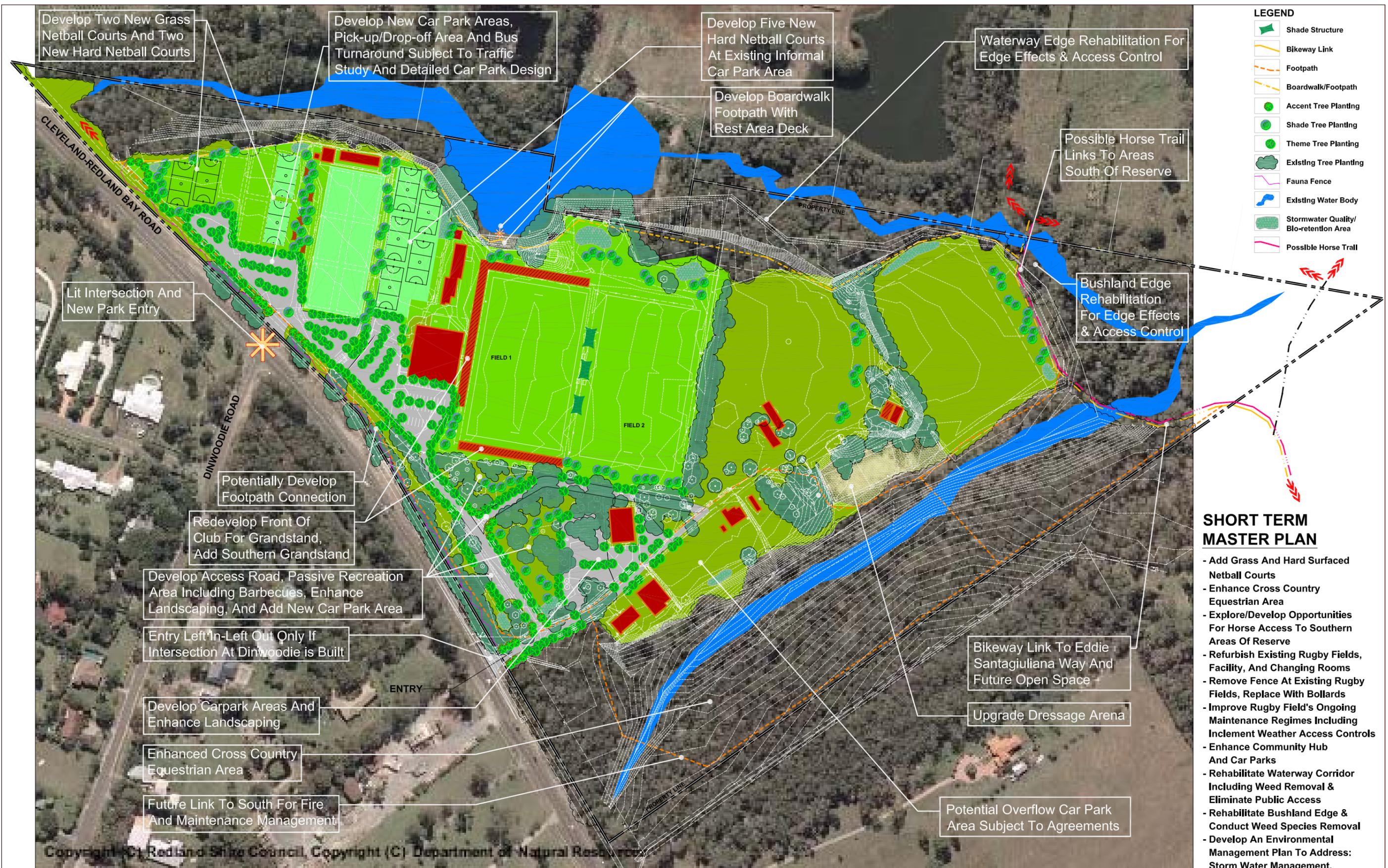
OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Henry
Seconded by: Cr Boglary

That Council resolve to:

- 1. Note the report;**
- 2. Further investigate the viability of the proposed extension to the Moreton Bay Cycleway to be linked through Pinklands as in Attachment 4; and**
- 3. Review the Pinklands Sporting Complex Master Plan in 2012.**

CARRIED



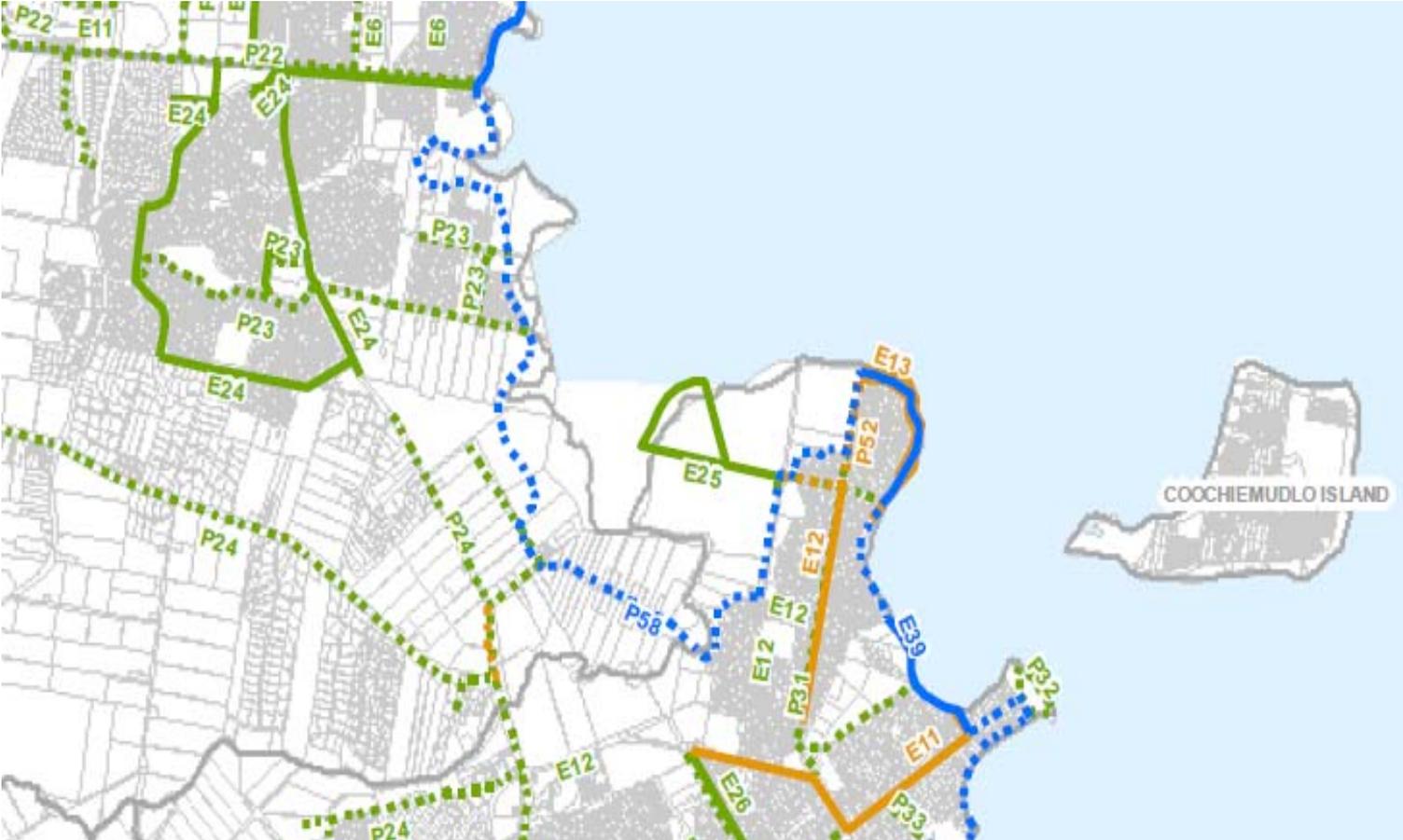
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NOTES:
 - This plan is CONCEPTUAL, not for construction, and subject to change.

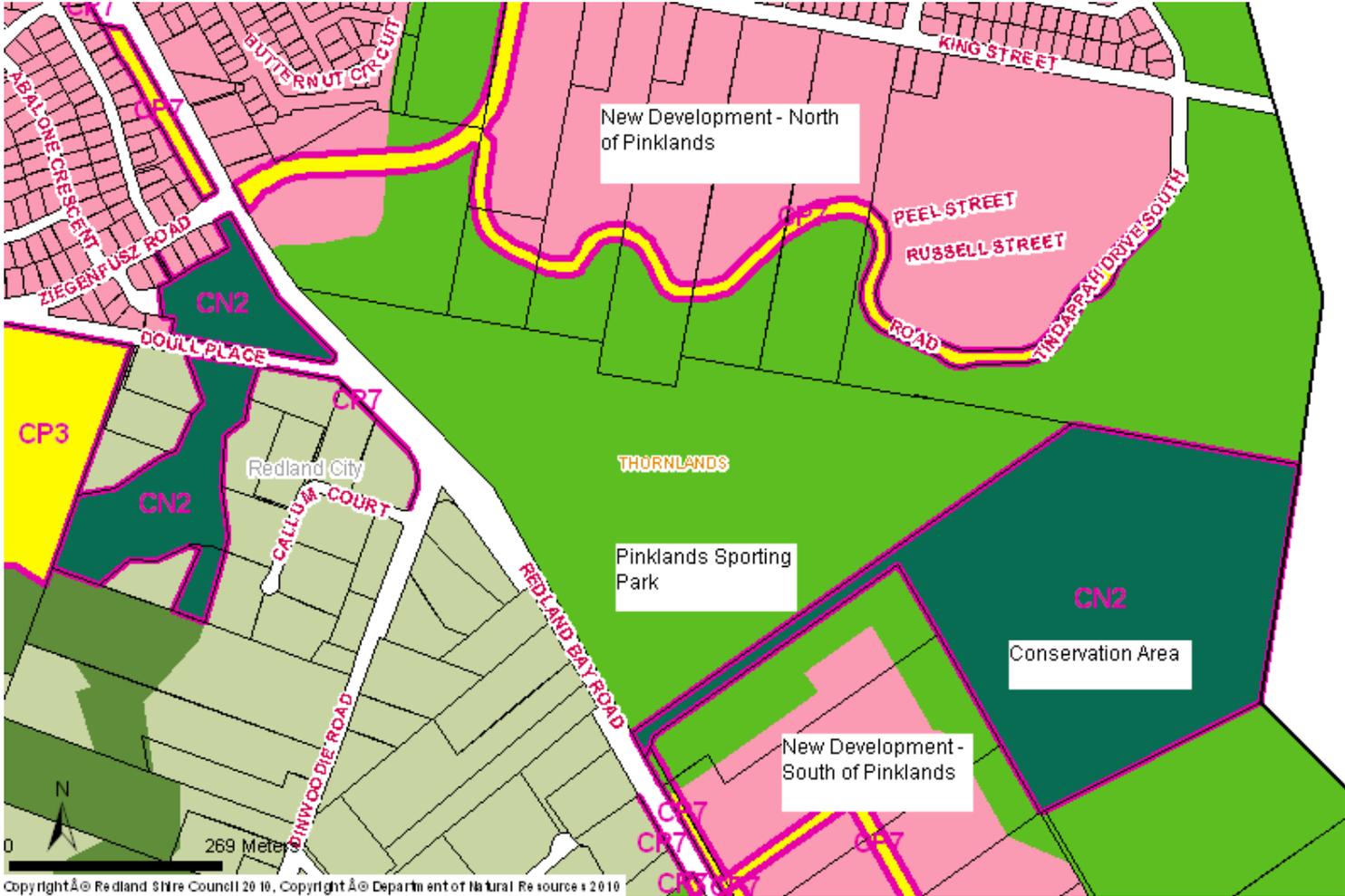
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ATTACHMENT 2 – PROPOSED CYCLEWAY



ATTACHMENT 3 – PROPOSED DEVELOPMENT



ATTACHMENT 4 – CYCLEWAY CONNECTIONS



11.3.5 CLIMATE CHANGE POLICY AND STRATEGY - "CONFRONTING OUR CLIMATE FUTURE"

Dataworks Filename:	EM Climate Change
Attachments:	<u>Climate Change Strategy - "Confronting Our Climate Future"</u>
Responsible Officer Name:	Gary Photinos Manager Environmental Management
Author Name:	Helena Malawkin, Adviser Environmental Performance Luke Reade, Adviser Environmental Performance Warren Mortlock, Principal Adviser Environmental Protection

EXECUTIVE SUMMARY

Confronting Our Climate Future is Council's commitment to action on climate change. It provides a comprehensive approach to climate change adaptation, greenhouse gas mitigation and peak oil for Council, covering all its assets, operations and services to the community. Outlined in the one document are Council's Climate Change and Energy Transition Policy, Strategic Outcomes to 2030 and a Climate and Energy Action Plan 2010 – 2015. The strategy brings together climate change mitigation and adaptation, and energy transition planning for the first time.

The effectiveness of this strategy will be monitored and evaluated to build on our understanding of how these changes impact on Council, to ensure it is meeting the expectations of Council and the community and to extend engagement, awareness, advice and support to the Redlands community.

The key recommendations are to approve the strategy, make consequential amendments to current policy, and to endorse the process for broader consultation to December 2010.

PURPOSE

To seek Council approval to adopt *Confronting Our Climate Future*, and contained within the strategy, Council's Climate Change and Energy Transition Policy, Strategic Outcomes to 2030 and a Climate and Energy Action Plan 2010 – 2015. This report also seeks Councils approval for recommendations on consequential amendments to current policy, and a process for broader consultation to December 2010 and beyond.

BACKGROUND

1. Corporate Environment Policy POL-2644, commits Council to "Ensure that the consequences of climate change for Redland City are understood and planning minimises the potential adverse impacts on natural ecosystems and the community".

2. Redland City Council's Local Greenhouse Action Plan (LGAP) was prepared under the Cities for Climate Protection Program (CCP) and adopted by Council resolution in 2004. The Plan will sunset in June 2010.
3. The Redland City Council Climate Change Risk Assessment Report was adopted as a basis for planning and policy response to climate change at the General Meeting of 24 June 2009.
4. The Redland City Council Climate Change Adaptation Action Plan was adopted as a basis for planning and policy response to climate change at the General Meeting of 30 September 2009.
5. The Redland City Council Greenhouse Gas Emission Targets (2010 – 2030) of 25% reduction over 1998 emissions by 2020, a further 25% reduction on 1998 levels by 2030 (in all 75% reduction on 1998 levels by 2050) was adopted at the General Meeting of 24 February 2010.

ISSUES

ADOPTING THE CLIMATE CHANGE STRATEGY

Council adoption of *Confronting Our Climate Future* is an important pivotal moment for Redland's response to climate change and energy transition. It goes well beyond Council's current position on these issues.

Confronting Our Climate Future:

- includes policy, strategic outcomes to 2030 and a five year action plan ;
- brings together climate change mitigation and adaptation, and a new element "energy transition" into the one strategy;
- goes much further than the previous Redland City Council Climate Change Risk Assessment and the Climate Change Adaptation Action Plan prepared for Council by Marsden Jacobs and Associates – as both these documents covered adaptation only;
- supersedes the previous Local Greenhouse Action Plan 2010, which covered mitigation and expires in June 2010.

Confronting Our Climate Future is concerned with the climate risks to Council, and does not include detailed examination of risks to the community. This approach limits the current work to a manageable scale and allows Council to understand climate change risks and impacts better prior to initiating a community dialogue on these issues. The strategy facilitates community response to climate change and energy transition. Council supports at the local level the State and Federal Government roles and responsibilities for reducing emissions nationally and in Queensland. The Federal and State targets for the community amount to a 60% reduction in 2000 level emissions by 2050

The strategy focus is on setting out, co-ordinating and providing strategic guidance to Council's corporate roles and responsibilities in regard to climate change, at a time

when these are being integrated into Council's business and management framework. Climate change is a very dynamic and complex issue – integrating it across Council assets, operations and services is not easy. It is not a separate area of Council responsibility, nor is it the responsibility of a single department of Council. *Confronting Our Climate Future* provides clear guidance so that everyone in Council may understand the policy, strategy and approach, and make climate change actions part of 'routine business' and 'risk management' planning.

Several key principles and assumptions underpin this strategy, including:

- Recognise that climate change is caused by humans is with us for the rest of this century that it. Australia is committed to a "safe climate", for which the science establishes a global concentration of 350ppm CO₂-e in the atmosphere must be reached.
- There will be unavoidable impacts on both the natural and built environments from greenhouse gases already in the atmosphere, and we need additional urgent GHG reductions to reduce further impacts.
- Recognise that an adaptive management is required and must be embedded into existing Council management and management systems across all sections of Council to address climate change.
- Climate change is primarily a hazard that requires a Risk Management approach. Our approach is based on the Commonwealth's *Climate Change Impacts & Risk Management - A Guide for Business and Government*.
- Adaptation via criteria to assess existing controls before recommending new adaptation measures
- Climate scenarios are currently tracking at 'worst case' IPCC projections.
- Mitigation and energy transition are related concerns – we need to address both together.
- Many of the risks identified to date require much further investigation (e.g. Foreshore protection) and for some the science is simply not yet available to support rigorous analysis (eg. acid sulphate soils). However, the Plan should provide a stepwise approach to each risk that the responsible areas of Council may follow.

This strategy has been partly funded by the Australian Government Department of Climate Change under its Local Adaptation Pathways Program.



IMPLEMENTING THE CONFRONTING OUR CLIMATE FUTURE

The Climate and Energy Action Plan 2010 – 2015 implements the strategy over the next 5 years. The adaptation actions set out in the plan are largely already being delivered through the risk management framework at Council; they were added to the risk register in 2009 following Redland City Council Climate Change Risk Assessment and the Climate Change Adaptation Action Plan prepared for Council by Marsden Jacobs and Associates. The risks arising from corporate mitigation of greenhouse gas emissions need to be revised on the register from their current LGAP focus to that following from this strategy. The actions to mitigate risks arising from energy transition, and actions necessary to support (facilitate) mitigation and adaptation by the wider community are new areas of risk that are yet to be included into the risk register.

The risk management framework, reporting and management will be the ongoing tool for implementation of actions contained in the Climate and Energy Action Plan 2010 – 2015. However, not all climate change responses are about 'risk management': for example those concerned with lobbying at regional and state forums. These actions will be identified and their implementation monitored and reported alongside that above.

The key implementation issues in the next five years for Council are:

- the 5% reduction in GHG emissions necessary each year for the next 20 years will be difficult and demanding target that must not be taken lightly;
- Council needs to allocate priority, resources and investment to achieve its targets – (the failure to do so early under the LGAP was a significant reason for Council's failure to meet LGAP targets, and allocation of greater resources in 2009/10 has already made a significant difference);
- much more aggressive changes to policy, plans and operating practice are needed to
 - a) reduce of the size and GHG emissions of the Council fleet, while maintaining operational capacity (fleet is currently increasing in size);

- b) maximize GHG reduction possible through staff behavioural change;
- The failure to meet GHG reduction targets under the first action plan would be a significant embarrassment to Council and would largely undermine its ability to provide future leadership roles in the community on mitigation;
- Much of the first five year plan is concerned with research and investigation in order to develop planning and management options. This is aimed at practical not theoretical research, and how current research findings from NCARF/Universities and CRCs allow Council to make progress on key management issues. However, we will continually be constrained by the lack of knowledge and the need to wait for research findings to arrive before we can apply them.
- State and Federal climate change policy is unclear and continually changing. Through *Confronting Our Climate Future*, Council will be setting its own direction, maintaining its position ahead of State and Federal policy, while remaining flexible to future changes in the policy landscape. Council can anticipate greater regulation and the need to report carbon emissions in the near future;
- Mitigation, adaptation and energy transition actions have gathered pace in neighbouring Councils. Redland City must move quickly to implement *Confronting Our Climate Future* simply to keep up with the pace of change in SEQ local government on this issue.

CONSEQUENTIAL AMENDMENTS TO PLANS AND POLICY

Confronting Our Climate Future is a guiding policy and strategy but it is not a 'one stop shop' for all planning and policy matters arising from climate change. Climate change cuts across much of Councils business. In the future, under the Corporate Plan and *Confronting Our Climate Future*, many of Council's leading strategies when they come due for review, will need to be amended to ensure that climate change and energy transition issues are adequately addressed. *Confronting Our Climate Future* has been written to supersede the Local Greenhouse Action Plan 2010.

TRANSLATION OF MITIGATION TARGETS INTO ANNUAL TARGETS

The corporate GHG emission reduction targets included in *Confronting Our Climate Future* (25% by 2020, 75% by 2050) were adopted by Council in February 2010. They are only marginally above those broad community targets already set by the Federal and State Governments (60% reduction by 2050). Such reductions cannot be left to the latter part of this decade to implement, and the cost of mitigation escalates for each year that the greenhouse gas reduction target is not met.

Our best estimates are that the adopted targets translate into achieving a minimum annual **corporate GHG emission reduction of a 5% per annum** for the next 10 years. This target includes:

- Reduction of our current position 15 to 20% above 1998 levels;
- 25% reduction over 1998 levels by 2020;

- Allowance for continuing population growth in Redland of about 2 % per annum;
- Allowance for greater early emissions reductions, and lower reductions later.

Confronting Our Climate Future also includes action and investment in the next 10 years to facilitate and support the work of the State and Federal Government to achieve emission reduction in the community. A similarly derived annual GHG emission reduction of a 5% per annum for the next 10 years will be used as a basis for individual, household, business and organisation action in Redlands to achieve State and Federal Government target of a 60% reduction by 2050.

ENERGY TRANSITION STUDY AND ACTION PLAN

Confronting Our Climate Future calls for the establishment of an energy transition taskforce to undertake a study of specific energy transition risks to Council and Redland community to oil vulnerability, increasing and volatile fuel prices and energy security. The study will inform the development of an Energy Transition Action Plan (by 2015) to transition away from the use of fossil fuels, and plan for expensive fuel, volatile prices and fuel scarcity. The plan would be integrated into the next Climate and Energy Action Plan 2015 – 2020 will also ensure energy transition actions are consistent with mitigation and adaptation actions, understand and prioritise triggers such as costs and availability, prioritise use such as emergency services.

PROCESS FOR BROADER CONSULTATION

Confronting Our Climate Future needs to be a dynamic strategy because climate change and energy transition are dynamic policy arenas, and our best made plans may change as the journey to 350ppm CO₂ in the atmosphere and fuel security continues. The rapidly evolving state and federal programs and science information updates will impact the climate scenario for Redlands and our strategy.

Following Council adoption, it is proposed the strategy is released as in place (not a draft). The proposal is to review the strategy in June 2011 and allow for public (or Council) comments at any time up to February 2011. Early in 2011, the review will commence (against changes in policy, programs and science), comments will be considered, and changes reported back to Council, along with progress report on implementation. Subsequent regular reviews are envisaged at mid term and the end of the strategy. A newsletter style publication would be developed to make the review results public, and re-publish the action plan component rather than the entire document.

Prior to public release the strategy will be style edited and designed which will include use of graphics, design features consistent with Council standards, easy to follow numbering system and edited for general readership ability.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Outcomes '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*

5.4 *Review Council's and the community's climate change preparedness, ensuring all risks are understood and plans are activated to deal with expected outcomes*

FINANCIAL IMPLICATIONS

In general terms, there is not a separate budget for 'climate change'. Integrating responsibility across Council for climate change risks means that measures to address climate change will be spread across the capital and operational budgets. Each area of Council looks at the cost benefit of actions to achieve risk management annually and proposes budget equal to the task.

Achieving a minimum annual corporate GHG emission reduction of a 5% per annum for the next 10 years will require a 10 year rolling investment plan. It is unlikely that this level of reductions can be maintained on less than the current budget of \$600,000 per annum.

Early action is needed, as the costs of reducing emissions by 5% per year are expected to increase dramatically in future years, especially for each year that the greenhouse gas reduction target is not met.

PLANNING SCHEME IMPLICATIONS

Land Use Planning Group was consulted and it is considered that the outcome of recommendations in this report will not directly require any amendments to the Redlands Planning Scheme. Some actions identified in the Climate and Energy Action Plan 2010 – 2015 may require investigations toward future amendments to the Redlands Planning Scheme and that will be the responsibility of Land Use Planning to submit and report to Council.

CONSULTATION

All areas of Council were consulted during several workshops to develop Council's Climate Change Risk Assessment Report and the Climate Change Adaptation Action Plan. A subsequent action was to place all the climate change risks onto the Corporate Risk Register. Meetings were held with Group Managers during December 2009 and January 2010 to identify future treatments to mitigate climate change risks and confirm responsible Departments or Groups.

The strategy was circulated internally for comment over a two week period to all Service Managers and to Senior Management Group. A workshop was held with Executive Leadership Group and Councillors on 5 May 2010 where comments were provided and issues discussed.

Further, external professional peer review comments were sought from Mary Maher, Peter Kinrade (Marsden Jacobs and Associates) and Karina Spence. All comments have been considered, a summary of the comments were provided to the Councillor and ELG workshop for discussion, and where relevant, changes incorporated into the next version of *Confronting Our Climate Future*.

OPTIONS

PREFERRED

That Council resolve as follows:

1. To adopt the Climate Change and Energy Transition Policy POL – 3090;
2. To adopt *Confronting Our Climate Future Strategy 2030 (GL -3090-001)* and the *Climate Change and Energy Action Plan 2010 – 2015* it contains as Redland City Council's response to climate change and energy transition;
3. To retire the Local Greenhouse Action Plan 2010;
4. To implement *Confronting Our Climate Future* immediately and invite public comment on the policy and strategy between August and the end of February 2011; and
5. Conduct a review of the strategy by June 30 2011 and changes reported back to Council, along with progress report on implementation.

ALTERNATIVE

That Council resolve to defer the adoption of the Climate Change and Energy Transition Policy POL – 3090; and *Confronting Our Climate Future Strategy 2030 (GL -3090-001)* pending further direction from Council.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. To adopt the Climate Change and Energy Transition Policy POL – 3090;
2. To adopt *Confronting Our Climate Future Strategy 2030 (GL -3090-001)* and the *Climate Change and Energy Action Plan 2010 – 2015* it contains as Redland City Council's response to climate change and energy transition;
3. To retire the Local Greenhouse Action Plan 2010;
4. To implement *Confronting Our Climate Future* immediately and invite public comment on the policy and strategy between August and the end of February 2011; and
5. Conduct a review of the strategy by June 30 2011 and changes reported back to Council, along with progress report on implementation.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Boglary

That this item be deferred to the next Planning & Policy meeting scheduled for 4 August 2010.

CARRIED

Confronting Our Climate Future

Planning and Policy Committee Meeting 2 June 2010

Acknowledgements

Disclaimer

This document has been prepared using information on climate change supplied by scientists, consultants, and other third parties. The Redland City Council does not warrant the accuracy or completeness of the information contained in this document or that the information is free from error. The Redland City Council accepts no liability for any loss, damage or injury (including consequential loss, damage or injury) from any use of the information.

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Executive Summary

The strong consensus in the Australian and international scientific community is that climate change is real, measurable and of great concern. Majority scientific findings are that these changes are caused by human activity. It is widely accepted that even significant measures to reduce greenhouse gas emissions will not stop some degree of global warming, and inevitably climate change that would have economic, social and environmental impacts on Redlands.

The future climate of Redlands is expected to be hotter than today, with higher average temperatures, more hot days and more frequent and severe droughts. At the same time, there are likely to be more intense rainfall events and associated flooding. It is possible that storms and winds will increase in intensity also. These changes, combined with rising sea level, are likely to result in more frequent and extreme storm tides and a greater potential for coastal flooding.

Our mix of coastal villages, island communities, shallow bay and exposed coast makes our exposure to climate change complex. We need to understand how to protect our natural assets, strengthen our economy, and build sustainable communities in the face of the climate change challenges.

A related concern is 'Peak Oil' which highlights the dwindling supply of fossil fuels and consequently the need for our community to transition to cleaner and greener energy sources. Many of Council and the community's activities are exposed to rising and volatile oil prices, and to the longer term availability of fuels.

Together Redlands can confront these challenges and become more resilient to the impacts of climate change and energy transition. Council will lead our community in increasing our awareness, preparedness, and response to these impacts over the next decades. This document is a Climate Change and Peak Oil Strategy for Council, with a 20 year planning horizon and rolling five year action plans.

Confronting Our Climate Future provides a comprehensive approach to climate change and peak oil for Council, covering all its assets, operations and services to the community. The strategy brings together mitigation, adaptation and peak oil planning for the first time. We will build on our understanding of how these changes impact on Council to also extend awareness, advice, and support to the Redlands community. The effectiveness of this strategy will be monitored, evaluated and reviewed to ensure it is meeting the expectations of Council and the community.

The first priority must be to reduce the Redland's carbon footprint. Our increasing population and further planned development are a considerable challenge for reducing greenhouse gas emissions, and Council's experience is that this mitigation is a demanding task. Council embarked on a proactive approach under the Local Greenhouse Action Plan (LGAP) to reducing greenhouse gas emissions from its fleet, buildings, activities and services, although we only managed to get half way to our mitigation target by 2010. *Confronting Our Climate Future* now supersedes the LGAP and resets our corporate target for the future to a 75% reduction on 1998 emissions by 2050. The first 5 year plan (2010 to 2015) continues this focus on early and low cost mitigation across Council. It continues our programs to assist the community to do the same.

The second priority is to plan ahead for how we need to adapt to changes in climate and energy: the actual changes and the predicted ones. Clear direction is needed for long term adaptation that strengthens the Redland's resilience to future climate changes. Council needs to transition away from the use of fossil fuels and plan for expensive fuel, volatile prices and fuel scarcity, especially in the area of transport, its fleet, waste management, roads and maintenance. Council is also dependent on transport links to the islands to maintain services.

Businesses and services that rely heavily on oil based products will pass these costs onto consumers.

Confronting Our Climate Future describes how such adaptation is now an integral part of Council's business. Adaptation requires a coordinated and collaborative approach across Council, integrating responsibility within all areas of Council's decision making and governance arrangements. The first 5 year plan (2010 to 2015) continues the risk management approach already adopted by Council to climate change and extends this to energy transition. It focuses on research and understanding about where in the Redlands these impacts will be first felt and how significant they will be; what can realistically be done to avoid, manage or adapt to these conditions; and on the basis of this information, develop more detailed plans. There are also early actions to increase community awareness and preparedness and to start their own planning. Subsequent 5 year plans will increasingly switch to putting our adaptation plans into place.

Confronting Our Climate Future includes a 'Climate Change and Energy Transition Policy' that supports the goals of the Community Plan 2010, Council's Corporate Plan 2010, and Corporate Environment Policy POL 2644.

The objectives of this policy translate into the seven goals of the *Confronting Our Climate Future* strategy for which there are strategic outcomes to guide implementation to 2030. The *Climate and Energy Action Plan* 2010 to 2015 implements these strategic outcomes through XX Actions to achieve our seven goals:

1. The life, health and safety of the staff and the community are secure from the impacts of a changing climate and peak oil;
2. Council property and assets and the infrastructure it provides to the community are secure from the impacts of a changing climate and peak oil;
3. The essential services that Council provides to the community meet delivery expectations in a changing climate and peak oil.
4. The Council's and community's greenhouse gas emissions are reduced to achieve at least national targets by 2050 ;
5. The Council's management provides the best possible buffering of the Redlands natural environment and cultural heritage from the impacts of a changing climate.
6. Development in the Redlands is planned, sited and designed to prevent or mitigate the adverse effects of a changing climate and energy transition;
7. The community is resilient to the adverse effects of a changing climate and energy transition.

Confronting Our Climate Future and the *Climate and Energy Action Plan* 2010 to 2015 take effect once endorsed by Council. However, in the short term these documents do not represent radical departures from Council's current policy and operations. Largely, the actions of the *Climate and Energy Action Plan* are already planned or in place under the Council's risk register, and established under the LGAP. The significant role of the strategy is to consolidate and coordinate this work now, and provide direction to future *Climate and Energy Action Plans*.

A review will be conducted of the strategy and action plan after six months. Comments from Council and the public are most welcome up to the end of the year - December 31, 2010 – and will be considered in the review.

Comments can be emailed to a general email address – yet to be established.

Mayor's Signature quote

CEO's Signature quote

“While Australia’s contribution to total global greenhouse emissions is relatively small, at around 1.5%, its per capita greenhouse gas emissions are the highest of any country in the Organisation for Economic Co-operation and Development (OECD) and are among the highest in the world. In 2008, Australia’s per capita emissions (including emissions from land use, land-use change and forestry) were 27.4 tonnes carbon dioxide equivalent (CO₂-e) per person (DCC analysis 2009). Australia’s per capita emissions were nearly twice the OECD average and more than four times the world average of six tonnes”. Department of Climate Change (March 2010)

1. Introduction

The strong consensus in the Australian and international scientific community is that climate change is real, measurable and of great concern. CSIRO and the Bureau of Meteorology have recently stepped up their campaign to raise awareness among Australians to the changes already taking place. Majority scientific findings are that these changes are caused by human activity.

'There is greater than 90% certainty that increases in greenhouse gas emissions have caused most of the global warming since the mid-20th century. International research shows that it is extremely unlikely that the observed warming could be explained by natural causes alone. Evidence of human influence has been detected in ocean warming, sea-level rise, continental-average temperatures, temperature extremes and wind patterns. CSIRO research has shown that higher greenhouse gas levels are likely to have caused about half of the winter rainfall reduction in south-west Western Australia.' *State of the Climate 2010*, CSIRO and Bureau of Meteorology.

'There is an emerging consensus among prominent scientists that anything above a 2°C increase in global temperatures above pre-industrial levels will be dangerous and irreversible with potentially catastrophic global impacts' (Preston, Jones, 2006; Bali Climate Declaration by Scientists, 2007).

It is also widely accepted that even significant measures to reduce greenhouse gas emissions will not stop some degree of global warming, and inevitably climate change that would have economic, social and environmental impacts on Redlands. Whether or not you personally accept these findings, the weight of evidence is such that Redland City Council must accept responsibility on behalf of the local community and act decisively on climate change.

These climate changes vary on a regional basis, but all of Redland is already affected. CSIRO confirms in their latest *State of the Climate* statement that we can expect the Redlands by 2030 to be 0.6 to 1.5°C hotter than today, with more hot days, and more dry days. Predictions are for more frequent and severe droughts. At the same time, there are likely to be more intense rainfall events and associated flooding. It is possible that storms and winds will increase in intensity also. These changes, combined with rising sea level, are likely to result in more frequent and extreme storm tides and a greater potential for coastal inundation. There is a more detailed list of predicted changes in Table 1.

Our mix of coastal villages, island communities, shallow bay and exposed coast makes our exposure to climate change complex. We need to understand how to protect our natural assets, strengthen our economy, and build sustainable communities in the face of the climate change challenges. Together we can confront this changing climate future.

The Redland City Council is responding to these challenges and will work in partnership with our community to become more resilient to the impacts of climate change. Council will lead our community in increasing our awareness, preparedness, and response to these impacts over the next decades.

Confronting Our Climate Future provides a comprehensive approach to climate change for Council, covering all its assets, operations and services to the community. The strategy brings together mitigation and adaptation planning for the first time. We will build on our understanding of how climate changes impact on Council to extend awareness, advice, and support to the Redlands community.

Adaptation and mitigation – two broad approaches to address the risks of climate change

Mitigation

Mitigation means action to reduce the amount of greenhouse gases we emit into the atmosphere. This tackles the root cause of increasing global temperatures by keeping global carbon dioxide concentrations at safe levels. It will help decrease the rate and overall magnitude of climate changes, and therefore lessen future impacts. That means less adaptation is needed and at lower cost in the future.

Adaptation

Adaptation means action to adapt to the impacts of climate change that have already occurred or are projected to occur. Adaptation increases our ability to cope with a changing climate, including its variability and extreme events.

We already manage with the threat of cyclones and severe coastal storms, floods, fluctuating sea levels, storm tides, bush fires, acid sulphate soils, toxic algal blooms, and the extreme weather that we might experience any summer. Ours is already a highly resilient community to such impacts. Our community is comparatively rich, well educated, well planned and well organised. Redlands is less exposed to extreme heat, cold and drought than many parts of Australia, and Southeast Queensland. In addition, many of our foreshores are relatively high and steep, and our estuaries and creek systems are small and limited. Development has largely occurred comparatively recently and been better designed and sited to take account of current coastal hazards.

This gives our community experience and a foundation with which to focus on the greater hazards and impacts predicted from changes to climate. The tried and true practices of the past and forward planning are important tools. However, some events may be outside our past experience, and some adaptations will require new ways of doing things.

Council's goals and strategic objectives under the strategy are likely to change little over time to 2030, however our actions will. Under this strategy, we will develop 5 year rolling action plans that will follow the 5 year planning cycle of Council's Corporate Plan.

1.1. Mitigation

The first priority must be to reduce the Redland's carbon footprint. Our increasing population and further planned development are a considerable challenge for reducing greenhouse gas emissions in Redlands. The Queensland State Government's target of 50% reduction (over 2000 levels) by 2050 means that Redlands must halve our emissions by 2030! This can be achieved if every business and household can reduce emissions by a bit (2.5%) each year. That equates to every household emitting no more than 7.5 tonnes CO₂e by 2030!

We all need to work hard on reducing greenhouse gases in the atmosphere, but Council's experience is that this is a demanding task.

Council embarked on a proactive approach to climate change in the late 1990's, knowing that early action on would serve our community better than a reactive approach. After joining the Cities for Climate Protection Program, Council produced a Local Greenhouse Action Plan 2004-2010 to outline the voluntary actions Council would undertake to reduce its emissions by 25% over 1998 levels by 2010. This goal was established at a time when there were no Federal or State targets set, and few if any government programs or rebate schemes in existence. Council embarked on a range of its own initiatives to reduce greenhouse gas emissions from its fleet, buildings, activities and services, but we only managed to get half way to our target. *Confronting Our Climate Future* replaces the Local Greenhouse Action Plan and resets our targets for the future.

The first 5 year plan (2010 to 2015) continues this focus on early and low cost mitigation across Council. It continues our programs to assist the community to do the same.

1.2. Adaptation

The second priority is to plan ahead for how we need to adapt to climate changes: the actual changes and the predicted ones. Council facilities, services, and infrastructure must be upgraded or retrofitted to cope with climate and sea level changes. Our disaster management plans require a growing response to extreme weather and natural disasters like drought, bushfire, storm surge and flood. Our community outreach programs may need to change during such events to support our community. Wherever possible, we need to understand how the Redlands is vulnerable to the additional impacts of climate change. Then we can plan ahead and act in ways that avoid or lessen these impacts. Climate change may also present opportunities to Council and the community, that we should pursue.

Confronting Our Climate Future describes how such adaptation is now an integral part of Council's business. Adaptation requires a coordinated and collaborative approach across Council, integrating responsibility within all areas of Council's decision making and governance arrangements.

Confronting Our Climate Future provides clear direction for adaptation that strengthens the Redland's resilience to future climate changes. It's effectiveness will be monitored, evaluated and reviewed to ensure it is meeting the Council and the community's expectations, is up to date with developments in climate change science and technology, and delivers on Council's statutory responsibilities.

The first 5 year plan (2010 to 2015) continues the risk management approach already adopted by Council to climate change. It focuses on research and understanding about where in the Redlands these impacts will be first felt and how significant they will be; what can realistically be done to avoid, manage or adapt to these conditions; and on the basis of this information, develop more detailed plans. There are also early actions to increase community awareness and preparedness and to start their own planning. Following 5 year plans will increasingly switch to putting our adaptation plans into place.

1.3. Energy Transition

Council needs to transition away from the use of fossil fuels and plan for expensive fuel, volatile prices and fuel scarcity, especially in the area of transport in its fleet, waste management, roads and maintenance. Climate change mitigation demands that we need to shift to low carbon and renewable energy sources, while peak oil demands that we need to avoid relying on other carbon intensive fossil fuels such as coal.

There is going to be a shortage of oil in the near future. **Peak oil** is the point at which about half of the world's oil supplies have been consumed – i.e. the rate of oil production is equal to its consumption. After this point, discoveries and production of oil decrease, while our demand will continue to rise. Consequently there will be a steep decline in oil supplies following peak oil.

Oil is used right across all sectors of society:

- Transport (petrol, diesel, LPG)
- Manufacture
- Health
- Agriculture
- Packaging and all plastics
- Pharmaceuticals
- Chemicals
- Heating

Oil based products, including fuel for transport and petroleum based inputs into the petrochemical, plastic, manufacturing and agricultural industries, will become more expensive and difficult to attain. Businesses and services that rely heavily on oil based products will pass these costs onto consumers.

Energy Transition

Energy Transition is moving our energy generation away from fossil fuels. Energy transition demands energy efficiency and conservation, as well as renewable energy. This assists us in being more resilient to the increased and volatile costs and oil supply impacts of peak oil, as well as mitigation, reducing the amount of greenhouse gases we emit into the atmosphere to reduce our impact on our climate.

2. Our Climate Is Changing

2.1. Our climate has changed already

The CSIRO and Bureau of Meteorology in 'State of the Climate 2010' state that: 'Our observations clearly demonstrate that climate change is real'. They show that:

All of Australia has experienced warming over the past 50 years

The number of days with record hot temperatures has increased each decade over the past 50 years, and there were fewer record cold days each decade

The period 2000 to 2009 was Australia's warmest decade on record

The trend over the past 50 years was for decreasing annual rainfall across much of southern and eastern Australia

The rate of sea level rise increased during the 20th century.

During 1993 to 2009 sea level rise has been 1.5 to 3mm per year in the south and east of Australia and 7 to 10mm per year in the north and west.

Sea surface temperatures around Australia have increased by about 0.4°C in the past 50 years.

They indicated that:

Redlands has experienced warming since 1960 of up to 0.2 °C per decade resulting in total warming over the five decades of 1 °C;

Redlands annual rainfall decreased 50mm since 1960.

2.2. What will our future climate be like?

"Some things about Australian's future climate are fairly certain: it will be hotter, sea levels will rise, extremes such as heat-waves, droughts, and storm surge will become more frequent and intense. Other things are less certain: the rate and magnitude of change depends on how sensitive the climate system is to greenhouse gases. Department of Climate Change 'Adapting to Climate Change in Australia a position paper, 2010'.

"Australia will be hotter in coming decades. Australian average temperatures are projected to rise by 0.6 to 1.5 °C by 2030. If global greenhouse gas emissions continue at current levels, warming is projected to be in the range of 2.2 to 5.0 °C by 2070. Warming is projected to be lower near the coast and in Tasmania and higher in central and north-western Australia. These changes will be felt through an increase in the number of hot days.

Much of Australia will be drier in coming decades. In Australia compared to the period 1981-2000, decreases in rainfall are likely in the decades to come in southern areas of Australia during winter, in southern and eastern areas during spring, and in south-west Western Australia during autumn. An increase in the number of dry days is expected across the country, but it is likely that there will be an increase in intense rainfall events in many areas". 'State of the Climate 2010', CSIRO and Bureau of Meteorology.

Scientists stress that whilst there is some uncertainty about precisely how much these variables will change – and particularly for changes in 2070 and beyond – the direction of change is clear.

The future climate of Redlands is expected to be **hotter than today**, with **higher average temperatures**, **more hot days** and **more frequent and severe droughts**. At the same time, there are likely to be **more intense rainfall events** and associated flooding. It is possible that **storms and winds** will increase in intensity also. These changes, combined with **rising sea level**, are likely to result in more frequent and **extreme storm tides** and a greater potential for **coastal flooding**.

Climate change projections for Redlands in 2030 and 2070 are given in Table 1. These projections will be reviewed regularly to include research findings and alignment with Australian government advice.

Follow the science

Climate change science is rapidly evolving, and much relevant research has been published since the last Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report released in 2007. There is a huge range of resources on climate change science and related impacts. Below are some key Australian organisations, resources and websites. The National Climate Change Adaptation Research Facility (NCCARF) is the leading national interdisciplinary research community seeking to generate information needed by decision-makers in government and in vulnerable sectors and communities. NCCARF is a partnership between the Department of Climate Change (DCC), Griffith University, and eight other university partners. For further information, visit: www.nccarf.edu.au.

Some recent review and summaries of the science on climate change with special reference to impacts in Australia were published by the DCC:

CSIRO and the Bureau of Meteorology following reports available at www.climatechangeinaustralia.gov.au/index.php.

Climate change in Australia: technical report (2007),

Catchment climate change scenarios (2009),

State of the Climate snapshot (March 2010),

Australian Government Department of Climate Change (DCC) has following resources and reports at <http://www.climatechange.gov.au/science>

Q & A – Climate change science fact and fiction

Data on Australia's emissions.

Australia's National Greenhouse Accounts

Climate Change 2009; Faster Change and More Serious Risks, by Will Steffen

Australia's biodiversity and Climate Change: summary for policy makers by the Climate Change Expert Advisory Group

The Climate Institute see www.climateinstitute.org.au reports include:

Bushfire Weather in Southeast Australia;

Recent trends and projected climate change impacts (2007)

Garnaut Climate Change see www.garnautreview.org.au:

Garnaut Climate Change Review Final report, -addressing likely impacts of climate change on Australia's economy, environment and resources, and the costs and benefits of a range of possible policy interventions.

Queensland Office of Climate Change see www.climatechange.qld.gov.au.

Future Redlands Climate

Table 1: Climate change scenarios for Redland Shire

Climate Variable	Current		Indicative Change (relative to 1990)	
	Redlands mainland	North Stradbroke Is	2030	2070
Average annual maximum temperature	25	25	↑ 1.5°C	↑ 3.0°C
Days per year above 35°C	1	1	↑ 2	↑ 6
Annual potential evapo-transpiration			↑ 3%	↑ 8%
Average Annual rainfall	1276mm	1425mm	↓ 2%	↓ 5%
Spring	223mm	318mm	↓ 3%	↓ 8%
Summer	459mm	361mm	no change	no change
Autumn	381mm	416mm	↓ 2%	↓ 5%
Winter	213mm	329mm	↓ 3%	↓ 8%
24 hr rainfall intensity (max)	266mm	104mm	↑ 10%	↑ 30%
Number of rainy days	117	155	↓	↓
Annual stream flows			↓ 5-10%	↓ 10-30%
Droughts			↑ frequency and severity	
Sea level rise (max)			0.17m	0.5m
Storm tide – max. height, 1:100 year ARI (Wellington Point)	1.47m		~1.67m	~2.09m
Storm tide – change to 1:100 year ARI (worst case)	1:100		↓ to <1:20	↓ to <1:10
Average and extreme wind speeds			↑	↑
Solar radiation			unclear	unclear
Humidity			unclear	unclear
Number of high and extreme forest fire danger days	4	4	↑ to 5	↑ to 8

3. Risks and Impacts for Redlands

3.1. Loss of life and health impacts

Climate change may impact on human health in many ways, which vary in their complexity, scale, timing and directness. Although the frequency, intensity and location are uncertain, the more direct impacts on health include:

- those caused by changes in exposure to weather extremes (heat-waves, winter cold);
- those due to increases in other extreme weather events (floods, cyclones, storm-surges, droughts); and
- those due to a rise in production of some air pollutants and aeroallergens (spores and moulds).

In the future we will manage risk to life much as we do now, but it is likely that:

- the severity and frequency of life threatening events will be greater; and
- there are more summer deaths due to the increased frequency of heatwaves (decreased winter mortality due to milder winters is likely to be less significant in sub-tropical areas such as Redlands).

Community health and safety of infants and children and the large elderly community in Redlands are at risk from less direct mechanisms that may impact human health, such as:

- changes in the transmission of many infectious diseases – especially waterborne, food-borne and vector-borne diseases;
- altered incidence of mosquito-borne infectious diseases (e.g. dengue fever, Ross River virus disease) in areas with active mosquito populations; and
- the potential for increase in the number of extreme temperature days.

3.2. Damage to property

There are climate change risks to infrastructure, property, buildings and structures. Although the frequency, intensity and location are uncertain, the more direct impacts on property include:

- those caused by changes in sea levels;
- those caused by increased frequency and extent of flooding due to storm tides; and
- those due to increases in other extreme weather events (floods, cyclones, storm-surges, droughts, bushfires, hail and high winds).

Canal estates and coastal buildings, are at higher risk from increased storms, storm tides and winds, and increased frequency and extent of flooding. Coastal roads and roads with poor drainage are also at risk from this increased flooding. Extreme rainfall events may lead to increased flash flooding and overwhelm stormwater drains. Areas of high and medium bushfire risk potentially may be impacted by increase in frequency and severity of bushfires.

3.3. Social disruption

Climate change impacts, as they are currently understood, have strong social and economic dimensions. Over time climate change may affect every part of the community, including:

- our financial well-being, land values, and prosperity;
- social connectivity;
- legal and insurance systems;
- livability, health and lifestyle; and
- decision making and leadership.

The social disruption currently experienced throughout Queensland to floods and cyclones is expected to increase as the severity and frequency extreme weather events increases.

Businesses dependent on secure water supplies, including agricultural, horticultural and poultry industries potentially may be impacted by reduced water availability and increasing restrictions due to increased frequency and severity of drought.

Ferry and barge services to the islands potentially may be impacted to a greater extent than at present by increase in frequency and severity of storms.

3.4. Energy Transition Risks

Council needs to transition away from the use of fossil fuels and plan for expensive fuel, volatile prices and fuel scarcity, especially in the area of transport in its fleet, waste management, roads and maintenance. Businesses and services that rely heavily on oil based products will pass these costs onto consumers.

Australia is known to have peaked in 2000. Much of our economic and social activity relies on cheap and abundant availability of oil. The exact timing of the peak is not so important, because this is not the end of oil. What is important is that the Redland City Council and community are prepared for when oil becomes more expensive and less obtainable.

In February 2007, the Federal Government's Standing Committee on Rural and Regional Affairs and Transport released its report Australia's future oil supply and alternative transport fuels. In April 2007, the Queensland Government released a report acknowledging our vulnerability to Peak Oil¹. Both reports call for early planning for peak oil of at least 20 years. As some commentators claim global peak oil has already occurred, with many saying it will occur well before twenty years is up, we should be planning for it now. Many actions are solutions to both climate change and peak oil, as they demand a transition to a low carbon economy. These actions are an opportunity for a more sustainable Redlands. As with mitigation, the costs of delaying action are much greater than early action.

¹ Queensland's Vulnerability to rising Oil Prices Taskforce Report, 5 April, 2007.

3.5. Damage to the Environment

The natural areas and wildlife of Redlands have already adapted to changing climate for thousands of years without our presence. The difference now is the rate and magnitude of predicted changes, and the extent to which humans can and will intervene. The very long term view is that such changes are near to natural. However, in the short term there may be dramatic impacts, a loss of some species, of some areas, of some ecosystems in Redlands. The threats to the Great Barrier Reef are perhaps the best known example and demonstrate how such changes are likely to impact on us.

Although little is known, the more direct impacts on ecosystems, habitats and species in the Redlands (e.g. Moreton Bay, beaches, reserves, parks and waterways) include:

- those caused by changes in rainfall and temperature
- those caused by increased sea levels, sea water acidity and sea water temperatures
- those caused by increased frequency and extent of extreme weather events (floods, cyclones, storm-surges, droughts, bushfires, hail and high winds)

Less direct impacts include:

- increased frequency and severity of erosion
- habitat change and altered species distribution that gives rise to increased predation competition, or pest and weed invasions
- increased stresses on already vulnerable bushland and vegetation (and dependent wildlife)

There may be impacts for people from these direct and indirect mechanisms, such as:

- increased algal bloom problems, adversely affecting Moreton Bay and beaches
- Increased toxic or dangerous species (box jellyfish, crocodiles, and insects)
- changes that render important areas inaccessible
- Loss of recreation areas
- Changes to the character of the environment that alter our sense of place

Reading into the risks

Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report released in 2007 and the IPCC has started work on the preparation of the Fifth Assessment Report: see <http://www.climatechange.gov.au>

Climate Change Background Study 2009 and Peak Oil Background Study . Sunshine Coast Regional Council see <http://www.sunshinecoast.qld.gov.au>

Climate Change and Energy Taskforce Final Report: A Call for Action (2007). Maunsell / AECOM for Brisbane City Council see www.brisbane.qld.gov.au

Climate change health impacts in Australia: effects of dramatic CO2 emission reductions. Woodruff R, Hales S, Butler C, McMichael A. Sydney: Australian Conservation Foundation and Australian Medical Association, 2005. <http://www.acfonline.org.au>

Climate Change Risks to Australias Coasts: a first pass national assessment see <http://www.climatechange.gov.au>

Climate Change Impacts on Clarence Coastal Areas 2008. Clarence City Council see www.ccc.tas.gov.au

Managing our coastal zone in a changing climate: the time to act is now (2009) House of Representatives Standing Committee on Climate Change, Water, Environment and the Arts: see www.aph.gov.au.

Climate Change Impacts & Risk Management - A Guide for Business and Government <http://www.climatechange.gov.au>

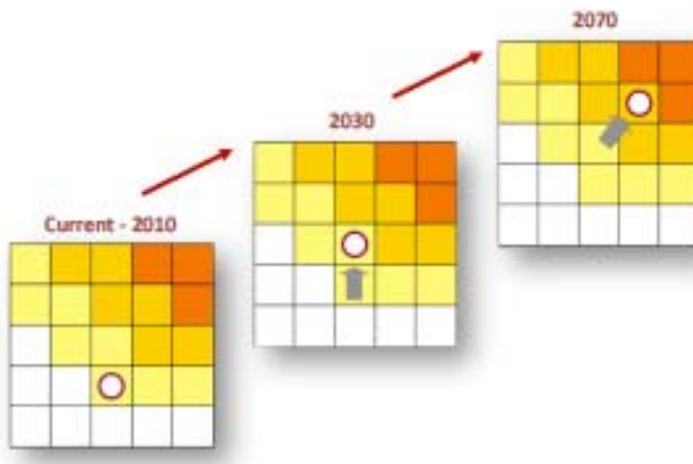
4. Risks and Impacts for Council

The purpose of Council's corporate risk management framework is to identify risks to Council and ensure that actions are put in place wherever possible and practical to lower these risk ratings. The risks were given a priority and rated based on the likelihood of that risk occurring, the consequences to Council should it occur, and the time horizon over which it occurs.

Many of the risks identified require much further investigation and for some the science is simply not yet available to support rigorous analysis. Some climate change risks require priority action now, while others are unlikely to be significant until later in this century. The focus of this strategy is on identifying the risks that need early action now and to make these the main subject of the first five year action plan. However, risks that become serious beyond 2030 or 2070, might be affected substantially by Council's actions and decisions in the next few years. Although far future risks currently may appear to be outside the scope of today's planning processes, future planners may place great importance on the decisions and actions taken now. In particular, this effects land use planning, development, provision of coastal infrastructure, and asset management.

Council must be satisfied that it has taken all necessary action to manage the impacts of climate change on the city. If this is not achieved, there is clearly potential for Council's and therefore the ratepayers' climate change exposure to be costly and difficult to manage in the future, potentially impacting on residents, the city's reputation and it's sustainability.

Risk rating time periods



A full listing of the climate change risks is now identified on Council's risk register. A summarized version of the risk register is shown at Appendix 1. In summary, the risks to Council have been identified under broad headings as follows:

- Infrastructure;
- Planning and Development;
- Environmental Management;
- Community and Social Planning; and
- Corporate Services.

4.1. Adaptation risks for Council

In 2008, the *Redlands Climate Change Risk Assessment* report was produced by Marsden Jacob Associates (MJA) and Broadleaf Capital International for Redland City Council. The report was partly funded by the Australian Government's Department of Climate Change under its Local Adaptation Pathways Program. The risk assessment used the approach described in the Australian Greenhouse Office (AGO) publication, *Climate Change Impacts and Risk Management: A Guide for Business and Government*, which is based on the Australian standard for Risk Management AS/NZS4360 (2004). Broadleaf and MJA authored the AGO Guide. This risk assessment model is also consistent with Council's corporate risk framework (adapted from Risk Management Guidelines Companion to AS/NZS 4360:2004).

The report identified forty eight (48) climate change risks to Council assets and services, and analyses and rated each risk. It was an important step, and all 48 risks have been incorporated into Council's risk register and risk management system. Since this time, twenty one 'priority risks' have been identified.

Graphic of 21 risks – to be inserted at design stage

However, the report did not examine the risks relating to mitigation or peak oil, nor did it look more widely at the risks to the Redlands community and how Council may be involved in managing these. Many Council risks are of course also community risks, and our planning therefore already has something of a whole community perspective. For example, the risk of coastal roads being inundated by storm tides, or the risk of storm damage to community halls and other buildings owned by Council, are both Council risks and community risks.

4.2. Mitigation and energy transition risks for Council

Mitigation isn't usually managed as a risk it is usually managed through targets. We need to halve our emissions by 2030!

However, there are risks should Council not meet this corporate target:

- The missed opportunity to reduce emissions now is likely to cost Council more in the future for every tonne of carbon abated;
- Our ability to demonstrate leadership in the community on mitigation will be compromised by a lack of success with reducing our own corporate emissions;
- Council energy costs are increasing and we will pay higher costs every year equal to the level of our emissions; and
- Legislative changes in coming years may bring mandatory emission levels that Council cannot meet without substantial investment.

The risks associated with our transition to cleaner and greener energy sources are related to those of mitigation:

- All of Council's transport activities are exposed to rising and volatile oil prices, and to the longer term availability of fuels for Council's vehicle fleet;
- Council's road building and maintenance operations are exposed to rising costs for asphalt (made with LPG and bitumen which are both derived from oil); and
- Council is dependent on barge and ferry transport links to the islands to maintain services, which are in turn exposed to rising and volatile oil prices, and to the longer term availability of fuels.

When landfill (and water and wastewater) is excluded, Council has a 30% increase in corporate emissions between 1998 and 2007/08², despite significant per-capita reductions in emissions. The continuing increases stem from the fast growing Redland City population, and the additional buildings, staff and services provided by Council. On a per staff member basis, building and facility emissions have decreased by 14% and fleet emissions decreased by 15% overall and 45% per passenger vehicle. Investment in 2008/2010 was dramatically increased and there are indications in 2010 of a having achieved a rapid decline in emissions. However, Council knows from experience that reducing corporate emissions is not simple or easy and that the above risks are real and significant.

There are also risks to Council should the community not meet State targets for mitigation:

- The missed opportunity to reduce emissions now is likely to cost our community more in the future for every tonne of carbon abated;
- Council's ability to demonstrate leadership to the community on mitigation may be called into question;
- The leadership expectations of Council contained in the SEQ Climate Change Management Plan may not be met.

There is no prospect that the Redland community will meet its LGAP target by 2010. Based on CCP and ABS Census figures, the community emissions profile indicates a significant increase in emissions between 1996 and 2006. Our increasing population drives substantial net increase in the community emissions of the Redlands. The LGAP appears to have had little if any impact on this trend.

5. Confronting Climate Change

Council is confronting these climate change challenges and will work in partnership with our community to become more resilient to the impacts of climate change. Council will lead our community in increasing our awareness, preparedness, and response to these impacts.

Confronting our climate future implements the Redland City *community plan vision and goal*:

“our quality of life and our children’s lives will depend on our green living choices, efficient use of resources, energy efficient transport and infrastructure, and our thoughtful response to risks such as climate change”

Community plan goal:

Prepared for climate change: the impacts of climate change are known and well managed; decisions made daily in homes, businesses, schools, industry and government reduce the risk of adverse consequences on people and the environment

Confronting our climate future also implements Corporate Environment Policy POL-2644, which commits Council to:

² See Redland City Council Greenhouse Gas Emissions: detailed audit (February 2009). Arup Pty Ltd, Brisbane - weblink

“Ensure that the consequences of climate change for Redland City are understood and planning minimises the potential adverse impacts on natural ecosystems and the community”;

Reduce the greenhouse gases emitted by Council and the community to levels and within a time acceptable to the wider community.

Confronting Our Climate Future provides a comprehensive approach to climate change for Council, covering all its assets, operations and services to the community. The strategy approach uses current understanding as a basis for action on climate change risks and impacts at Council. It allows Council to progressively expand this understanding and grow its influence to address climate change in the wider community. We will build on our understanding of how climate changes impact on Council to extend awareness, advice, and support to the Redlands community. While Council can support, inform and encourage local residents, business and organisations to plan for their adaptation to climate change, it can't force them to plan, nor can it do their planning for them. The same is true of reducing greenhouse gas emissions in the community.

Confronting Our Climate Future brings together for the first time in a strategy Council's high level planning for mitigation and adaptation to climate change, and so it replaces the Redland Local Greenhouse Action Plan 2004 - 2010.

Council's strategic objectives under the strategy are likely to change little over the time to 2030, however our actions will. Under this strategy, we will develop 5 year rolling action plans that will follow the 5 year planning cycle of the Council's Corporate Plan.

Response to climate change is a rapidly evolving area of public policy, and the policy drivers for this strategy are changing rapidly as government comes to grips with the issues. Local government has been the leading government sector nationally on the response to climate change, and Redland City has been at the forefront in its response. For ten years, the International Council for Local Environment Initiatives (ICLEI) has led Councils in voluntary cooperative action on climate change through their Cities for Climate Protection Program (CCP), for which the Federal Government has recently withdrawn funding. The demise of CCP marks the end of the era characterised by voluntary action on climate change, and the start of a regulated era, potentially beginning with the Carbon Pollution Reduction Scheme and a looming host of Federal and State initiatives.

The priority for Council is to continue its progress on climate change and move from its focus on early reduction of greenhouse gas emissions (mitigation) to an early focus on adaptation – both planning and action.

Confronting Our Climate Future aims to align with State and Federal legislation and policy, and the response of other Local Governments in southeast Queensland.

The background context for mitigation was compiled for Council by ARUP in February 2009³, and for adaptation by Marsden Jacobs and Associates in June 2009⁴. Although Council keeps up to date with these changes, a further detailed background review for Redlands was not considered necessary in producing this strategy. Many excellent reviews are available of the changing legislation, policies, and programs related to climate change, and these are listed in the box below and not repeated herein.

³ Redland City Council Greenhouse Gas Emissions: detailed audit (February 2009). Arup Pty Ltd, Brisbane - weblink

⁴ Redland City Council Climate Change Adaptation Plan June 2009. Marsden Jacobs and Associates - weblink

Follow the law and policy

Climate change legislation and policy is rapidly evolving. It's hard to keep up with the changes, but if you are interested, try the following recent summaries:

Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report released in 2007

Managing our coastal zone in a changing climate: the time to act is now. 2009. House of Representative Standing Committee on Climate Change, Water, Environment and the Arts. Commonwealth of Australia

Sunshine Coast Regional Council Climate Change Background Study October, 2009

http://www.sunshinecoast.qld.gov.au/addfiles/documents/opof/climate_change/climate_changebg_study.pdf

'Queensland Renewable Energy Plan'

'ClimateQ: toward a greener Queensland' presents the revised strategy for Queensland's response to climate change

'SEQ Climate Change Management Plan' public consultation draft ;

'SEQ Regional Plan 2009 – 2031' which contains climate change principles, policies and programs on climate change relevant to local government.

The Queensland Department of Transport is currently completing an Oil Vulnerability Mitigation Strategy and Action Plan, continuing on the work of the Queensland Oil Vulnerability Taskforce.

"Adapting to Climate Change: A Queensland Local Government Guide" 2007. Local Government Association of Queensland Brisbane

Garnaut, R 2008, The Garnaut Climate Change Review: Final report, Cambridge University Press, Melbourne.

Australia's Fifth National Communication on Climate Change. Released by Department of Climate Change (March 2010) <http://www.climatechange.gov.au/~media/publications/greenhouse-gas/Australia-fifth-national-communication.ashx>

DCC (Department of Climate Change) 2008, National Greenhouse and Energy Reporting Guidelines, Canberra.

... more to be added and cleaned up for final version.

5.1. Approach to Mitigation

***Confronting Our Climate Future* includes new corporate emissions target of 75% reduction of 1998 levels by 2050.**

***Confronting Our Climate Future* leads and supports the Redlands community in halving emissions by 2030 in order to meet Queensland State Government's target of 50% reduction over 2000 levels by 2050.**

Our approach to mitigation focuses on:

- routine, regular carbon audit and tracking systems
- energy conservation and efficiency
- using less carbon intensive and renewable energy sources
- purchase or development of cost effective offsets that lead to real emission reductions
- more sustainable waste management
- setting corporate emissions targets
- leadership and support to the community to reduce emissions
- working cooperatively with all levels of government, local business and the community

Confronting Our Climate Future provides a strategy to 2030 and a *Climate and Energy Action Plan 2010-2015* in keeping with this approach.

Our approach to mitigation commenced with the Local Greenhouse Action Plan 2004 - 2010 (LGAP). The LGAP set out the voluntary actions that Council would take to meet the voluntary emission reduction targets established under the Cities for Climate Protection (CCP) Program – well before Federal or State targets were developed. The LGAP included a corporate target of 25% reduction in the 1998 levels of greenhouse gas emissions by 2010. Council managed to get about half way toward this target by 2010 and learned many valuable lessons in the process. We can now approach mitigation more confidently and build on this experience.

The rapidly evolving climate change policy is becoming target-rich and increasingly regulatory. However, Federal and State government policy and legislation (including the proposed Carbon Pollution Reduction Scheme) do not yet trigger onerous reporting or mitigation requirements for Redland City Council. At present, Council is confronted by a largely voluntary mitigation policy and is able to determine its carbon footprint. How long this remains the case, we can only guess.

The current Federal Government target is to reduce emissions by 2020 under the process agreed at Copenhagen. The target range stands at a 5 to 25 per cent cut by 2020 (and a 'long term' target of 60% reduction by 2050). The Federal Government also has a Renewable Energy Target of 20 per cent renewable energy use by 2020. The intent is that Council, businesses, organisations, households and individuals in the community now need only meet the requirements of an emissions trading scheme and other legislation to meet national targets. The National Greenhouse and Energy Reporting (NGER) Act audit approach now replaces CCP methodology, but is not yet mandatory.

Confronting Our Climate Future includes new corporate emissions targets that respond to these drivers. This strategy introduces Council's new corporate greenhouse gas emissions target of 75% of 1998 levels by 2050. This is to be achieved through a 25% reduction over 1998 emissions by 2020, a further 25% reduction on 1998 levels by 2030, and a further 25% reduction on 1998 levels by 2050. Our campaign to achieve this will be developed under the banner of "75 by 50".

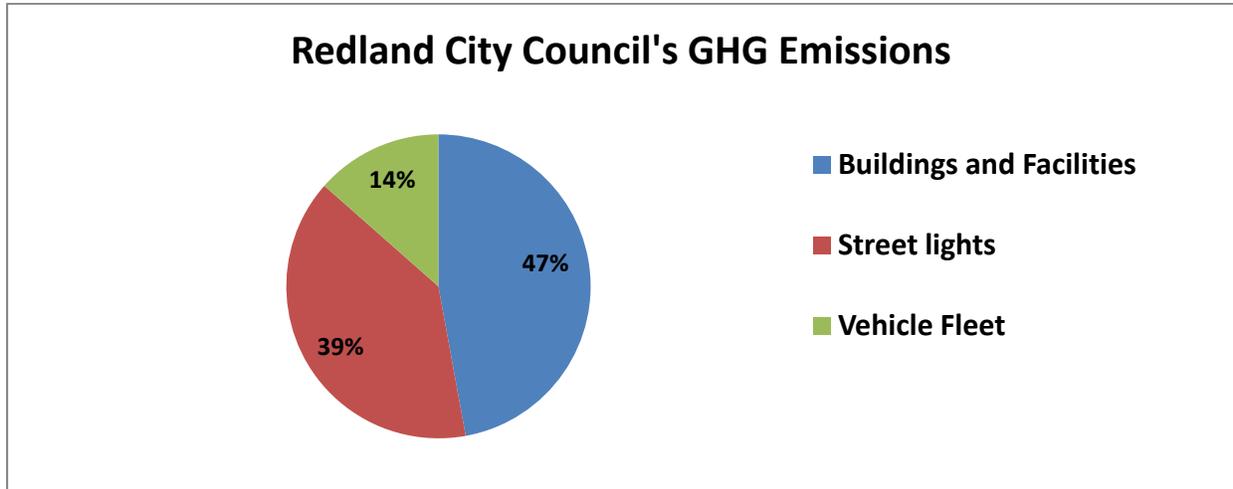
Fleet and Buildings and Facilities are the main areas where council has operational control and usable data trends. In CCP terms this represents about half our corporate emissions, in NGER terms it is much less. Council's carbon footprint is significantly different under the NGER methodology to that used under the CCP, due to the inclusion of waste and emissions from 'community' landfill within Council's footprint. Council only report emissions from those streetlights over which it has operational control (tiny percentage). Energex has operational control over most street lights, and should be reporting emissions from them. Water and wastewater are no longer controlled by Council and reporting on these emissions should be the responsibility of Allconnex.

While waste makes a large contribution to Council's emissions under NGER's methodology, Council's closed landfills no longer trigger the proposed emission trading scheme and we are currently not required to report annually under NGERs. Council's own waste is the primary focus of future carbon footprints.

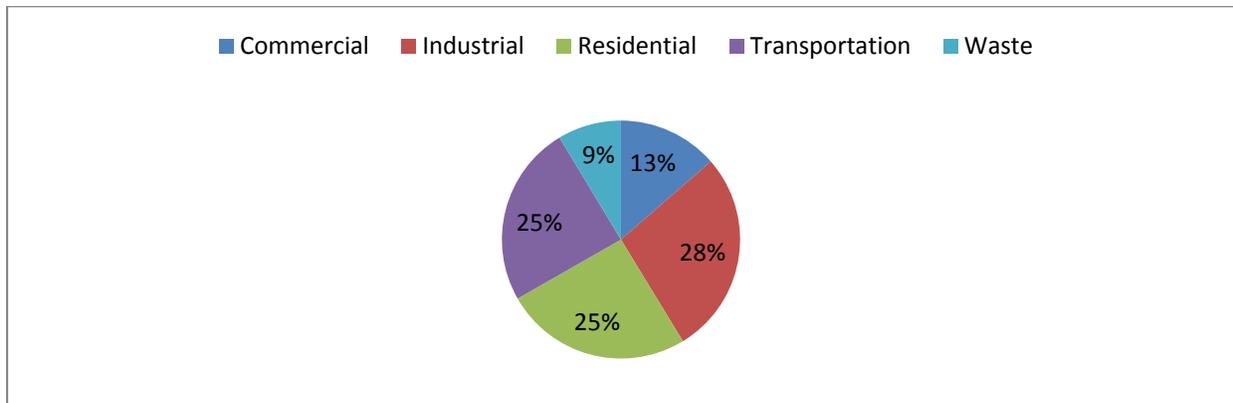
Confronting Our Climate Future includes actions to provide leadership and support the Redlands community to achieve the above State and Federal greenhouse gas emissions targets. Our increasing population and further planned development are a considerable challenge for reducing greenhouse gas emissions in Redlands. The Queensland State Government's target of 50% reduction (over 2000 levels) by 2050 means that Redlands must halve our emissions by 2030! This can be achieved if every business and household can reduce emissions by a bit (2.5%) each year. That equates to every household emitting no more than 7.5 tonnes CO₂e by 2030!

For additional background information on the approach to mitigation refer to Appendix 2.

Council’s current greenhouse emissions profile



Community’s current greenhouse emissions profile



5.2. Approach to Adaptation

Our approach to adaptation focuses on:

- Research and understand climate change scenarios;
- Conduct routine, regular risk assessment;
- Research and understand the impacts on Redlands and the Council;
- Maintaining and managing climate change risks through the corporate risk register;
- Providing leadership and support to the Redlands community in understanding and planning for adaptation; and
- working cooperatively with all levels of government, local business and the community.

Confronting Our Climate Future provides a strategy to 2030 and a *Climate and Energy Action Plan 2010-2015* in keeping with this approach.

Three principles further characterise the approach:

- Focus on the priority climate change risks;
- Recognition that adaptive management approaches build on existing measures and management systems (a new requirement to imbed into our existing management structures and systems not a new requirement on its own); and
- Use of criteria to assess existing controls in place for climate change risks and recommending new adaptation measures only where these are needed.

Following the risk assessment, a *Redlands Climate Change Adaptation Plan* was prepared in 2009 by Marsden Jacob Associates (MJA) and Broadleaf Capital International for Redland City Council. The report was partly funded by the Australian Government's Department of Climate Change under its Local Adaptation Pathways Program. The Plan addresses the twenty one 'priority risks' identified, and makes 38 recommendations to Council on revised or new measures required⁵. The recommendations cover a range of different responses including 'on-ground' works, amendments to strategies and plans, changes to the planning scheme, further research on potential impacts or possible measures, community information and education and improved liaison and coordination with other levels of government.

There are a broad range of options (policies, programs and measures) that could potentially be utilised by Redland City Council to adapt to the impacts of climate change. Some of these options will have the effect of averting or mitigating an impact that gives rise to a particular risk or group of risks. Others will have the effect of increasing the capacity of the Council or community to respond to a risk should it eventuate (i.e. increase adaptive capacity). Structural works, design changes and statutory planning measures generally fall into the former category of options, while research, education and insurance fall into the latter category.

Redland City Council has a regulatory role in development assessment, under the Sustainable Planning Act 2009. Council also has responsibility for management of reserves and freehold lands that are widely used by the community for sports, recreation and leisure activities. Council provides and maintains roads, pathways, public jetties, boat ramps and a host of other facilities along our foreshores.

5.3. Approach to Energy Transition

Many actions that we can make are solutions to both climate change and peak oil, as they demand a transition to a low carbon economy. However, these need to be planned to ensure inappropriate responses to peak oil do not adversely affect our climate, such as using **non-conventional oils**, or using bio-fuels that compete with food crops. As such, Council will approach peak oil and GHG mitigation together, known as Energy Transition. Energy Transition requires both low carbon energy sources and using less energy (i.e. efficiency and conservation). Many of the previous mitigation options in the LGAP have already placed Council on a pathway to Energy Transition.

As much of the risk of peak oil to Council is transport related, early action and long term (20 years) planning is needed. Council will be undertaking easy, 'low hanging fruit' options in reducing the reliance on petrol, diesel and LPG powered vehicles, while considering the long term ramifications. There is also a social issue, as it will be low income households, those with mobility issues and those in areas away from public transport and cycling facilities who will be most adversely affected.

⁵ available at the Council's website

As costs will be passed onto the consumer, and as all sectors are affected by peak oil, Council will also be supporting the community in achieving an Energy Transition.

5.4. Renewable Energy Policy

Council has a *Renewable Energy Incentives Policy Statement (POL-3067)*, through which councils commits to support, promote and provide incentives for renewable energy.

It is currently ineffective for the Council to own and maintain renewable energy infrastructure, other than where it exists to provide energy for internal operations by feeding energy into the grid (for example solar panels for a Council office building). However, Council recognises that that only certain types of large scale renewable energy infrastructure may be suited to the Redlands. Determination of appropriate types will require demonstration through technical feasibility assessments. Other types of renewable energy generation will better function in more appropriate locations outside of the Redlands. Therefore, Council commits to supporting, promoting, or providing incentives to development of appropriate large scale renewable energy structure both within and outside the Shire's boundaries.

Council is also supportive of all efforts and initiatives by local businesses and residents towards reducing greenhouse gas emissions, achieving carbon neutrality and transitioning away from fossil fuels. Therefore, where appropriate, Council will encourage uptake of renewable energy or initiatives that generate renewable energy at the business or the home.

6. Climate Change and Energy Transition Policy

6.1. Head of Power

The Climate Change Policy supports the goals of the Community Plan 2010, primarily in the area of '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"

"A community prepared for climate change – our community understands and manages the impacts of climate change such as risks to coastal infrastructure, community health and extreme weather events; and decisions made daily in homes, businesses, schools, industry and government reduce the risk of adverse consequences on people and the environment."

The Climate Change Policy supports the Council's Corporate Plan 2010 outcome:

"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".

This policy is also strongly aligned with Councils Corporate Environment Policy POL 2644 objectives:

"4. Reduce the greenhouse gases emitted by Council and the community to levels and within a time acceptable to the wider community.

5. Ensure that the consequences of climate change for Redland City are understood and planning minimizes the potential adverse impacts on natural ecosystems and the community."

6.2. Policy Objectives

The objectives of this policy are to ensure that:

1. The life, health and safety of the staff and the community are secure from the impacts of a changing climate and peak oil;
2. Council property and assets and the infrastructure it provides to the community are secure from the impacts of a changing climate and peak oil;
3. The essential services that Council provides to the community meet delivery expectations in a changing climate and peak oil.
4. The Council's and community's greenhouse gas emissions are reduced to achieve at least national targets by 2050 ;
5. The Council's management provides the best possible buffering of the Redlands natural environment and cultural heritage from the impacts of a changing climate.
6. Development in the Redlands is planned, sited and designed to prevent or mitigate the adverse effects of a changing climate and energy transition;
7. The community is resilient to the adverse effects of a changing climate and energy transition.

6.3. Policy Statements

Council commits to:

1. identify, understand and include climate change and peak oil risks into council planning, policy, operations in order to:
 - a. Manage the additional hazards to life, health and safety of the community and Council staff;
 - b. Minimize the vulnerability of Council infrastructure, property and assets;
 - c. Maintain levels and standards of essential services to the community;
 - d. Reduce Council's corporate greenhouse gas emissions reduced by 75% over 1998 levels by 2050;
 - e. Facilitate reduction of the community's greenhouse gas emissions by 60% over 2000 levels by 2050;
 - f. Manage natural areas to provides the best possible buffering from the impacts of a changing climate
 - g. Manage cultural heritage to provide the best possible buffering from the impacts of a changing climate
 - h. Ensure that development in the Redlands is planned, sited and designed to prevent or mitigate the adverse effects of a changing climate and energy transition
 - i. Community adaptation and energy transition
2. Reduce greenhouse gas emissions through: in priority order, conservation and efficiency; using less carbon intensive and renewable energy sources; purchase or develop cost effective offsets (registered and accredited) that lead to real GHG reductions.
3. Develop monitoring, evaluation, reporting and improvement systems to track performance on greenhouse gas emissions reduction
4. Ensure that Council and the Redlands community understands opportunities presented for positive outcomes and potential benefits from our adaptation to a changing climate and pursue these;
5. Develop a Climate Change and Peak Oil Strategy with at least a 20 year planning horizon and rolling short-term action plans;
6. Ensure that emergency management and disaster planning includes the increased risks arising from changed climate and fossil fuel transition;
7. Engages with and leads the Redlands community to understand and manage their climate change and energy transition risks, providing support and information to businesses and households, facilitating locally relevant research and advocating to other levels of government on matters of regional importance.
8. Support and participate in collective regional local government planning and initiatives for renewable energy generation, carbon off-sets, mitigation of greenhouse gases, risk management and adaptation planning.

7. Strategic Outcomes to 2030

Goal: The life, health and safety of the staff and the community are secure from the impacts of a changing climate and peak oil.

Strategic Outcomes

1. Council manages the additional hazards to life, health and safety of the community and Council staff arising from climate change, by identifying, understanding and including them in the coverage of:
 - a. Council's community support programs;
 - b. Council's emergency and disaster management planning;
 - c. workplace and community health and safety planning; and
 - d. open space infrastructure and management.

Goal: Council property and assets and the infrastructure it provides to the community are secure from the impacts of a changing climate and peak oil.

Strategic Outcomes

2. The vulnerability of Council infrastructure, property and assets to the impacts of a changing climate and peak oil are minimised, through:
 - a. understand climate changes and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these give rise to vulnerabilities;
 - b. understand the impacts of peak oil on Council assets and planning for the response to these impacts;
 - c. planning, locating and designing new assets to increase resilience to these impacts over their life;
 - d. cost effective protection measures, retrofit, or relocation of existing assets; and
 - e. maintain desired open space provision by acquiring land including that buffering existing coastal open spaces.

Goal: The essential services that Council provides to the community meet delivery expectations in a changing climate and peak oil.

Strategic Outcomes

3. The levels and standards of essential services to the community are maintained in a changing climate, through:

- a. understanding climate changes and their impacts on service provision;
- b. understanding the impacts peak oil may have on essential services and planning resilience of services to these impacts;
- c. planning and cost effective measures to increase the resilience of services to these impacts; and
- d. ensuring that Council continues to meet its legislative obligations.

Goal: The Council's and community's greenhouse gas emissions are reduced to achieve at least national targets by 2050.

Strategic Outcomes

4. Reduce Council's corporate greenhouse gas emissions reduced by 75% over 1998 levels by 2050 through:
 - a. conservation and efficiency;
 - b. using less carbon intensive and renewable energy sources;
 - c. purchase or develop cost effective offsets that lead to real GHG reductions;
 - d. routine, regular carbon audit and tracking systems; and
 - e. sustainable waste management.
5. The community reduces its greenhouse gas emissions through:
 - a. conservation and efficiency;
 - b. using less carbon intensive and renewable energy sources;
 - c. offsetting; and
 - d. sustainable waste management.

Goal: The Council's management provides the best possible buffering of the Redlands natural environment and cultural heritage from the impacts of a changing climate.

Strategic Outcomes

6. Council's management of the threats to natural areas and cultural heritage evolves to overcome the additional impacts of a changing climate, through:
 - a. understanding climate changes and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these make natural areas and cultural heritage more vulnerable;

- b. managing increasing threats (fire, pests, erosion, acid sulfate soils, etc) to maintain the resilience of species at risk, ecosystems, habitats and coastal processes; and
- c. managing increasing threats to cultural heritage.

Goal: Development in the Redlands is planned, sited and designed to prevent or mitigate the adverse effects of a changing climate and energy transition.

Strategic Outcomes

- 7. Council's control of development and human activities in Redlands quickly evolves to ensure that it addresses the additional impacts of a changing climate and peak oil, through:
 - a. understanding climate changes and peak oil, and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these make development more vulnerable;
 - b. timely amendments to the Redland Planning Scheme and local laws; and
 - c. advocacy at political, planning and intergovernmental forums.

Goal: The community is resilient to the adverse effects of a changing climate and energy transition.

Strategic Outcomes

- 8. The Redlands community evolves to ensure that it addresses the additional impacts of peak oil and a changing climate, through:
 - a. understanding climate changes and the actual and potential impacts (sea level rise, storm tides, extreme weather), and how these make communities more vulnerable;
 - b. understanding peak oil and the actual and potential impacts (oil vulnerability, access to energy or security of supply), and how these make communities more vulnerable;
 - c. evolving community awareness, education and information programs;
 - d. advocacy for the community at planning and intergovernmental forums; and
 - e. reducing dependence on fossil fuels.
- 9. Council develops robust, monitoring, evaluation, reporting and improvement systems to track performance of strategic outcomes and actions of this strategy.

8. Climate and Energy Action Plan 2010 – 2015

All actions are to be delivered in the **short** term 2010 – 2015, unless otherwise specified as **medium** term (2016 – 2021), or **long** term (2022 – 2030).

Goal: The life, health and safety of the staff and the community are secure from the impacts of a changing climate and peak oil.

Strategic Outcomes	Actions	Responsible Group	Time
1.0 Council manages the additional hazards to life, health and safety of the community and Council staff arising from climate change, by identifying, understanding and including them in the coverage of:			
a. Council’s community support programs	Continue health promotion campaigns with Queensland Health (in relation to anxiety about climate change particularly elderly and heat stress)	Community & Social Planning	
	In the longer term respond to increased need for home assisted and respite care and associated funding, as a result of temperature changes and storms;		long
b. Council’s emergency and disaster management planning	Review and update Bushfire Management Plans and Bushfire Hazard Risk Mapping every 5 years.	EMG & Ops & Maint.	
	Increase on-the-ground resources to control weeds, woody vegetation and fuel hazard reduction (with QFRS)	Ops & Maint.	
	Conduct annual drill for emergency management response to bushfire and severe weather events to ensure procedures and contacts are kept current.	Disaster Management	
	Increase resources to enable faster emergency response to bushfires and severe weather events.	Disaster Management	
	Investigate policy options and develop Procedures to shelter island communities stranded on mainland and/or islands during severe weather events. Update Disaster Management Plan accordingly.	Disaster Management	
	In the longer term respond to increased threats to public safety and increased demands for emergency services from increased intensity of storms or flooding;	Disaster Management	long
c. Workplace and community health and safety planning	Conduct risk analysis of sites across the Redlands that are potentially vulnerable to different types of mosquitoes and update/develop a new mosquito management/environment health strategy.	Community & Social Planning HET?	
	Investigate expanding existing programs to deal with freshwater mosquitoes and in new areas.	Community & Social Planning	
	Implement an educational ‘response to threat’ campaign via appropriate media channels; accompanied by punitive measures if possible.	Community & Social Planning	

Strategic Outcomes	Actions	Responsible Group	Time
	In the longer term respond to community regarding harm to lifestyle and general wellbeing as a result of increased midge or mosquito density.		
d. Open space infrastructure and management	Expand current Shade in Parks program to streetscapes e.g., tree planting/parks and footpaths.	EMG	

Goal: Council property and assets and the infrastructure it provides to the community are secure from the impacts of a changing climate and peak oil.

Strategic Outcomes	Actions	Responsible Group	Time
2. The vulnerability of Council infrastructure, property and assets to the impacts of a changing climate and peak oil are minimized, through:			
a. understand climate changes and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these give rise to vulnerabilities;	Obtain spatial data and create overlays for storm tides, storm surge, flooding and sea level rise.	Info Mgt	
	Combine storm tides, storm surge, flooding and sea level rise overlays and compare relative to roads, stormwater drainage, coastal structures (including sea walls) and Council building assets to determine location of at risk Council infrastructure and assets.	Info Mgt	
	Combine information overlays of at-risk Council building assets, soil type and landslide overlays to identify buildings at increased risk of subsidence	LUP	
	Undertake a joint study with the Department of Transport to improve Councils understanding of at risk coastal and marine infrastructure from climate change induced increases in storm tide/surge, flooding and sea level rise.	IP	
	Produce a Coastal Processes Plan.	?	
	Investigate options for armoring of sea walls and determine priority locations for armoring. Develop strategies, costs and scenarios for defending the coastline and for retreating from the coastline.	IP / ?	
	Install rainfall/runoff devices at several representative locations to obtain local and accurate rainfall/runoff data.	Infrastructure Planning	
	Prepare an assessment methodology that correlates spatial predictors for exposure to flooding and observe impacts of storm water backwash.	IP	

Strategic Outcomes	Actions	Responsible Group	Time
	Continue to develop a register of existing stormwater infrastructure including gaps/deficiencies.	CAIT ??	
	Update the stormwater asset register to include soft infrastructure (e.g. wetlands).	EMG / IP	
	Re-run catchment flood mitigation hydrologic models to identify wetlands treatment measures that may fail (coastal wetlands).	IP	
b. understand the impacts of peak oil on Council assets and planning for the response to these impacts;	Develop a Peak Oil Contingency Action Plan	EMG Fleet Building and facilities	
	Undertake a sustainable vehicle needs analysis and develop and implement guidelines and procedures to ensure purchasing of low emission and sustainable fleet vehicles	Fleet	
	Investigate options for electric vehicle infrastructure for council vehicles.	EMG Fleet	
	Investigate options for a bike fleet and assisting staff through assisted purchasing of private bikes and equipment	EMG Fleet TRI	
	Investigation options and establish End of Trip Cycling facilities <ul style="list-style-type: none"> • Showers • Repair and Maintenance • Storage • Security 	EMG Fleet	
c. planning, locating and designing new assets to increase resilience to these impacts over their life;	Conduct a cost-benefit analysis of major design criteria changes for new buildings as an initial step to ensure adaptability to climate change.	Cust. & Comm. Services	
	Develop a plan to identify new locations for replacement/new Council building assets when old at-risk assets have reached end of life cycle and are in vulnerable locations.	"	
	Undertake and implement priority infrastructure planning to ensure Council has sufficient budget to redesign existing roads and drainage.	Infrastructure Planning	
	Amend specifications and buildings codes to reflect design changes for future new buildings in response to changing climate.	LUP	
d. cost effective protection measures, retrofit, or relocation of existing assets; and	Develop a comprehensive asset register of all Council at-risk buildings and incorporate into Individual Asset Management Plans (IAMPs) during the next review cycle.	Cust. & Comm. Services	
	Investigate options (e.g. priority, needs, location, vulnerability, lifecycle of building) and costs for retrofitting at-risk Council buildings.	"	

Strategic Outcomes	Actions	Responsible Group	Time
	Develop a schedule to retrofit at-risk Council buildings.	"	
	Community Halls Future Project and Community Facility Strategy Review (e.g. building design, green building rating, shading, cooling etc.)	Community & Social Planning	
	Continue to develop a register of existing stormwater infrastructure including gaps/deficiencies.	CAIT ??	
	Update the stormwater asset register to include soft infrastructure (e.g. wetlands).	EMG / IP	
	Undertake and implement priority infrastructure planning to ensure Council has sufficient budget to redesign existing roads and drainage.	Infrastructure Planning	
	Develop and implement a capital works program, based on identification of at-risk infrastructure and prioritisation of works to a determined standard.	IP or Ops & Maint ?	
	Continue proactive maintenance of stormwater infrastructure.	Ops & Maint	
	Increase maintenance budget for asset renewals	Ops & Maint	
	Upgrade STP at Amity Point Caravan Park, taking into account continuity plans for peak periods	Cust & Comm Services	
e. maintain desired open space provision by acquiring land including that buffering existing coastal open spaces.	Review Open Space Strategy to include impacts from a changing climate.	EMG	
	Spatial analysis tasks to identify extent of public open space that is vulnerable to climate change impacts by correlating coastal open space overlay with storm tide/surge, flooding, coastal inundation and sea level rise overlays.	EMG	
	Determine the extent of flood-immune recreation areas/flood proof parks and recreation nodes compared to inundated areas and develop options to protect, manage and/or replace potentially lost open space.	EMG	
	Investigate land acquisition policy options for sport and recreation areas most vulnerable to sea level rise and inundation.	EMG	

Goal: The essential services that Council provides to the community meet delivery expectations in a changing climate and peak oil.

Strategic Outcomes	Actions	Responsible Group	Time
3. The levels and standards of essential services to the community are maintained in a changing climate, through:			
a. understanding climate changes and their	Review Council's Buildings without generators (or access points for a mobile generator) BCP	CAFF	

Strategic Outcomes	Actions	Responsible Group	Time
impacts on service provision;	Identify extreme weather response options and incorporate into sport and recreation land management plans.	EMG	
	Develop and implement Irrigation and Water Management Plans with sporting clubs (where vulnerable to water supplies and resulting quality of field playing surfaces).	EMG	
b. understanding the impacts peak oil may have on essential services and planning resilience of services to these impacts;	Develop a Peak Oil Contingency Action Plan	EMG Fleet CAFF	
	Develop a workplace culture in understanding peak oil and energy transition as part of our internal behaviour change program	EMG Fleet CAFF	
	Council will develop a local and organic food catering policy for corporate functions.	EMG	
c. planning and cost effective measures to increase the resilience of services to these impacts	Develop a Plan with NSI Barge Operators to determine weather conditions that make barge inoperable and identify alternative options for Council Services (e.g. waste collection by ferry substitution).	IP	
	Improve / expand waste transfer facilities on NSI and the SMBIs by 20XX.	IP / Ops & Maint ?	
	Develop Waste Strategy and Continuity Plans for NSI and SMBI	IP / Ops & Maint ?	
	Develop and implement a capital works program, based on identification of at-risk infrastructure and prioritisation of works to a determined standard.	IP or Ops & Maint ?	
	Continue proactive maintenance of stormwater infrastructure.	Ops & Maint	
	Increase maintenance budget for asset renewals	Ops & Maint	
	Upgrade STP at Amity Point Caravan Park, taking into account continuity plans for peak periods.	Cust & Comm Services	
d. ensuring that Council continues to meet its legislative obligations	Identify/develop options for Council to respond quickly to further building of walls and risks to coastal vegetation to protect closed landfills from flooding/inundation.	EMG	
	Communicate/liase with DERM regarding Council's ability to retain and encapsulate closed landfills and any potential conflict with DERM's coastal management policies.	Ops & Maint	
	Recalculate risk profile of landfills based on storm surge scenarios and ensure that management plans incorporate flexibility to change infrastructure and remediation actions.	Ops & Maint	
	Incorporate climate change risk management activities into all current and future IEMS registered ERA license sites and other sites with EMPs.	HET IEMS Coordinator	
	Develop a Climate Change Risk Management Procedure in the IEMS.		

Strategic Outcomes	Actions	Responsible Group	Time
	Council insurance cover is up to date with insurance industry policy changes for flood cover	Risk & Liability	

Goal: The Council’s and community’s greenhouse gas emissions are reduced to achieve at least national targets by 2050.

Strategic Outcomes	Actions	Responsible Group	Time
4. Reduce Council’s corporate greenhouse gas emissions reduced by 75% over 1998 levels by 2050 through:			
a. conservation and efficiency;	Continue developing and implement cost effective capital works programs that prioritise energy efficiency and conservation investments to maximise greenhouse gas reduction in the Building and Facilities and Fleet sectors of Council. (i.e. undertake Eco-Financial Efficiencies).	EMG Fleet CAFF	
	Ensure Green Procurement Procedures are followed in purchasing of goods and services according to Council policy.	EMG Fleet CAFF	
	Develop Green Building Strategies, following best practice and next best practice in building energy and water efficiency, waste management and transport planning.	EMG Fleet CAFF	
	Develop workplace travel plan	EMG Fleet	
	Conduct regular and/or ensure all Council vehicle operators complete Driver Behaviour training to promote efficient use of fuel while driving.	EMG Fleet	
	Develop a plan for cycle friendly workplace, including investigating a corporate bike fleet.	EMG Fleet TRI	
	Develop a work from home policy.	?	
	Introduce car pooling intranet software	EMG Fleet CAFF TRI	
	Investigation options and establish End of Trip Cycling facilities <ul style="list-style-type: none"> • Showers 	EMG Fleet	

Strategic Outcomes	Actions	Responsible Group	Time
	<ul style="list-style-type: none"> • Repair and Maintenance • Storage • Security 	CAFF TRI	
	Maintaining knowledge of current state of the South East Queensland <i>Energy Efficiency Public Lighting Working Group</i> (E2PLWG) and trial	EMG	
	Advocating for more sustainable lighting practices by energy distribution companies	EMG	
	Advocate for more effective State and Federal Programs.	EMG	
b. using less carbon intensive and renewable energy sources;	Purchase Government Accredited Green Power where cost effective to do so	EMG CAFF	
	Generate our own power using renewable energy where cost effective to do so	EMG CAFF	
	Investigate solar power for public light for which Council has operational control.	EMG CAFF	
c. purchase or develop cost effective offsets that lead to real GHG reductions;	Purchase or development of cost effective offsets that lead to real emission reductions (registered and accredited carbon offsets from energy-efficiency and renewable sources in preference to those created through biosequestration and not to purchase offsets under voluntary schemes)	EMG Fleet CAFF	
d. routine, regular carbon audit and tracking systems;	Measure to Manage. Develop a data management system to report regularly on energy consumption consistent with state and commonwealth government requirements.	EMG	
	Integrate carbon accounting tracking system with financial system	EMG	
	Undertake energy and carbon audit to quantify emission reductions	EMG CAFF	
e. sustainable waste management	Council will develop programs and options to reduce GHG emissions from waste through: <ul style="list-style-type: none"> a. Reducing b. Reusing c. Recycling 	EMG IPG	
	Reduce our resource use and waste generation.	RMG IPG	
5. The community reduces its greenhouse gas emissions through:			
a. conservation and efficiency;	Facilitate Redland community to reduce its emissions from all sectors and to promote Green Living through long term planning.	EMG	
	Develop and implement a program and "brand" of community energy efficiency and conservation education and awareness.	EMG EEU	

Strategic Outcomes	Actions	Responsible Group	Time
	Develop a range of programs to facilitate Redland businesses, schools and households to become more energy efficient and sustainable.	EMG EEU	
	Develop a “brand” and campaign for both climate Change and energy transition, promoting a Community that is well informed with respect to sustainable lifestyles and business practices in the following sectors: a. Residential b. Commercial and Industrial c. Schools d. Community, Social and Sporting Groups	EMG EEU	
	Public and sustainable transport measures?	EMG EEU CSL	
	Advocate for more effective State and Federal Programs that assist the community in living more sustainably, including participating in Inquiries and call for submissions.	EMG	
	Promote and support networks of local businesses, organisations and individuals working actively to reduce their energy use, such as ecoBiz	EMG EEU	
	b. using less carbon intensive and renewable energy sources;	Develop a program to increase the use of appropriate green technology	EMG EEU
	Support community led climate change and sustainable energy campaigns and actions through multiple media channels.	EMG EEU	
	Plan for sustainable transport including mode shifts from the private motor vehicle, pedestrianisation, cycling and public transport such as rail and bus	EMG EEU CSL	
c. offsetting	Education and awareness program under ‘branding’ above on purchasing offsets that lead to real emission reductions (registered and accredited carbon offsets from energy-efficiency and renewable sources in preference to those created through biosequestration and not to purchase offsets under voluntary schemes)	EMG EEU	
d. sustainable waste management	Council will develop programs and options to reduce GHG emissions from the communities waste through: d. Reduce e. Reuse f. Recycle	EMG IPG	
	Reduce our resource use and waste generation.	EMG IPG	
	Council will promote and facilitate community to reduce solid waste consistent with the Redland Waste Strategy	EMG IPG	

Goal: The Council’s management provides the best possible buffering of the Redlands natural environment and cultural heritage from the impacts of a changing climate.

Strategic Outcomes	Actions	Responsible Group	Time
6. Council’s management of the threats to natural areas and cultural heritage evolves to overcome the additional impacts of a changing climate, through:			
a. understanding climate changes and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these make natural areas and cultural heritage more vulnerable;	Conduct research into the impacts of coastal inundation on beaches and foreshores, and options to protect and defend.	EMG	
	Conduct research to identify at risk habitats and species or “hot spots” and develop a prioritised Council response for at-risk habitats and species, including a cost-benefit analysis.	EMG	
	Obtain and correlate spatial data on open space buffers and storm tides, flooding and coastal inundation. Compare overlays – bushfire and regional ecosystems.	EMG	
	Encourage local government collaboration / coordination on lyngbya research and management, including cost sharing approaches in the long term.	EMG	
	Advocate State government to assume a greater role and responsibility for algal bloom management, with commensurate increase in resources.	EMG	
	Advocacy role with state gov and other councils re harm/loss of animal or plant populations, habitat or ecosystems through persistent water stress.	EMG	
b. managing increasing threats (fire, pests, erosion, acid sulfate soils, etc) to maintain the resilience of species at risk, ecosystems, habitats and coastal processes.	Review corporate guidelines and procedures for the management of lyngbya algal blooms to increase the scope of target area and include NSI and SMBI (including monitoring and response to lyngbya blooms).	EMG	
	Ensure Acid Sulphate soils criteria are incorporated into IEMS/EMP procedures and PEAT (preliminary environmental assessment tool).	EMG	
	Review Waterways Extension Program. Partnership with State Planning & Policy Guidelines (Healthy Waterways).	EMG	
	Amend water quality sampling programs on response basis as required.	EMG	
	Implement priority waterway recovery plans.	EMG	
	In the longer term respond to increased harm to aquatic animal or plant populations; declining ecosystem health through ocean acidification, and increased degradation of creek ecosystems through reduced stream flow.	EMG	long
c. managing increasing threats to cultural heritage	?	Comm. & Soc Plan’g EMG	

Goal: Development in the Redlands is planned, sited and designed to prevent or mitigate the adverse effects of a changing climate and energy transition.

Strategic Outcomes	Actions	Responsible Group	Time
7. Our control of development and human activities in Redlands quickly evolves to ensure that it addresses the additional impacts of a changing climate and peak oil			
a. understanding climate changes and the actual and potential impacts (sea level rise, storm tides, and more extreme weather), and how these make development more vulnerable.	Update overlays for seweraged and unsewered (septic) areas and combine with areas at risk of storm tide, surge, flood inundation and sea level risk.	LUP / IM	
	Obtain spatial data on rising sea level and correlate with marine industry infrastructure.	LUP / IP	
	Complete storm tide hazard, sea level rise, flooding and inundation mapping of areas of the city not currently mapped including the Southern Moreton Bay Islands, Dunwich, Amity Point, and Tingalpa Creek and surrounding area.	IP	
	Undertake further site specific two dimensional modelling of specific areas to refine the storm tide extents, duration of inundation and hazard level at:- a. Adjacent to Queens Esplanade in Thorneside and Birkdale; b. Between Thomas and Murray Street, Birkdale; c. Cleveland Point; d. Adjacent to Beveridge Road in Thornlands on the bank of Eprapah Creek; e. Adjacent to Wilson Esplanade, Victoria Point; f. Redland Bay Golf Club at Redland Bay; and Adjacent to Weinam Creek, Redland Bay.	IP	
	Re-run catchment flood mitigation hydrologic models to incorporate increase in sea levels due to climate change.	IP	
	Install automatic wave/tide height devices so that current accurate data can be input to models.	IP	
	Undertake modelling of storm tide predictions to determine impact of climate change on sea walls.	IP	
	Conduct wave-run up modelling of the Redland coastline to inform Council and emergency management of potential inundation risks for a given storm event.	IP	
	Rural Futures Strategy. Assist with researching alternative farming options (if required) in the Redlands area.	LUP, Econ Dev't., DEEDI	
	Inadequate planning for the impact of water restrictions, transport difficulties, rising temperatures and increased storm activity on tourism.	LUP	
b. timely amendments to the Redland Planning Scheme and local laws	Amend Redland Planning Scheme to reflect the results of storm tide, storm surge, flood inundation and sea level rise analyses and reports.	LUP	
	Review Redland Planning Scheme to incorporate planning for and costs of Total Water Management.	LUP	

Strategic Outcomes	Actions	Responsible Group	Time
	Plan for appropriate high density developments with adequate public and green space	LUP IP	
	Maintain up-to-date information on Landslide overlay and development requirements to conduct geotechnical studies for site specific issues as required.	LUP	
	Beach degradation loss. Investigate Redland Planning Scheme mechanisms for existing developments and develop treatment mitigations for inundated areas.	LUP	
	Plan for local food, reducing Food Deserts	LUP	
d. advocacy at political, planning and intergovernmental forums	Advocate to State Government to improve turnaround times for planning review.	LUP	
	Advocate the State Government regarding enabling legislation to provide Council with the mechanisms for land resumption or compensation.	LUP	
	Obtain clear direction from State Government re: amending planning scheme – sea level rise and storm surge projections.	LUP, Legal ?	
	Conduct / renew dialogue with the DERM, and other relevant State Agencies and other affected Councils regarding enforcement of Coastal Building Lines, especially at Amity Point.	EMG / LUP	

Goal: The community is resilient to the adverse effects of a changing climate and energy transition.

Strategic Outcomes	Actions	Responsible Group	Time
8. Our community quickly evolves to ensure that it addresses the additional impacts of peak oil and a changing climate, through			
a. understanding climate changes and the actual and potential impacts (sea level rise, storm tides, extreme weather), and how these make communities more vulnerable;	Council will develop and implement a Communication and Engagement Plan and “brand” to promote education and awareness of climate change issues.	EMG EEU CSL	
	Redlands community and Council evolves to explore and develop opportunities arising from a changing climate, through understanding the nature and extent of opportunities and including them in our business strategies.	EMG EEU CSL	
b. understanding peak oil and the actual and potential impacts (oil vulnerability, access to	Research the vulnerability and prepare the Redlands community to increasing fuel prices and energy security through establishing an Energy Transition Taskforce.	EMG FLEET CAFF CSL	

Strategic Outcomes	Actions	Responsible Group	Time
energy or security of supply), and how these make communities more vulnerable;		IP	
	Council will develop and implement a Communication and Engagement Plan under its “brand” to promote education and awareness energy transition issues, including transport and food and agriculture, to fully understand sustainability in the Redland community	EMG EEU	
	Work with other SEQ Councils	EMG	
c. evolving community awareness, education and information programs;	Provide regular and diverse forums for community education, behaviour change and an awareness program targeting climate mitigation (emissions reduction from all sectors), adaptation issues (climate change readiness and preparedness) and energy transition and to promote “Green Living”.	EMG	
	Provide information/opportunity to a sustainable future	EMG	
d. advocacy in the community and at political, planning and intergovernmental forums	Attract and keep industries and residents in the Redlands due to our sustainability programs and networks	EMG	
	Assist businesses, schools and households to access State and Federal Government initiatives and funding.	EMG EEU	
	Provide support for non-local government initiatives	EMG EEU CSL	
e. reducing dependence on fossil fuels	Reduce use of fossil fueled powered transport: <ul style="list-style-type: none"> • Plan so that community facilities are within easy access of places of residence. • Increase cycling facilities and bikeways • Plan streets for people not cars • Promote urban agriculture 	EMG IPG CSL	
	Investigate car share schemes	EMG	
	Encourage localisation of industries and community needs, such as transport, food and energy	EMG EEU CSL	
	Promote and support networks of local businesses, organisations and individuals working actively to reduce their fossil fuel use	EMG EEU CSL	
9. Council develops robust monitoring, evaluation, reporting and improvement systems to track performance of strategic outcomes and actions of this strategy.			
	Community and Corporate Plan performance indicators used to indicate Council's performance on climate change.	Planning Perf. & Risk	

9. Glossary

To be completed for final version

10. References

To be completed for final version

APPENDIX 1: Climate Change Risk Register

Risk Register from Appendix 1 of *Redlands Climate Change Risk Assessment 2008* report

Risk Name	Consequences	Likelihood (Current)	Priority (Current)	Likelihood (2030)	Priority (2030)	Likelihood (2070)	Priority (2070)
Infrastructure							
Council buildings damaged through subsidence and shifting foundations with increased intense rainfall	Insignificant	Rare	4	Rare	4	Rare	4
Council buildings (inland) damaged through wind, hail or flooding	Low	Unlikely	20	Unlikely	20	Unlikely	20
Council buildings (coastal) damaged through wind, hail or flooding	Low	Possible	28	Possible	28	Likely	44
Building fittings and retrofits required to accommodate temperature increases and storms	Insignificant	Likely	24	Rare	4		
Low-lying public infrastructure damaged by flooding	Low	Likely	44	Likely	44	Almost certain	48
Increased damage to pontoons, marina, jetties, piles through storm tide	Major	Unlikely	64	Unlikely	64	Rare	60
Increased damage to sea walls (armouring) through storm tide	Low	Possible	28	Possible	28	Likely	44
Increased damage to caravan parks through storm activity	Low	Unlikely	20	Unlikely	20	Rare	16
Damage to footings or timber structures through ocean acidity	Insignificant	Rare	4	Rare	4	Rare	4
Closed landfills inundated through storm surge	Low	Possible	28	Unlikely	20	Unlikely	20
Damage to microwave linkage to isolated and island communities	Insignificant	Rare	4	Unlikely	8	Possible	12
Loss of power as a result of overload	Low	Unlikely	20	Unlikely	20	Unlikely	20
Loss of power as a result of storms	Low	Unlikely	20	Unlikely	20	Unlikely	20
Stormwater drains overwhelmed by intense rainfall	Insignificant	Possible	12	Possible	12	Likely	24
Stormwater drains blocked through reduced average rainfall or drought	Insignificant	Possible	12	Possible	12	Likely	24
Stormwater treatment systems overwhelmed	Low	Possible	28	Likely	44	Almost certain	48

Risk Name	Consequences	Likelihood (Current)	Priority (Current)	Likelihood (2030)	Priority (2030)	Likelihood (2070)	Priority (2070)
Infiltration of sewerage through illegal connections to stormwater	Low	Likely	44				
Road damage through drought	Insignificant	Rare	4	Rare	4	Rare	4
Barge inoperable in rough weather	Medium	Likely	56	Likely	56	Likely	56
Ferry inoperable in rough weather	Low	Likely	44	Likely	44	Almost certain	48
Planning and Development							
Increased need for shaded/cool facilities	Low	Possible	28				
Insufficient coastal open space as a result of rising sea level and coastal inundation	Low	Rare	16	Unlikely	20	Possible	28
Inadequate planning for the impact of rising sea level on marine industries	Insignificant	Rare	4	Rare	4	Unlikely	8
Inadequate planning for the impact of water restrictions, transport difficulties, rising temperatures and increased storm activity on tourism	Low	Rare	16	Unlikely	20	Possible	28
Inadequate planning for the impact of water stress, drought, storms and temperature on agricultural (poultry) and horticultural (flower farming and others) industries	Low	Unlikely	20	Possible	28	Rare	16
Environmental Management							
Significant harm to animal or plant populations, habitat or ecosystem health through storms and flooding	Medium	Unlikely	36	Possible	52	Likely	56
Significant harm to aquatic animal or plant populations or ecosystem health through ocean acidification	Insignificant	Rare	4	Unlikely	8	Possible	12
Significant harm to animal or plant populations, habitat or ecosystem health through coastal inundation	Low	Rare	16	Unlikely	20	Possible	28
Significant harm to animal or plant populations, habitat or ecosystem health through persistent water stress	Low	Rare	16	Unlikely	20	Possible	28
Significant harm to animal or plant species and ecosystem health through bushfires	Low	Rare	16	Unlikely	20	Possible	28
Significantly increased algal blooms (<i>Lyngbya majuscula</i>)	Low	Unlikely	20	Possible	28	Likely	44
Significant degradation of beaches and foreshores through coastal inundation	Low	Rare	16	Unlikely	20	Unlikely	20
Increased incidence and severity of landslide through intense rainfall	Insignificant	Rare	4	Rare	4	Unlikely	8

Risk Name	Consequences	Likelihood (Current)	Priority (Current)	Likelihood (2030)	Priority (2030)	Likelihood (2070)	Priority (2070)
Significant escalation of the distribution of acid sulphate soils	Not rated	Not rated		Not rated		Not rated	
Increased pests and weeds through altered temperature and rainfall parameters	Insignificant	Rare	4	Unlikely	8	Unlikely	8
Degradation of creek ecosystems through reduce stream flow	Insignificant	Rare	4	Rare	4	Unlikely	8
Significantly increased pollution of waterways through storms and flooding	Insignificant	Rare	4	Rare	4	Unlikely	8
Community and Social Planning							
Anxiety (mental health and general wellbeing) about climate change – particularly elderly	Low	Rare	16	Unlikely	20	Possible	28
Increased incidence of heat stress through increased peak temperatures and heat waves	Insignificant	Rare	4	Rare	4	Unlikely	8
Increased need for home-assisted and respite care and associated funding, as a result of temperature changes and storms	Low	Rare	16	Unlikely	20	Possible	28
Demand for emergency services increased through increased storms and flooding	Low	Rare	16	Unlikely	20	Possible	28
Demand for recovery services increased through increased storms and flooding	Insignificant	Rare	4	Unlikely	8	Possible	12
Public safety threatened through increased storms or flooding	Low	Rare	16	Unlikely	20	Possible	28
Public safety threatened through altered incidence of mosquito-borne infectious diseases (e.g. dengue fever, Ross River virus disease)	Medium	Rare	32	Rare	32	Possible	52
Harm to lifestyle and general wellbeing as a result of increased midge or mosquito density	Low	Rare	16	Unlikely	20	Possible	28
Sporting or recreational areas threatened through lack of water	Low	Possible	28	Possible	28	Possible	28
Recreation areas threatened by coastal inundation	Low	Rare	16	Unlikely	20	Possible	28
Corporate Services							
Council liability for property damage through bushfires	Insignificant	Rare	4	Rare	4	Rare	4
Council liability for development threatened by flooding or sea level rise	Major	Rare	60	Rare	60	Rare	60

In 2009, the Council of Australian Governments (COAG) established the National Strategy on Energy Efficiency (NSEE) to help Australian households and businesses cut their energy and fuel bills while reducing their carbon footprint. The NSEE aims to aggregate the various energy efficiency programs at both the State and Federal levels, forming a nationally consistent approach, as well as placing energy efficiency as a key component of the Federal Government's efforts to target Climate Change. At the time of writing, the Federal Government has also commissioned a Task Group on Energy Efficiency to investigate options for a step change improvement in Australia's Energy Efficiency by 2020. The Task Group is due to report by mid-2010.

The Federal Government has recently enacted legislation (*National Greenhouse and Energy Reporting Act*) and soon also the Carbon Pollution Reduction Scheme, which aim to reduce emissions from large industrial sources in line with national targets. The Queensland Government is introducing a complementary range of initiatives that will assist Queenslanders in both the residential and commercial sectors to take up technologies and behaviours to reduce greenhouse gas emissions.

The *Queensland Government's Climate Smart 2050* (2007) and *ClimateQ* (2009) strategies aim to contribute to the Federal Government's 60% by 2050 target. The latter also aims to reduce Queensland's carbon footprint by one third by 2020. Mandating of stricter standards for new residential and commercial buildings arrived as a component of both the state *Climate Smart* and *ClimateQ* (2009) strategies, and the federal *National Strategy on Energy Efficiency* (NSEE) (2009). The NSEE will also introduce legislation requiring greater disclosure of the energy efficiency of large commercial buildings at the time of sale or lease. The Queensland government has introduced mandatory sustainability disclosure for property sales including residential properties.

Queensland and national government abatement programs and rebate schemes are in place and more are foreshadowed. The focus of such government programs is likely to be: schemes that target financial drivers and return cost savings for the take-up of certain practices, behaviours and technologies (e.g. rebates); promotion, advice and assistance with cost free ways of saving on heating, cooling, fuel and power use.

The role of voluntary abatement in excess of the above requirements is diminished and uncertain, however there is increasing community sentiment (evidenced in national surveys) that the above measures are not enough and faster action is needed.

11.3.6 ESTABLISH AND BECOME SHAREHOLDERS OF SEQ RECREATIONAL FACILITIES PTY LTD

Dataworks Filename: Council of Mayors Regional Trail Bike Facilities
Attachments: [Attachment 1: Constitution of Company](#)
Responsible Officer Name: Gary Photinos
Manager, Environmental Management Group
Author Name: Gary Photinos
Manager, Environmental Management Group

EXECUTIVE SUMMARY

The Wyaralong Regional Trail Bike Facility is now quickly becoming a reality. Eight South East Queensland Councils, including Redlands, have agreed to participate and financially contribute to the establishment of a business entity, SEQ Recreational Facilities Pty Ltd which will be the trustee of land recently purchased by the State Government. The Council of Mayors will provide the management services and company secretariat for the new company.

The next steps are now required to formally establish the company, appoint the board of directors, the company secretary and auditors.

The Council of Mayors has submitted the required resolutions that now needed to be passed separately by each member Council to establish this company.

PURPOSE

The Council resolves that a company limited by shares be formed and registered to be called "SEQ Regional Recreational Facilities Pty Ltd", that it accepts the constitution of that company, acknowledges the original and shareholder Councils, appoints the first board of the company, establish a registered office for that company, appoint the company secretary, determine that management services to be provided by the Council of Mayors and that an auditor be appointed.

BACKGROUND

- 30TH November 2009, the State Government announced that a site in Wyaralong has been identified as the site for the establishment of a regional scale trail bike facility.
- The Council of Mayors will now form the business entity and a Board of Directors to oversee the trusteeship of the site and the lease to an operator.
- Council resolved at the 31ST March 2010 that it will make a financial contribution (of \$73000) to the regional Wyaralong Trail Bike Facility in the Scenic Rim Regional Council Area and further would request from the Council of Mayors a place on the Board of Directors as a contributing Council.

- The State Government has developed a draft State Planning Regulatory Provision (SPRP) to provide a fast track approval for a trail bike facility for the site. The SPRP will be finalised shortly. The State will also provide \$1 million as a capital contribution towards the development of the site.
- A request has now been received from the Council of Mayors seeking our Council's resolution to formally establish and become shareholders of SEQ Recreational Facilities Pty Ltd, which will be the business entity controlling the Wyaralong Trail Bike Facility.

ISSUES

ESTABLISHMENT OF THE SITE

The Council of Mayors (SEQ) Trail Bike Taskforce was established, in coordination with the Department of Communities, to identify, protect and develop sites that provide legal and safe options for trail bike riding. Redland City Council has been represented on the task force since the task forces inception.

On the 30th of November 2009, the State Government announced that a site in Wyaralong has been identified as a preferred site for the establishment of a regional scale trail bike facility. The State Government investigated a range of sites across SEQ, with the Wyaralong site being the most suitable due to its size, location and proximity to major SEQ urban centers. The Council of Mayors (SEQ) will be partnering with the State Government to develop and deliver the Wyaralong site to the trail bike community.

CONTRIBUTING COUNCILS

The original proposed funding amounts for each the South East Queensland councils were based on population and proximity to the Wyaralong site. As such, different councils were asked to contribute different amounts based on their particular circumstances. In total, the financial support breakdown was proposed to be as follows:

- \$1m funding from the State
- \$1.3m funding from SEQ Councils
- An estimated \$500,000 from future operator

However not all Council have resolved to participate in the business entity and the revised membership and amounts are shown in the following table:

Council	Pop. %	Original Requested amounts	Confirmed Contributions
Brisbane	34%	\$509,000	\$509,000
Gold Coast	17%	\$251,000	\$150,000
Logan	9%	\$158,000	\$180,000
Toowoomba	5%	\$40,000	NIL
Ipswich	5%	\$100,000	\$100,000

Council	Pop. %	Original Requested amounts	Confirmed Contributions
Redland	5%	\$73,000	\$73,000
Somerset	1%	\$8,000	\$8,000
Scenic Rim	1%	\$40,000	\$40,000
Moreton Bay	12%	\$40,000	NIL
Sunshine Coast	10%	\$40,000	NIL
Lockyer	1%	\$40,000	\$40,000
Total		\$1,300,000	\$1,100,000

The financial commitments were developed to match the indicative cost for the initial capital investment provided on the next page. The initial capital investment is all works required to make the site operational.

ESTABLISHMENT AND SHAREHOLDER COMMITMENTS FOR THE NEW COMPANY

The Council of Mayors has requested on the 15th June 2010 that it is now seeking formal resolutions from our Council to formally approve the company constitution to establish and become shareholders of SEQ Recreational Facilities Pty Ltd, which will be the entity controlling the Wyaralong Trail Bike Facility.

The proposed motion includes:

- Providing each of the participating eight councils one voting share each
- Requesting the \$1.1 million start up capital for the company in the form of non refundable, non voting preference shares
- Appointing the first four directors to the Board. The final director (and the possibility later of two additional directors if required) would be appointed by a general meeting of the eight shareholding councils. The fifth director (on a skills basis) could be sought from the trail bike industry, but likely independent candidates will be clearer when the Expression of Interest process for the lessee of the facility proceeds further
- Appointing John Cherry as Company Secretary
- Appointing the Queensland Audit Office as auditor
- Appointing Council of Mayors (SEQ) as managing agent until the Board determines otherwise

The remaining \$1 million of capital will be provided by the State. This will be paid as a grant to Council of Mayors (SEQ) by 30/6/2010, and Council of Mayors (SEQ) will pay it onto the entity as a grant once the entity is established.

The company will be established as soon as councils return the ratification form duly authorised. The Council of Mayors has requested that this be done by 31 July, 2010.

APPOINTMENT OF THE BOARD OF DIRECTORS

John Cherry, the Executive Director for the Council of Mayors (SEQ) has been in consultation with the Chair of the Trail Bikes Taskforce Cr Steve Jones, and submits the following suggestions for the first board of the new company.

The names that are proposed are as follows:

- Chairman: Cr Steve Jones Mayor, Lockyer Valley Regional Council, Chair Council of Mayors Trail Bikes Taskforce
- Jamie Simmonds (Project Consultant), Council of Mayors Trail Bikes Taskforce since April 2009. Jamie has a degree in Science (environmental engineering) and a Masters in Business. He was an environmental planning specialist at Brisbane City Council (2001-6). From 2004-9 he worked on the Risksmart planning reform project at BCC (2004-6), the RIFF program (2006-7) and DIP (2007-9). He is an avid triathlete and bushwalker.
- Jane Frawley: Manager of Community Services Branch at Logan City Council. Jane has worked in five SEQ Councils over the past ten years. Jane has a background in social and strategic planning, social policy and community service delivery. Jane has undergraduate qualifications in both science and arts and has undertaken postgraduate / masters studies in business administration and urban and regional planning and has completed the Australian Company Institute of Directors, Company Directors Course. Her current role as Manager of Community Services at Logan City Council covers four key program areas: Sport and Recreation, Social Planning, Community Development and Safety and Leasing and Facility Management. Jane is the QLD Convenor of the Social Planning Chapter for Planning Institute of Australia and the Vice President of the Queensland Local Government Community Services Association.
- David McMaugh: Owner, Bunjungen Estate Winery at Boonah and President, Scenic Rim Tourism Association. David McMaugh has enjoyed a successful professional life, working as a soldier, university professor and development manager, but his true passion lies with winemaking. He established the Bunjungen Estate in 2005

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's strategic priorities to increase the physical activity participation of residents and deliver programs and incentives that strengthen the sport and recreation sector and deliver effective partnerships with local, regional and national organisations and governments, adopting a coordinated approach to advocacy for the visions and goals of the community and representing their views.

FINANCIAL IMPLICATIONS

Eight South East Queensland Councils have agreed to financially participate in the establishment of the new company. Redland City Council has allocated in the 2010/2011 budget funds to contribute \$73,000 to the capital investment.

CONSULTATION

Discussions and negotiations for this collaborative, regional project have been through the Council of Mayors SEQ and the Council of Mayors Trail Bike Task Force.

The Legal Services Group have been consulted in relation to the company constitution proposed and have advised that the key provisions of the company constitution seem justified to make the public interest venture as follows:

1. Redlands capital contribution is \$73,000.00 (eg 73,000 non-redeemable preference shares as consideration for its capital contribution). Council will also be issued one ordinary share as will the other 7 (8 in total) Councils
2. Each of the participating eight councils have one voting share each (3.2(c))
3. The Constitution may only be modified or repealed by Special resolution which is an absolute majority of all members eligible to vote (1.4) and the company objects are:
 - a. to be an organisation that represents the interests of the residents and recreational enthusiasts of members of the company
 - b. to foster co-operation amongst members on issues of mutual concern or to further joint interests
 - c. to plan, develop and deliver recreational facilities that offer services to South-East Queensland residents
4. The company's activities will not be carried on for the purposes of profit or gain to its members and may only engage in a business or activity that furthers pursuits of the company's objects. The profits and property of the company shall be applied towards the objects of the company and no proportion shall be paid to members.
5. Additional members (in addition to the 8 original local authority members) may be admitted by majority vote in general meeting and a member's shares may only be transferred to another local government authority
6. The Constitution contains rights of pre-emption i.e. if a member wishes to transfer its shares it must first give notice to the directors and after a price is determined, the shares the member wishes to transfer are first offered to the other existing members

7. All un-issued shares shall, before issue, be offered to the original members in the proportion of their shareholding
8. The company may have up to 7 directors (and not less than 3), to be appointed by the members in a general meeting for a term of up to 3 years. I note from the proposed motions that the first board of the company will include 4 directors
9. The directors shall not be paid any remuneration unless resolved by special resolution and the directors may not authorise the payment by the company to members of any dividends.

OPTIONS

PREFERRED

That Council resolve as follows:

1. that a Company Limited by Shares be formed and registered to be called "SEQ Regional Recreational Facilities Pty Ltd"
2. that the Constitution of that company be as set out in Attachment "1"
3. that the original members and shareholders of the company be as follows:
 - (a) Brisbane City Council One Share
 - (b) Gold Coast City Council One Share
 - (c) Lockyer Valley Regional Council One Share
 - (d) Logan City Council One Share
 - (e) Redland City Council One Share
 - (f) Ipswich City Council One Share
 - (g) Scenic Rim Regional Council One Share
 - (h) Somerset Regional Council One Share
4. that the following non-redeemable preferences \$1 shares be required from shareholders as capital for the company:
 - (a) Brisbane City Council 509,000 Shares
 - (b) Gold Coast City Council 150,000 Shares
 - (c) Lockyer Valley Regional Council 40,000 Shares
 - (d) Logan City Council 180,000 Shares
 - (e) Redland City Council 73,000 Shares
 - (f) Ipswich City Council 100,000 Shares
 - (g) Scenic Rim Regional Council 40,000 Shares
 - (h) Somerset Regional Council 8,000 Shares

5. that the first board of the company be as follows:
 - (a) Cr Steve Jones
 - (b) Mr James Simmonds
 - (c) Ms Jane Frawley
 - (d) Mr David McMaugh

6. that the registered office of the company be as follows:

Level 6
239 George Street
Brisbane Q 4001

7. that the Company Secretary be Mr John Cherry

8. that, until otherwise determined by the Board, management services for the company be provided by Council of Mayors (SEQ) Pty Ltd

9. that the auditor of the company be the Queensland Audit Office

ALTERNATIVE

That Council resolves to defer making any decision regarding the establishment of the new company to be called "SEQ Regional Recreational Facilities Pty Ltd" until more information is provided as directed by Council.

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

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve as follows:

1. **That a Company Limited by Shares be formed and registered to be called "SEQ Regional Recreational Facilities Pty Ltd";**
2. **That the Constitution of that company be as set out in Attachment "1" ;**
3. **That the original members and shareholders of the company be as follows:**
 - a) **Brisbane City Council One Share**
 - b) **Gold Coast City Council One Share**
 - c) **Lockyer Valley Regional Council One Share**
 - d) **Logan City Council One Share**

-
- e) Redland City Council One Share
 - f) Ipswich City Council One Share
 - g) Scenic Rim Regional Council One Share
 - h) Somerset Regional Council One Share;
4. That the following non-redeemable preferences \$1 shares be required from shareholders as capital for the company:
- a) Brisbane City Council 509,000 Shares
 - b) Gold Coast City Council 150,000 Shares
 - c) Lockyer Valley Regional Council 40,000 Shares
 - d) Logan City Council 180,000 Shares
 - e) Redland City Council 73,000 Shares
 - f) Ipswich City Council 100,000 Shares
 - g) Scenic Rim Regional Council 40,000 Shares
 - h) Somerset Regional Council 8,000 Shares
5. That the first board of the company be as follows:
- a) Cr Steve Jones
 - b) Mr James Simmonds
 - c) Ms Jane Frawley
 - d) Mr David McMaugh
6. That the registered office of the company be as follows:
- Level 6
239 George Street
Brisbane Q 4001
7. That the Company Secretary be Mr John Cherry;
8. That, until otherwise determined by the Board, management services for the company be provided by Council of Mayors (SEQ) Pty Ltd; and
9. That the auditor of the company be the Queensland Audit Office.

CARRIED

**CONSTITUTION OF
SEQ REGIONAL RECREATIONAL FACILITIES
PTY LTD**

BRISBANE CITY LEGAL PRACTICE

Level 20 Brisbane Square
266 George Street
Brisbane Queensland 4000
Telephone 07 3403 5313
Facsimile 07 3334 0058

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CORPORATIONS ACT
COMPANY LIMITED BY SHARES
CONSTITUTION
OF
SEQ REGIONAL RECREATIONAL FACILITIES PTY LTD
“Company”

1 GENERAL

This is the Constitution of the Company which the person specified in the application for the Company’s registration as a person who consents to be a member, has agreed to in writing by affixing his/her signature hereto before the application for registration was lodged with the Australian Securities and Investment Commission.

1.1 Definitions

In this Constitution, unless the contrary intention appears:

"business day"	means a day on which trading banks are open for business in Brisbane;
"Chief Executive Officer"	means the Chief Executive Officer of the Company;
"Company"	means SEQ Regional Recreational Facilities Pty Ltd;
"Constitution"	means this Constitution as amended from time to time;
"Corporations Act"	means the <i>Corporations Act 2001</i> (Cth) and the <i>Corporations Regulations 2001</i> (Cth);
"Director"	means the person appointed as a director under this Constitution and includes an alternate Director, but not an associate Director;
"future member"	means any local government (other than an original member) that becomes a member of the Company;
"member"	means any local government entered in the register as a member of the Company;
"original member"	means the following local governments:- (a) Brisbane City Council; (b) Gold Coast City Council; (c) Ipswich City Council; (d) Lockyer Valley Regional Council; (e) Logan City Council;

- (f) Redland City Council;
- (g) Scenic Rim Regional Council; and
- (h) Somerset Regional Council;

"paid"	in relation to shares and capital, includes credited as paid;
"register"	means the register of members of the Company kept pursuant to section 169 of the Corporations Act;
"representative"	means a representative appointed by a member pursuant to the Corporations Act;
"seal"	means the common seal of the Company and includes any official seal of the Company;
"Secretary"	means any person appointed to perform all or any of the duties of a secretary of the Company;
"Special Resolution"	means an absolute majority of all members eligible to vote. Thirty (30) days notice must be given of a request for a Special Resolution.

1.2 Interpretation

Headings are for convenience only and do not affect interpretation. The following rules of interpretation apply unless any contrary intention appears in this Constitution or the context requires otherwise:

- (a) the singular includes the plural and conversely;
- (b) where a word or phrase is defined, its other grammatical forms have a corresponding meaning;
- (c) a reference to any legislation or to any provision of any legislation includes any modification or re-enactment of it, any legislative provision substituted for it, and all regulations and statutory instruments issued under it; and
- (d) a word or phrase given a meaning in the Corporations Act has the same meaning in this Constitution.

1.3 Application of Constitution

The Replaceable Rules contained in the Corporations Act do not apply to this Company. This Constitution applies to the fullest extent applicable under the Corporations Act. In the event of a conflict between this Constitution and the Corporations Act, the terms and conditions set out in this Constitution shall apply except only as precluded by the Corporations Act.

1.4 Modification of Constitution

The Company may modify or repeal the Constitution or a provision of the Constitution by Special Resolution.

1.5 Effect of Constitution

The Constitution shall have effect as a contract between:

- (a) the Company and each member; and
- (b) the Company and each Director and Company Secretary; and
- (c) a member and each other member,

under which each person agrees to observe and perform the Constitution so far as it applies to that person SUBJECT THAT a member shall not be bound by a modification to the Constitution made after the date on which he became a member so far as the modifications require the member to take up additional shares or increases the members liability to contribute to the share capital of, or otherwise pay money to the Company or imposes or increases restrictions on the right to transfer shares already held by the member except as otherwise as specifically provided by the Corporations Act.

2. PROPRIETARY COMPANY LIMITED BY SHARES

2.1 Liability is limited

The liability of members is limited.

2.2 Transfer Restrictions

The right to transfer shares in the Company shall be restricted in the manner provided in the Constitution.

2.3 Maximum Number of Members

- (a) The number of members of the Company (counting joint holders of shares as one person and not counting any person in the employment of the Company or any person who, while previously in the employment of the Company or of its subsidiaries, was and thereafter has continued to be a member of the Company) shall not at any time exceed 50.
- (b) The first members of the Company will be the original members.

2.4 Prohibition on Public Share and Debenture Issues

The Company shall not issue any invitation to the public to subscribe for, or make any offer to the public to accept subscriptions for, any shares in or debentures of the Company.

2.5 Prohibition on Public Deposit of Moneys

The Company shall not invite or make any invitation to the public to deposit money with, or make any offer to the public to accept deposits of money with, the Company for fixed periods or payable at call and whether bearing or not bearing interest.

2.6 Objects

The Objects for which the company is established are:

- (a) to be an organisation that represents the interests of the residents and recreational enthusiasts of members of the Company;
- (b) to foster co-operation amongst members on issues of mutual concern or to further joint interests;
- (c) to plan, develop and deliver recreational facilities that offer services to South-East Queensland residents.

The Company or the board should resolve issues by way of consensus where possible, without inhibiting the statutory powers of individual members or the right to hold minority or dissenting views.

2.7 Legal Capacity

The Company has the legal capacity of an individual and without limiting the generality of the foregoing, has power both within and outside the jurisdiction of incorporation for the objects set out in **clause 2.6** to:

- (a) issue and cancel shares in the Company whether fully or partially paid;
- (b) buy back shares in the Company to the extent permitted by the Corporations Act;
- (c) issue debentures of the Company;
- (d) grant options over unissued shares;
- (e) give security by charging uncalled capital;
- (f) undertake borrowings of any type;
- (g) carry on business of any nature;

- (h) undertake investments of any nature;
- (i) act as trustee of a trust or trusts;
- (j) grant a floating charge over the property of the Company;
- (k) procure the Company to be registered or recognised as a body corporate in any other place outside the jurisdiction of incorporation; and
- (l) do any other act that it is authorised to do by any law (including the law of a foreign company);

AND this Constitution, subject to any amendment, does not restrict or prohibit the Company's exercise of any of its powers AND if the Constitution is amended as to set out the Company's Objects then any act of the Company is not invalid merely because it is contrary to or beyond the Objects so adopted.

2.8 Not for Profit

The Company's activities will not be carried on for the purposes of profit or gain to its members and may only engage in a business or activity that furthers the pursuit of the Objects in **clause 2.6**.

The profits, financial surplus and property of the company shall be applied solely towards the Objects of the Company, and no proportion of them shall be paid or transferred, directly or indirectly to any member of the Company whether by way of dividend bonus or otherwise.

Nothing in this **clause 2.8** will prevent any payment in good faith to a member by the Company of:

- (a) any monies expressly permitted to be paid under this Constitution;
- (b) reasonable and proper:
 - (i) remuneration in connection with any services rendered to the Company;
 - (ii) out of pocket expenses;
 - (iii) rent for premises let or demised to the Company by a Member;
 - (iv) payment for goods and services provided during the ordinary course of business.

3 SHARE CAPITAL

3.1 Share Capital and Issue of Shares

- (a) The amount of the share capital of the Company is \$11,000,000 made up of 10

million preference shares at \$1.00 each and 1 million ordinary shares at \$1.00 each.

- (b) Subject to this Constitution, the Corporations Act and any special rights conferred on the holders of any existing shares or class of shares in the Company:
 - (i) shares in the Company may be issued or otherwise disposed of by the Directors in such manner as they think fit and any such share may be issued with such preferred, deferred or other special rights or such restrictions as to dividends, voting, return of capital, payment of calls or otherwise, to such persons and on such terms and conditions (including, but without limitation, at par, at a premium or at a discount) as the Directors determine; and
 - (ii) the Directors may grant to any person options to take up unissued shares in the Company, in such manner and on such term and conditions as the Directors determine.
- (c) The board shall issue immediately upon incorporation 1 ordinary share of \$1.00 each to each of the original members.
- (d) Future members may be admitted by a majority vote of the Company in general meeting.

3.2 Preference Shares

- (a) Subject to the Corporations Act, the Company may issue preference shares to any member of the Company.
- (b) The rights conferred upon the holders of shares of any class issued with preferred or other rights shall, unless expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking equally with or in priority to the first mentioned shares, and the provisions of **clause 3.3** shall apply in relation to such deemed variation.
- (c) Voting rights are limited to ordinary shares only.
- (d) A member being a holder of a preference share holds that share subject to the following rights, privileges and conditions:
 - (i) no right whatsoever to vote at any meeting of the Company;
 - (ii) not liable to be redeemed by the Company, unless expressly provided by the terms of issue of the shares of that class;
 - (iii) right to repayment of part or all of capital contribution at the sole and absolute discretion of the Company; and
 - (iv) no right to participate in dividends (if any) declared on that share.

3.3 Modification of Class Rights

- (a) Subject to the Corporations Act, where by reason of the issue of preference shares or otherwise, the share capital of the Company is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may be varied or abrogated in any way or the preference share capital repaid, with the approval by way of a Special Resolution passed at a separate meeting of the holders of the issued shares of that class or with the consent in writing of the holders of three-quarters of the issued shares of that class.
- (b) The provisions of the Corporations Act and this Constitution relating to Special Resolutions and general meetings shall be deemed to apply so far as they are capable of application (*mutatis mutandis*) to every resolution and meeting referred to in **clause 3.3(a)**.

3.4 Commission

- (a) As provided by the Corporations Act, the Company may make payments by way of brokerage or commission to a person in consideration of the person subscribing or agreeing to subscribe, whether absolutely or conditionally, for shares in the Company or procuring or agreeing to procure subscriptions, whether absolute or conditional, for shares in the Company.
- (b) The brokerage or commission may be satisfied by payment in cash, by allotment of fully or partly paid shares, by issue of debentures or a combination of all or any of such ways.

3.5 Recognition of Interest

- (a) Except as required by law, the Company shall not recognise a person as holding a share upon any trust.
- (b) The Company is not bound by or compelled in any way to recognise (whether or not it has notice of the interest or rights concerned) any equitable, contingent, future or partial interest in any share or unit of a share or (except as otherwise provided by this Constitution or by law) any other right in respect of a share, except an absolute right of ownership in the registered holder of the share.
- (c) In the case of the death of a member who is a sole holder, the legal personal representatives of the deceased shall be the only persons recognised by the Company as having any title to the shares held by the deceased member, and for this purpose, the Directors may require reasonable evidence of death.

3.6 Certificates

- (a) It shall be a condition of the issue of any shares in the capital of the Company that the Company shall be under no obligation to have ready for delivery, any certificate or certificates relating to those shares unless the person who is registered as the holder of those shares (either as original subscriber, transferee or otherwise) makes a written request of the Company for the completion and delivery of share certificates in which case the Company shall complete and deliver to the registered holder, the relevant share certificates within one calendar month of receipt by the Company of that request.
- (b) Shares shall be allotted and share certificates relating to shares in the Company shall be issued and delivered, in accordance with the Corporations Act, if required to be issued under the Corporations Act having regard to **clause 3.6(a)**.
- (c) Where a share certificate is stolen, lost or destroyed, and an application to the Company by the owner of that certificate is made, the Directors may determine to issue a duplicate certificate in lieu of the stolen, lost or destroyed share certificate.
- (d) Where a share certificate is worn out or defaced, the Directors may, upon its production to the Company, order the certificate to be cancelled and issue a replacement certificate in lieu of the worn out or defaced certificate.
- (e) A fee may be charged for the issue of a replacement certificate in the amount determined by the Directors, provided that the fee does not exceed the fee (if any) prescribed in that regard by the Corporations Act.
- (f) Delivery of a certificate for a share to one of the several joint holders is sufficient delivery to all several joint holders.

3.7 Joint Holders

Where two or more persons are registered as the holders of a share, they shall be deemed to hold it as joint tenants with rights of survivorship, subject to the provisions of this Constitution as to joint shareholdings and the following provisions:

- (a) they and their respective legal personal representatives shall be deemed to be jointly and severally liable to pay all calls, interest or other amounts payable in respect of the share;
- (b) subject to **clause 3.7(a)**, on the death of any one of them, the survivor or survivors shall be the only person or persons whom the Company shall recognise as having any title to the share, and for this purpose, the Directors may require reasonable evidence of death; and
- (c) any one of them may give effectual receipts for any dividend, interest or other amounts payable in respect of the share.

4 CALLS ON SHARES

4.1 Power to Make Calls

- (a) Subject to any conditions of allotment, the Directors may from time to time make such calls as they think fit upon the members in respect of any moneys unpaid on the shares (whether on account of the nominal value of the shares or by way of premium) held by them.
- (b) A call shall be deemed to have been made when the resolution of the Directors authorising such call was passed and may be payable by instalments.
- (c) A call may be revoked or postponed by the Directors as they think fit.

4.2 Notice of Call

- (a) Notice of a call shall be sent to members upon whom a call is made at least 10 business days before the due date for payment, specifying the time or times and place of payment and such other information as the Directors determine.
- (b) The accidental omission to give notice of any call to or the non-receipt of any such notice by any of the members shall not invalidate the call.

4.3 Interest on Calls

If a sum called in respect of a share is not paid before or on the day appointed for payment of the call, the person from whom the sum is due shall pay interest on the sum from the day appointed for payment of the call to the time of actual payment at such rate as the Directors may determine, but the Directors may in their discretion waive payment of such interest wholly or in part.

4.4 Deemed Call

Any sum that, by the terms of issue of a share, becomes payable on allotment or at a fixed date, whether on account of the nominal value of the share or by way of premium, shall for the purposes of this Constitution, be deemed to be a call duly made and payable on the date on which by the terms of issue the sum becomes payable, and, in the case of non-payment, all the relevant provisions of the Constitution as to payment of interest, expenses, forfeiture or otherwise apply as if the sum had become payable by virtue of a call duly made and notified.

4.5 Differentiation between Calls

The Directors may on the issue of shares differentiate between the holders as to the amount of calls to be paid and the times of payment.

4.6 Payment in Advance of Calls

The Directors may accept from any member all or any part of the amount unpaid on a share although no part of that amount has been called up. The Directors may authorise payment by the Company of interest upon the whole or any part of an amount so accepted, until the amount becomes payable, at such rate as is determined by the Directors.

5. LIEN ON SHARES

5.1 Lien for Calls

The Company shall have a first and paramount lien and charge upon all the shares (other than fully paid shares) registered in the name of each member (whether solely or jointly with others) for all moneys (whether presently payable or not) called or payable in respect of such shares.

5.2 Other Lien

- (a) The Company shall also have a first and paramount lien upon all the shares (other than fully paid shares) registered in the name of each member (whether solely or jointly with others) for all moneys which the Company may be called upon by law to pay in respect of those shares, together with interest on any moneys so paid.
- (b) Any moneys so paid by the Company in respect of the shares may be recovered from the member or the member's legal personal representatives as a debt due by the member or the member's estate to the Company.
- (c) The Company shall be entitled to charge and recover interest at current bank overdraft rates on any moneys so paid by the Company until the moneys have been paid in full by the member or the member's legal personal representatives to the Company.

5.3 Lien Over Dividends

The Company's lien on a share shall extend to all dividends (if any) from time to time payable in respect of that share.

5.4 Enforcement of Lien

- (a) For the purpose of enforcing the Company's lien, the Directors may sell the shares subject to the lien in such manner as they think fit, without consent by the holder of such shares or any other person.
- (b) No sale of such shares shall be made unless:

- (i) a sum in respect of which the lien exists is presently payable; and
 - (ii) notice in writing, setting out and demanding payment of that part of the amount in respect of which the lien exists as is presently payable, is given to the registered holder for the time being of the share or the person entitled to the share by reason of death or bankruptcy of the registered holder, at least 14 days before the date of sale.
- (c) The net proceeds of any sale of shares under **clause 5.4(a)** shall be applied in or towards satisfaction of that part of the amount in respect of which the lien exists as is presently payable, together with any interest on that amount and expenses paid or payable in connection with the enforcement of the lien and the sale of the shares.
- (d) The residue (if any) shall (subject to any like lien for sums not presently payable that existed upon the shares before sale) be paid to the person entitled to the shares at the date of sale.
- (e) Upon any sale of shares under this **clause 5.4**, the Directors may authorise a person to transfer the shares sold to the purchaser of those shares and may enter the purchaser's name in the register as holder of the shares comprised in the transfer.
- (f) The purchaser will not be bound to see to the application of the purchase money.
- (g) The title to the purchaser of the shares is not affected by any irregularity or invalidity in connection with the sale of shares under this **clause 5.4**.

5.5 Exemption

The Directors may, at any time, exempt a share wholly or in part from the provisions of this **clause 5**.

6 FORFEITURE AND SURRENDER OF SHARES

6.1 Notice Regarding Forfeiture

- (a) If any member fails to pay, on or before the day appointed for payment, any call or instalment of a call or any money payable under the terms of allotment of a share, the Directors may at any time thereafter while any part of the call, instalment or other moneys remains unpaid, serve a notice on the member requiring payment of the unpaid call, instalment or other moneys, together with any interest that may have accrued on the unpaid call, instalment or other moneys and any expenses that may have been incurred by the Company by reason of such non-payment.
- (b) The notice shall name a further day (not being less than 14 days from the date of the notice) on or before which the call, instalment or other moneys and all interest and expenses that have accrued by reason of the non-payment of the call,

instalment or other moneys, are to be paid.

- (c) The notice shall also state the place where payment is to be made and include a statement to the effect that in the event of non-payment of all of such moneys on or before the time and at the place appointed, the shares in respect of which such payment is due will be liable to be forfeited.

6.2 Forfeiture

- (a) If the requirements of a notice served under this **clause 6** are not complied with, any share in respect of which the notice has been given, may at any time thereafter before payment required by the notice has been made, be forfeited by a resolution of the Directors to that effect.
- (b) Such forfeiture shall include all dividends declared (if any) in respect of the forfeited share and not actually paid before the forfeiture.
- (c) Any share so forfeited may be re-allotted, sold or otherwise disposed of in such manner and on such terms and conditions as the Directors think fit.
- (d) The Directors may at any time before any share so forfeited is re-allotted, sold or otherwise disposed of, annul the forfeiture of the share upon such terms and conditions as they think fit.
- (e) Any member whose shares have been forfeited shall cease to be a member in respect of the forfeited shares, but shall notwithstanding such forfeiture, remain liable to pay to the Company all money (including accrued expenses) that, at the date of forfeiture, was payable by the member to the Company in respect of such shares (including interest on all of such moneys from the date of forfeiture until payment of such moneys in full, at such rate as the Directors determine, if the Directors think fit to enforce payment of interest).
- (f) The liability of a member whose shares have been forfeited ceases if and when the Company receives payment in full of all the money (including accrued expenses and interest) so payable in respect of the forfeited shares.

6.3 Surrender of Shares

- (a) The Directors may accept the surrender of any fully paid share by way of compromise of any question as to the holder being properly registered in respect of that share.
- (b) Any share so surrendered may be disposed of by the Directors in the same manner as a forfeited share.

6.4 Evidence of Ownership

- (a) In the event of the re-allotment, sale or disposal of a forfeited or surrendered share, a statutory declaration in writing, declaring that the declarant is a Director or Secretary of the Company and that the share has been duly forfeited or surrendered in accordance with this Constitution, shall be conclusive evidence of the facts stated in the declaration as against all persons claiming to be entitled to the share.
- (b) Upon re-allotment, sale or disposal of a forfeited or surrendered share, the Directors may authorise a person to transfer the share in favour of the person to whom the share is re-allotted, sold or disposed.
- (c) The Directors may enter the name of the new allottee, transferee or purchaser in the register as the holder of the share re-allotted, sold or disposed of in accordance with this **clause 6**.
- (d) The new allottee, transferee or purchaser will not be bound to see to the application of any money paid as consideration.
- (e) The title of the new allottee, transferee or purchaser of the share shall not be affected by any irregularity or invalidity in connection with the forfeiture, surrender, re-allotment, sale or disposal of the share.

6.5 Deemed Forfeiture

The provisions of this Constitution as to forfeiture apply in the case of non-payment of any sum that, by the terms of issue of a share becomes payable at a fixed time, whether on account of the nominal value of the share or by way of premium, as if that sum had been payable by virtue of a call duly made and notified.

7 TRANSFER OF SHARES

7.1 General

- (a) Subject to this Constitution (and in particular **clauses 11.5 and 7.2**), a member may transfer all or any of the member's shares by instrument in writing duly stamped in any usual or common form or in any other form that the Directors approve.
- (b) Shares shall be transferred and share certificates relating to shares in the Company shall be issued and delivered, in accordance with the Corporations Act, if required to be issued under the Corporations Act having regard to **clause 3.6(a)**.
- (c) Subject to **clause 7.2**, an instrument of transfer shall be executed by or on behalf of both the transferor and the transferee (except where execution by the transferee is rendered unnecessary by the Corporations Act) or may be otherwise

executed in accordance with the Corporations Act.

- (d) Subject to **clause 7.2**, the transferor of shares remains the holder of the shares transferred and a member of the Company in respect of those transferred shares, until the transfer is registered and the name of the transferee is entered in the register in respect of those shares.
- (e) The instrument of transfer shall be left for registration at the registered office of the Company or at the address where the register is kept, accompanied by such evidence (including the certificate for the shares to be transferred where such a certificate has been issued) as the Directors may properly require to prove the title of the transferor.

7.2 Restrictions on Transfer

- (a) A share shall not be sold, transferred, disposed of or otherwise dealt with except in accordance with the provisions of **clause 7.2**.
- (b) The Directors may, in their absolute discretion, refuse to register any transfer of shares in the Company to any person (except a transfer of shares to a member or members of the Company in accordance with **clause 7.4**) who is not a local government.
- (c) Where the Company refuses to register a transfer of any shares, the Company shall, within two (2) months after the date of lodgement of the transfer, send to the transferee a notice of refusal in accordance with section 1071E of the Corporations Act.

7.3 Transfer of Stock

- (a) Subject to **clause 7.3(b)**, where shares have been converted into stock, the provisions of this Constitution relating to the transfer of shares (including **clause 7.2**) shall apply to the transfer of stock or any part of the stock, so far as they are capable of application (mutatis mutandis).
- (b) The Directors may fix the minimum amount of stock transferable and restrict or forbid the transfer of fractions of that minimum, but the minimum shall not exceed the aggregate of the nominal values of the shares from which the stock arose.

7.4 Rights of pre-emption

- (a) Except as provided in this **clause 7.4**, no shares in the Company shall be transferred unless and until the rights of pre-emption conferred by **clause 7.4** have been exhausted.
- (b) Every member, or person becoming entitled to a share in consequence of the death or bankruptcy of a member, who intends to transfer shares in the Company (in this **clause 7.4** referred to as the "**Vendor**") shall give notice in writing to the

Directors of the intention to transfer (in this **clause 7.4** referred to as the "**Sale Notice**").

- (c) The Sale Notice shall constitute the Directors as agent for the Vendor in respect of the sale of the shares to be transferred in one or more lots, at the discretion of the Directors, to members of the Company at a price to be agreed upon by the Vendor and the Directors.
- (d) In default of agreement between the Vendor and the Directors as to the price for such shares, the price shall be determined by a person appointed by the President for the time being of the Queensland Law Society upon application of either party, **PROVIDED HOWEVER** that in the event that the price so determined is less than the price nominated by the Vendor in the Sale Notice, the Vendor may, within 7 days of receipt by the Vendor of that determination, revoke the Sale Notice by a further notice in writing to the Directors, whereupon the Vendor shall no longer be bound to sell the shares.
- (e) Upon the price for such shares being agreed upon in accordance with **clause 7.4(c)** or after 7 days of the price being determined in accordance with **clause 7.4(d)**, the Directors shall forthwith give notice to all the members of the Company (other than the Vendor) stating the number and price of the shares to be transferred and inviting each of those members to state in writing, within 21 days from the date of the notice, whether the member is willing to purchase any shares and, if so, the maximum number the member is willing to purchase.
- (f) At the expiration of the 21 day period referred to in **clause 7.4(e)**, the Directors shall allocate the shares to be transferred to or amongst the member or members who have expressed their willingness to purchase and, if more than one, in proportion to the number of shares already held by them respectively, **PROVIDED THAT** no member shall be obliged to take more than the maximum number of shares notified by the member in writing to the Directors under **clause 7.4(e)**.
- (g) Upon the allocation of shares being made under **clause 7.4(b)**, the Vendor shall be bound, upon payment of the purchase price, to transfer the shares to the respective purchaser or purchasers, and if the Vendor fails to do so the Chairman of the Directors, or one of the Directors duly nominated by the Directors for that purpose, shall be deemed to be the duly appointed attorney of the Vendor with full power to execute, complete and deliver, in the name and on behalf of the Vendor, a transfer of the relevant shares to the purchaser or purchasers and to receive and give a good discharge for the purchase money on behalf of the Vendor.
- (h) Upon any transfer of shares being executed and delivered pursuant to **clause 7.4(g)**, the Directors may enter the name of the purchaser or purchasers in the register as the holder of those shares purchased by them.
- (i) In the event that the whole of the shares to be transferred under this **clause 7.4** are not sold under **clause 7.4(f)** the Vendor may, at any time within 6 calendar months after the expiration of the 21 day period referred to in **clause 7.4(e)**, transfer the shares not sold to any person (but subject always to **clause 7.2**) at the same price as agreed upon or determined in accordance with **clause 7.4(c)** or

clause 7.4(d) respectively and upon the same conditions, but for no lesser sum or different conditions without first again giving notice to the Directors in accordance with **clause 7.4(b)**.

- (j) **Clause 7.4(a) to (i)** inclusive shall not apply to the following transfers, but the transfers shall be subject to **clause 7.2**:
- (i) a transfer merely for the purpose of effecting the appointment of new trustees;
 - (ii) a transfer by a personal representative to a beneficiary under the will of or to persons beneficially entitled to shares in the Company upon the distribution of the estate of a deceased member; or
 - (iii) a transfer by a trustee to a beneficiary.

8 INCREASE, REDUCTION AND ALTERATION OF CAPITAL

8.1 Alteration of Capital

The Company in general meeting may by Unanimous Resolution:

- (a) increase its capital by the creation of new shares of such amount as is specified in the resolution;
- (b) consolidate and divide all or any of its share capital into shares of larger amounts than its existing shares;
- (c) subdivide all or any of its shares into shares of smaller amount than is fixed by this Constitution but so that in the subdivision the proportion between the amount paid and the amount (if any) unpaid on each such share of a smaller amount is the same as it was in the case of the share from which the share or a smaller value is derived.

8.2 Offer of New Shares

- (a) All unissued shares shall, before issue, be offered to those persons who are members as at the date of the offer in proportion, as nearly as the circumstances allow, to the sum of the nominal values of the shares already held by them respectively.
- (b) The offer shall be made by notice specifying the number of shares offered and limiting a time within which the offer, if not accepted, will be deemed to be declined.
- (c) After the expiration of that time or on being notified by the person to whom the offer is made that the person declines to accept the shares offered, the Directors may issue those shares in such manner as they think most beneficial to the Company.

- (d) Where, by reason of the proportion that the shares proposed to be issued bear to shares already held, some of the first-mentioned shares cannot be offered in accordance with **clause 8.2(a)**, the Directors may issue the shares that cannot be so offered in such manner as they think most beneficial to the Company.

8.3 Rights of New Shares

Unless otherwise provided by this Constitution or the terms of issue, new shares created upon an increase of the Company's authorised capital shall be deemed to be part of the original capital and shall rank equally with and carry the same rights as the existing shares and shall be subject to the provisions of this Constitution.

8.4 Reduction of Capital

Subject to the Corporations Act, the Company may, by Unanimous Resolution, reduce its share capital, any capital redemption reserve, any share premium account or any other reserve in any way.

8.5 Stock

- (a) A holder of stock has, according to the amount of the stock held, the same rights as to dividends, voting at meetings of the Company and other matters as if the stock holder held the shares from which the stock arose and no right (except as to participation in dividends and profits of the Company and in the assets of the Company on a winding up) is attached to an amount of stock which would not be attached to the corresponding shares.
- (b) A conversion into stock or re-conversion into shares does not affect or prejudice any preferred or other special rights attached to the shares or stock converted or reconvened as the case may be.
- (c) The provisions of this Constitution relating to shares apply, so far as they are capable of application (*mutatis mutandis*), to stock and references in those provisions to share and shareholder shall be read as including references to stock and stockholder respectively.

9 GENERAL MEETINGS

9.1 Convening and Notice of General Meetings

- (a) The Company shall, in addition to any other meeting held by the Company, hold a general meeting, to be called the annual general meeting, in accordance with the provisions of the Corporations Act.

- (b) Any 3 Directors or any 5 members may, convene a general meeting of the Company or a meeting of any class of members of the Company.
- (c) The Directors shall, on such requisition as is provided for by section 249D of the Corporations Act, convene a general meeting of the Company or a meeting of any class of members of the Company.
- (d) Subject to the provisions of the Corporations Act as to shorter notice, at least 7 days' notice, or in the case of a general meeting convened for the purpose of considering a special resolution under **clause 2.6**, at least 30 days notice shall be given in writing to each person entitled to attend general meetings or a meeting of a class of members of the Company, as the case may be.
- (e) A notice convening a meeting of the Company or of any class of members shall specify the place, day and hour of the meeting and the general nature of the business to be dealt with at the meeting, **PROVIDED THAT** it is not necessary for a notice of an annual general meeting of the Company to state that the business to be transacted at that meeting includes any of the business specified in **clause 9.2(a)**.
- (f) Subject to the Corporations Act, the Directors may, by notice in writing to the members, postpone any meeting which has been convened to a date specified in such notice, or may cancel the holding of such a meeting.
- (g) The accidental omission to give notice of any general meeting to or the non-receipt of any such notice by any person entitled to be so notified, shall not invalidate the meeting or any resolution passed at that meeting.

9.2 Proceedings at General Meetings

- (a) The business of an annual general meeting is to receive and consider the profit and loss account, the balance sheet and the reports of the Directors and the auditor of the Company, to elect Office Bearers, to fix the fees of the Directors, to appoint and fix the remuneration of auditors, and to transact any other business which under this Constitution or by law ought to be transacted at an annual general meeting.
- (b) The number of members whose presence is necessary to constitute a quorum at any general meeting of the Company is a majority of members eligible to vote.
- (c) No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- (d) If a quorum is not present within 15 minutes after the time appointed for a meeting or such longer period as the chairman of the meeting may allow, the meeting:
 - (i) if convened upon requisition of members pursuant to section 249D of the Corporations Act, shall be dissolved;

- (ii) in any other case, shall stand adjourned to the same day in the next week at the same time and place or to such other day, time and place as the Directors determine.
- (e) If, at the adjourned meeting, a quorum is not present within 30 minutes after the time appointed for the adjourned meeting, the meeting shall be dissolved.
- (f) The Chairman's ruling on all matters relating to the order of business, procedure and conduct of a general meeting shall be final and no motion of dissent from the Chairman's ruling shall be accepted.

9.3 Voting procedures at General Meetings

- (a) The Chairman of Directors shall preside at every general meeting of the Company, but where the Chairman is not present within 15 minutes after the time appointed for a meeting or is unwilling to act or has signified that the Chairman will not be present or willing to act, the following shall preside as chairman of the meeting, in the following order of entitlement - the Deputy Chairman; a Director chosen by a majority of the Directors present; the only Director present; a member present in person or by proxy, attorney or representative chosen by a majority of the members present in person or by proxy, attorney or representative.
- (b) In the case of an equality of votes, the Chairman of the meeting shall have, either on a show of hands or at a poll, a casting vote and the motion shall be deemed to have been lost.
- (c) Every question submitted to a meeting shall be decided by a show of hands unless, before or upon the declaration of the result of the show of hands, a poll is demanded by the Chairman of the meeting.
- (d) Unless a poll is so demanded, a declaration by the Chairman of the meeting that the resolution has been carried or carried unanimously or without dissent or by a particular majority or lost and an entry to that effect in the minutes of the meeting shall be conclusive evidence of the result of the resolution and it shall not be necessary to prove the number or proportion of votes cast in favour of or against the resolution.
- (e) Where a poll is duly demanded, it shall be taken in such manner and at such time and place and at once or after an interval or Adjournment or otherwise as the Chairman of the meeting directs and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
- (f) A poll shall not be demanded on the election of a chairman of a meeting or on the adjournment of a meeting. A demand for a poll does not prevent the continuance of the meeting for the transaction of any business other than the question on which the poll has been demanded.
- (g) The demand for a poll may be withdrawn.
- (h) A member may ask that a dissenting opinion or qualified view in respect of a

matter decided by the general meeting be recorded in the minutes of that meeting.

9.4 Adjournment of General Meetings

- (a) The Chairman of a meeting may, with the consent of the meeting, adjourn the meeting from time to time and place to place, but the only business that may be transacted at an adjourned meeting is the business left unfinished at the meeting from which the adjournment took place.
- (b) Where a meeting is adjourned for more than 21 days, at least 3 business days' notice of the adjourned meeting shall be given as in the case of an original meeting.
- (c) Except as provided in **clause 9.4(b)**, it is not necessary to give any notice of any adjournment of or the business to be transacted at an adjourned meeting.

10 VOTES OF MEMBERS

10.1 Right to Vote

- (a) An entitlement to receive notice of general meetings of the Company shall confer on persons the right to attend those general meetings.
- (b) Unless by this Constitution or by the terms of issue of the share, a share does not carry any voting right, and subject to any rights or restrictions attached to or affecting any class of shares:
 - (i) on a show of hands, each member present in person or by proxy, attorney or representative has one vote; and
 - (ii) on a poll, each member present in person or by proxy, attorney or representative has one vote for each share held by the member.
- (c) In the case of joint holders of a share, the vote of the senior who tenders a vote, whether in person or by proxy, attorney or representative, shall be accepted to the exclusion of the votes of other joint holders and for this purpose, seniority shall be determined by the order in which the names stand in the register, but the other or others of the joint holders are entitled to be present at general meetings.
- (d) Several legal personal representatives of a deceased member in whose sole name a share stands shall for the purposes of **cause 10.1(c)** be deemed joint holders of the share.
- (e) Where two proxies have been appointed by a member, the proxy mentioned first in the instrument appointing the proxy shall have the right to vote on a show of hands.

- (f) If a member is of unsound mind or is a person whose person or estate is liable to be dealt with in any way under the law relating to mental health, the member's committee or trustee or such other person as properly has the management of the member's estate, may exercise any rights of the member in relation to a general meeting as if the committee, trustee or other person were the member.
- (g) Objection shall not be raised to the right of a person to attend or vote at a meeting or adjourned meeting or to vote on a poll except at that meeting or adjourned meeting or when that poll is taken, and every vote not disallowed at the meeting or adjourned meeting or when the poll is taken shall be deemed valid for all purposes.
- (h) In the case of a dispute as to the admission or rejection of a vote, the Chairman of the meeting shall decide the matter and the Chairman's decision shall be final and conclusive.

10.2 Proxies and Attorneys

- (a) A member entitled to attend and vote at a meeting of the Company or of any class of members of the Company is entitled to appoint not more than 2 other persons (whether members or not) as the member's proxy or proxies to attend and vote in the member's stead at the meeting and a proxy has the same right as the member to speak at the meeting.
- (b) Where a member appoints two proxies, the appointment is of no effect unless each proxy is appointed to represent a specified proportion of the member's voting rights.
- (c) An instrument appointing a proxy shall be in writing under the hand of the appointor or of the appointor's attorney duly authorised in writing, or if the appointor is a body corporate under its common or official seal or the hand of an officer or attorney duly authorised in writing.
- (d) An instrument appointing a proxy shall be in or to the effect of the following form or in any other form acceptable to the Directors generally or in a particular case:

Company Name
FORM OF PROXY

I/We

Of

being a member or members of SEQ Regional Recreational Facility Pty Ltd hereby appoint as my proxy to vote on my behalf at the *annual general meeting/general meeting of the Company to be held on the _____ day of _____ and at any adjournment thereof, _____ of _____ or failing him, the Chairman of the meeting.

valid unless there is deposited or received (as the case may be) not less than 48 hours before the time appointed for the meeting or adjourned meeting at which the person named in the proxy proposes to attend and vote or, in the case of a poll, not less than 24 hours before the time appointed for the taking of a poll, at the registered office of the Company or at such other place as is specified by the Company in the notice of meeting or instrument of proxy:

- (i) an instrument appointing a proxy and any power of attorney or other authority under which the instrument of proxy is executed (of a copy of the power or the authority notarially certified), together with such evidence of due stamping, execution and non-revocation of the instrument or power as the Directors may require; or
- (ii) a legible facsimile transmission copy of the instrument of proxy where that instrument is signed under the hand of the member, together with such evidence of due stamping, execution and non-revocation of that instrument as the Directors may require.

(j) A vote cast by a proxy, attorney or representative is valid:

- (i) notwithstanding the previous revocation of the proxy's, attorney's or representative's authority by the death or unsoundness of mind of the principal or otherwise; and
- (ii) notwithstanding the transfer of shares in respect of which the vote is cast,

unless an intimation in writing of the revocation or transfer has been received by the Company at the registered office before commencement of the meeting or adjourned meeting or poll at which the instrument, authority or certificate is to be used or the power is to be exercised.

10.3 Signed Document Passing Resolution

- (a) Subject to the Corporations Act, a resolution in writing signed by all the members of the Company for the time being entitled to vote is as valid and effectual for all purposes as if it had been passed as an ordinary resolution or a Special Resolution (as the case may be) at a general meeting of the Company duly called and constituted and may consist of several documents in like form each signed by one or more of the members.
- (b) Where the document referred to in **clause 10.3(a)** is so signed, the document shall be deemed to have been passed at a general meeting of the Company and shall be deemed to constitute a minute of that general meeting.
- (c) Any document that is attached to a document signed in accordance with this **clause 10.3** and is signed by the member or members who signed the last mentioned document shall, for the purposes of this Constitution and the

Corporations Act, be deemed to have been laid before the Company at the general meeting referred to in **clause 10.3(a)**.

- (d) The meeting referred to in **clause 10.3(a)** shall be deemed to be held on the day on which the document was signed and at the time at which the document was last signed or if the members of the Company sign the document on different days, on the day on which, and at the time at which, the document was last signed by a member of the Company.
- (e) For the purposes of this **clause 10.3**, an electronically transmitted facsimile copy of a document, the original of which, in the opinion of the Secretary has been apparently signed by a member of the Company, shall be deemed to be a document signed by such member.

11 DIRECTORS

11.1 Appointment of Directors

- (a) Up to 7 directors (and not less than 3) may be appointed by the members in a general meeting for a term of up to three (3) years.
- (b) A Director is not required to have any share qualification and shall not be subject to retirement by rotation.
- (c) In the event of the resignation or termination of the appointment of a Director appointed in accordance with **clause 11.1(a)**, the members may, by resolution passed by the majority of members, elect a new Director to replace the retiring Director.

11.2 Remuneration and Expenses

- (a) Directors shall not be paid any remuneration unless resolved by Special Resolution of the members in a general meeting.
- (b) A Director shall be reimbursed out of the funds of the Company, for such reasonable travelling, accommodation and other expenses as the Director may incur when travelling to and from and attending meetings of the Directors or a Committee thereof or when otherwise engaged on the business of the Company as provided by Company Policy.

11.3 Vacation of Office and Material Personal Interest

- (a) In addition to the circumstances in which the office of a Director becomes vacant by virtue of the Corporations Act, the office of a Director becomes vacant if the Director:
 - (i) becomes of unsound mind or a person whose person or estate is liable to be dealt with in any way under the law relating to mental health; or

- (ii) resigns from office by notice in writing to the Company or refuses to act.
- (b) Subject to compliance with **clause 11.3(c)**, a Director may, notwithstanding the Director's office as such and the fiduciary relationship thereby established:
 - (i) hold any other office or place of profit (except that of auditor of the Company) in the Company or in any body corporate in which the Company is a member or otherwise interested;
 - (ii) enter into a contract or arrangement with the Company as vendor, purchaser, underwriter or otherwise and may participate in any association, institution, fund, trust, scheme or convenience for past or present employees or Directors of the Company;
 - (iii) retain for the Director's own benefit, any profit arising from any such other office or place of profit, or from any such contract or arrangement and any remuneration, pension, allowance, commission or other benefit received in relation to those matters or received by reason of participation in any such association, institution, fund, trust, scheme or convenience;
 - (iv) vote in respect of any contract or arrangement or proposed contract or arrangement or any other matter in which the Director has, directly or indirectly, an interest;
 - (v) sign or countersign a contract or other document to which the seal is affixed and in which the Director has, whether directly or indirectly, an interest; and
 - (vi) be counted in the number present for a quorum, notwithstanding the Director's interest in any matters arising in the meeting.
- (c) A Director who has a material personal interest in a matter that relates to the affairs of the Company must give the other directors notice of that interest unless section 191(2) of the Corporations Act provides otherwise.

11.4 Powers of Directors

- (a) Subject to the Corporations Act and to any other provision of this Constitution, the management of the business of the Company is vested in the Directors and they may exercise all such powers of the Company and do all such acts and things as the Company is by its Constitution or otherwise authorised to exercise and do.
- (b) Without limiting the generality of **clause 11.4(a)**, the Directors may exercise all powers of the Company to borrow or raise or secure the payment or repayment of any sum or sums of money, to charge, mortgage or otherwise encumber any or all of the undertakings, property, assets or business of the Company (both present or future whatsoever and wheresoever situated) or all or any of its uncalled capital and to issue notes, bonds, debentures or any other securities whatsoever or give any other security or guarantee for any debt, liability or obligation of the Company or of any other person, and in each case, in such manner and on such terms and

conditions as the Directors in their absolute discretion think fit.

- (c) Subject to section 241 of the Corporations Act, where a Director or other officer of the Company becomes personally liable for the payment of a sum primarily due from the Company, the Directors may execute or cause to be executed any mortgage, charge or other security over the whole or any part of the Company's undertakings, property or assets (present or future) including its uncalled capital, by way of indemnity to secure the Director against any loss in respect of that liability.
- (d) The powers of the Directors specified in **clauses 3.1 and 3.2**, (except in relation to the admission of future members) **4.1, 7.1, 7.2, and 8.1** shall not be exercised without the Unanimous Resolution of all members at a duly convened general meeting.

11.5 Restrictions on Directors

The Directors shall not unless otherwise resolved by a two thirds majority by the Directors at a meeting of the Directors properly convened and held in accordance with this Constitution:

- (a) issue any shares, notes, debentures, bonds, options, warrants or other rights convertible into shares or any other securities in the Company;
- (b) resolve to merge or consolidate the business of the Company with the business or operations of any other person or change the nature of the business of the Company;
- (c) dispose of or encumber or in any way deal with the assets of the Company otherwise than in the ordinary course of business;
- (d) propose a resolution to voluntarily wind up the Company whether for the purpose of reconstruction, amalgamation or otherwise;
- (e) procure the appointment of any receiver or receiver and manager or administrator in respect of the Company or any of its assets or make any assignment of any of its assets for the benefits of its creditors or enter into any composition or scheme of arrangement with them or any of them or in any way admit its inability to pay its debts as and when they fall due;
- (f) incur any long-term or onerous obligations or borrow any moneys or utilise bank overdraft facilities;
- (g) grant any mortgages, charges, liens or encumbrances over any of the assets of the Company;
- (h) enter into or give any guarantees for the liabilities of any person;
- (i) grant any authority by power of attorney to any individual to act for or on behalf of the Company except as may be required in the ordinary course of business;

- (j) resolve to cease to carry on business;
- (k) liquidate, cancel, settle or dispose of any debt, claim or damage by or against the Company except in the ordinary course of business;
- (l) make any investment in the capital, securities, business operations, assets or other interests of any person or enter into any financial arrangement with any other person except in the ordinary course of business;
- (m) vary any of the voting rights or rights to receive dividends of any of the shares; or
- (n) approve any transfer of shares.

11.6 Meetings of Directors

- (a) The Directors may meet together for the despatch of business, adjourn and otherwise regulate their meetings and proceedings as they think fit.
- (b) Without limiting the generality of **clause 11.6(a)**, the Directors may, if they think fit, confer by radio, telephone, closed circuit television or other electronic means of audio or audio-visual communication and a resolution passed at such conference shall, notwithstanding the Directors are not present together in one place at the time of the conference, be deemed to have been passed at a meeting of the Directors held on the day on which and at the time at which the conference was held. The provisions of this Constitution relating to proceedings of Directors shall apply, so far as they are capable of application (*mutatis mutandis*), to conferences held by these means.
- (c) Any 3 Directors may, and the Secretary shall upon the request of those 3 Directors convene a meeting of the Directors.
- (d) Notice of meetings of Directors shall be given to each Director by delivering or posting the notice or by sending the notice by communication service to the last address or communication service number (as the case may be) within Australia provided by the Director for the purposes of this **clause 11.6**.
- (e) If any of the Directors consider that a meeting of the Directors is required upon short notice for consideration of urgent business, notice of such meeting and of the general nature of the business for discussion at the meeting may be given by telephone to each Director at the Director's last telephone number within Australia provided by the Director for the purposes of this **clause 11.6**.
- (f) Notice of meetings of Directors may be given to each Director at the Director's last address or communication service number outside Australia provided by the Director for the purposes of this **clause 11.6**, **PROVIDED THAT** the Director or Secretary convening the meeting of Directors is not in any way obliged to give notice of the meeting to a Director at such an address or communication service number outside Australia.

- (g) For the purposes of this **clause 11.6**, "**communication service**" means any facsimile, telex, electronic post service or other electronic means of written communication.
- (h) Unless otherwise determined by the Directors, a majority of Directors shall constitute a quorum at a meeting of Directors.

11.7 Proceedings of Directors

- (a) The Chairman and Deputy Chairman will be appointed by the board.
- (b) The Chairman of Directors or in the Chairman's absence the Deputy Chairman, shall preside at meetings of the Directors, but if at the time of any meeting, no such Chairman or Deputy Chairman has been elected and is in office or if at any meeting, no such Chairman or Deputy Chairman is present within 15 minutes of the time appointed for holding such meeting, the Directors present shall choose one of their number to be Chairman of that meeting.
- (c) Subject to this Constitution, questions arising at a meeting of the Directors shall be decided by a majority of votes of the Directors present and competent to vote thereon and any such decision shall, for all purposes, be deemed to be a decision of the Directors. Each Director will have one vote.
- (d) In the case of an equality of votes, the Chairman of the meeting will not have a casting vote, in addition to a deliberative vote.
- (e) The Directors may delegate any of their powers to committees consisting of such Director or Directors and such other persons as they think fit and may at any time revoke that delegation.
- (f) A committee to which any powers have been delegated shall exercise the powers delegated in accordance with any directions of the Directors.
- (g) Subject to **clause 11.7(f)**, the meetings and proceedings of a committee consisting of two or more Directors shall be governed by the provisions of this Constitution as to the meetings and proceedings of the Directors, so far as they are capable of application (*mutatis mutandis*), to meetings and proceedings of committees.
- (h) All acts of the Directors, a committee of the Directors or a member of a committee or a person acting as a Director or committee or member of a committee, are valid notwithstanding that it is afterwards discovered that there was some defect in the appointment, election or qualification of them or any of them or that they or any of them were disqualified or had vacated office.
- (i) In the event of a vacancy in the office of a Director, the remaining Director or Directors may act, but if the number of remaining Director or Directors is not sufficient to constitute a quorum at a meeting of Directors, the remaining Director or Directors may act only for the purpose of increasing the number of Directors to that number or of convening a general meeting of the Company but not for any

other purpose.

- (j) A director may ask that a dissenting opinion or qualified view in respect of a matter decided by the board be recorded in the minutes of that meeting.

11.8 Resolution in Writing

- (a) Subject to the provisions of the Corporations Act, a resolution in writing signed by all the Directors or all the members of a committee of the Directors for the time being present within Australia (but if any Director is absent from Australia, signed by the Director's alternate, if any, who is present within Australia) is as valid and effectual as if it had been passed at a meeting of the Directors or committee duly called and constituted and may consist of several documents in like form each signed by one or more of the Directors or the members of a committee, as the case may be, and where the document is so signed, the document shall be deemed to constitute a minute of that meeting.
- (b) The meeting referred to in **clause 11.8(a)** shall be deemed to be held on the day on which the document was last signed and at the time at which the document was last signed or if the Directors or the members of a committee signed the document on different days, on the day on which, and at the time at which, the document was last signed by a Director or a member of a committee, as the case may be.
- (c) For the purposes of this **clause 11.8**, an electronically transmitted facsimile copy of a document, the original of which in the opinion of the Secretary has been apparently signed by a Director or a member of a committee, shall be deemed to be a document signed by such Director or member.
- (d) A reference in **clause 11.8(a)** to all Directors or all members of a committee of the Directors does not include a reference to an alternate Director whose appointor has signed the document referred to in **clause 11.8(a)** or a Director who is not competent to vote on the resolution.

11.9 Managing Director

- (a) The Directors may appoint one or more of their number to be a Managing Director of the Company for such period and on such terms and conditions as they think fit and, subject to the terms of any agreement entered into between the Company and the Managing Director, may revoke any such appointment.
- (b) The Managing Director's appointment automatically ceases if the Managing Director ceases for any reason to be a Director.
- (c) The remuneration of a Managing Director shall, subject to the terms of any agreement between the Company and the Managing Director, be determined by the Directors in such manner and on such terms and conditions as they think fit (whether by way of salary, bonus, commission or participation in profits or revenue or a combination of all or any of such ways).

- (d) The Directors may confer upon a Managing Director for the time being, such of the powers conferred on and exercisable by the Directors on such terms and conditions and with such restrictions as they think fit.
- (e) Any of those powers may be conferred collaterally with but not to the exclusion of the powers of the Directors and may be revoked, withdrawn or varied at any time by the Directors.

11.10 Alternate Directors

- (a) Subject to the provisions of the Corporations Act, a Director may, by writing, appoint a person (whether a member of the Company or not and whether otherwise a Director or not) approved by a majority of the other Directors, to act as an alternate Director in the Director's place on such terms and conditions and for such period as the Director thinks fit.
- (b) An appointment or the termination of an appointment of an alternate Director shall be effected by notice in writing signed by the Director who makes or made the appointment and served on the Company, either by service of the notice on the Company personally or sending the notice to the Company by post, courier, airmail or facsimile transmission.
- (c) An alternate Director:
 - (i) must be approved by a majority of the other Directors;
 - (ii) may at any time be removed or suspended from office by writing under the hand of the Director by whom the alternate was appointed, notwithstanding that the period of the appointment of the alternate has not expired;
 - (iii) subject to this Constitution, is entitled to receive notice of meetings of the Directors and to attend and vote at those meetings if the Director by whom the alternate was appointed is not so present, and where the alternate is also a Director, to have a separate additional vote on behalf of the Director the alternate is representing;
 - (iv) may exercise all the powers of the appointor (subject to any conditions or restrictions imposed in that regard by the appointor) but shall not have the power to appoint an alternate Director;
 - (v) automatically ceases to be an alternate Director if the Director by whom the alternate was appointed ceases to be a Director;
 - (vi) whilst acting as a Director, is responsible to the Company for the alternate's own acts and defaults, and the Director by whom the alternate was appointed is not responsible for those acts or defaults;
 - (vii) is entitled to receive any fees or remuneration from the Company agreed by the Directors and shall be entitled to be reimbursed out of the funds of the

Company for all reasonable travelling, accommodation and other expenses incurred by the alternate in travelling to or from and attending meetings of the Directors or a committee of the Directors or when otherwise engaged on the business of the Company; and

- (viii) shall be counted in determining a quorum for the purposes of **clause 11.6(h)**, but where the alternate Director is also a Director shall not be counted in both capacities.

11.11 Local Management

- (a) The Directors may provide for the management and transaction of the affairs of the Company in a specified locality whether in Australia or abroad in such manner as they think fit.
- (b) Without limiting the generality of **clause 11.11(a)**, the Directors may:
- (i) establish local boards or agencies for managing any of the affairs of the Company in any such specified locality and may appoint persons (whether members of the Company or not) to be members of those local boards or to be managers or agents; and
 - (ii) delegate to a person so appointed, any of the powers vested in the Directors and may authorise the members for the time being of any such local board or any of them to fill up vacancies in the local board and to act notwithstanding such vacancies.
- (c) Any such appointment or delegation by the Directors pursuant to **clause 11.11(b)(ii)** may be made on such terms and conditions as the Directors think fit and the Directors may remove a person so appointed and may cancel or vary any such delegation.

11.12 Appointment of Attorney

- (a) The Directors may, by power of attorney under the seal of the Company, appoint a person or persons (jointly or severally and whether a member or members of the Company or not) to be the attorney or attorneys of the Company for such purposes and with such powers (not exceeding those conferred on the Directors by this Constitution) and on such terms and conditions as the Directors think fit.
- (b) Without limiting the generality of **clause 11.12(a)**, any such appointment may be made in favour of the Directors or members of the Company or any of the members of a local board or in favour of a body corporate or of the members, directors, nominees or managers of a body corporate.
- (c) Any such power of attorney may contain such provisions for the protection or convenience of persons dealing with the attorney as the Directors think fit and may also authorise the attorney to delegate all or any of the powers for the time being vested in the attorney.

11.13 Minutes

- (a) The Directors shall, in accordance with the Corporations Act, cause minutes of all proceedings of general meetings and of meetings of Directors to be entered within one (1) month after the relevant meeting is held, in books kept for that purpose.
- (b) Except in the case of documents that are deemed to be minutes by virtue of **clauses 10.3 and 11.8**, those minutes shall be signed by the Chairman of the meeting at which the proceedings took place or by the Chairman of the next succeeding meeting.

12 SECRETARY

12.1 Appointment by Directors

The Directors shall appoint at least one (1) Secretary of the Company and may at any time terminate any such appointment(s).

12.2 Terms of Office

A Secretary of the Company holds office on such terms and conditions, as to remuneration or otherwise, as the Directors determine.

13 SEAL

13.1 Types of Seals

- (a) The Company may have a common seal and may have:
 - (i) a duplicate common seal, which shall be a facsimile of the common seal with the addition on its face of the words "Share Seal" or "Certificate Seal"; and
 - (ii) an official seal for use in any place outside the State of Queensland, which shall be a facsimile of the common seal with the addition on its face of the name of every place where it is to be used.
- (b) The Directors shall provide for the safe custody of all seals in such manner as they think fit.

13.2 Use of Seal

- (a) The seal shall be used only by the authority of the Directors and every document to which the seal is affixed shall be signed by a Director and countersigned by the

Secretary or a second Director or by some other person appointed generally or in a particular case by the Directors for that purpose.

- (b) The Directors may determine, generally or in a particular case, that the seal and the signatures of the Director, Secretary or other person appointed by the Directors for the purpose of signing documents to which the seal is to be affixed, may be affixed or written on documents by a specified mechanical means so as to produce a facsimile of such seal and signatures.

13.3 Cheques and Negotiable Instruments

All cheques, bills of exchange, promissory notes, bankers drafts and other negotiable instruments and all receipts for money paid to the Company, shall be signed, accepted, drawn, made, endorsed or otherwise executed for and on behalf of the Company by such persons (whether Directors or officers of the Company or not) in such manner as the Directors shall from time to time determine.

14 RESERVES

14.1 Establishment and Declaration of Reserves

The Directors may:-

- (a) set aside out of the profits of the Company, such sums as they think fit as reserves to be applied, at the discretion of the Directors, for any purpose for which the profits of the Company may be properly applied;
- (b) pending any such application, use the reserves, at the discretion of the Directors, in the business of the Company or invest the reserves in such investments as the Directors think fit; and
- (c) carry forward so much of the profits remaining as they think ought not to be distributed as dividends without transferring these profits to a reserve.

15 DIVIDENDS

15.1 Declaration of Dividend

- (a) The Directors may not authorise the payment by the Company to members of any dividends.
- (b) The Company in general meeting may not declare a dividend.

15.2 Interim and Preferential Dividends

Deleted intentionally.

15.3 Payment of Dividends

Deleted intentionally.

15.4 Dividend Entitlement

Deleted intentionally.

15.5 Dividends In Specie

Deleted intentionally.

16 CAPITALISATION OF PROFITS

16.1 Power to Capitalise

Deleted intentionally.

16.2 Application of Capitalised Fund

Deleted Intentionally.

16.3 Adjustment of Rights

Deleted intentionally.

17 ACCOUNTS AND AUDIT

17.1 Requirements as to Accounts and Audits

- (a) The Directors shall ensure that the requirements of the Corporations Act as to accounts and audit are complied with by the Company.
- (b) The Directors shall provide detailed quarterly reports to the members of the company in general meeting in relation to the operations of the Company. Quarterly reports shall be in such a format and shall be submitted upon such dates as are acceptable to the company in general meeting.
- (c) The auditor of the Company shall be the Queensland Auditor General as required by the *Financial Administration and Audit Act 1977* (Qld).

17.2 Auditor

The auditor of the Company or the auditor's agent authorised in writing for the purpose, is entitled to attend general meetings, to receive all notices of and other communications relating to general meetings which a member is entitled to receive and to be heard at any general meeting which the auditor attends on any part of the business of the meeting which concerns the auditor in that capacity, but does not have the right to vote at general meetings.

17.3 Inspection of Company Records

- (a) Subject to the provisions of the Corporations Act, the Directors shall determine whether and to what extent and at what times and places and under what conditions the accounting records and other documents of the Company or any of them will be open to inspection by the members and other persons.
- (b) A member or other person (not being a Director or the Company):
 - (i) has no right to inspect any documents of the Company, except as conferred by the Corporations Act or any other statute or except as authorised by the Directors; and
 - (ii) is not entitled to require or receive any information concerning the business, trading or customers of the Company or any trade secret or secret process of or used by the Company.

17.4 Annual Budget Performance Plan and Reporting

- (a) At least two (2) months prior to the commencement of any financial year, the Directors shall submit to the Company in general meeting for approval of the following:
 - (i) a draft budget for the operations of the Company during the forthcoming financial year; and
 - (ii) a detailed performance plan with key performance indicators.
- (b) The draft budget and performance plan shall not be implemented until the prior approval in writing of the Company in general meeting is received.
- (c) The Company may require any amendments to be made to the draft budget and performance plan prior to implementation in respect of any financial year.

18 NOTICES

18.1 Mode of Service

- (a) Subject to **clause 18.4(c)**, a share certificate, cheque, warrant, notice or other document may be given by the Company to any member either by serving it on the member personally, or by sending it by post, courier or airmail to the member

at the address shown in the register or the address supplied by the member to the Company for the giving of notices to the member, or where applicable, by sending it to the member by facsimile transmission to the facsimile number supplied by the member to the Company for the giving of notices to the member.

- (b) A notice may be given by the Company to joint holders of a share by giving the notice to the joint holder first named in the register in respect of the share.

18.2 Deemed Receipt of Notice

- (a) A document sent by way of ordinary post, courier or airmail by the Company in accordance with this **clause 18** shall be deemed to have been received or served on the day next following that on which it was posted or dispatched and in proving delivery or service, it is sufficient to prove that the envelope or wrapper containing the document was properly addressed and stamped (if posted) and was posted or dispatched.
- (b) A document sent by way of facsimile transmission by the Company in accordance with **clause 18** shall be deemed to be received on production of a transmission report by the machine from which the facsimile was sent, which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient notified for the purpose of this **clause 18**, if produced before 5pm on a day, otherwise on the next day.

18.3 Proof of Service

A certificate in writing signed by a Director, Secretary or other officer of the Company that a document or its envelope or wrapper was so addressed and stamped (if posted) and was posted or dispatched, or that a document was sent by facsimile transmission and a transmission report was produced by the machine from which it was sent which indicated that the facsimile was sent in its entirety, shall be conclusive evidence of those facts.

18.4 Notice of General Meeting of the Company

- (a) Subject to **clause 18.4(c)**, notice of every general meeting shall be given in the manner authorised by this **clause 18** to:
- (i) every member;
 - (ii) every person entitled to a share in consequence of the death or bankruptcy of a member who, but for the member's death or bankruptcy, would be entitled to receive notice of meeting; and
 - (iii) the Queensland Audit Office.
- (b) No other person is entitled to receive notices of general meetings.
- (c) A member who has no registered address in Australia or who has not supplied to

the Company any address or facsimile number within Australia for the giving of notices to the member shall not be entitled to receive any notices from the Company.

18.5 Previous Notice

A person who by operation of law, or by transfer or other means becomes entitled to be registered as the holder of or to transfer a share, is bound by every notice previously given in respect of that share.

18.6 Notice on Transmission

A notice may be given by the Company to a person entitled to a share in consequence of the death or bankruptcy of a member by serving it on the person personally or by sending it to the person by post, courier, airmail or facsimile transmission addressed to the person by name, or by the title of representative of the deceased or assignee of the bankrupt or by any like description, at the address or facsimile number (if any) within Australia supplied for the purpose by the person or, if such an address has not been supplied, at the address to which the notice might have been sent if the death or bankruptcy had not occurred.

19 WINDING UP

If upon the winding up or dissolution of the Company, there remains after satisfaction of all of its debts or liabilities, any property whatsoever then:

- (a) that property shall not be paid to nor distributed among the members of the Company;
- (b) that property shall be given to or transferred to some other institution, company or trust having objects similar to the objects of the Company; and
- (c) the constitution of that institution, company or trust must prohibit the distribution of income and property to its or their members to an extent at least is equal to what is imposed on the Company by virtue of this Constitution.

20 INDEMNITY

- (a) The Company is to indemnify each officer of the Company out of the assets of the Company to the relevant extent against any liability incurred by the officer in or arising out of the conduct of the business of the Company or in or arising out of the discharge of the duties of the officer.
- (b) Where the Directors consider it appropriate, the Company may execute a documentary indemnity in any form in favour of any officer of the company or a subsidiary.
- (c) Where the Directors consider it appropriate, the Company may:

- (i) make payments by way of premium in respect of any contract effecting insurance on behalf or in respect of an officer of the company or a subsidiary against any liability incurred by the officer in or arising out of the conduct of the business of the company or a subsidiary or in or arising out of the discharge of the duties of the officer; and
 - (ii) bind itself in any contract or deed with any officer of the company or a subsidiary to make the payments.
- (d) Where the Directors consider it appropriate, the Company may:
 - (i) give a former Director access to certain papers, including documents provided or available to the Directors and other papers referred to in those documents; and
 - (ii) bind itself in any contract with a Director or former Director to give the access.
- (e) In this Clause 20:
 - (i) **officer** means:
 - (A) a Director or Secretary, executive officer or employee; or
 - (B) a person appointed as a trustee by, or acting as a trustee at the request of, the Company,and includes a former officer.
 - (ii) **duties of the officer** includes, in any particular case where the Directors consider it appropriate, duties arising by reason of the appointment, nomination or secondment in any capacity of an officer by the Company or, where applicable, the subsidiary of the Company to any other corporation.
 - (iii) **to the relevant extent** means:
 - (A) to the extent the Company is not precluded by law from doing so;
 - (B) to the extent and for the amount that the officer is not otherwise entitled to be indemnified and is not actually indemnified by another person (including, but without limitation, a subsidiary or an insurer under any insurance policy); and
 - (C) where the liability is incurred in or arising out of the conduct of the business of another corporation or in the discharge of the duties of the officer in relation to another corporation, to the extent and for the amount that the officer is not entitled to be indemnified and is not actually indemnified out of the assets of that corporation.

- (iv) **liability** means all costs, charges, losses, damages, expenses, penalties and liabilities of any kind including, in particular, legal costs incurred in defending any proceedings (whether criminal, civil, administrative or judicial) or appearing before any court, tribunal, government authority or other body.

11.3.7 LANDFILL REMEDIATION SEPARATE CHARGE POLICY

Datworks Filename:	EM Project Closed Landfill Remediation/ EM Landfill Remediation Separate Charge
Attachments:	<u>Pol-3091 Landfill Remediation Separate Charge Policy</u>
Responsible Officer Name:	Warren Mortlock Principal Advisor, Environmental Protection
Author Name:	Deluna Lawrence Closed Landfill Remediation Coordinator

EXECUTIVE SUMMARY

A Landfill Remediation Separate Charge Policy (POL- 3091) has been developed to provide clear administrative policy positions surrounding the expenditure and management of revenue raised through the levying of the Landfill Remediation Separate Charge (LR Separate Charge). A similar policy exists for the expenditure of funds from the Environment Separate Charge. This report recommends Council approve a Landfill Remediation Separate Charge Policy (POL- 3091).

PURPOSE

The purpose of this report is to recommend the approval of the Landfill Remediation Separate Charge Policy (POL- 3091). The Policy provides clear direction to the use of the Landfill Remediation Separate Charge revenue for closed landfill remediation.

BACKGROUND

- Many open space parklands and major sporting venues across the City are closed landfill areas. These areas are in varying states of repair, have been generally closed to a standard that in today's terms would be considered poor. Most have had only limited environmental or geotechnical investigation carried out on them.
- Council introduced the landfill remediation separate charge in 2002 to meet the high costs of remediation works on closed landfill necessary to reduce risks and prevent environmental harm from occurring. Council's intent for the creation of this charge was to monitor and remediate all landfills closed prior to July 1998 including the Myora landfill on North Stradbroke Island, excluding all other operational landfills such as Birkdale Landfill and Giles Road Hard fill, Redland Bay.
- Currently Council provides a (brief) description of the Landfill Remediation Separate Charge and the scope of expenditure as part of Revenue Statements announced in the budget each year and published in the Annual Budget Book.
- In January 2006, an Administration of Landfill Remediation Charge Reserve Procedure (PR-2644-001) was prepared to clarify processes for co-

administration of the Landfill Remediation Separate Charge Reserve. The procedure provided an internal process for determining project funding priorities between the then Redland Water and Waste Business Unit (RWW) and Council, both of which managed closed landfills. *RWW no longer exists and PR-2644-001 will be superseded by this Policy and a forthcoming Guideline.*

ISSUES

ESTABLISHMENT OF THE LANDFILL REMEDIATION SEPARATE CHARGE

Council has resolved through the budget process that in accordance with the old Section 972 of the Local Government Act 1993, now replaced with Section 94 of the *Local Government Act 2009*, it has determined that the community in general will benefit from the monitoring and remediation of all landfills closed prior to July 1998 and the landfill at Myora North Stradbroke Island, excluding all other operational landfills such as Birkdale and Giles Road, to prevent environmental harm.

STRATEGIC FINANCIAL MANAGEMENT AND PROGRAMME PLANNING

A ten (10) year expenditure plan is prepared each year to provide strategic expenditure planning. The Expenditure Plan sets out the works projects and costs to undertaken with the separate charge and acts provides an annual model of revenue and expenditure to be managed through the Closed Landfill Remediation Programme (CLR Programme).

NEW POLICY REQUIREMENTS

The objectives of the proposed new policy are to:

- Confirm the scope of expenditure of the Landfill Remediation Separate Charge revenue to ensure it is expended in accordance with Council's resolved intention.
- Commit to the establishment of a Programme approach to closed landfill remediation management designed to reduce risks to the community, protect the environment and Council business and achieve value for money delivery.
- Confirm project assessment considerations to assist in determining Programme funding priorities.

COMMITMENT TO A LANDFILL REMEDIATION PROGRAM

Policy Statement's 1 and 2 relate to Council commitment to the establishment of a Closed Landfill Remediation Programme and Expenditure Plan to strategically manage closed landfill remediation functions and projects through the Separate Charge.

- Establish and maintain a Closed Landfill Remediation Programme and Ten (10) Year Expenditure Plan to strategically manage Programme functions funded through the Separate Charge, realising cost savings and achieving high level of project integration to support the ongoing community and business use of closed landfill areas.

- Identify and manage corporate, community and environmental risks posed by past landfilling activities through the implementation and delivery of the following sub-programmes
 - *Environmental Monitoring and Testing Programme*
 - *Investigation, Planning and Design Programme*
 - *Minor Works and Maintenance Programme*
 - *Major Remediation Works Programme*

SCOPE OF EXPENDITURE

Policy Statement 3 ensures that the scope of the expenditure is limited to closed landfills as nominated by Council in the revenue statements, and that all expenditure proposals are based on a risk assessment.

- Ensure monitoring and remediation expenditure will be undertaken on the basis of the evaluated risk assessment rating, site specific management issues, site use and intensification pressures, annual financial modelling and consideration of the opportunities and savings to be gained through project integration initiatives. Expenditure is to be dedicated to closed landfill remediation on landfill areas closed prior to 1998, including Myora Landfill, North Stradbroke Island, excluding Birkdale Landfill and Giles Road Hardfill, Redland Bay.

DEFINING CLOSED LANDFILL MONITORING AND REMEDIATION

Policy Statement 4 provides a broad definition of what monitoring and remediation means in the context of closed landfills. Projects typically involve large scale earthworks often requiring the stripping (deconstruction) of land cover within the works area. The nature and scale of these works can raise community expectations. Sporting and other users of these sites often struggle with distinguishing closed landfill remediation works from infrastructure and service upgrade works, such as major car parking upgrades. This confusion continues to cause problems with communication and engagement and can fuel unrealistic expectations in the community. Council is recommended to confirm the scope of “closed landfill monitoring and remediation” and identify what works are not to be funded by the Separate Charge. This is expressed through the following.

- Ensure expenditure is limited to ‘closed landfill monitoring and remediation’, being actions and works that primarily identify, rectify, remedy, repair impacts and risks (actual or potential) to the environment, infrastructure or community as a result of emissions and effects from past land filling activities. This includes the reinstatement of damaged, removed or relocated infrastructure and service affected by closed landfill remediation projects to a comparable standard and does not include any other upgrades or improvements.

PROJECT PLANNING AND INTEGRATION

Remediation works can trigger substantial amendments to Master Plans and Landscape Plans covering closed landfill sites, many of which were prepared without adequate knowledge of stormwater management and closed landfill management. In

addition, closed landfill remediation works present a unique opportunity to capitalise on extensive site operations to successfully deliver large integrated site development projects.

In response, the following Policy Statement 5 encapsulates this recognition and Council commitment to achieve quality integration and robust planning outcomes.

- Achieve a high level of project integration through forward planning and early consideration of Master Planning outcomes, engagement activities, land use assessments and cross Council capital and operational planning; seeking opportunities to capitalise on economies of scale to cost effectively deliver integrated closed landfill remediation projects.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and Ethical Governance' Outcome – 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.

The secondary relationship to the Corporate Plan is founded through Council's 'Healthy Natural Environment' Outcome – A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

- 1.3 *Protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pests and other hazards.*

FINANCIAL IMPLICATIONS

There are no financial implications as the current expenditure scope and administrative processes involved with managing the Landfill Remediation Charge Reserve is consistent with the recommended Policy.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation on the proposed Policy and Guideline incorporated the following parties:

Party to Consultation	Collated Comments/Response
Service Manager Financial Reporting, Kevin Lamb	Fine. No further comment.
Senior Finance Advisor, Grant Tanham-Kelly	No changes or amendments

Party to Consultation	Collated Comments/Response
Senior Waste Planner, Paula Kemplay	No changes or amendments. Detailed major works project pricing model was recommended for inclusion in the associated Guideline.
Manager Environmental Management, Gary Photinos	Remove detailed administration positions. Otherwise no changes or amendments. <i>(all unnecessary admin provisions removed)</i>

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

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve to adopt the Landfill Remediation Separate Charge Policy POL-3091.

CARRIED

Landfill Remediation Separate Charge

Head of Power

Council has resolved, through the budget process, to levy, the “*Landfill Remediation Separate Charge*”. The purpose of the Charge is “*the community in general will benefit from the monitoring and remediation of all landfills closed prior to July 1998 and the landfill at Myora North Stradbroke Island, excluding all other operational landfills such as Birkdale and Giles Road, to prevent environmental harm.*”

In addition, this Policy supports the environmental protection objectives of the *Environmental Protection Act 1997* and Council’s Strategic Priority supporting a Healthy Natural Environment, “*a diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.*”

Policy Objectives

The objectives of this Policy are to:

- Confirm the scope of expenditure of the Landfill Remediation Separate Charge revenue to ensure it is expended in accordance with Council’s resolved intention.
- Commit to the establishment of a Programme approach to closed landfill remediation management designed to reduce risks to the community, protect the environment and Council business and achieve value for money delivery.
- Confirm project assessment considerations to assist in determining Programme funding priorities.

Policy Statements

In managing the Landfill Remediation Separate Charge, Council is committed to:

1. Establish and maintain a Closed Landfill Remediation Programme and Ten (10) Year Expenditure Plan to strategically manage Programme functions funded through the Separate Charge, realising cost savings and achieving high level project integration to support the ongoing community and business use of closed landfill areas.
2. Identify and manage corporate, community and environmental risks posed by past landfilling activities through the implementation and delivery of the following sub programmes -
 - Environmental Monitoring and Testing Programme
 - Investigation, Planning and Design Programme
 - Minor Works and Maintenance Programme
 - Major Remediation Works Programme

3. Ensure monitoring and remediation expenditure will be undertaken on the basis of the evaluated risk assessment rating, site specific management issues, site use and intensification pressures and consideration of the opportunities and savings to be gained through project integration initiatives. Expenditure is to be dedicated to closed landfill remediation on landfill areas closed prior to 1998, including Myora Landfill, North Stradbroke Island, excluding Birkdale Landfill and Giles Road Hard Fill, Redland Bay.
4. Ensure expenditure is limited to 'closed landfill remediation', being actions and works that primarily identify, rectify, repair impacts and risks (actual and potential) to the environment, infrastructure or community as a result of emissions and effects from past land filling activities. This includes the reinstatement of damaged or relocated infrastructure and services affected by closed landfill remediation to a comparable standard. This does not include any other upgrades or improvements.
5. Achieve a high level of project integration through forward planning and early consideration of Master Planning outcomes, engagement activities, land use assessments and cross Council capital and operational planning; seeking opportunities to capitalise on economies of scale to cost effectively deliver integrated closed landfill remediation projects.

Related Documents:

- RCC Operational Plan
- RCC Annual Budget Book
- Corporate Environment Policy (POL-2644);
- Contaminated Land Guideline (GL-2644-001)
- Landfill Remediation Separate Charge Guideline (GL-3091)

11.3.8 MEMBERSHIP OF THE HEALTHY WATERWAYS NETWORK

Datworks Filename:	EM Healthy Waterways
Attachments:	<u>Network Deed of the Healthy Waterways Network</u> <u>Executive Summary of the Healthy Waterways</u> <u>Network Rules</u> <u>Healthy Waterways Draft Strategic Plan</u> <u>Healthy Waterways Limited Business Plan 2010-2012</u> <u>Overview of local government issues with the EHMP</u>
Responsible Officer Name:	Gary Photinos Manager, Environmental Management
Author Name:	Warren Mortlock Principal Adviser Environmental Protection

EXECUTIVE SUMMARY

Council has been previously advised that the former Healthy Waterways Partnership has been replaced by a new company structure operating under a service provision model. Healthy Waterways Limited (HWL) have requested that Council become an 'Investor Participant' for the next 12 months in the 'Healthy Waterways Network' that HWL has established. There are concerns with the contracting arrangements offered. Consequently, this report recommends Council engage as a *Contributing Network Participant* and pay an annual membership (\$5,000) and contribute to Network activities on a project-by-project basis only at this stage.

PURPOSE

To seek endorsement for Council becoming a *Contributing Network Participant* for the next 12 months committing Council to participate in the *Healthy Waterways Network* and uphold the *Healthy Waterways Network Rules*.

BACKGROUND

- SEQ Healthy Waterways Partnership (HWP) has functioned since 2001. However, the 'owners' were essentially the 'partners', of what was an unincorporated joint venture 'hosted' by Brisbane City Council (BCC). BCC signed all contracts on behalf of HWP, accepted the liabilities, employed the staff and held the assets on trust. BCC resolved to end that hosting relationship on 30 June 2009.
- Since July 2009, an Interim Management Board has had the task of developing new governance arrangements. The State Government arranged for the International Water Centre (IWC) to take over as the new host. Redland City Council and other State and Local government, have worked with the Partnership office to identify the preferred model for the Partnership into the future.

- Redland City Council has been a member of the Partnership since 2001, and plays an active role in the delivery of the SEQ Healthy Waterways Strategy 2007-2012.
- Council resolved at its General Meeting on 24 February 2010, to accept Healthy Waterways Limited as a sole-supplier (under s.486(3)(b) of the Local Government Act 1993) of the following services to Council: a) Delivery of Ecosystem Health Monitoring Program, on which the annual waterway health report card is based; b) Research, coordination and specific programs such as Water By Design; and c) Specific projects negotiated between Council and Healthy Waterways Limited.
- SEQ Councils have indicated that whether they sign up to be members of the Healthy Waterways Network depends on their proposed contribution to the EHMP and whether significant changes are made to the program to ensure that local government requirements are met. Council of Mayors (SEQ) has facilitated a position whereby the annual contribution fee is to be paid in 6-monthly payments in July and January coming. The approach is supportive and will encourage HWL to tighten specifications and arrangements (particularly for EHMP) by 2011. To concur with this approach, Council would sign the Network Deed as an *Investor Network participant* and provide funding of \$55,000 to December 31st 2010. Any involvement beyond this date would be subject to further review and report back to Council.

ISSUES

NOT EXERCISING DELEGATED AUTHORITY CONFERRED

HWL has written to the Mayor requesting that Council become an Investor Participant in the Healthy Waterways Network. Council has already resolved to accept Healthy Waterways Limited as a sole-supplier and the CEO may exercise delegation to engage service through signing of the *Network Deed* between Council and the Healthy Waterways Limited (ACN 137 943 554) to become a *Founding Network Participant* - committing Council to participate in the *Healthy Waterways Network* and uphold the *Healthy Waterways Network Rules*.

However, this issue is returned to Council now, because:

- Council only had access to the draft (now final) network rules in making decision its decision on 24th February 2010;
- the services provided by HWL have changed as a result of commencement of the Review of the EHMP, and are likely to continue to evolve under direction of the Healthy Waterways Network committee;
- Council's decisions in regard to participation in these contractual arrangements have a significant political and public policy dimension;
- Council should be kept up to date on the development of Healthy Waterways Network.

A BRIEF SUMMARY OF THE ARRANGEMENTS

The functions of the Healthy Waterways Limited Network and Healthy Waterways Network are set out in the package of attachments:

- Network Deed of the Healthy Waterways Network (attachment 1)
- Healthy Waterways Network Rules (attachment 2)
- Healthy Waterways Draft Strategic Plan (attachment 3)
- Healthy Waterways Limited Business Plan 2010- 2012 (attachment 4)

The result is a package of instruments that brings major changes to the way HWP will operate into the future. SEQ Healthy Waterways Partnership no longer exists. The assets, staff, intellectual property and name are now under the direction of HWL, which is 'owned' by the International Water Centre (IWC) - a joint venture owned by four universities and the State Government. The HWL is a specific purpose non-profit company limited by guarantee. The interim board of HWL has developed a proposal to engage stakeholders in a Healthy Waterways Network (HWN) that essentially seeks to mimic the old partnership joint venture as a 'service' contributing members for a (large) fee.

Members enter into a legal arrangement with HWL to join the HWN. Funds contributed by organisations are used to develop and deliver an agreed program of activities that are included in a Network Strategic Plan and an annual budget. A 'Network Committee', comprising representatives of Investor Network Participants (largely). This Committee appoints the Board of Healthy Waterways Ltd (HWL) and endorses the Network's Strategic Plan and HWL's 3-year Business Plan. The Core Network Program will be determined through the Business Plan of HWL and developed in consultation with the HWN Committee. Council may withdraw from the Network at any time by giving one month's notice to the Board.

Three categories of membership in the Network are established:

- *Investor Network participants* who contribute to, and participate in the Core Network Program - pays annual membership (\$5,000) and core network program fee (\$100,000), and has the right to nominate a representative to the Healthy Waterways Network (HWN) Committee
- *Contributing Network Participants* who participate in Network activities on a project-by-project basis - pays annual membership (\$5,000) and contributions to projects if desired
- *General Network participants* who include the range of community and other organisations involved in waterways protection and restoration

CONCERNS

Given the involvement of Council to date and the importance of healthy waterways, it would seem appropriate for Council to participate in the Network. However, there is still considerable unease about the arrangements for becoming an Investor Network Participant. There are concerns regarding:

- The considerable complexity of the proposed network structure

- How much control the network members have and the extent to which the weight of financial contribution and political might may influence these entities
- Council's is a very small player in this proposal, whose contribution amounts to only one percent (1%) of the total HWL budget and only 5.6% of the total contribution from local governments to the total HWL budget
- Whether the State should be providing / or would provide (even if RCC did not become a network member) such services in SEQ (freely and proactively) given its responsibilities for natural resource management and to promote and facilitate waterway management
- Whether the RCC fee is better spent on local waterways projects that are not possible under current budget constraints
- Arrangements are still outside the scope of standard purchasing under the *Local Government Act 2009* – despite advice by Council Officers
 - a. 'services' are only broadly outlined in the Draft Strategic Plan, which is yet to be finalised by HWL and approved by the HWL Board;
 - b. the rules place third parties (IWC/HWL/HWN) in the 'contract' over which Council has little influence and no control;
 - c. Council must abide by the supplier's contract – the Network Rules – and not engage through Council's 'Contract of Services';
 - d. As an *Investor* Council's contribution (\$105,000) would be spent on the 'Core Network Program' of which 74% is allocated to running the EHMP monitoring program and 20% on program management and network governance (Yet the EHMP is under review, for which a report is expected in July, and the development of a Business Case and exact service delivery may not be resolved until 2011).
- Council currently gains little from the EHMP – a summary of local government issues with the EHMP is in Attachment 5.
- The 2010-11 HWL Business Plan contains limited benefit and relevance to Redland City Council's waterway management priorities and programs. It is primarily focussed on the big river catchments and their issues and solutions in South east Queensland. Small urban creeks in coastal settings have not been a priority for the Healthy Waterways Partnership in the past.

Ultimately, the arrangements established by these documents may suit some partners (research entities, state government departments, water businesses and councils) more than others. This is a complex and still evolving situation.

Given the above, there is still a risk that ultimately Council may not receive the services it wants from HWL as an Investor Network Participant. Council should be concerned over the risks associated with these contract arrangements and the overly complex HWN rules. It is recommended that Council take a cautious approach over the next six to 12 months. This should signal that Redland City Council desires to work collaboratively at a regional scale, but that arrangements that lower contract risks would need to be offered for it to become and investor in the Core Program.

- Council only commits to become a *Contributing Network Participant* for which membership fee of \$5,000 to June 30th 2011 is payable.
- Council could maintain HWL status as sole provider.
- Council NOT sign the Network Deed and not invest in the Core Program at this time.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Embracing the Bay' Outcome – 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.

- 3.3 *Ensure the ongoing health of the bay by managing creeks, wetlands and stormwater and by protecting natural areas surrounding the bay*
- 3.5 *Build partnerships with marine research, education institutions and the private sector to develop future research projects and education programs that will improve the health of the bay*

FINANCIAL IMPLICATIONS

As an Investor Participant, Council pays an annual membership fee of \$5,000 and an agreed contribution to the Core Network Program costs for each financial year. Currently we are advised that this contribution is \$100,000 per annum. However, because the HWL is operating on a calendar year basis, the fee to 31st December 2010 is membership plus \$50,000. Budget has been approved under 70739 for Healthy Waterways Partnership Fee at \$85,000.

Funds not allocated to the Network should be redirected to on-ground waterway recovery and extension programs. The annual fee amount could be used alternatively to significantly increase our ability to work with local landowners under the Waterway Extension Program (currently only covers rural areas), establish and run an Urban Areas Waterway Extension Program, assist in revegetating and rehabilitating priority creek areas, runs a fish barrier removal program in Eprapah Creek where some 38 significant barriers have been identified.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Legal Services has provided comment on the Network Deed and Rules. Several discussions between SEQ Councils have been facilitated by the Council of Mayors

(SEQ) which have subsequently confirmed and recommended the consensus position to all Councils. Council Officers (EMG) have met with the Healthy Waterways Network Manager and Acting Director on several occasions.

OPTIONS

PREFERRED

That Council resolves to become a Contributing Network Participant for the next financial year 2010/2011, and pay annual membership fee of \$5,000. Council may participate in the Network activities and make further financial contributions on a project-by-project basis if desired. Council commits to uphold the Healthy Waterways Network Rules.

ALTERNATIVE

That Council resolves to become a Founding Network member and Investor Participant in the Healthy Waterways Network, for the six months period to 31st December 2010 and pays a \$50,000 fee. Council pays the annual membership fee of \$5,000, and commits to uphold the Healthy Waterways Network Rules. Any involvement beyond this date is subject to further review and report back to Council for further consideration.

OFFICER'S RECOMMENDATION

That Council to:

1. Become a Contributing Network Participant for the next financial year 2010/2011, uphold the Healthy Waterways Network Rules, and pay annual membership fee of \$5,000; and
2. Participate in the Network activities and make further financial contributions on a project-by-project basis.

COMMITTEE RECOMMENDATION

That this item be deferred to the General Meeting to follow up the communication received from the Healthy Waterways Network.

ADDENDUM – 26 JULY 2010

The following information has become available after the report went to committee; this information falls into three main areas described below:

1. Correspondence from CEO of Healthy Waterways Partnership
2. Ecosystem Health Monitoring Program Review Panel Recommendations
3. Council of Mayors Network membership update

1. Correspondence from CEO of Healthy Waterways Partnership

A meeting on Tuesday 13th July between the Mayor, Senior Officers and CEO of Healthy Waterways Partnership, addressed issues raised in an email to the Mayor on 7th July. The CEO of Healthy Waterways Partnership has subsequently confirmed that (paraphrased here):

- The partnership continues to operate through the Healthy Waterways Limited (HWL) secretariat and Network with process control vested in the Network Committee.
- While International Water Centre (IWC) owns Healthy Waterways Limited, no ownership exercise or action can be taken by IWC over HWL as control is vested in the Network Committee via their nominated Board. This right has been ceded by contract to the Network Committee by the IWC.
- The current changes driven by partners are being progressed on the basis that these partners will participate on an ongoing basis (ie for longer than a 6 months commitment). The value of pursuing these changes to the EHMP is undermined if those requesting the changes do not intend to utilise the altered programme.
- The nature of services have not been reduced - it is the purpose of Healthy Waterways (and the EHMP review) to improve stakeholder returns and better meet stakeholder needs from the existing, and any new services.
- Investment fees are not fixed but are based on previous contributions.
- Current governance arrangements are more transparent than previous arrangements for the Partnership.

2. Ecosystem Health Monitoring Program Review Panel Recommendations

A copy of the Ecosystem Health Monitoring Program (EHMP) Review report has subsequently been provided to Council. This document provides background information, issues, and recommendations for the future EHMP. Healthy Waterways is seeking Council's detail response to the Report, and Council's involvement in the development of the EHMP business case, which commences in early August.

The Principal Advisor, Environmental Protection attended the EHMP Steering Committee Meeting on Wednesday 14th July as Council's representative.

The Review Panel proposed a broader monitoring and evaluation framework that includes the existing regional condition assessment—the existing EHMP—but is augmented with additional monitoring programs for drivers and pressures, effectiveness of management measures and load based influences. The new framework should resolve many of the issues raised by Redland City Council (and others) with the EHMP, and has had a positive reception from partners.

3. Council of Mayors Network membership update

Council of Mayors Secretariat has advised that significant progress has been made on the arrangements for the establishment of the Healthy Waterways Network. There are now sufficient partners to establish the Network in July 2010.

The initial investing and contributing partners who will be joining the Network in July 2010 are as follows:

- Investors – Brisbane City Council, Sunshine Coast Regional Council, Queensland Urban Utilities and Unitywater
- Contributing partners – Moreton Bay Regional Council, Ipswich City Council.

Confirmation is yet to be received from the following organisations but indications are:

- WaterSecure - Investor
- Gold Coast City Council – Investor

- Logan City Council – Investor (level of membership to be reviewed following the outcomes from the EHMP Review)
- Redland City Council – level of membership currently being determined
- SEQ Catchments – Investor
- Toowoomba Regional Council – Contributor
- Lockyer Valley Regional Council – level of membership to be determined
- Allconnex – level of membership to be determined
- Seqwater - level of membership to be determined
- Grid manager - level of membership to be determined
- Incitec Pivot – Contributor

The following Council's will not be joining the Healthy Waterways Network:

- Scenic Rim Regional Council
- Somerset Regional Council.

AMENDED OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Bowler

Seconded by: Cr Elliott

That Council resolves to become a Founding Investing Network member in the Healthy Waterways Network, for the twelve months period to 30th June 2011; and

- 1. Contribute to, and participate in the Core Network Program;**
- 2. Pay the annual membership and core network program fee; and**
- 3. Commit to uphold the Healthy Waterways Network Rules.**

CARRIED



Network Deed
of the
Healthy Waterways Network

DRAFT

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This deed is made the day of 2010.

BETWEEN

HEALTHY WATERWAYS LTD ACN 137 943 554 having its registered office at Level 16, 333 Ann Street, Brisbane in the state of Queensland (“Company”);

AND

[FOUNDING NETWORK PARTICIPANT]

(“Founding Network Participant”)

Recitals

- A. The Company has been established for the purpose of facilitating the establishment of the Healthy Waterways Network and operating, managing and administering the Healthy Waterways Network.
- B. The Company agrees to establish the Healthy Waterways Network on the terms of this deed.
- C. The Founding Network Participant agrees to participate in the Healthy Waterways Network on the terms of this deed.

The parties covenant and agree as follows:

1 Warranty

The Company warrants that at the time of entering into this deed:

- (a) its constitution is that set out in Annexure A to this deed; and
- (b) the only member of the Company is International WaterCentre Pty Ltd.

2 Establishment of Healthy Waterways Network

- 2.1 The Company agrees to establish the Healthy Waterways Network on and from the Commencement Date.
- 2.2 The Company agrees that it will manage, operate and administer the Healthy Waterways Network in accordance with the network rules (“Network Rules”) as amended from time to time.
- 2.3 The Founding Network Participant agrees that it will participate in the Healthy Waterways Network as a Network Participant in accordance with the Network Rules attached as Annexure B to this deed as amended from time to time (“Network Rules”).
- 2.4 The Parties acknowledge that:
 - (a) subsequent participants may join the Healthy Waterways Network by either completing an application form or signing a joinder deed with the Company in accordance with clause 27 of the Network Rules; and

- (b) the Founding Network Participant may leave the Healthy Waterways Network in accordance with clause 25 of the Network Rules.
- 2.5 The first Annual Budget, Business Plan and Network Strategic Plan will be those set out in Annexures C to E to this deed.

3 Category of Network Participant

- 3.1 The Founding Network Participant will, for the purposes of the Network Rules, join the Healthy Waterways Network as an [Investor Network Participant/ Contributing Network Participant].
- 3.2 If the Founding Network Participant is an Investor Network Participant:
- (a) its Core Contribution for the first Financial Year of operation of the Healthy Waterways Network will be [insert amount]; and
 - (b) its representative to the Network Committee for the 12 month period following the Commencement Date will be [insert representative's name].

4 Governing law and jurisdiction

- 4.1 This deed will be governed by and construed in accordance with the law for the time being in force in Queensland, Australia.
- 4.2 Each Party:
- (a) irrevocably submits unconditionally to the jurisdiction of the courts of Queensland, Australia and of all courts competent to hear appeals from them in relation to any legal action, suit or proceeding arising out of or with respect to this deed; and
 - (b) agrees that any such action, suit or proceeding may be brought in Queensland, Australia.

5 Actions of Company

Nothing in this deed will be taken to in any way authorise or permit the Company to incur any liabilities or undertake any obligations on behalf of, or in the names of, any of the Network Participants except as specifically authorised in the Network Rules.

6 Costs

Each Party will bear its own costs and expenses in relation to the preparing and signing this deed.

7 Defined terms

Terms used in this deed and which are not otherwise defined, will have the meaning given to them in the Network Rules.

8 Counterparts

This Deed may be executed in original form and/or by facsimile transmission in any number of counterparts and all counterparts taken together constitute one and the same instrument.

Executed as a Deed

Annexure A – Constitution

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Healthy Waterways Network Rules

Executive Summary

1 Membership

There are 3 categories of membership:

- Investor Network Participants;
- Contributing Network Participants; and
- General Network Participants.

Investor Network Participants

To qualify in this category:

- pay the annual membership fee of \$5000 at the beginning of each financial year;
- contribute on a pro-rata basis to the core network program costs [ie that part of the annual budget allocated to the delivery of the core network program]; and
- participate in the core network program [ie the sub-set of network activities that focus on the delivery of outcomes for Investor Network Participants].

Entitlements of membership:

- nominate candidates for positions on the Network Committee and as directors of Healthy Waterways Limited (“Company”);
- licence to use nominated Healthy Waterways trade marks;
- licence to use Healthy Waterways intellectual property;
- send two (2) representatives to strategic network meetings;
- send one representative to network annual meetings.

Contributing Network Participants

To qualify in this category:

- pay the annual membership fee of \$5000 at the beginning of each financial year; and
- participate in network activities on a project-by-project basis.

Entitlements of membership:

- licence to nominated Healthy Waterways trade marks;
- licence to Healthy Waterways intellectual property generated in projects in which the Contributing Network Participant is a project participant;
- send one representative to strategic network meetings;
- send one representative to network annual meetings.

General Network Participants

To qualify in this category:

- if a natural resource management or environment group – pay the annual membership fee of \$50;

- if any other organisation or body corporate – pay the annual membership fee of \$2000.

Entitlements of membership:

- send one representative to the network annual meeting; and
- access to newsletters and online network resources.

2 Network Committee

Composition:

- Company director – nominated by the Board and chairs committee meetings;
- Two (2) persons representing State Network Participants – ie Investor Network Participants who are Queensland State departments or other Queensland statutory bodies (but not a university or other public teaching or research institution);
- Two (2) persons representing Local Authority Network Participants – ie Investor Network Participants who are local government authorities;
- One person representing the research and scientific community;
- One person representing the general community; and
- One person appointed by International WaterCentre Pty Ltd (“IWC”).

The term for a person appointed as representing State Network Participants or Local Authority Network Participants, is three (3) years.

The role of the Network Committee is:

- to provide advice and recommendations to the Board on:
 - development of network strategic plan (in particular the core network program), the business plan, the annual budget and the projected budget;
 - use of resources for network activities taking into account the objectives, the network strategic plan, the business plan and outcomes of the strategic network meetings and other network fora;
- elect directors;
- receive the annual report and financial statements for the network;
- approve variations to the Company’s constitution and the network rules;
- approve the admission of new Investor Network Participants and Contributing Network Participants;
- expel a Network Participant;
- any other functions set out in the network rules or as authorised by the board.

A member of the Network Committee may appoint an alternate.

3 Company Board

Composition:

- four (4) independent directors appointed by the Network Committee; and
- one director appointed by IWC.

Directors should have one or more of the following skills:

- corporate governance;
- science;
- community engagement;
- financial management;
- business;
- law.

The term of a director appointed by the Network Committee is 4 years or such other term nominated by the Network Committee.

The directors appointed by the Network Committee must appoint one of their own as chairperson. The term of the chairperson is two (2) years.

4 Network meetings and fora

An annual network meeting will be held which will be open to all Network Participants. At this meeting the Company reports on the network activities undertaken in the previous financial year.

Biannual strategic network meetings will be held and will be open to:

- Investor Network Participants;
- Contributing Network Participants;
- Network Committee;
- Board;
- the CEO; and
- other persons invited by the Board.

The purpose of strategic network meetings is to:

- provide feedback and recommendations to the Network Committee and the Board on the development of the network strategic plan, the business plan and the network activities, in particular the core network program;
- provide a forum for key stakeholders to engage in high level policy discussions on issue in respect of both waterways and catchment management and on broader natural resource management issues.

The Company will also facilitate discussion and interaction between the Network Participants, the Network Committee and the Board through permanent and ad hoc steering groups, roundtables etc.

5 Planning, budgets and financial matters

Plans and budgets

Each financial year, the Company must prepare the following:

- network strategic plan – strategic plan developed on a three (3) year rolling basis for the conduct of the network activities, in particular the core network program;
- the business plan – developed on a three (3) year rolling basis and reviewed annually for the operation of the Company, and in particular how the Company contributes to achieving the Network Strategic Plan;
- annual budget for the upcoming financial year; and
- the projected budget – which is the annual budget for the upcoming financial year together with the budget projections for the following two (2) financial years, including the projected core network program costs.

The Company will obtain input from the strategic network meeting participants and the Network Committee in the planning and budgeting.

Plans and budgets must be approved by the Board.

Contributions to the core network program

Before the start of a financial year, the Company must provide each Investor Network Participant with:

- the core network programs costs for the upcoming financial year;
- the projected budget;
- the calculation of the Investor Network Participant's contribution to the core network program costs; and
- an invoice for that contribution.

Each Investor Network Participant must pay this contribution and also provide the Company with an indicative confirmation that the Investor Network Participant will pay future contributions towards the core network program costs in accordance with the projected budget.

Financial management and reporting

The Company must prepare an annual report which includes:

- details on the conduct of the network activities in the previous financial year;
- projects undertaken;
- progress in relation to the network strategic plan;

- use and dissemination of the Healthy Waterways intellectual property;
- financial statements – profit and loss, balance sheet, cash flow statement

6 Intellectual property issues

Background IP

A Network Participant may make available intellectual property owned or held by the Network Participant for the conduct of network activities. This access may be granted for specified internal projects (Healthy Waterways projects) or external projects (commissioned projects) or as a general access right for the activities of the network as a whole.

The Company will maintain a register of intellectual property made available by the Network Participants.

Ownership of outcomes of network activities

- reports and copyright in those reports will be owned by the Company;
- project deliverables will be owned by the Company;
- Healthy Waterways intellectual property will be owned by the Company;
- intellectual property from commissioned projects will be owned in the manner set out in the relevant commissioned project agreement;
- Healthy Waterways trade marks will be owned by the Company.

Access by Network Participants to intellectual property

Access to Healthy Waterways intellectual property by Investor Network Participants and Contributing Network Participants will be in accordance with each Project Schedule.

The Company may make available Healthy Waterways intellectual property, that is not confidential information or subject to any associated rights, in the public domain in a manner that maximises the benefits accrued to Australia and facilitates better decision making. Any access would be in accordance with a simple open content licensing framework.

Investor Network Participants and Contributing Network Participants will have a licence to use nominated Healthy Waterways trade marks.

7 Entry of new Network Participants and withdrawal or expulsion of a Network Participant

Entry of new General Network Participants

The Company may admit a new General Network Participant if the applicant has completed the required application form and paid the annual membership fee.

Entry of new Investor Network Participants and Contributing Network Participants

A new Investor Network Participant/Contributing Network Participant may be admitted by a special resolution (ie 75%) of the Network Committee. New Investor Network Participants and Contributing Network Participants must sign a joinder deed with the Company.

Withdrawal or expulsion of a Network Participant

A Network Participant may withdraw from the network on giving one month's written notice. All outstanding annual membership fees and contributions to core network program costs must be paid.

A Network Participant may be expelled from the network for cause by a resolution of the Board or a special resolution of the Network Committee.

8 Amendment to Network Rules and termination of Network

To be effective, an amendment to the network rules must be approved by both a resolution of the Board and a special resolution of the Network Committee.

The network will continue until the earlier of:

- (a) when only one Investor Network Participant remains in the Network; or
- (b) the Company is wound up by law.

Healthy Waterways Network

Draft Strategic Plan **2010 – 2015**

The waterways of South East Queensland define the character of the region and contribute to its environmental, economic and social well-being. While the region's waterways are largely in fair to good condition, in some areas there are significant signs of stress. Building on two decades of investment in understanding and protecting our waterways and reversing environmental decline, the key waterway health issues to be addressed are significant reductions in sediment and nutrient loads entering the waterways, and the protection of areas of existing high ecological value. This requires investment in on-ground action, changes to policy and regulatory frameworks, and changes in practices and behaviours of residents and visitors. The Healthy Waterways Network has been established to assist in responding to these challenges.

Our vision Healthy waterways and catchments for South East Queensland.

By 2026, our waterways and catchments will be healthy ecosystems supporting the livelihoods and lifestyles of people in South East Queensland (SEQ), and will be managed through collaboration between community, government and industry.

Our role ... To make and keep our waterways healthy

To reach the vision by working collaboratively across government, industry, the community and research institutions to ensure that management of SEQ's catchments and waterways utilises best available science and management practices to maintain and improve environmental values for the region's freshwater, estuarine and marine ecosystems, including Moreton Bay.

Our principles

The Network is guided by the following principles:

- **Partnership** – We will provide a whole of government / whole of community model based on leadership, commitment, voluntary cooperation and partnership, with strong recognition and involvement of local government, and community, industry and research organisations as equal partners.
- **Commitment** – We are committed to a common purpose and seek long term solutions which focus on causes and address barriers to change.
- **Adaptive management** - We recognise that action can seldom be postponed until we have "enough" information to fully understand the situation – we need to act on the basis of the best available information at the time, and then monitor and evaluate the results so as to derive "lessons learned" that will improve our response to the problem.
- **Transparency** – We commit to cost-effective monitoring of both aquatic ecosystem trends and effectiveness of management investments. We will report regularly and information will be publicly available.
- **Total water cycle management** – We are committed to a holistic approach to managing the region's water resources by balancing the competing demands on these resources so as to meet water quantity and quality objectives including those relating to the role of water in the environment.

Our strategic outcomes and actions

The Healthy Waterways Network is committed to achieving the outcomes of the SEQ Healthy Waterways Strategy 2007-2012 (the Strategy), an integrated set of Action Plans which aim to maintain and improve the health of SEQ's catchments and waterways. The following strategic actions for the Network are based on the Management Action Targets from the Strategy, and have been updated to reflect progress on implementation of the Strategy since 2008.

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
1. Point Source Pollution Loads	<i>By 2026, 100 percent of nutrient loads originating from point sources are prevented from entering receiving waterways and Moreton Bay.</i>	1.1 Prioritise upgrades to municipal and industrial wastewater treatment plants that are currently not achieving the recommended standard of 50th percentile of 3mg/L nitrogen and 1mg/L phosphorus.	DERM Unitywater Qld Urban Utilities Allconnex	Provision of receiving water quality model	No. of plants upgraded	11.4 Waterway health
		1.2 Prioritise upgrades to wastewater treatment plants discharging to freshwater streams to meet the water quality objective targets for that stream and public health standards.	DERM Unitywater Qld Urban Utilities Allconnex	Provision of EHMP data	No. of plants upgraded	11.4 Waterway health 11.5 Drinking water catchment protection
		1.3 Reduce wastewater concentrates, toxicants, disinfection residuals, biosolids and salt loads by recycling or by other means.	DERM Unitywater Qld Urban Utilities Allconnex	- Provision of receiving water quality model - Promote value of recycled water	% reduction in loads	10.7 Waste 11.4 Waterway health
		1.4 Manage all on-site wastewater treatment facilities according to approved best management practice.	SEQ Local govt DERM Landholders	Promote and distribute information on best management practices	Results of compliance audits	11.4 Waterway health
		1.5 Manage sewer networks and associated infrastructure to minimise wet weather overflows and achieve zero dry weather overflows.	DERM Unitywater Qld Urban Utilities Allconnex	Provision of receiving water quality model	Zero dry weather overflows	11.4 Waterway health
2/3. Diffuse Source Pollution Loads	2. Non-urban Diffuse Pollution Loads					
	<i>By 2026, non-urban diffuse source pollutant loads entering receiving waters</i>	2.1 Develop the business case to adequately plan and cost a region-wide Healthy Country program to reduce non-urban diffuse sourced pollution (by 2010)	DERM	Contribute to business case as agreed.	An endorsed Business Case for a region-wide Healthy Country Program	2.1 Biodiversity 4.1 Natural resource management 4.3 Ecosystem services 11.4 Waterway health

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
	<i>will be reduced by 50 percent of the loads in 2006 and in-stream ecosystem health will improve in targeted catchments.</i>	2.2 Scope and develop decision support tools, frameworks and management instruments to assist in the delivery of a region-wide Healthy Country program (by 2012)	DERM HWP SEQ Catchments Peak rural industry bodies	Contribute to development of relevant tools, etc	Decision support tools and management frameworks and instruments to assist in the delivery of a region-wide HC program	2.1 Biodiversity 4.1 Natural resource management 4.3 Ecosystem services 11.4 Waterway health
		2.3 Develop and implement capacity building programs to address the shortfall in technical and extension skills to support the delivery of a region-wide Healthy Country program (by 2015) erosion) from the non-urban landscape. (2015)	DERM Relevant research organisations Relevant on-ground delivery agents Peak rural industry bodies	Contribute to Healthy Country capacity building program	Capacity building program addressing the different technical needs for the implementation of a region-wide HC	2.1 Biodiversity 4.1 Natural resource management 4.3 Ecosystem services 11.4 Waterway health
		2.4 Contribute to the priority roll-out of the Healthy Country program across SEQ to address major sources of sediment (in particular channel and gully)	DERM SEQ local govts. SEQ Catchments SEQ TOA Peak rural industry bodies Aust Rivers Institute	Contribute to capacity building, monitoring and evaluation of HC delivery	A region-wide HC program	2.1 Biodiversity 4.1 Natural resource management 4.3 Ecosystem services 11.4 Waterway health
		2.5 Include key areas that are major contributors of non-urban sourced sediment loads into the regional event monitoring program (by 2012).	DERM Seqwater	Event Scientific Expert Panel	Expansion of HW Event Monitoring Program to include key areas identified in the HC Program	11.4 Waterway health
		2.6 Contribute to the identification and adoption of relevant and effective best management practices (BMPs) for reducing non-urban diffuse source pollution (by 2015) .	DERM SEQ local govts. SEQ Catchments Peak rural industry bodies Aust Rivers Institute	Contribute to monitoring and evaluation of HC delivery	Identification and adoption of relevant and effective best management practices for reducing non-urban diffuse source pollution	4.1 Natural resource management 4.2 Land, extractive resources, minerals, forestry and fisheries
		2.7 Contribute to the identification and adoption of Federal, State and local government policy and planning frameworks that increase and effectively support adoption of Best Management Practices in rural areas across SEQ (by 2015).	DERM Council of Mayors SEQ SEQ Catchments Peak rural industry bodies	Review and interpretation of monitoring and evaluation data	Information to support the effective policy and planning frameworks that increase and support BMPs in SEQ catchments	4.1 Natural resource management

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
		2.8 Support the development and implementation of communication techniques and processes for engaging with relevant major stakeholder and investor groups (by 2015).	SEQ Catchments Peak rural industry bodies	Communication support including web site development and publication of documents	Effective communication processes to engage stakeholders and secure investments into the HC program	4.1 Natural resource management
		3. Urban diffuse pollution loads				
	<i>By 2026, all developed urban land in SEQ will meet consistent regional standards for Water Sensitive Urban Design.</i>	3.1 Establish a targeted erosion and sediment control capacity building initiative to improve awareness and compliance.	DERM SEQ Local govt	- Water by Design projects - EHMP results	- Increased compliance - Reduced sediment loads during construction phase	11.4 Waterway health
		3.2 Facilitate the necessary changes in cultures and processes within the development industry and government to support the successful planning and delivery of water sensitive urban design.	DERM SEQ Local govt Peak urban industry bodies	Water by Design projects including development of training modules	- Increased uptake and improved efficacy of WSUD infrastructure	11.4 Waterway health
		3.3 Establish effective management and maintenance regimes for stormwater quality assets including a suitable funding model.	SEQ Local govt DERM	Water by Design projects	- Improved WSUD asset management including improved maintenance	11.1 Total water cycle management 11.4 Waterway health 11.6 Overland flow and flood management
		3.4 Determine the cost and benefits and environmental implications of stormwater harvesting schemes and how they can be appropriately designed and managed.	SEQ Local govt DERM Qld Water Commission	Water by Design projects	- Increased uptake of cost-effective stormwater harvesting schemes that protect downstream ecosystems	11.4 Waterway health 11.2 Water supply planning
		3.5 Establish and implement a strategy to progressively retrofit existing urban areas to achieve relevant resource condition targets and healthier and resilient cities.	SEQ Local govt DERM	Water by Design projects	- Increased application of WSUD in existing urban areas. - Interim targets are developed towards achieving the 2026 management outcomes of the Healthy Waterways Strategy	11.4 Waterway health
		3.6 Develop effective models for delivering integrated water cycle management (IWCM) cognizant of new institutional arrangements,	Qld Water Commission DERM SEQ Local govt	- Provision of receiving water quality model - Water by Design projects - Scientific peer review of	- By mid 2012 Total Water Cycle Plans have been developed for all Local Government areas in	1.1 Sustainability principles 11.1 Total water cycle management

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
		issues of scale and interaction with the SEQ water grid.		approaches	SEQ, - By mid 2012, sub-regional total water cycle plans have been developed for major growth areas identified in the SEQ Regional Plan 2009 - 2031	11.2 Water supply planning
4. Protection and Conservation	<i>By 2026, SEQ waterways and wetland, and vegetated areas, making important contributions to water quality and waterway health, are protected and conserved.</i>	4.1 Identify and acquire or actively manage land of ecological significance that contributes to water quality and waterway health.	DERM Seqwater SEQ local govt			2.1 Biodiversity 4.3 Ecosystem services 11.4 Waterway health
		4.2 Support owners of land of ecological significance that contributes to water quality and waterway health by voluntary schemes based on positive incentives.	DERM SEQ local govt			11.4 Waterway health
		4.3 Establish a co-ordinated framework of legislative based management measures for waterways and land of ecological significance that contribute to water quality and waterway health.	DERM SEQ local govt			11.4 Waterway health
		4.4 Prepare and implement strategies and plans focusing on catchment management for all regional and local catchments.	SEQ local govt			11.4 Waterway health
		4.5 Manage drinking water supply catchments for protection and conservation purposes.	Seqwater DERM SEQ local govt			11.5 Drinking water catchment protection
5. Coastal algal blooms (CABs)	<i>By 2026, the intensity, frequency and extent of existing Coastal Algal Blooms have been reduced in all SEQ estuarine</i>	5.1 Identify, plan and manage all major sources of nutrients of concern in the SEQ catchments that are leading to CABs to reduce existing loads and prevent any future increase.	DERM SEQ local govt Forestry Plantations Qld	Relevant science support including development of decision support tools	- Major sources of NoCs for CABs identified (by 2011) - Plan for management of major sources of NoCs developed and endorsed (by 2012) - Plan for management of major sources of NcOs implemented (by 2013)	2.4 Managing the coast 11.4 Waterway health

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
	<i>and marine waterways, with their impacts minimized and no new bloom events occurring.</i>	5.2 Develop and utilise effective management tools to assist local governments in preparing plans and undertaking development assessments so that the release of key nutrients and elements to estuarine waterways are reduced and so reduce the risk of CAB events.	DERM SEQ local govt	- Scientific peer review - Maintenance of Bayesian Belief Network <i>Lyngbya</i> model	- Effective management tools to assist LGs in preparing plans and undertaking development assessments (by 2011) - Culture facility for <i>Lyngbya</i> (by 2012).	2.4 Managing the coast 11.4 Waterway health
		5.3 Develop and implement appropriate contingency response measures in response to CAB events to minimise risk to public amenity, public health and the environment.	DERM DEEDI FQ SEQ local govt	Support development of relevant monitoring as early warning system for CAB outbreaks	Contingency response plan for CABs (by 2010).	2.4 Managing the coast 11.4 Waterway health
		5.4 Undertake ongoing <i>Lyngbya</i> , <i>Hincksia</i> and other CAB monitoring in SEQ estuaries, Moreton Bay and northern coastal areas.	DERM SEQ local govt	- Scientific peer review - Develop and maintain a register of CAB occurrences in SEQ	- Registry of CABs in SEQ (by 2010) - Regular reporting of <i>Lyngbya</i> occurrences	1.2 Sustainability monitoring 11.4 Waterway health
		5.5 Undertake relevant <i>Lyngbya</i> and <i>Hincksia sordida</i> research to guide management and contingency response in the SEQ coastal area and ensure it is communicated to stakeholders in a timely way through appropriate channels.	DERM Research organisations	- Scientific coordination, quality assurance and peer review - Communications support including preparation and distribution	Information to inform management, planning and policy to address CABs (ongoing).	2.4 Managing the coast 11.4 Waterway health
		5.6 Support improved institutional arrangements to enable a whole-of-government and whole-of-community approach to management, research and monitoring of CABs.	DERM SEQ local govt	- Scientific coordination and peer review	Effective institutional arrangements to manage and monitor CABs	2.4 Managing the coast 11.4 Waterway health
6. Ecosystem Health and Event	<i>A regional monitoring program that comprehensively assesses and reports the</i>	6.1 Continue to implement a cost-effective, integrated and relevant assessment (both ambient and event-based) of the aquatic ecosystem health of South East Queensland waterways and Moreton Bay.	DERM HWRP	- Project manage delivery of EHMP - Provide scientific quality assurance and review - Prepare, launch and distribute the annual Report Card	A cost-effective, relevant and integrated monitoring EHMP.	1.2 Sustainability monitoring 11.4 Waterway health

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
	<i>ecological condition of SEQ waterways exists, and is relied upon to guide environmental and management decisions of stakeholders.</i>	6.2 Undertake regular assessments of data trends to evaluate the effectiveness of environmental protection and management measures.	HWRP	<ul style="list-style-type: none"> - Coordinate regular assessments of data trends - Provide scientific review and quality assurance of assessments 	Reporting on the data trends to evaluate effectiveness of environmental protection and management measures	1.2 Sustainability monitoring 11.4 Waterway health
		6.3 Continually evaluate and communicate monitoring results to decision-makers and the public.	HWRP	<ul style="list-style-type: none"> - Preparation and distributions of agreed communication products including Report Card, web site, technical reports - Development and maintenance of health-e-waterways web portal 	EHMP results communicated effectively to decision makers	1.2 Sustainability monitoring 11.4 Waterway health
		6.4 Maintain the EHMP data management system to allow Partners timely access to monitoring information.	HWRP DERM	<ul style="list-style-type: none"> - Maintain and enhance agreed data management systems - Provide data to partners under agreed protocols 	Effective data management system	1.2 Sustainability monitoring 11.4 Waterway health
		6.5 Establish and maintain a framework to link local monitoring with regional-scale monitoring.	SEQ local govt HWRP SEQ Catchments	<ul style="list-style-type: none"> - Support establishment and maintenance of framework - Scientific review and quality assurance of framework 	A framework for linking local and regional-scale monitoring	1.2 Sustainability monitoring 11.4 Waterway health
		6.6 Develop and implement an EHMP-specific essential research and development plan to address knowledge gaps and improve the monitoring program.	DERM HWRP	<ul style="list-style-type: none"> - Contribute to development of r&d plan - Scientific review and quality assurance of plan 	Cost-effective research program to support EHMP (supporting a state-of-the-art and relevant program)	1.2 Sustainability monitoring 11.4 Waterway health
		6.7 Develop and implement a "Safe and Healthy Use of Waterways" Program.	DERM SEQ local govt HWRP	Contribute to program development and implementation	Safe and Healthy Use of Waterways Program	6.4 Safe and healthy communities
7. Communication, Education and Motivation	<i>By 2026, the community values the region's waterways and is motivated to maintain them through understanding and ownership of problems and involvement in</i>	7.1 Maintain strong recognition of the Healthy Waterways brand and its association with effective responses to waterway issues throughout South East Queensland.	HWRP	<ul style="list-style-type: none"> - Develop and implement a communication strategy for Healthy Waterways Network. - Initiate campaigns to strengthen the Healthy Waterways brand. - Manage Healthy Waterways Logo trademarks and usage of the logo. 	Minimum of 40% recognition of the SEQ Healthy Waterways Partnership amongst SEQ residents is maintained and tested.	11.4 Waterway health
		7.2 Develop and implement programs that result in high community awareness of the current health of SEQ waterways and catchments and commitment to	DERM SEQ local govt HWRP WaterSecure SEQ Catchments	<ul style="list-style-type: none"> - Facilitate coordination of products and programs undertaken by HWN members - Develop and implement programs to increase 	Increased community awareness of current health of SEQ waterways as measured by social research.	11.4 Waterway health 11.1 Total water cycle management 11.2 Water supply planning

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
	<i>identifying and implementing solutions.</i>	actions that achieve healthier waterways and catchments. Priority areas include: - Water Sensitive Urban Design - Non-urban diffuse source pollution - Water recycling and reuse initiatives - High Ecological Value waterways.	Water utilities	awareness of waterway health issues in SEQ. - Produce a range of communication and education material and support education capacity building activities. - Coordinate Healthy Waterways events including the Healthy Waterways Awards, EHMP Report Card Launch and attend a range of community events.		4.1 Natural resource management 2.1 Biodiversity
		7.3 Contribute to clean-up and education programs that result in reduced litter in SEQ's waterways and increased community understanding of its potential impact on ecosystems and wildlife.	DERM SEQ local govt HWRP	- Manage the Healthy Waterways Clean Up Program. - Initiate waterway litter awareness and behaviour change campaigns. - Commence programs to increase community participation in ongoing clean-up activities.	- The Healthy Waterways Clean Up Program continues to collect litter from major waterways. - Increased participation by community in ongoing clean-up activities. - Reduced litter behaviour as measured by social research.	11.4 Waterway health
8. Management Strategy Evaluation	<i>The achievement of the SEQ Healthy Waterways vision will be underpinned by an integrated knowledge and information, modelling and monitoring framework in the context of an adaptive management approach.</i>	8.1 Identify and support relevant research to understand the implications of different flow and nutrient regimes on waterways, storages and Moreton Bay (linking quality and quantity).	DERM HWRP	- Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations		11.4 Waterway health
		8.2 Identify and address knowledge gaps in the management of diffuse source pollution (current and future changing landscapes).	DERM HWRP Research organisations	- Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations		4.1 Natural resource management 11.4 Waterway health
		8.3 Evaluate and improve performance measures and assessment methods to ensure that investments in protection and restoration of waterways are evaluated effectively.	DERM HWRP	- Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations - Ensure linkages with EHMP and relevant decisions support tools		1.2 Sustainability monitoring
		8.4 Invest in improved understanding of emerging issues and risks.	DERM HWRP Research organisations	- Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations		1.4 Natural hazards and climate change adaptation

Issue	SEQ HW Strategy Goals	HW Network Strategic Actions	Lead Agent(s)	HW Regional Program Role	Performance Indicators	SEQ Regional Plan
		8.5 Implement a rigorous, relevant and appropriate modelling framework to operationalise the adaptive management framework.	HWRP	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations - Ensure linkages with EHMP and relevant decisions support tools 	A functional and relevant Management Strategy Evaluation (MSE) system for SEQ	11.4 Waterway health 11.1 Total water cycle management
		8.6 Facilitate and enhance the awareness and capacity of stakeholders to use and/or interpret decision support tools (DSTs).	HWRP	Facilitate use of HW decision support tools by HWN members.	Custodianship arrangements for existing (modelling) DSTs are in place.	11.4 Waterway health 11.1 Total water cycle management
		8.7 Support stakeholder decision making by facilitating access to knowledge, information and decision support tools.	HWRP DERM	<ul style="list-style-type: none"> - Interpret, synthesis and communicate results of relevant research to HWN members. - Contribute to development and use of health-e-waterways information management system. 	An effective <i>health-e-waterways</i> (data integration program).	11.4 Waterway health 11.1 Total water cycle management
		8.8 Maintain, enhance and promote research partnerships and ensure scientific rigour and quality assurance of all Healthy Waterways Network programs.	HWRP	<ul style="list-style-type: none"> - Support the operation of the Waterways Scientific Expert Panel. - Develop and implement integrated research strategy relevant to HWN - Maintain collaborative arrangements with key research organisations 	Cost-effective information supporting planning and policy	11.4 Waterway health 11.1 Total water cycle management

The Healthy Waterways Network value proposition

The Network provides the opportunity for government and non-government organisations to work collaboratively at a regional scale to:

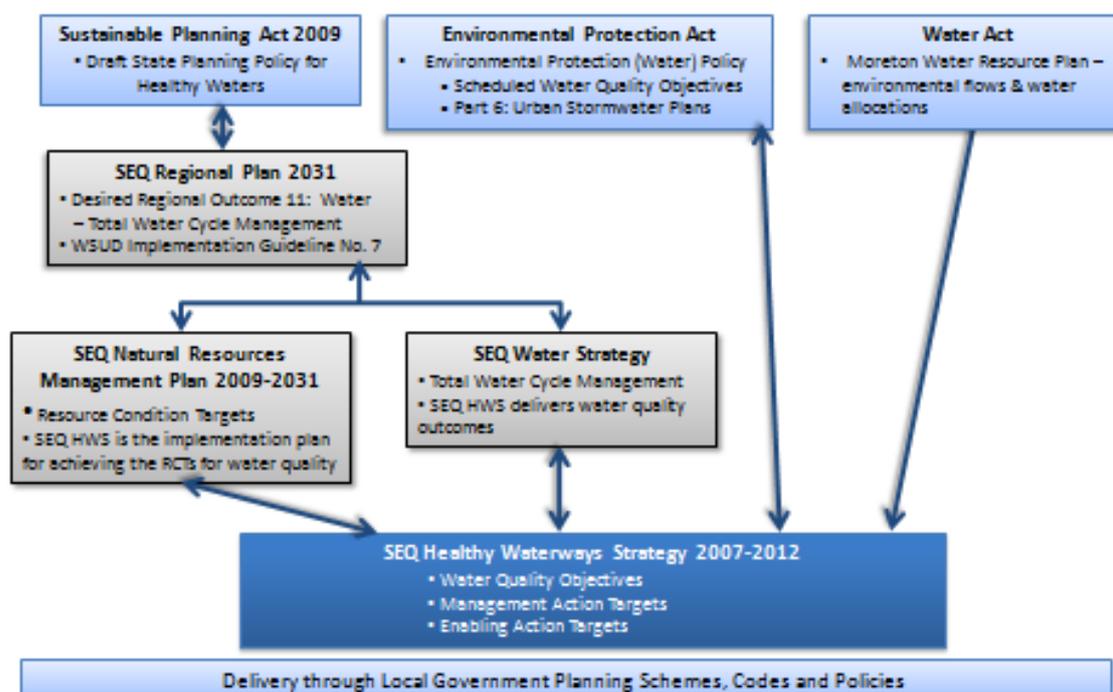
- Maintain a regional focus on waterways and catchment issues across SEQ, including Moreton Bay and coastal zones.
- Invest in cost-effective monitoring of trends in ecosystem condition and social values.
- Contribute to the development of decision support tools and utilise their outputs to assist with prioritising management investments.
- Leverage significant additional investments in the development of understanding and tools by partnering with research organisations.
- Access nationally and internationally recognised scientific and technical expertise in understanding and managing aquatic ecosystems and catchments.
- Gain and share experiences and know-how on identifying causes and solutions, as well as overcoming barriers to change.

Working with partners

The Network includes three categories of members: Investor Network Participant, Contributing Network Participant, and General Network Participant. All members contribute to the development and implementation of the Strategic Plan through regular Network meetings and communications. Oversight of the Network is undertaken by the Network Committee which includes representatives of all three categories of members. The Network Committee also appoints the Board of Healthy Waterways Limited, the company established to operate, manage and administer the Network.

Policy context

The Network contributes to the following policy and planning framework.



Healthy Waterways Ltd

Business Plan

2010 – 2012

Summary

This Business Plan for Healthy Waterways Ltd outlines the operating environment of the company and how it contributes to achieving the Strategic Plan for the Healthy Waterways Network (HWN). The company operates, manages and administers the HWN including the delivery of the Healthy Waterways Programs and Projects that provide regional integrated investments in knowledge, capacity building and evidence based solutions to deliver the Healthy Waterways vision.

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1. Overview

The waterways of South East Queensland define the character of the region and contribute to its environmental, economic and social well-being. The annual aquatic ecosystem health monitoring program Report Card shows that, while the region's waterways are largely in fair to good condition, in some areas there are significant signs of stress. Building on two decades of investment in understanding and protecting our waterways and reversing environmental decline, the key waterway health issues identified that need to be addressed are significant reductions in sediment and nutrient loads entering the waterways, and the protection of areas of existing high ecological value. This requires investment in on-ground action, changes to policy and regulatory frameworks, and changes in practices and behaviours of residents and visitors. The Healthy Waterways Network has been established to assist in responding to these challenges.

Our vision Healthy waterways and catchments for South East Queensland.

By 2026, our waterways and catchments will be healthy ecosystems supporting the livelihoods and lifestyles of people in South East Queensland (SEQ), and will be managed through collaboration between community, government and industry.

Our role

Through partnerships Healthy Waterways Limited will provide guidance to government, industry and community that helps maximize their effectiveness in achieving healthy waterways.

Our principles

The work of Healthy Waterways Limited will be undertaken consistent with the following principles:

- Collaboration to build and maintain partnerships.
- Building capacity through education and communication.
- Contributing to policies and planning by advocating evidenced based solutions and strategies.
- Understanding waterways systems and processes, and condition and trends.
- Evaluating the effectiveness of management interventions.
- Operating with efficient and effective business processes and systems.

Our partners

Healthy Waterways Limited operates to support the Healthy Waterways Network, a collaborative arrangement including government, community and industry organisations and research institutions. Current membership of the Network includes the Queensland government, xx SEQ local councils, etc etc..... Appendix 1Appendix 1. Healthy Waterways Network Participants and Healthy Waterways Ltd Objects lists the current Network participants and the objects of the company. National and international collaboration is maintained through the involvement of staff in projects and networks outside of South East Queensland, in particular through the work of the International Water Centre.

2. Strategic Priorities 2010-2012

The Healthy Waterways Network is committed to achieving the outcomes of the SEQ Healthy Waterways Strategy 2007-2012 (the Strategy), an integrated set of Action Plans which aim to maintain and improve the health of SEQ's catchments and waterways. The Strategy recommended six priority management outcomes to ensure the long term sustainability of the region's waterways, in particular Moreton Bay. The following table lists these outcomes, the recommended timing for their implementation, the status of progress to date, and the role of Healthy Waterways Ltd in their achievement.

Table 1. SEQ Healthy Waterways Strategy Region-wide Management Outcomes

HWS Management Action Outcomes	Timing of Implementation	Status Mid-2010	Role of the HWL
1. Protection of all High Ecological Value areas	Start immediately	Limited progress.	
2. 100% dry weather reuse of point source discharges (delivering removal of nutrient loads from the system)	Achieve by 2026, with progressive milestones to be determined	Progress on large scale reuse limited by decisions on reduced use options of Western Corridor Recycled Water Scheme. Current WWTP upgrades designed to deliver 3N/1P standards.	Ecosystem Health Monitoring Program to monitor effectiveness of management activities and development of relevant decision support tools to guide management actions.
3. Adoption of 100% WSUD performance standards in all new development	Start 2007	Standards now in place through SEQ Regional Plan. Many old approvals still being built. Degree of compliance is average and quality of implementation generally poor.	Capacity building including development of guidelines and training
4. Targeted retrofit of existing urban areas to achieve 100% WSUD performance standards	Achieve by 2026	Study underway. Negligible on-ground progress.	Capacity building including development of guidelines and training
5. 50% reduction of diffuse loads in priority catchments through: <ul style="list-style-type: none"> ▪ Riparian restoration and in-stream rehabilitation ▪ Adoption of Best Management Practices 	Achieve by 2026, with progressive milestones to be determined	Healthy Country program has provided methodology to achieve target. Now need region-wide program for delivery of on-ground actions supported by appropriate capacity building.	Science support for the Healthy Country project

Progress is being made on actions to achieve these outcomes. However, are they sufficient in light of the 2009 aquatic ecosystem health Report Card results which showed significant decline in the Report Card grades for most areas of Moreton Bay? These declines were attributed primarily to diffuse source pollution transported from our urban and non-urban catchments by surface water run-off following the wettest year since the region-wide monitoring program began.

2.1 Healthy Waterways Network Strategic Priorities

To reach the Management Outcomes of the Strategy, the HWN's Strategic Priorities include continuing with point source and urban diffuse load reductions, expanding the roll-out of the Healthy Country program to ramp-up non-urban diffuse load reduction, and maintaining our investment in science, monitoring and review to ensure that investments are cost-effective and critical. These are detailed in the Network's Strategic Plan.

2.2 Healthy Waterways Ltd Strategic Priorities

Healthy Waterways Ltd (HWL) has a key role in delivering the strategic priorities for the Network relating to the delivery of the regional work program for the Network including:

- Regional Science and Ecosystem Health and Event Monitoring Programs,
- Healthy Country non-urban diffuse load reduction program,
- Water by Design capacity building program,
- Healthy Waterways communication, education and motivation program, and
- SEQ Healthy Waterways Strategy coordination and evaluation.

Appendix 2: Healthy Waterways Ltd Strategic Priorities and Appendix 3: Healthy Waterways Limited Programs provide more detail on these roles.

3. Work Program and Budget: 2010-2012

To meet these priorities, during 2010-12 HWL will manage the Core Network Program and a number of High Priority Programs with regional impact.

3.1 Core Network Program

The Core Network Program includes the Ecosystem Health Monitoring Program (EHMP) as well as core business functions required to maintain an office and manage the EHMP.

The EHMP program includes:

- Monthly monitoring of 254 estuarine and marine sites.
- Twice yearly monitoring of 135 freshwater sites.
- Event monitoring carried out for high rainfall/flow events using 75 event stations across the region.
- An annual Technical Report, annual Report Card and a website maintained.

This program is currently being reviewed and a business case and funding model will be prepared in consultation with the Healthy Waterways Network Committee to confirm the scope and funding for the program from January 2011.

The Core Network Program also includes contracted in-kind services by DERM that are critical for delivering the current scope of the EHMP. These services include the sampling and testing of water quality samples from the nominated test sites within SE Queensland.

Contracted in-kind services by other HWN participants may be considered for inclusion in the Core Network Program in the future provided the support is part of the agreed EHMP. The

Healthy Waterways Ltd – Business Plan 2010-2012

HWN may elect to include other programs in the Core Network Program in the future if considered necessary.

3.2 High Priority Programs with Regional Impact

There are a number of High Priority Programs which will be funded in 2010/2011 as follows:

- Development of the next generation of a Receiving Water Quality Model for Moreton Bay and the Management Strategy Evaluation tool.
- The Healthy Country Project - HWL will contribute to the monitoring and evaluation of this project and the development of the Business Case for the Healthy Country program to extend this proof of concept to other critical catchments in SEQ. However in 2010-11 most of the work is associated with on-ground works which will be delivered through SEQ Catchments;
- Communication, Education and Motivation Program – this program will continue as for previous years. Main projects include maintenance of the Healthy Waterways website, the Healthy Waterways Awards Night, community education programs with water educators and communicators, the Healthy Waterways clean-up campaign and cleanup project, and the finalisation of the community survey;
- Water Sensitive Urban Design – this program will continue as for previous years with the focus moving to retrofitting existing urban areas, total water cycle planning and asset management. Capacity building will remain a key part of the program. Additional funding has been sought to provide asset management supporting guidelines (see below).

Table 2 summarises the proposed projects for 2010/2011 based on indicative available funding. Additional information on these projects is provided in Appendix 3 (pp. 20-22).

Table 2. Core and High Priority Programs for HWL in 2010/11 with indicative funding

HWN Strategic Action	Project	Description	Budget 2010/2011 (\$M)
Core Network program			
	Program Management and Network Governance	Program management, Network governance, Annual Report, Website	\$1.11
6.1 – 6.3	Ecosystem Health Monitoring Program	EHMP Program management, Freshwater Monitoring, Estuarine Marine Monitoring, Event Monitoring, Annual Technical Report, Report Card	\$1.85
		EHMP In-kind contracted services	\$2.42
8.1 – 8.8	Science Services	Data Processing, Scientific Expert panel Services, and special projects which enhance the understanding or accessibility of information.	\$0.40
		Core Network Program Total	\$5.78
High Priority Programs			
5.2	Coastal Algal Blooms	Climate Change and <i>Lyngbya</i>	\$0.07
2.1-2.6	Healthy Country	Implementation of agreed monitoring and evaluation activities	\$0.23
8.5, 8.7	Management Strategy Evaluation	Receiving Water Quality Model Version 3 development	\$0.27
8.5 – 8.7		Management Strategy Evaluation Tool to enable simulation of different management strategies for land and water	\$0.46
		Sub-total	\$1.03
7.1-7.3	Communication, Education & Motivation	CEMSAC	\$0.02
		Healthy Waterways Awards	\$0.14
		Communications/Community Education	\$0.23
		Community Survey	\$0.06
		Clean up Program	\$0.33
		Program Management and Marketing	\$0.05
		Sub-total	\$0.83
3.1-3.6	Water By Design	Supporting Existing Guidelines	\$0.08
		Asset Management Guidelines	\$0.06

Healthy Waterways Ltd – Business Plan 2010-2012

HWN Strategic Action	Project	Description	Budget 2010/2011 (\$M)
		Retrofit Plan for Existing Urban Areas	\$0.10
		Open Plan Discussion Paper	\$0.02
		WSUD in Public Infrastructure	\$0.01
		Total Water Cycle Planning	\$0.17
		Training and Evaluation	\$0.20
		Stormwater Harvesting Guideline	\$0.06
		Erosion and Sediment Control	\$0.05
		Program Management & Evaluation, SEP, Policy and Planning Participation	\$0.25
		Sub-total	\$1.00
		High Priority Programs Total	\$2.86
		TOTAL – Core and High Priority Indicatively Funded	\$8.64

3.3 High Priority Projects as yet unfunded

A number of projects have been identified which are considered to be high priority but which have not been funded. Whilst no funding has been allocated at this stage it is hoped that HWN participants may identify the need to provide additional funds for specific projects in which case the projects could proceed in 2010/2011. These projects are detailed in Appendix 3 (pp. 22-27) and cover 15 projects with an estimated cost of \$1.61m.

Of the 15 projects, the following are considered to be of the highest priority:

- Data acquisition to enable calibration of the new receiving water quality model (Version 3) (Value: \$200,000).
- Coordination, evaluation and tracking of the status of the Healthy Waterways Strategy (Value: \$130,000).
- Scoping of a capacity building program for the Healthy Country Project (Value: \$50,000).
- Refinement, expansion and maintenance of the spatial optimisation tool which is used to identify high priority sites requiring rehabilitation (Value: \$50,000).
- Various projects associated with the development of asset management guidelines for WSUD infrastructure (Value: \$950,000).

Table 3. Currently Unfunded High Priority Projects

High Priority Programs (Seeking Funding)			Budget \$(M)
6.1	Ecosystem Health Monitoring Program	1. Seagrass Watch	\$0.005
6.6		2. Contingency Monitoring Project	\$0.056
6.4		3. Data Request Automation	\$0.006
		Sub-total	\$0.067
5.6	Coastal Algal Blooms	4. Lyngbya – Culture	\$0.06
5.2		5. Lyngbya – Bayesian Belief Model	\$0.03
5.5		6. <i>Hincksia</i> Tracking	\$0.05
5.4-5.5		7. Coastal Algal Bloom Registry	\$0.02
		Sub-total	\$0.16
2.1-2.6	Healthy Country	8. Capacity Building Program	\$0.05
2.1-2.6		9. Spatial Optimisation Tool	\$0.05
		Sub-total	\$0.10
8.5, 8.7	Management Strategy Evaluation	10. RWQMV3 Continuation of Data Calibration	\$0.20
8.1-8.7		11. Healthy Waterways Strategy Coordination	\$0.05
8.5-8.7		12. Tracking and Evaluation of HWS	\$0.08
		Sub-total	\$0.33
	Water By Design	13. Asset Management Resources	\$0.46
		14. Erosion & Sediment Control Capacity Building	\$0.36
		15. Development Assessment Network	\$0.13
		Sub-total	\$0.95
		TOTAL	\$1.61

Healthy Waterways Ltd – Business Plan 2010-2012

Appendix 5: Detailed Work Program and Budget provides the detailed budget for HWL. The program and budget for the Ecosystem Health Monitoring Program from January 2011 will be revised based on the recommendations of the EHMP Review Panel and development of the Business Case for the program in consultation with HWN participants.

3.4 Projected Revenue: 2010-2012

In the 2010-2011 budget, it has been anticipated that the new Network would be set-up to commence operations from 1 July 2010. This budget reflects the State government project funding through the Department of Environment and Resource Management (DERM) together with anticipated funding from Local Governments, the new Water Entities and others. Local Government contributions have been reduced to take account of the anticipated contributions from the new Water Entities. The anticipated revenue for 2010/2011 is shown in Table 4.

The predicted revenue for 2011/12 and 2012/13 is based on the 2010/2011 contributions with an allowance for an annual 5% CPI increase.

The new Healthy Waterways Network Committee and Healthy Waterways Limited Board will need to consider ongoing funding arrangements taking into account the following:

- The findings of the EHMP review and any funding implications;
- The need to review and update the Healthy Waterways Strategy and any associated funding implications;
- The current funding arrangements and difficulty in achieving a balanced budget for the Core Program;
- The need to obtain funding for high priority projects that are currently unfunded;
- The need for some rationale in the funding arrangements from local governments.

Table 4. Budgeted Revenue for HWL

	2009-2010	2010-2011	2011-2012	2012-2013
Funding From:				
State Government	\$ 2,774,150	\$ 3,383,990	\$ 3,450,000	\$ 3,500,000
EHMP In-kind contracted services	\$ 2,372,000	\$ 2,422,000	\$ 2,422,000	\$ 2,422,000
Local Government *	\$ 1,780,000	\$ 1,130,000	\$ 1,200,000	\$ 1,300,000
State Owned Water Entities *	\$ 229,550	\$ 330,000	\$ 430,000	\$ 500,000
Local Government Owned Water Entities *	\$ 0	\$ 910,000	\$ 1,000,000	\$ 1,100,000
Industry & Sponsorship	\$ 278,000	\$ 264,630	\$ 249,900	\$ 256,600
Others **	\$ 2,337,450	\$ 200,000	\$ 200,000	\$ 200,000
Total Funding	\$ 9,771,150	\$ 8,640,619	\$ 8,951,900	\$ 9,278,600

Notes:

* Indicative funding subject to final confirmation from local government and water entities.

** Other funding in 2009-2010 included over \$2m carry-over project funding from 2008-09. These projects will be fully delivered in June 2010 with the funds fully expended or committed in June 2010.

4. Policy Context

The Healthy Waterways Network and SEQ Healthy Waterways Strategy 2007-2012 (the Strategy) contribute to the following policy and planning framework.

1. *Sustainable Planning Act 2009 (Integrated Planning Act 1997)*

1.1. **South East Queensland Regional Plan 2009-2031**

The Strategy provides a strategic framework for actions contributing to the achievement of a number of Desired Regional Outcomes and Principles of the Regional Plan including DRO's: 1. Sustainability and climate change; 2. Natural environment; 3. Regional landscape; 4. Natural resources; 6. Strong communities; 8. Compact settlement; 11. Water management.

1.1.1. **Implementation Guideline No. 7: Water Sensitive Urban Design**

The SEQ Healthy Waterways Partnership's Water by Design Program provided technical input and facilitated consultation with State agencies and local government and industry in the development of the SEQ Regional Plan Implementation Guideline No. 7. The Program also develops and delivers a suite of guidelines, resources and training courses in consultation with State and local government and industry to support the implementation of the Guideline.

1.1.2. **Draft SEQ Water Strategy**

The Draft SEQ Water Strategy looks to the SEQ Healthy Waterways Strategy to provide the strategic framework to manage SEQ waterways for aquatic ecosystem health outcomes and maintain the environmental values for water set out under the Environmental Protection Policy (Water) (see below). The draft SEQ Water Strategy provides further detail on implementing total water cycle planning as the framework for managing the water cycle.

1.1.3. **SEQ Natural Resource Management Plan 2009-2031**

The resource condition targets identified in the SEQ Healthy Waterways Strategy 2007-2012 have been updated and incorporated as the Regional Targets for water (W5, W6 and W7) under the NRM Plan. Work is underway to coordinate reporting on investments to meet both the NRM Plan and Strategy targets by utilising both the enQuire system and NRM Plan Atlas.

1.2. **Draft State Planning Policy for Healthy Waters**

The SEQ Healthy Waterways Partnership's Water by Design Program provided technical input into the development of stormwater management objectives for the draft policy. In addition two important documents were prepared to support the draft policy, including a *Business Case* for the stormwater quality management objectives, and a set of *Deemed to Comply* solutions (both of which are referenced in the draft policy package). The program supported the Department of Environment and Resource Management's (DERM) in its public consultation on the draft policy including technical presentations as part of a state-wide road show. The program also supported DERM in providing responses to technical issues raised during public consultation.

2. *Environmental Protection Act 1994*

2.1. **Environmental Protection (Water) Policy 2009**

2.1.1. **Scheduled environmental values and water quality objectives for marine, estuarine and freshwater systems**

The SEQ Healthy Waterways Partnership's Scientific Expert Panel provided advice to DERM (formerly the EPA) on the methodology used to determine the environmental values and scheduled water quality objectives for SEQ waterways. This work drew on the SEQ Regional Water Quality Management Strategy experience and the development of decision support tools, in particular the Receiving Water Quality Model (RWQM) for SEQ estuaries and Moreton Bay. These water quality objectives form the basis for determining the mass load of nutrients permitted by DERM under the EPP (Water) to be released into receiving waters.

The RWQM is now used by Healthy Waterways partners as the basis for modelling sustainable loads, both sediment and nutrient, for a number of development scenarios including wastewater treatment plant upgrades, siting of desalination and advanced water treatment plant discharges, and major urban development proposals.

2.1.2. Regional Environmental Monitoring Requirements

Development Permits/Licences issued by DERM under IPA/SPA (EPP (Water) linked) require the proponent to undertake mid-field (MF) and far-field monitoring programs (FFMP). As an alternative to carrying out the MFMP and FFMP specified, the registered operator of the activity to which the development approval relates may become and remain a "participating member" in the Ecosystem Health Monitoring Program (EHMP). This condition applies to operators of wastewater treatment plants, major industrial discharges and operators of activities such as prawn farms and sand extraction from Moreton Bay. Contributing to the EHMP is a cost effective way of meeting this licence condition.

2.1.3. Environment Protection (Water) Policy (Part 6): Urban Stormwater Quality Management Plans as part of Total Water Cycle Management Plans

The *Environmental Protection (Water) Policy* sets specific provisions for incorporating water sensitive urban design planning (including opportunities for stormwater harvesting, recycling or re-use), in the planning of urban areas. By preparing regionally applicable guidelines which are transferrable to other parts of the State, the Water by Design guidelines are a significant input for development of the Urban Stormwater Quality Management Plans (USQMP). The program will also play a key role in the drafting of new DERM guidelines which provide specific advice to local governments on preparing the USQMP required by the policy.

The Healthy Waterways program will also play a key role by:

- supporting the development of new DERM guidelines which will provide specific advice to local governments on preparing the TWCM's required by the policy
- assisting local governments undertake TWCM planning
- acting as a reference for technical support.

3. Australian Government Water Quality Improvement Plan for Moreton Bay

Through the application of the National Water Quality Management Strategy (NWQMS) the Australian Government worked in collaboration with States and Territories to develop Water Quality Improvement Plans (WQIP) to reduce pollution being released into aquatic ecosystems with high ecological, social and/or recreational values across the country. The SEQ Healthy Waterways Strategy 2007-2012 is the accredited WQIP for Moreton Bay, one of the 16 water quality hot spots identified around Australia under the NWQMS.

5. Governance and Management

Healthy Waterways Limited (HWL) is oversighted by a 5-person Board, four independent members are appointed by the Healthy Waterways Network (HWN) and one by the International Water Centre Ltd. HWL operates, manages and administers the HWN including the delivery of the Healthy Waterways Programs and Projects.

HWL provides the following business management services:

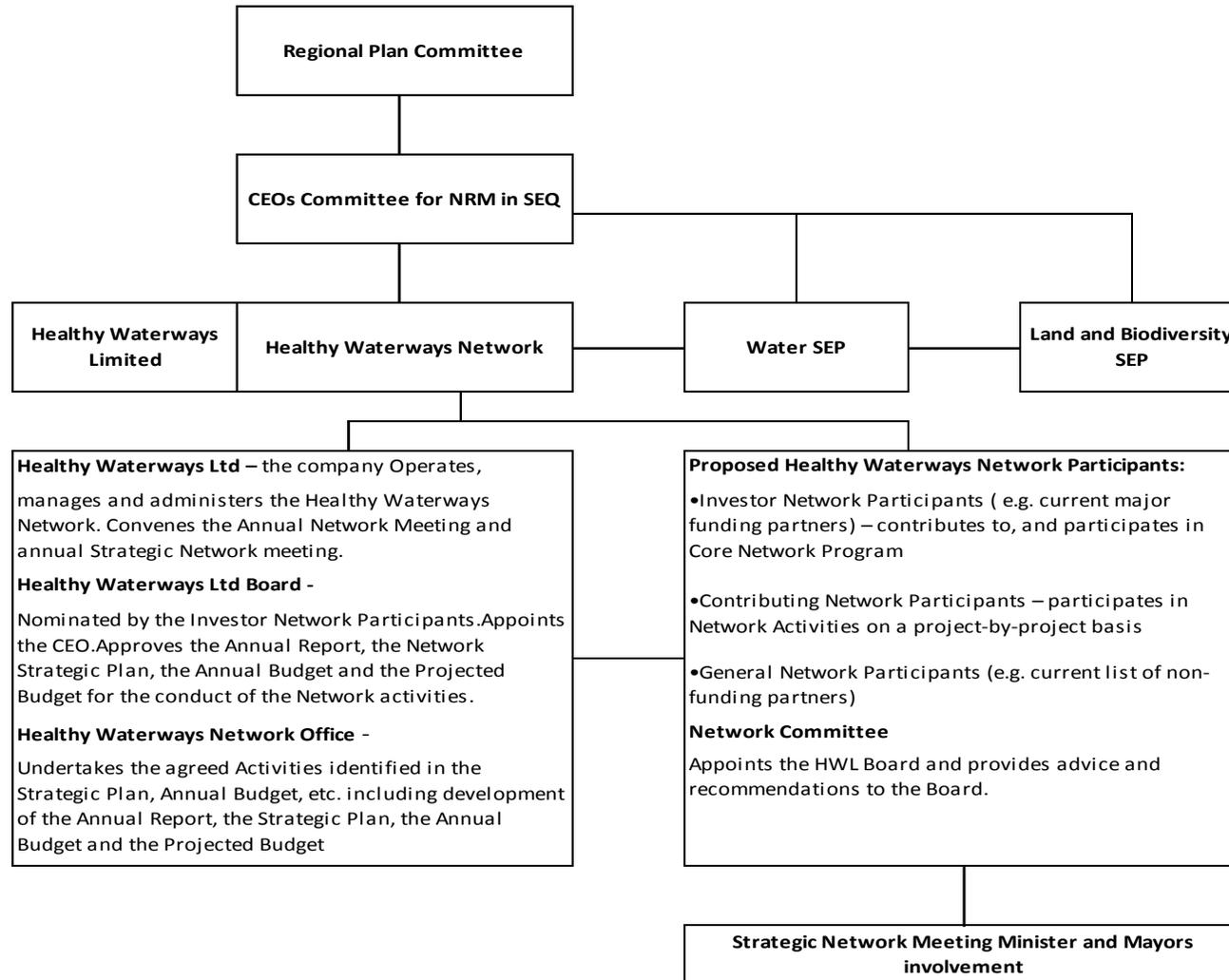
- strategic planning;
- contract management;
- financial management and reporting (including funding-body reporting, and provision of professional financial advice and coordination of auditing);
- human resource management;
- office administration to facilitate the efficient delivery of the annual work program;
- management of stakeholder involvement in SEQ Healthy Waterway's committees, panels, etc;
- support of the Healthy Waterways Network and Healthy Waterways Ltd Board; and
- maintenance of the Intellectual Property register, and establishment and maintenance of a trade marking and licences register.

It produces the following products:

- regular reports for partners on the status of their committed actions in the SEQHWS;
- a draft 3-year business plan (1 year current and 2 years forward, updated annually);
- an annual revenue and expenditure budget (reflected in the 4-year business plan);
- monthly financial reports (actual vs budget, including cashflow analysis);
- a bi-annual report on project performance (both financial and status of deliverables);
- annual financial statements;
- an efficient Contract Management System (CMS) used to track contract commitments, deliverables and payments;
- legal contracts, agreements and memoranda of understanding for services required and collaborative projects; and
- data agreements for shared information (including models) with external parties.

Figure 1 summarises the institutional arrangements within which HWL operates.

Figure 1. Institutional arrangements for NRM and Healthy Waterways



6. Risk Analysis and Contingencies

Healthy Waterways Limited faces a number of risks, some which are inextricably linked to risks associated with the Healthy Waterways Network. Key risks and mitigating strategies are:

Risk Area	Risk	Mitigating Strategy
<i>Governance</i>	Healthy Waterways Network weakens	Regular re-confirmation of objectives
	Conflicting agendas	Work through conflicts in developing of strategies and plans
	Loss of support from Partners	Effective governance arrangements with alignment between activities and priorities, and clear accountability
	Short term versus long term focus	Stress that a lack of short term action will cause major long term problems
	Lack of independence	Re-confirm support for Office structure
<i>Operations</i>	Inability to deliver against plans	Sound management and matching tasks with capability
	Getting the science wrong	Scientific and Technical Advisory Group
	Poorly defined targets	State agency & local government planning and technical support
	Low benefit/cost targets	Careful economic evaluation
<i>Finances</i>	Reliance on one supplier	Develop alternative suppliers
	Inadequate funding	Match expenditure to revenue and demonstrate value for money
	Legal exposure	Application of sound policies
<i>HR/Personnel</i>	High turnover – small staff base	Focus on sound HR management
	Key people dependencies	Succession planning
	Lack of certainty/stability	Seek confirmation of support on a three year forward basis
	Absence of leadership	Personnel development strategies
<i>Reputation</i>	Failure to deliver	Sound management
	Getting things wrong	Rigorous business processes
	Overblown expectations	Careful marketing and promotion
<i>Relationships</i>	Loss of stakeholder support	Transparency and sound two way communication
	Not understanding changing needs	Regular review of requirements and strategies
	Being seen as a closed shop	Transparent operation and culture of being open and engaging
<i>Assets</i>	Poor management of knowledge	Rigorous application of sound policies
	Loss of access to IP	Rigorous application of sound policies
	Loss of corporate knowledge	Effective documentation strategies

7. Our Service Capabilities

Healthy Waterways Limited is committed to continuing to provide services to the Healthy Waterways Network and other client organisations by maintaining the following service capabilities:

- A regional, management-relevant science and innovation program benefiting from a range of partnerships and alliances among a broad range of academic and research organisations, and with a track record of leveraging significant funding for research programs supporting waterway management in SEQ.
- Comprehensive, research-based and independent scientific advice available to all stakeholders from a Scientific Advisory Group (including the core Scientific Expert Panel and a range of issue focussed advisory panels and working groups) drawn from a consortium of scientists from universities, research organisations, State Government agencies and industry.
- A suite of Decision Support Tools for waterway managers that is under regular validation, revision and improvement in line with management needs as well as cutting-edge science.
- Coordinated delivery of an annual region-wide freshwater, estuarine and marine Ecosystem Health Monitoring Program that is one of the most comprehensive waterway monitoring programs in Australia.
- Coordinated delivery of a region-wide event monitoring in collaboration with key agencies including Department of Natural Resources and Water, Seqwater, SEQ Catchments and a number of SEQ Regional Councils which provides the capacity to understand the impacts of major rainfall events and calibrate/validate our suite of Decision Support Tools.
- Annual Ecosystem Health Report Cards for the 18 major catchments, 18 estuaries and Moreton Bay, accompanied by an Annual Technical Report providing insights into the factors behind each of the Report Card scores.
- A broad-based Water by Design program providing capacity building initiatives for implementing water sensitive urban design, including training programs that have won major industry Awards for Excellence at state and national level.
- A comprehensive, multi-faceted and professional program of communication, education and motivation promoting the adoption and achievement of the SEQ Healthy Waterways Vision.
- Coordination and tracking of the implementation of approximately 500 management actions that Healthy Waterways partners have committed to undertake in the next five years, under the SEQ Healthy Waterways Strategy 2007-2012.
- Ongoing contribution to other key regional policy and planning initiatives, in particular the SEQ Regional Plan, SEQ Regional Water Strategy and SEQ Natural Resources Management Plan.

Further details of the programs and services provided by the Healthy Waterways Office are available on request.

Appendix 1. Healthy Waterways Network Participants and Healthy Waterways Ltd Objects

Healthy Waterways Network Participants

Investor Participants
Contributor Participants
General Participants

Healthy Waterways Ltd Objects

The objects of Healthy Waterways Limited are to:

- a) to contribute to improvements in the ecosystem health of Moreton Bay and South East Queensland's other coastal, estuarine and freshwater waterways in support of the SEQ Healthy Waterways Vision through delivery of:
 - i) independent and rigorous science including coordination of relevant scientific activities;
 - ii) relevant aquatic ecosystem monitoring, including ambient ecosystem health and event monitoring;
 - iii) activities related to effective and broad-reaching communication, education, capacity building and motivation; and
 - iv) evaluation and reporting of relevant matters, including the results of aquatic ecosystem health monitoring and the effectiveness of programs intended to secure changes in attitudes, knowledge and behaviour;
- b) to facilitate the establishment of the HWP Network;
- c) to manage, operate and administer the HWP Network in accordance with the Network Rules;
- d) to provide, where appropriate, a mechanism for the development, coordination or delivery of programs or activities with broad application to the SEQ Region and in a manner consistent with the NRM Regional Plan, or that are not the responsibility of any particular agency;
- e) to attract and manage funds from the corporate and private sectors, and the Commonwealth, the State and local government for activities relevant to the achievement of the SEQ Healthy Waterways Vision and the furtherance of these objects and the HWP Network;
- f) establish and maintain the Public Fund for the specific purpose of supporting the improvement of aquatic ecosystem health in Moreton Bay and other South East Queensland waterways; and
- g) to carry out other ancillary and supportive purposes including commercialisation of intellectual property and assets of the Company, and facilitation of the aims of the SE Queensland Healthy Waterways Partnership, including through the establishment, management and operation of the HWP Network.

Appendix 2: Healthy Waterways Ltd Strategic Priorities

HW Network Strategic Actions by 2015	HW Regional Program Role	HWL Performance Indicators ¹
1. Point Source Pollution Loads		
1.1 Prioritise upgrades to municipal and industrial wastewater treatment plants that are currently not achieving the recommended standard of 50th percentile of 3mg/L nitrogen and 1mg/L phosphorus.	Provision of receiving water quality model	
1.2 Prioritise upgrades to wastewater treatment plants discharging to freshwater streams to meet the water quality objective targets for that stream and public health standards.	Provision of EHMP data	
1.3 Reduce wastewater concentrates, toxicants, disinfection residuals, biosolids and salt loads by recycling or by other means.	<ul style="list-style-type: none"> - Provision of receiving water quality model - Promote value of recycled water 	
1.4 Manage all on-site wastewater treatment facilities according to approved best management practice.	Promote and distribute information on best management practices	
1.5 Manage sewer networks and associated infrastructure to minimise wet weather overflows and achieve zero dry weather overflows.	Provision of receiving water quality model	
2. Non-urban Diffuse Pollution Loads		
2.1 Develop the business case to adequately plan and cost a region-wide Healthy Country program to reduce non-urban diffuse sourced pollution (by 2010)	Contribute to business case as agreed.	An endorsed Business Case for a region-wide Healthy Country Program
2.2 Scope and develop decision support tools, frameworks and management instruments to assist in the delivery of a region-wide Healthy Country program (by 2012)	Contribute to development of relevant tools, etc	Decision support tools and management frameworks and instruments to assist in the delivery of a region-wide HC program
2.3 Develop and implement capacity building programs to address the shortfall in technical and extension skills to support the delivery of a region-wide Healthy Country program by 2015) erosion) from the non-urban landscape. (2015)	Contribute to Healthy Country capacity building program	Capacity building program addressing the different technical needs for the implementation of a region-wide HC
2.4 Contribute to the priority roll-out of the Healthy Country program across SEQ to address major sources of sediment (in particular channel and gully	Contribute to capacity building, monitoring and evaluation of HC delivery	A region-wide HC program
2.5 Include key areas that are major contributors of non-urban sourced sediment loads into the regional event monitoring program (by 2012).	Event Scientific Expert Panel	Expansion of HW Event Monitoring Program to include key areas identified in the HC Program
2.6 Contribute to the identification and adoption of relevant and effective best management practices (BMPs) for reducing non-urban diffuse source pollution (by 2015) .	Contribute to monitoring and evaluation of HC delivery	Identification and adoption of relevant and effective best management practices for reducing non-urban diffuse source pollution

¹ Performance Indicators need to be confirmed for HWL that relate to HWN PIs.

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HW Network Strategic Actions by 2015	HW Regional Program Role	HWL Performance Indicators ¹
2.7 Contribute to the identification and adoption of Federal, State and local government policy and planning frameworks that increase and effectively support adoption of Best Management Practices in rural areas across SEQ (by 2015).	Review and interpretation of monitoring and evaluation data	Information to support the effective policy and planning frameworks that increase and support BMPs in SEQ catchments
2.8 Support the development and implementation of communication techniques and processes for engaging with relevant major stakeholder and investor groups (by 2015).	Communication support including web site development and publication of documents	Effective communication processes to engage stakeholders and secure investments into the HC program
3. Urban diffuse pollution loads		
3.1 Establish a targeted erosion and sediment control capacity building initiative to improve awareness and compliance.	<ul style="list-style-type: none"> - Water by Design projects - EHMP results 	<ul style="list-style-type: none"> - Increased compliance - Reduced sediment loads during construction phase
3.2 Facilitate the necessary changes in cultures and processes within the development industry and government to support the successful planning and delivery of water sensitive urban design.	Water by Design projects including development of training modules	<ul style="list-style-type: none"> - Increased uptake and improved efficacy of WSUD infrastructure
3.3 Establish effective management and maintenance regimes for stormwater quality assets including a suitable funding model.	Water by Design projects	<ul style="list-style-type: none"> - Improved WSUD asset management including improved maintenance
3.4 Determine the cost and benefits and environmental implications of stormwater harvesting schemes and how they can be appropriately designed and managed.	Water by Design projects	<ul style="list-style-type: none"> - Increased uptake of cost-effective stormwater harvesting schemes that protect downstream ecosystems
3.5 Establish and implement a strategy to progressively retrofit existing urban areas to achieve relevant resource condition targets and healthier and resilient cities.	Water by Design projects	<ul style="list-style-type: none"> - Increased application of WSUD in existing urban areas. - Interim targets are developed towards achieving the 2026 management outcomes of the Healthy Waterways Strategy
3.6 Develop effective models for delivering integrated water cycle management (IWCM) cognizant of new institutional arrangements, issues of scale and interaction with the SEQ water grid.	<ul style="list-style-type: none"> - Provision of receiving water quality model - Water by Design projects - Scientific peer review of approaches 	<ul style="list-style-type: none"> - By mid 2012 Total Water Cycle Plans have been developed for all Local Government areas in SEQ, - By mid 2012, subregional total water cycle plans have been developed for major growth areas identified in the SEQ Regional Plan 2009 - 2031
5. Coastal algal blooms (CABs)		
5.1 Identify, plan and manage all major sources of nutrients of concern in the SEQ catchments that are leading to CABs to reduce existing loads and prevent any future increase.	Relevant science support including development of decision support tools	<ul style="list-style-type: none"> - Major sources of NoCs for CABs identified (by 2011) - Plan for management of major sources of NoCs developed and endorsed (by 2012) - Plan for management of major sources of NoCs implemented (by 2013)

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HW Network Strategic Actions by 2015	HW Regional Program Role	HWL Performance Indicators ¹
5.2 Develop and utilise effective management tools to assist local governments in preparing plans and undertaking development assessments so that the release of key nutrients and elements to estuarine waterways are reduced and so reduce the risk of CAB events.	<ul style="list-style-type: none"> - Scientific peer review - Maintenance of Bayesian Belief Network <i>Lyngbya</i> model 	<ul style="list-style-type: none"> - Effective management tools to assist LGs in preparing plans and undertaking development assessments (by 2011) - Culture facility for <i>Lyngbya</i> (by 2012).
5.3 Develop and implement appropriate contingency response measures in response to CAB events to minimise risk to public amenity, public health and the environment.	Support development of relevant monitoring as early warning system for CAB outbreaks	Contingency response plan for CABs (by 2010).
5.4 Undertake ongoing <i>Lyngbya</i> , <i>Hincksia</i> and other CAB monitoring in SEQ estuaries, Moreton Bay and northern coastal areas.	<ul style="list-style-type: none"> - Scientific peer review - Develop and maintain a register of CAB occurrences in SEQ 	<ul style="list-style-type: none"> - Registry of CABs in SEQ (by 2010) - Regular reporting of <i>Lyngbya</i> occurrences
5.5 Undertake relevant <i>Lyngbya</i> and <i>Hincksia sordida</i> research to guide management and contingency response in the SEQ coastal area and ensure it is communicated to stakeholders in a timely way through appropriate channels.	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Communications support including preparation and distribution 	Information to inform management, planning and policy to address CABs (ongoing).
5.6 Support improved institutional arrangements to enable a whole-of-government and whole-of-community approach to management, research and monitoring of CABs.	<ul style="list-style-type: none"> - Scientific coordination and peer review 	Effective institutional arrangements to manage and monitor CABs
6. Ecosystem Health and Event Monitoring		
6.1 Continue to implement a cost-effective, integrated and relevant assessment (both ambient and event-based) of the aquatic ecosystem health of South East Queensland waterways and Moreton Bay.	<ul style="list-style-type: none"> - Project manage delivery of EHMP - Provide scientific quality assurance and review - Prepare, launch and distribute the annual Report Card 	A cost-effective, relevant and integrated monitoring EHMP.
6.2 Undertake regular assessments of data trends to evaluate the effectiveness of environmental protection and management measures.	<ul style="list-style-type: none"> - Coordinate regular assessments of data trends - Provide scientific review and quality assurance of assessments 	Reporting on the data trends to evaluate effectiveness of environmental protection and management measures
6.3 Continually evaluate and communicate monitoring results to decision-makers and the public.	<ul style="list-style-type: none"> - Preparation and distributions of agreed communication products including Report Card, web site, technical reports - Development and maintenance of health-e-waterways web portal 	EHMP results communicated effectively to decision makers
6.4 Maintain the EHMP data management system to allow Partners timely access to monitoring information.	<ul style="list-style-type: none"> - Maintain and enhance agreed data management systems - Provide data to partners under agreed protocols 	Effective data management system
6.5 Establish and maintain a framework to link local monitoring with regional-scale monitoring.	<ul style="list-style-type: none"> - Support establishment and maintenance of framework - Scientific review and quality assurance of framework 	A framework for linking local and regional-scale monitoring
6.6 Develop and implement an EHMP-specific essential research and development plan to address knowledge gaps and improve the monitoring program.	<ul style="list-style-type: none"> - Contribute to development of r&d plan - Scientific review and quality assurance of plan 	Cost-effective research program to support EHMP (supporting a state-of-the-art and relevant program)
6.7 Develop and implement a "Safe and Healthy Use of Waterways" Program.	Contribute to program development and implementation	Safe and Healthy Use of Waterways Program

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HW Network Strategic Actions by 2015	HW Regional Program Role	HWL Performance Indicators ¹
7. Communication, Education and Motivation		
<p>7.1 Maintain strong recognition of the Healthy Waterways brand and its association with effective responses to waterway issues throughout South East Queensland.</p>	<ul style="list-style-type: none"> - Develop and implement a communication strategy for Healthy Waterways Network. - Initiate campaigns to strengthen the Healthy Waterways brand. - Manage Healthy Waterways Logo trademarks and usage of the logo. 	<p>Minimum of 40% recognition of the SEQ Healthy Waterways Partnership amongst SEQ residents is maintained and tested.</p>
<p>7.2 Develop and implement programs that result in high community awareness of the current health of SEQ waterways and catchments and commitment to actions that achieve healthier waterways and catchments.</p> <p>Priority areas include:</p> <ul style="list-style-type: none"> - Water Sensitive Urban Design - Non-urban diffuse source pollution - Water recycling and reuse initiatives - High Ecological Value waterways. 	<ul style="list-style-type: none"> - Facilitate coordination of products and programs undertaken by HWN members - Develop and implement programs to increase awareness of waterway health issues in SEQ. - Produce a range of communication and education material and support education capacity building activities. - Coordinate Healthy Waterways events including the Healthy Waterways Awards, EHMP Report Card Launch and attend a range of community events 	<p>Increased community awareness of current health of SEQ waterways as measured by social research.</p>
<p>7.3 Contribute to clean-up and education programs that result in reduced litter in SEQ's waterways and increased community understanding of its potential impact on ecosystems and wildlife.</p>	<ul style="list-style-type: none"> - Manage the Healthy Waterways Clean Up Program. - Initiate waterway litter awareness and behaviour change campaigns. - Commence programs to increase community participation in ongoing clean-up activities. 	<p>The Healthy Waterways Clean Up Program continues to collect litter from major waterways.</p> <p>Increased participation by community in ongoing clean-up activities.</p> <p>Reduced litter behaviour as measured by social research.</p>
8. Management Strategy Evaluation		
<p>8.1 Identify and support relevant research to understand the implications of different flow and nutrient regimes on waterways, storages and Moreton Bay (linking quality and quantity).</p>	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations 	
<p>8.2 Identify and address knowledge gaps in the management of diffuse source pollution (current and future changing landscapes).</p>	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations 	
<p>8.3 Evaluate and improve performance measures and assessment methods to ensure that investments in protection and restoration of waterways are evaluated effectively.</p>	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations - Ensure linkages with EHMP and relevant decisions support tools 	
<p>8.4 Invest in improved understanding of emerging issues and risks.</p>	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations 	

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HW Network Strategic Actions by 2015	HW Regional Program Role	HWL Performance Indicators ¹
<p>8.5 Implement a rigorous, relevant and appropriate modelling framework to operationalise the adaptive management framework.</p>	<ul style="list-style-type: none"> - Scientific coordination, quality assurance and peer review - Facilitate partnerships with research organisations - Ensure linkages with EHMP and relevant decisions support tools 	<p>A functional and relevant Management Strategy Evaluation (MSE) system for SEQ</p>
<p>8.6 Facilitate and enhance the awareness and capacity of stakeholders to use and/or interpret decision support tools (DSTs).</p>	<p>Facilitate use of HW decision support tools by HWN members.</p>	<p>Custodianship arrangements for existing (modelling) DSTs are in place.</p>
<p>8.7 Support stakeholder decision making by facilitating access to knowledge, information and decision support tools.</p>	<ul style="list-style-type: none"> - Interpret, synthesis and communicate results of relevant research to HWN members. - Contribute to development and use of health-e-waterways information management system. 	<p>An effective <i>health-e-waterways</i> (data integration program).</p>
<p>8.8 Maintain, enhance and promote research partnerships and ensure scientific rigour and quality assurance of all Healthy Waterways Network programs.</p>	<ul style="list-style-type: none"> - Support the operation of the Waterways Scientific Expert Panel. - Develop and implement integrated research strategy relevant to HWN - Maintain collaborative arrangements with key research organisations 	<p>Cost-effective information supporting planning and policy</p>

Appendix 3: Healthy Waterways Limited Programs

The overall program of services proposed to be delivered by Healthy Waterways Limited to support the Healthy Waterways Network is described below.

A3.1 High Priority Programs Funded in 2010/11 (Refer to Table 2, page 5)

Coastal Algal Blooms - Climate Change and *Lyngbya*

The potential impacts of climate change on SEQ's coasts, Moreton Bay and estuaries and the resilience of these systems to cope and adapt to such changes (particularly with forecast population growth) is unknown. This project will examine the potential implications of climate change on the incidence and extent of *Lyngbya* blooms in Moreton Bay. Outputs from the CSIRO climate change model (Blue Link) will be used to run different climate change scenarios using the SEQ Receiving Water Quality Model (version 3) and the *Lyngbya* Bayesian Network to determine any predicted changes to the incidence of *Lyngbya* blooms. In order to run these scenarios, further calibration and validation of the RWQM v3 to enhance sensitivity to predict *Lyngbya* blooms is critical. The output of this project is the integration of existing tools being developed for SEQ (Blue Link, RWQM v3, *Lyngbya* Bayesian) that will allow State, local government and industry authorities to better prepare for *Lyngbya* blooms under a range of future scenarios.

Healthy Country Project

This project is in the final year of the four-year proof of concept program. Most of the HWP work has now been completed and 2010-11 will involve wrapping up the modelling and planning work. Delivery of this work is associated with on-ground works which will be managed by SEQ Catchments. Tasks to be carried out by the HWP in 2010/2011 include analysis of all data coming from components of the monitoring program and writing up the final monitoring report. Work also includes the sample collection and data analysis for two rising stage samplers in the Bremer River. A provision has been made to digitise and analyse aerial photographs. It is expected that the HWL will contribute to the development of the Business Case for the Healthy Country program to extend this proof of concept to other critical catchments in SEQ. DERM is leading the development of the Business Case. Healthy Country is a critically important program if SEQ is to meet water quality targets. Thus, it will be vital that ongoing funding is obtained to enable continuation of the program.

Development of the next generation of a Receiving Water Quality Model for Moreton Bay

Version 3 of the receiving water quality model is being developed to provide partners with improved modelling capability. The version three model will provide the following additional capabilities in comparison to the Version 2 model:

- Expanded geographic extent and include all estuarine, bay and nearshore coastal waters from the Queensland–New South Wales border to the Noosa River system.
- Simulation of three dimensional coupled hydrodynamic and biogeochemical processes across the entire model domain, over multi-year cycles as well as key thermodynamic and sediment transport processes.

The model has been developed to the point where data is needed for calibration before it can be used. DERM has allocated funds for the mechanics of calibrating the model but additional funds will be required to obtain calibration data. The additional funds for obtaining calibration data have been included under "Priority Projects Currently not funded" (refer to Table 3). All local governments, water entities and private industry will benefit from the successful

development and calibration of this model which will enable the impacts of changing land use and/or changing point source loads to be evaluated more accurately.

Management Strategy Evaluation Tools

The Healthy Waterways MSE Toolkit aims to operationalise the adaptive management cycle framework for SEQ. The toolkit includes a user-interface of an overarching evaluation, modelling, research, learning and management framework for the implementation of the SEQ Healthy Waterways Strategy (SEQ HWS). Apart from reflecting water quality objectives and Report Card ratings, the tool currently has a prototype of a specific Learning and Decision Making module. This module was developed using retrospective interviews with major decision makers in SEQ. The development of the toolkit is guided by a document which outlines the Rationale Unified Process (RUP) to be used in developing the software, taking on board target users and application capabilities identified by stakeholders. An initial workshop trialling the learning and decision making module was held with a small subset of stakeholders. Succeeding funding for this project will result in the following outputs: a) refined user-interface reflecting significant inputs from end-users/managers/scientists; b) robust and rigorous basis for the outcomes of various management options to achieve healthy Report Card ratings; c) integration of the different models (Catchment and Receiving Water Quality); d) capacity building of end users; and d) a mechanism to involve stakeholders in refining HWS 2012 onwards.

Communication, Education and Motivation (CEM)

The aim of the Communication, Education and Motivation (CEM) Program is to develop and implement initiatives that increase community awareness of the current health of South East Queensland's waterways, and promote adoption of the Partnership's Vision. A range of tools are used including television commercials, participation in community events, educational resources, advertising, displays and a website (20-25,000 unique visits/month).

The CEM Program's flagship event is the annual Healthy Waterways Awards, which provides recognition and reward to groups and individuals who are devoted to improving waterway health. In addition, the CEM team manages the Healthy Waterways Clean Up Program which collects litter from our waterways. This includes a waterway litter awareness campaign that endeavours to increase community understanding of the impact of waterway litter and change littering behaviour.

Ongoing attitudinal and social research is conducted to monitor changes in community attitudes and behaviour, and gauge the effectiveness of the Healthy Waterways Programs.

Marketing and communications support is also provided to the other HW program areas.

Water By Design (WBD)

The Water by Design capacity building program delivers capacity building products and services to the region. This program has made a substantial impact in advancing water sensitive urban design policy and practice. The program is structured across five key aspects of capacity building, namely:

- knowledge building,
- professional development,
- organisational strengthening,
- policy reforms, and
- incentives.

The program has had a strong emphasis on stormwater management in recent years, however the program's Steering Committee is ensuring an increasing emphasis is placed on total water cycle management.

For the past three years the program has been almost wholly funded by the Queensland Government and Brisbane City Council, and prior to that by Brisbane City Council. Local governments of SEQ are the principal beneficiaries of the program, and local government investment into the program is needed to continue to deliver the kind of practical capacity building work which has been recognised for creating real change in urban development practice.

A3.2 High Priority Programs Currently Unfunded in 2010/11 (Refer to Table 3, page 6)

(1) Seagrass Watch (\$5,000)

Each year a community group survey of seagrass extent is provided as complementary data for the routine EHMP seagrass monitoring. Maintaining the continuity of this information and the commitment to monitoring and reporting on seagrass by the Wildlife Preservation Society of Queensland at this very modest cost not only assists in the EHMP score calculation, but also represents a valuable investment in community involvement.

(2) Contingency Monitoring Project (\$56,000)

Whenever a large flood event or another wide scale environmental event occurs in the region and impacts on Moreton Bay, a team of partners are on standby to undertake water quality sampling to supplement the routine EHMP collections. This project includes additional grab samples, access to sites, supplementary aerial data and laboratory analysis. Also unforeseen sampling and information requirements can arise on these occasions which require the team to be adequately resourced to readily undertake the priority tasks. This complementary capacity is critical to ensuring that all regional partners can better understand the characteristics of an event and subsequent impacts from any unusual events.

(3) Data Request Automation (\$6,000)

Requests to the HW office for specific data, models, diagrams and other products from the regional EHMP program and other projects are regularly made by HW partners and other organisations (consultants, urban development companies, students, interested general public). An average of two to five requests are currently being processed manually by HWP office each week. The office ensures that appropriate acknowledgement, license to use, caveats and information are released. Currently this manual process is time-consuming and should be automated to allow for more timely provision of the data. The use of an automated request and data retrieval process through the Novel software program capacity of health-e-waterways (based at UQ) will provide the desired improvements. Once in place, requests for data can be more readily and efficiently processed. As a supplementary aspect of EHMP, this data provision service continues to highlight the value and benefit of EHMP to a diverse spectrum of users and allows an extended utility of the EHMP data in SEQ.

(4) Lyngbya – Culture Facility (\$60,000)

As part of ongoing DERM funding, techniques for a viable monoculture of *Lyngbya* have been developed by Griffith University and CSIRO scientists. The only facility to house and maintain this culture is the CSIRO Laboratory in Hobart, Tasmania. A facility in SEQ will ensure that *Lyngbya* cultures are maintained locally in the region, allowing ongoing bioassays as part of implementation of Coastal Algal Bloom guidelines and research into the causes and prevention of *Lyngbya* blooms. Thus, funding is required for the laboratory set up. Output of this project is a facility in SEQ that will be especially equipped to ensure emergency response evaluations and bioassays can be run efficiently and cost-effectively.

(5) Lyngbya – Bayesian Belief Model (\$30,000)

In 2006, a Bayesian Belief Network was developed for modelling *Lyngbya* blooms. A Bayesian Network consolidates information from a range of sources to better understand complex environmental problems and, in this case, better model and forecast *Lyngbya* blooms. Funding is required for the maintenance and custodianship of the *Lyngbya* Bayesian Belief Model. Custodianship of the model allows new knowledge to be incorporated into the model (refinement of the model) and for it to be extended to other applications such as agricultural impacts on water quality. Because of the simplicity and accessibility of the model, it can be made available to various parties, such as Councils, the fishing industry, public safety specialists and State agencies to provide direction for the development of future management interventions aiming to prevent *Lyngbya* blooms. The custodianship will also ensure the quality assurance for the use of the model. Output of this project is a relevant and useful decision support tool to predict *Lyngbya* blooms and implications of management interventions.

(6) *Hincksia* Tracking (\$50,000)

Historical *Hincksia* blooms (2005-2008) have been successfully tracked along the Fraser to Moreton Island coast by means of satellite images. This technology should now be expanded to develop an “Early Warning System” for *Hincksia* as well as other coastal algal blooms along the SEQ coastline. Developing a special algorithm that can screen daily satellite imagery on the development of a possible algal bloom offshore (up to 100km) is the most important issue to address. The screening can then function as an early warning system for State government agencies and local government to prepare for a drift towards the coast and possible standing of the bloom. Tools like this can be refined and made more accurate by including bathymetry and hydrodynamic data of the affected area, thus directly linking this model to the RWQM v3.

(7) Coastal Algal Bloom Registry and Field Guide (\$15,000)

An online Coastal Algal Blooms registry has been established and incorporates a database of algal blooms and a web interface for reporting algal bloom events throughout SEQ. Additional funding is sought to refine the web-interface, which enables information and data on algal bloom events to be uploaded to the registry (on a close to real-time basis). Refinement of the interface will allow users to search, browse, retrieve and visualise information about algal bloom events. The database will be used to notify State, local government and industry authorities of the occurrence of new blooms and will provide an invaluable tool to ensure timely responses to future nuisance algal blooms.

To assist future users of the registry, a field guide has been developed. Resources are required for printing this field guide for wide distribution (in addition to the internet) to schools, local governments, recreational fishers and other interested members of the public.. This field guide will need to be printed on water proof paper to allow use in the outdoors and in boats. The output of this project is a “living real-time” CAB registry that enables timely responses to future nuisance algal blooms.

(8) Healthy Country Capacity Building Program (\$50,000)

The ability to expedite the waterway restoration works throughout SEQ’s non-urban waterways requires a rapid boost in skills and ability to implement these specialist works. Prior to commencing a capacity building program for waterway restoration, a program design phase is required. This design task will first identify the knowledge, technical and skill needs of the different stakeholders and then match each need with capacity building techniques that provide a sound understanding and practical know how on restoration works. To finalise this design task, training providers will be identified and assessed to ensure a feasible program can be delivered. The stakeholders involved include regional planners, sub-catchment coordinators, works designers, implementation teams and landholders. Output of this project

is a detailed scope and corresponding costings for a well-designed and targeted capacity building program, an important investment to ensure that the SEQ is fully equipped in skills and knowledge for cost-effective restoration works in rural waterways.

(9) Healthy Country Spatial Optimisation Tool (\$50,000)

A proto-type spatial optimisation tool for cost effective restoration works in non-urban waterways has been developed for 3 focal catchments in SEQ. To finalise this tool for use across all priority catchments in SEQ, in 2011 the tasks required include expanding the aerial data inputs, adding alternate restoration works designs and trialling additional functions based on user feedback. This refinement will ensure a greater utility and certainty in the use of this tool for local governments and regional groups (e.g. SEQ Catchments and Water Utilities) investing in these critical restoration programs. A further application phase of the tool in a contrasting regional catchment such as the Maroochy would enable the refinements to be expedited prior to being suitable for region wide use. Output of this project will be the expansion of the Spatial Optimisation Tool to other areas in SEQ.

(10) Calibration of the Receiving Water Quality Model (\$200,000)

To enable the calculation of sustainable loads for SEQ waterways and run scenarios of various management options to best achieve sustainable loads, HWP, through funding from DERM, commissioned the implementation of a new receiving water quality model (RWQM V3) for SE Qld. The decision to implement a new model recognised that, while the existing model (RWQM V2) had served the HWP and regional stakeholders well in informing management decisions to date, it had limitations with respect to its representation of some physical water circulation processes, sediment dynamics, and nutrient and carbon cycling. These limitations constrained use of the model, particularly as the attention of the HWP has turned to the management of diffuse catchment loads into receiving waters. It was judged that upgrading the existing model to address these limitations would require a substantial investment with uncertain outcomes, and that the Partnership would be better served by moving to a new modelling platform, and at the same time addressing issues of long-term support and maintenance of the platform.

In recognition of the challenging nature of the model requirements, the HWP decided that the project should proceed in two phases. Phase 1, to last approximately 12 months, would involve the implementation of a pilot or demonstration model, focusing on Moreton Bay and key associated estuaries and passages, relying primarily on existing data sets and knowledge. Phase 2 will proceed to full regional coverage, full model calibration, and production of management scenarios and will be supported by salient data collection works as are identified as being required. This staged approach recognised not only the modelling challenges and uncertainties, but also uncertainties around the data needed for model implementation and calibration. DERM funding to-date will deliver Phase 1 and a portion of Phase 2 (mainly around calibration of the model and production of management scenarios). However, there are critical gaps that require further resources:

- a) acquisition of data to calibrate and validate the model, as well as integrate the model better with the SEQ Catchment model.
- b) capacity building for technical officers in partner organisations, consulting firms and research organisations is also proposed for the succeeding phase.
- c) Extension of the RWQMv3 to the individual estuaries models.

This component of the RWQM3, if funded, will deliver the above critical additional requirements.

(11) SEQ Healthy Waterways Strategy Coordination (\$50,000)

A part-time person is required to oversee the project to track and evaluate the actions in the SEQ Healthy Waterways Strategy (see aproject #12). The person will be responsible for

working with partners to ensure effective evaluation and reporting of the Strategy and scope the methodology and time-frame for its review and renewal.

(12) Tracking and Evaluation of the SEQ Healthy Waterways Strategy (\$80,000)

A framework and corresponding system needs to be developed to track and evaluate the actions in the SEQ Healthy Waterways Strategy (HWS). Funding is sought to develop a tool to track effectiveness of the 500 actions to achieve the Management Action Targets (MATs), Management Outcomes (MOs) and eventually the specific Action Plan Targets in the HWS. It is proposed that this tool will have a web-based user interface to allow key responsible organisations to update, with such interface backed with a robust Bayesian Network framework to depict links. Funding will also include running workshops to facilitate HW partners and technical involvement. Overall output of this project is the evaluation of the HWS 2007, an important precursor to the review and development of HWS 2013

(13) Asset Management Resources (\$460,000)

Water Sensitive Urban Design is now legislatively required in South East Queensland to create more liveable urban environments and mitigate the impacts of urbanization on the natural receiving environments.

The capacity to design and deliver stormwater quality improvement infrastructure has been improving significantly. However there are significant risks associated with the lack of capacity in relation to asset management. About \$2.3 billion worth of stormwater quality assets will be constructed and handed over to local governments associated with the redevelopment 47,000 hectares of land available for broad hectare development in SEQ. Infill development and redevelopment and retrofit projects will add substantially to this figure.

The risks of poor asset management include:

- poor environmental outcomes
- poor financial outcomes
- failure to meet community expectations
- non-compliance with statutory requirements (e.g. Local Government Act 2009 and Environmental Protection Act 1994).

In 2009 an assessment was undertaken of the challenges local governments are facing with management of WSUD assets and what guidance and resources are needed to address these. Following development of a project plan that set out the guidance and resources needed, local government CEO's nominated representatives for a WSUD Asset Management Advisory Group that would oversee the delivery of a suite of 10 priority capacity building resources (refer WSUD Asset Management Project Plan from the Water by Design program)

The Queensland Government, through DERM, contributed \$200,000 to commence 4 projects in 2009/10. Local government funding is needed to publish these products and complete the remaining six priority activities outlined in the Project Plan.

It is significantly cheaper for each local government to invest in a single set of regional asset management resources for WSUD than it is to develop their own sets of resources.

Co-investment will provide stakeholders significant return on investment with access to practical guidance, management options, tools and training modules for WSUD asset management including:

- an Asset Handover Guideline to facilitate successful compliance and handover processes
- a Data Capture Guideline to ensure a minimum level of data is recorded

- a Maintenance Guideline so councils can plan and undertake standardised maintenance
- a Maintenance and rectification training course to improve staff competency and effectiveness
- a Rectification Guideline on how to identify and rectify typically problems without investing in expensive advice
- an overarching Asset Management Guideline for WSUD.

The resources will assist local governments meet their requirements under the Local Government Act to prepare Asset Management Plans.

Interested parties are advised to obtain a copy of the WSUD Asset Management Project Plan from the Water by Design program and Group.

(14) Erosion and Sediment Control Capacity Building (\$360,000)

Rapid urban development in South East Queensland (SEQ) is predicted to cause a substantial increase in sediment loads to waterways within the next 15 years if a business as usual approach is maintained. Most of our waterways are already under pressure. Sediment loads from construction phase development remain the most easily preventable source of stormwater pollution.

Following a request by the Council of Mayors (SEQ) to establish a whole-of-government task-force to deal with the matter, the Premier, noting current initiatives relating to this issue and the need to avoid increased housing costs, directed the Director-General of the Department of Environment and Resource Management (Environmental Protection Agency at the time), as Co-Chair of the new Chief Executive Officers' Committee for Natural Resource Management (the CEOs Committee) to progress the matter and report progress to the Regional Coordination Committee (RCC).

In July 2009 the CEOs Committee endorsed a set of 20 actions including **capacity building** for construction phase stormwater management.

Proposed Services Include:

1. Appointment of a dedicated project manager to oversee the planning and establishment of a focused capacity building initiative.
2. Undertake an inclusive needs analysis assessment to identify and prioritise key actions
3. Develop a 3 year Business Plan taking into account the needs analysis findings
4. Revise and distribute the "Managing Stormwater Pollution on Your Building Site" brochure. This brochure has been widely distributed across the region over the past 3 years. When issuing infringement notices for poor erosion and sediment control activities, most local governments also issue this brochure. The brochure no longer reflects current policy and there has been an evolution in best practice.
5. Provide a dedicated Extension service to connect state and local government compliance officers and industry practitioners with necessary technical expertise
6. Establish an online knowledgebase and improved suite of web-based resources
7. Increased awareness raising activities in relation to Erosion and Sediment Control

(15) Development Assessment Support (\$130,000)

For the past two years Water by Design has been bringing together Development Assessment officers from across SEQ to improve the quality and effectiveness of WSUD outcomes through the DA process. The DA Forums link Development Assessment officers with policy makers and technical experts, and promote networking and shared problem solving. This is the only initiative of its kind in Australia, and has been highly regarded by those who have participated.

Independent evaluation reports have shown participants have rated overall value as being in the 'good' to 'excellent' range with overall participant satisfaction ratings of 80%, 78% and 84 for the three forums to date. The events are supported by a dedicated Development Assessment Liaison Officer, who provides extension services to DA teams throughout the year through face-to-face meetings and via an online forum. This initiative has previously been funded by the Queensland Government and Brisbane City Council. To continue in 2010/11 it requires further local government investment.

Proposed Services Include:

1. A Development Assessment Extension Officer linking development assessment staff to tools, resources, and technical and policy expertise.
2. Maintaining a set of regionally consistent Draft Standard Conditions for Development Approvals
3. Maintaining a set of regionally consistent Standard Drawings (in partnership with Institute of Public Works Engineers)
4. Maintaining a set of regionally consistent Deemed to Comply Solutions
5. Hosting three Development Assessment Forums (50% of cost to be recouped from registration fees).

Appendix 4: Healthy Waterways Office SEQHWS Management Actions

The following is a list of the 12 Healthy Waterways Strategy Actions that the HWP is directly responsible for and the 117 sub-actions associated with these of which HWP is responsible for 57, however there are approximately 500 management actions identified in the strategy that the HWP has committed to undertake.

1. Point Source Pollution Management

Action 1135: Address knowledge gaps in managing sewer overflows and on-site wastewater treatment systems

2. Non-Urban Diffuse Source Pollution Management

Action 129: Conduct an analysis of rural stakeholders - including those in peri-urban zones

Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration

Action 790: Develop case studies

Action 1280: Work in partnership with research organisations and stakeholders to scope and plan SE restoration programs

Action 1667: Develop and Finalise the Lockyer BMP

Action 1668: Implement the Land Management Lockyer Best Management Practice for the Lockyer Creek Catchment

Action 1191: Work in partnership with research organisations (BMPs)

3. Water Sensitive Urban Design

Action 429: Develop regionally consistent WSUD 'Deemed to Comply' solutions for appropriate forms of urban development

Action 430: Develop regionally consistent 'Standard Drawings' for common WSUD elements

Action 461: Review and expand WSUD Technical Design Guidelines for SEQ

Action 463: Develop WSUD Conceptual Design Guidelines

Action 465: Develop Pollutant Export Modelling Guidelines

Action 467: Develop WSUD maintenance manuals

Action 468: Review recommended protocols for collection of WSUD life cycle cost data

Action 480: Communicate progress on regional WSUD initiatives to industry partners and councils

Action 482: Identify SEQ WSUD case studies

Action 483: Support development of Bremer Business Park demonstration projects

Action 487: Develop and implement a WSUD Monitoring and Evaluation Framework for the WSUD Action Plan

Action 1185: Design and implement an enhanced Water by Design capacity building program to deliver a broader sustainable urban water management program.

4. Protection and Conservation

Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration

5. Coastal Algal Blooms

- Action 606: Mayors and Ministers to be briefed with up-to-date information about coastal algal bloom causes, threats and steps needed to prevent/manage blooms
- Action 609: Inform media about coastal algal bloom causes, threats and steps needed to prevent/manage blooms
- Action 610: Publish information about SEQ coastal algal blooms and latest research findings in existing HW periodic or updated publications
- Action 698: Carry out Scientific Coordination & Quality Assurance
- Action 719: Address the knowledge gaps in the understanding of causes and implications of *Hinckesia sordida* blooms
- Action 797: Undertake research in the event of a significantly impacting coastal algal bloom
- Action 875: Review EHMP to include improved CAB indicators
- Action 954: Develop a protocol for identifying a coastal algal bloom as significant and level of response required
- Action 954: Research links between coastal algal bloom events and human activity related disturbances
- Action 956: Develop a tool that uses coastal algal blooms as a bioindicator of ecological disturbance
- Action 1055: Develop enhanced early warning system for Lyngbya in Moreton Bay
- Action 1056: Identify exposure pathways for Lyngbya and clinical presentation and management of adverse reactions to Lyngbya
- Action 1060: Source funding for equipment used for Lyngbya clean-ups
- Action 1061: Scope the feasibility of, and the state-of-the-art techniques for, clean-up of Lyngbya blooms
- Action 1066: Implement event based monitoring of NOCs
- Action 1068: Carry out long-term monitoring of Lyngbya distribution and biomass
- Action 1069: Carry out monitoring of sediment in SEQ estuarine and marine waterways
- Action 1071: Carry out long term monitoring of impacts of Lyngbya blooms on environmental, economic and social values of SEQ
- Action 1073: Carry out training and awareness of a centralised register for recording coastal algal bloom occurrences in SEQ
- Action 1075: Populate existing Lyngbya models
- Action 1076: In the event of a *Hinckesia sordida* bloom at Noosa, monitor bloom distribution and water quality parameters
- Action 1079: Coordinate an effective coastal algal bloom monitoring and reporting strategy for Moreton Bay and SEQ estuaries
- Action 1086: Assess the impacts of Lyngbya blooms on flora, fauna and nutrient budget
- Action 1101: Develop links with other management agencies nationally and internationally
- Action 1102: Carry out monitoring of the implementation of the Lyngbya Management Strategy
- Action 1207: Managing hazardous and nuisance algae nutrients of concern: Iron and particulate and dissolved organic carbon.

- Action 1284: Address research gaps in the understanding of Lyngbya blooms in Deception Bay and other areas in Moreton Bay
- Action 1655: Provide regular updates on Lyngbya occurrences and associated matters to stakeholders and local communities
- Action 1656: Carry out Analysis of Existing Data

6. Ecosystem Health Monitoring Program

- Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration
- Action 138: Monitoring of freshwater ecosystem health in SEQ
- Action 139: Monitoring of ecosystem health in estuarine and marine waters in SEQ
- Action 142: Long-term review of EHMP estuarine/marine and freshwater data
- Action 144: EHMP data evaluation and communication
- Action 146: Support collaboration between the regional EHMP and local water quality monitoring programs undertaken by Local Government and community groups
- Action 875: Review EHMP to include improved CAB indicators
- Action 1106: Finalise and implement the Phase 2 work program for the Safe and Healthy Use of Waterways Program
- Action 1221: Provide Receiving Environment Monitoring Program (REMP) for EPA
- Action 1220: SEQ Event Monitoring
- Action 1222: Provision of a dedicated EHMP data management system
- Action 1223: Development of an EHMP R&D plan
- Action 1224: Pilot study of public health monitoring

7. Communication, Education and Motivation

- Action 102: Review the Healthy Waterways Brand
- Action 104: Establish a Marketing & Communication Steering Committee
- Action 106: Develop a communications plan and review communication tools and channels
- Action 107: Enhance the Healthy Waterways event participation program
- Action 108: Increase information support for education networks, including schools, onground catchment and community groups, in their work to educate school students in how to maintain and improve our waterways and catchments
- Action 109: Develop a Definition of Terms which explains language used in key action areas of the Healthy Waterways Strategy
- Action 110: Conduct water quality awareness workshops
- Action 111: Develop a new Healthy Waterways fact-sheet series
- Action 132: Provide information to schools on 'Water Litter'
- Action 133: Support litter reduction campaigns by participating in targeted projects that help increase awareness of litter
- Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration
- Action 144: EHMP data evaluation and communication

- Action 728: Establish an Education Partner Group and Support Program
- Action 729: Provide marketing support to the Water by Design program
- Action 730: Establish a business partnership program
- Action 791: Implement Aquatic Weed Management Education
- Action 1219: Healthy Waterways Campaign
- Action 1237: Healthy Waterways Clean Up

8. Management Strategy Evaluation

- Action 1132: Understand processes in receiving waters (fresh water, storages, estuaries, Bay)
- Action 1135: Address knowledge gaps in managing sewer overflows and on-site wastewater treatment systems
- Action 1136: Understand relationship between flows and water quality
- Action 1137: Understand challenges specific to coastal and beach ecosystems
- Action 1138: Determine spatial optimisation and efficacy of management interventions
- Action 1139: Understand movement of sediments and its link to waterway hydraulics and hydrology
- Action 1140: Understand movement, cycling, and transformations of nutrients and toxicants
- Action 1141: Understand the societal motivation, value of and effective management instruments to reduce diffuse loads
- Action 1142: Understand "cause and effect" relationship between management actions, water quality objectives, and environmental values
- Action 1143: Understand variability and trends in performance measures
- Action 1144: Regularly review the relevance and cost-effectiveness of EHMP
- Action 1145: Understand implications of climate change on water quality, ecosystem health and efficacy of actions in the HWS
- Action 1146: Develop a risk assessment framework to ensure safe and healthy waterways, by addressing water-related human health issues
- Action 1147: Understand and model implications of diffuse loads to carbon accounting
- Action 1149: Refine and/or develop and integrate catchment, receiving water / resource models
- Action 1151: Develop arrangements for custodianship of decision support tools
- Action 1152: Build stakeholders' capacity to use and/or interpret decision support tools
- Action 1153: Develop and maintain the Health-E-Waterways information management system
- Action 1154: Communicate knowledge and information regularly to stakeholders
- Action 1155: Provide scientific management services to ensure scientific rigour and quality assurance of the Science and Research Program
- Action 1156: Establish research partnerships to leverage HWP's resources
- Action 1225: Develop the HW Management Strategy Evaluation (MSE) Framework
- Action 1262: Determine efficacy, life cycle costs of WSUD and Integrated Water Cycle Management
- Action 1264: Integrated Research Strategy

9. Moreton Bay Action Plan

- Action 110: Conduct water quality awareness workshops

- Action 133: Support litter reduction campaigns by participating in targeted projects that help increase awareness of litter
- Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration
- Action 142: Long-term review of EHMP estuarine/marine and freshwater data
- Action 146: Support collaboration between the regional EHMP and local water quality monitoring programs undertaken by Local Government and community groups
- Action 1137: Understand challenges specific to coastal and beach ecosystems
- Action 1145: Understand implications of climate change on water quality, ecosystem health and efficacy of actions in the HWS

10. Northern Catchments Action Plan

- Action 146: Support collaboration between the regional EHMP and local water quality monitoring programs undertaken by Local Government and community groups
- Action 719: Address the knowledge gaps in the understanding of causes and implications of *Hinckesia sordida* blooms
- Action 1076: In the event of a *Hinckesia sordida* bloom at Noosa, monitor bloom distribution and water quality parameters
- Action 1079: Coordinate an effective coastal algal bloom monitoring and reporting strategy for Moreton Bay and SEQ estuaries

11. Bremer River Catchment Action Plan

- Action 129: Conduct an analysis of rural stakeholders - including those in peri-urban zones
- Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration
- Action 146: Support collaboration between the regional EHMP and local water quality monitoring programs undertaken by Local Government and community groups
- Action 483: Support development of Bremer Business Park demonstration projects
- Action 1132: Understand processes in receiving waters (fresh water, storages, estuaries, Moreton Bay)
- Action 1136: Understand relationship between flows and water quality
- Action 1138: Determine spatial optimisation and efficacy of management interventions
- Action 1141: Understand the societal motivation, value of and effective management instruments to reduce diffuse loads
- Action 1280: Work in partnership with research organisations and stakeholders to scope and plan SEQ restoration programs

12. Logan-Albert Catchments Action Plan

- Action 137: Communicate condition of good quality waterways, including those of High Ecological Value, and the need for protection and restoration
- Action 146: Support collaboration between the regional EHMP and local water quality monitoring programs undertaken by Local Government and community groups

Appendix 5: Detailed Work Program and Budget

Following is the detailed work program and budget for 2010/11 to 2012/13.

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Healthy Waterways Network Business Plan Budget 2010 – 2011 (DRAFT)

Project Name	HWN Strategic Action	Description/ Outcome	Milestone(s)	Output/Product	2010-2011 Total Cost	2010-2011 Indicative Funding Commitment						2010-2011 Funding To Negotiate	2011-2012 Estimates (Indicate total on white columns only)		2012-2013 Estimates (Indicate total on white columns only)	
						Government Funding		Water	Industry/Corp	Other	Total		Total	Total	Total	Total
						State	Local	Entities	Funding	Funding	Funding					
HW Core Network Program (Bare Essential Requirement to Operate)																
Program Management and Network Governance																
Program Management		Provision of administration and governance service for EHMP core program including provision of office		Maintaining operating office	\$779,000	\$300,000					\$300,000		\$ 818,000		\$ 858,900	
Network Governance		Provision of support services for Network Committee and Network Board		Maintaining operating Network	\$187,000	\$50,000					\$50,000		\$ 196,400		\$ 206,200	
Annual Report	7.1	The production of an Annual Report outlines the achievements of the Partnership Office and provides a record of the Partnership's work.	The Annual Report is produced and distributed to partners on an annual basis.	Annual Report Document.	\$39,000						\$0		\$ 41,000		\$ 43,100	
Website	7.2	The Healthy Waterways Website is updated on a regular basis with catchment and waterways information for the general public. An email newsletter is distributed monthly to provide an update on	Increase in unique visitors to the Healthy Waterways website.	Healthy Waterways Website.	\$100,000	\$60,800					\$60,800		\$ 105,000		\$ 110,300	
					\$1,105,000	\$410,800	\$347,100	\$347,100	\$0	\$0	\$1,105,000	\$0	\$1,160,400	\$1,160,400	\$1,218,500	\$1,218,500
Ecosystem Health Monitoring Program																
EHMP Program Coordination	6.1	Management and coordination of EHMP Program for SEQ.	Provide scientific quality assurance and review of EHMP program undertaken.	Timely release of EHMP Report Card	\$179,000						\$0		\$ 188,000		\$ 197,400	
Freshwater Monitoring	6.1	Continue to invest in biannual monitoring of 127 freshwater sites in SEQ	Biannual monitoring, sample analysis and data QA/QC'd	Report card content, data request & annual tech report content	\$446,500						\$0		\$ 468,800		\$ 492,200	
Estuarine/Marine Program Coordination	6.1	Continue the monthly monitoring of estuarine and marine waters in SEQ	Monthly Monitoring	Report card content, monthly reports, data request & annual tech report content	\$674,000						\$0		\$ 707,700		\$ 743,100	
Event Monitoring	6.1	Enhance region wide event monitoring and predictive modelling in fresh and estuarine waters	Event Monitoring, Sample Analysis, Data QA/QC'd	Annual Tech Report Content, Data Requests	\$295,500	\$150,000					\$150,000		\$ 310,300		\$ 325,800	
Annual Technical Report	6.2, 6.3	Continue to provide effective evaluation and communication of monitoring results	Provision of annual technical report	Annual Technical Report	\$38,500						\$0		\$ 40,400		\$ 42,400	
EHMP Business Case	6.5	Development of a plan to address EHMP R&D tasks, including a review of EHMP indicators.	Provision of business case	Improvements to the Monitoring Program	\$59,000						\$0		\$ 62,000		\$ 65,100	
Report Card	1.2, 6.3	Continue to provide effective evaluation and communication of monitoring results	Provision of annual report card on ecosystem health	Report card	\$161,700	\$32,200					\$32,200		\$ 169,800		\$ 178,300	
					\$1,854,200	\$182,200	\$555,900	\$792,900	\$123,200	\$200,000	\$1,854,200	\$0	\$1,947,000	\$1,947,000	\$2,044,300	\$2,044,300
Scientific Management of EHMP & Special Leverage Projects																
Data Request Management and Processing	8.7, 8.6	Continue funding of data request management and processing	Addressing request of data	Provision of data to stakeholders	\$29,500						\$0		\$ 31,000		\$ 32,600	
Scientific Expert Panel Services and Coordination	8.1-8.8	Provision of SEP services, TAG services, MAP services, modelling TAG services and independent peer review panel	Coordination of Science and SEP/TAG/MAP meetings	Scoping Reports on key issues (Healthy Country Business Case, Integrated Modelling Framework, SEQ Environmental Offsets Framework, EHMP Review & Business Case	\$219,500	\$150,000					\$150,000		\$ 230,500		\$ 242,000	
Special Leverage Projects	See below				\$155,000						\$0		\$ 162,800		\$ 170,900	
Healthy-e Waterways ARC	8.7, 8.6	An web-based integrated information network for SEQ's waterways (leveraged with Microsoft, ARC Linkage and UQ 1:20)	Regular of health-e-waterways website; Automation of EHI for freshwater, estuarine and marine; incorporation of community-based data	Updated <i>health-e-waterways</i> that will host the on-line Report Cards, all EHMP datasets, community and stakeholder datasets with security access for specific areas	\$36,097						\$0		\$ 37,900		\$ 39,800	
Moreton Bay ARC Link	8.1	Project aimed at understanding the resilience of Moreton Bay to climate change (leveraged with ARC Linkage 1:3)	Research activities on phytoplankton, zooplankton, nutrient and sediment processes in Moreton Bay	Updates on the project on e-newsletter, progress reports, presentations to stakeholders, data to be provided for calibration of RWQM v3 (Task 3200-01)	\$89,730						\$0		\$ 94,200		\$ 98,900	
Methane CH4 emiss ARC	8.4	Determining the impacts of Nitrous Oxide and Methane Emissions in SEQ Waterways (Leverage with SEQ Water and ARC Linkage 1:4)	Phase 1: Reconnaissance of extent of nitrous oxide and methane in SEQ Waterways	Phase 1 Progress Report; presentation to stakeholders, updates in e-newsletter	\$29,173						\$0		\$ 30,600		\$ 32,100	
					\$404,000	\$150,000	\$154,000	\$100,000	\$0	\$0	\$404,000	\$0	\$424,300	\$424,300	\$445,500	\$445,500
Sub-total for Core Programs					\$3,363,200	\$743,000	\$1,057,000	\$1,240,000	\$123,200	\$200,000	\$3,363,200	\$0	\$3,531,700	\$3,531,700	\$3,708,300	\$3,708,300
EHMP In-kind Contracted Services																
Freshwater Monitoring	6.1				\$423,400						\$0		\$423,400		\$423,400	
Estuarine/Marine Monitoring	6.1				\$1,491,600						\$0		\$1,491,600		\$1,491,600	
Event Monitoring	6.1				\$507,000						\$0		\$507,000		\$507,000	
					\$2,422,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,422,000	\$0	\$2,422,000	\$0
Sub-total for Core Programs including managed Programs					\$5,785,200	\$743,000	\$1,057,000	\$1,240,000	\$123,200	\$200,000	\$3,363,200	\$0	\$5,953,700	\$3,531,700	\$6,130,300	\$3,708,300
HW High Priority Program with Regional Impact (Funded)																
Coastal Algal Blooms																
Climate Change and Lyngbya	5.2	Calibration of RWQM v3 to run scenarios on impacts of climate change on Lyngbya blooms	Calibration of the RWQMv3 and integration with Blue Link (Climate Change Model)	Calibrated RWQM v3 and Blue-Link; List of scenarios to look at impacts of climate change on Lyngbya blooms	\$70,000	\$70,000					\$70,000	\$0	\$ 73,500		\$ 77,200	
					\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$70,000	\$0	\$73,500	\$73,500	\$77,200	\$77,200
Non-urban Diffuse Load Pollution (Healthy Country)																
Non Urban Diffuse Load (NUDL) Project	2.1-2.6	Coordination of HC Science and M&E Framework	Provision of 0.2 FTE Science Program (HC) Manager	Finalisation of M and E Framework for HC; over-all coordination of the HC Science and Monitoring Program	\$231,070	\$231,070					\$231,070	\$0	\$ 242,600		\$ 254,700	
HC Business Case	2.1-2.6	Input into the development of HC Business Case	Scoping of the HC Business Case (tools, engagement, governance, funding, etc.)	HC Business Case	\$0	\$0					\$0	\$0	\$ -		\$ -	
					\$231,070	\$231,070	\$0	\$0	\$0	\$0	\$231,070	\$0	\$242,600	\$242,600	\$254,700	\$254,700

(Note: Likely to be completed by DERM)

Healthy Waterways Network Business Plan Budget 2010 – 2011 (DRAFT)

	Project Name	HWN Strategic Action	Description/ Outcome	Milestone(s)	Output/Product	2010-2011 Total Cost	Funding					2010-2011 Funding To Negotiate	2011-2012 Estimates		2012-2013 Estimates		
							2010-2011 Indicative Funding Commitment						(Indicate total on white columns only)		(Indicate total on white columns only)		
							Government Funding	Water	Industry/Corp	Other	Total		Total Cost	Total Funding	Total Cost	Total Funding	
State	Local	Entities	Funding	Funding	Funding												
Management Strategy Evaluation																	
	Receiving Water Quality Model Version 3	8.5, 8.7	Development of the next generation of a RWQM for Moreton Bay, SEQ estuaries and coasts to determine sustainable loads (leveraged with CSIRO Wealth from Oceans and BMT WBM at 1:2 ratio)	Calibration of RWQM v3; refinement of the hydrodynamic, transport and biogeochemical submodels; workshops to identify scenarios to be run in the model	Robust, state-of-the-art, calibrated RWQM for SEQ coasts, waterways and Moreton Bay = applicable for running scenarios for the review of SEQ Healthy Waterways Strategy	\$268,350	\$268,350					\$268,350	\$0	\$ 281,800	\$ 295,900		
	Management Strategy Evaluation Tool	8.5, 8.6, 8.7	Development of a simulation tool that operationalises the application of the adaptive management cycle framework in SEQ.	Continued development and refinement of Decision and Learning Module; Enhancement of the user interface; Workshops with stakeholders	Interactive simulation tool to apply adaptive management of SEQ's waterways (linking actions to ecosystem health outcomes); Training package for stakeholders	\$460,000	\$460,000					\$460,000	\$0	\$ 483,000	\$ 507,200		
						\$728,350	\$728,350	\$0	\$0	\$0	\$0	\$728,350	\$0	\$764,800	\$764,800	\$803,100	\$803,100
Communication, Education and Motivation (CEM)																	
	CEMSAC	7.2	The Communication Education and Motivation Strategic Advisory Committee (CEMSAC) guides the CEM work of the Partnership.	The Communication Education and Motivation Strategic Advisory Committee (CEMSAC) meets quarterly.	Committee meetings.	\$19,600	\$19,600					\$19,600	\$0	\$ 20,600	\$ 21,600		
	Healthy Waterways Awards	7.2	The Healthy Waterways Awards provide recognition and reward to outstanding waterway health projects in South East Queensland.	The 2011 Healthy Waterways Awards has been hosted.	Healthy Waterways Awards Ceremony.	\$138,100	\$27,670				\$110,430	\$138,100	\$0	\$ 145,000	\$ 152,300		
	Brand Recognition	7.1	Two Community Service Announcements are produced and aired by Channel 7. Proactive and responsive media work is conducted to profile the current state of the waterways.	40% recognition of the SEQ Healthy Waterways Partnership amongst SEQ residents maintained and	Community service announcements and media coverage.	\$39,000	\$39,000					\$39,000	\$0	\$ 41,000	\$ 43,100		
	Healthy Country Communications	7.2	Communications support for the Healthy Country project including design and printing of collateral and maintenance of the Healthy Country website.	Under the Healthy Country Project, 80% of landholders in the high priority areas are aware of the science projects that have been conducted and understand the need to undertake restoration work.	Healthy Country Communication Products.	\$22,750	\$22,750					\$22,750	\$0	\$ 23,900	\$ 25,100		
	WSUD Awareness	7.2	Communication support for Water Sensitive Urban Design to increase awareness. Includes production of fact sheets, other collateral and support for events.	Targeted activities have been conducted to build greater receptivity and social capital for WSUD.	WSUD communications products.	\$30,000	\$30,000					\$30,000	\$0	\$ 31,500	\$ 33,100		
	Clean up Campaign	7.3	A campaign is continued to educate the general public about the issue and impacts of waterway litter in South East Queensland, and engage them in the solution.	The waterway litter awareness campaign is expanded.	Waterway litter advertising.	\$128,300	\$128,300					\$128,300	\$0	\$ 134,700	\$ 141,400		
	Social Research	7.2	The results of the community survey, to benchmark awareness and attitudes towards waterway health issues in SEQ, are promoted to the media and partners. Further focus groups are held to investigate findings. Findings are analysed for possible education campaigns to address identified 'gaps' in knowledge or awareness. A plan is developed for future social research needs.	Action plan for community social research is implemented.	Social Research plan	\$53,000	\$53,000					\$53,000	\$0	\$ 55,700	\$ 58,500		
	Clean up project	7.3	The Clean Up Program involves two small vessels (tinnies) and crew which collect litter from the Brisbane, Bremer, Logan Rivers and natural Gold Coast waterways. The crew also attend events to educate the public on the effects of littering.	Healthy Waterways Clean Up Program report is produced.	240,000 items of litter collected by the Clean Up Crew per year.	\$204,000	\$100,000	\$73,000		\$31,000		\$204,000	\$0	\$ 214,200	\$ 224,900		
	Program planning and management	7.1-7.3	Ongoing program planning, leadership and organisation	Ongoing activity	Program planning and progress reports.	\$14,900	\$14,900					\$14,900	\$0	\$ 15,600	\$ 16,400		
						\$826,000	\$611,570	\$73,000	\$0	\$31,000	\$110,430	\$826,000	\$0	\$867,400	\$867,400	\$910,900	\$910,900

Healthy Waterways Network Business Plan Budget 2010 – 2011 (DRAFT)

Project Name	HWN Strategic Action	Description/ Outcome	Milestone(s)	Output/Product	2010-2011 Total Cost	Funding						2010-2011 Funding To Negotiate		2011-2012 Estimates (Indicate total on white columns only)		2012-2013 Estimates (Indicate total on white columns only)	
						2010-2011 Indicative Funding Commitment					Total Funding	2010-2011 Funding To Negotiate	Total Cost	Total Funding	Total Cost	Total Funding	
						Government Funding State	Local	Water Entities	Industry/Corp Funding	Other Funding							
Urban Diffuse Pollution Loads (Water Sensitive Urban Design)																	
Supporting Existing Guidelines	3.2	In 2009/10 a significant investment was made in producing a range of best practice guidelines for various aspects of WSUD implementation.	Ongoing activity throughout 2010/11	Completion and publication of the revised WSUD Technical Design Guidelines	\$94,006	\$94,006					\$94,006	\$0	\$ 98,700	\$ 103,600			
Asset management guidelines	3.3	Asset Management is a high priority for state and local governments, and essential if WSUD infrastructure is to achieve its design function. This project will extend on the work undertaken in 2009/10 in delivering a range of targeted products and services to achieve effective and economical management of green stormwater infrastructure.	Delivery of final reports	Completion and publication of the 4 key asset management products commenced in 2009/10, including: Asset Handover Guideline, Asset Data Capture Guideline, Maintenance Guideline and Rectification guideline.	\$26,299	\$26,299					\$26,299	\$0	\$ 27,600	\$ 29,000			
Retrofitting existing urban areas	3.5	Existing urban areas comprise 11% of SEQ, but contribute about 26% of the regions sediment loads and 28% of nitrogen loads. This project continues work undertaken in 2009/10 to develop a strategy for retrofitting existing urban areas.	Delivery of final reports.	A Retrofit Plan and Investment Strategy, including a critique of existing planning and prioritisation tools, development of retrofit scenarios and uptake trajectories, typologies, and an assessment of costs, benefits and funding and implementation mechanisms.	\$103,134	\$103,134					\$103,134	\$0	\$ 108,300	\$ 113,700			
Open Space Discussion Paper	3.2	A Discussion Paper on integrating WSUD into Multiple Use Open Spaces was prepared at the request of the CEO's Committee for NRM in SEQ in 2009/10. Feedback is being sought from relevant stakeholders. This Project is to consider the feedback received, prepare a publicly available consultation report and to communicate the findings	Delivery of consultation report by Dec 2010	Consultation report on stakeholder views on the integration of WSUD with open space, and communication of this to the industry.	\$16,884	\$16,884					\$16,884	\$0	\$ 17,700	\$ 18,600			
WSUD SEP	3.2	In April 2009, a dedicated Scientific Expert Panel focussing on urban water issues was established. In 2010/11 there are a number of scientific issues that need to be considered including issues relating to the release of MUSIC version 4, frequent flow management, and the next generation of urban stormwater management objectives	Convening of a minimum of four meetings of the WSUD Scientific Expert Panel	Peer review and quality assurance of scientific and technical studies of strategic regulatory importance. In 2010/11 this will include an advice note to the Water by Design Steering Committee on stormwater quality design objectives, and frequent flow management objectives.	\$75,064	\$75,064					\$75,064	\$0	\$ 78,800	\$ 82,700			
WSUD in Public Infrastructure	3.2	The lack of application of WSUD standards to public infrastructure projects, compared with residential development, has been identified as both an environmental risk and as potentially undermining new regulatory measures. The CEO's Committee for NRM in SEQ has endorsed a strategic action to address this issue.	Delivery of case studies and ongoing provision of advice to public infrastructure agencies.	Documentation of relevant case studies of public infrastructure projects that apply WSUD. Provision of technical and capacity building advice to relevant agencies involved in public infrastructure.	\$5,051	\$5,051					\$5,051	\$0	\$ 5,300	\$ 5,600			
SPP (Healthy Waters): Awareness	3.2	The State Planning Policy (Healthy Waters) is expected to be finalised in 2010/11. A major policy reform a significant capacity building effort is required to support its implementation.	Ongoing activity, principally in the second half of 2010/11	Preparation and delivery of a series of awareness raising seminars about the State Planning Policy (Healthy Waters). It is assumed that DERM will organise these sessions and pay for venues and catering as part of a broader roadshow on new policy instruments.	\$35,547	\$35,547					\$35,547	\$0	\$ 37,300	\$ 39,200			
Training and Awareness	3.2	To date, the Water by Design training program has delivered over 15,000 professional development hours, received three national excellence awards, and universally well regarded by participants. The existing training modules will be continued in 2010/11 with new modules developed in Asset Management and Maintenance, and implementation of the new regulatory measures including the State Planning Policy (Healthy Waters). The Water by Design enews reaches 2500 people in the industry and will continue to be issued in 2010/11	Delivery of training courses to meet industry demand. Hosting field trips and seminars on relevant topics. Publishing regular (fortnightly) email newsletters.	Development of a new module on the SPP (Healthy Waters). Updating existing courses to reflect SP and ESC messages. Delivery of existing training courses to meet industry demand. Strengthened verification and testing incorporated into training. Hosting field trips and seminars on relevant topics. Publishing regular (fortnightly) email newsletters.	\$134,999	\$134,999					\$134,999	\$0	\$ 141,700	\$ 148,800			
Total Water Cycle Planning	3.6	Total Water Cycle Planning requirements under the Environmental Protection (Water) Policy 2009 and the SEQ Regional Plan 2009 - 2031 seek to better integrate all forms of urban water. Under the EPP (Water), all local governments with populations over 10,000 need to submit TWCP's by July 2012. The Water by design program proposes to support local governments and DERM in this process.	Total Water Cycle Planning Guideline and extension support to local governments	Total Water Cycle Planning Guideline. Support and extension to local governments to assist with the preparation of total water cycle plans (~75 days). (Possible further work developing Decision Support Tools - subject to funding)	\$208,285	\$208,285					\$208,285	\$0	\$ 218,700	\$ 229,600			
Stormwater Harvesting	3.4	Stormwater harvesting is an important part of the sustainable urban water toolkit. This project will finalise the Draft Stormwater Harvesting Guidelines based on stakeholder feedback, and assist with defining 'maximum extent technically feasible' for the purposes of applying stormwater harvesting to achieve ecosystem protection.	Delivery of Stormwater Harvesting Guidelines Version 1.	Publication of the Stormwater Harvesting Guideline (Version 1). Promotion of the multiple benefits of stormwater harvesting, and provision of technical support and advice in relation to stormwater harvesting projects, and working with the QWC in documenting relevant case studies.	\$39,765	\$39,765					\$39,765	\$0	\$ 41,800	\$ 43,900			
Policy and Planning Participation	3.2	The program and its Steering Committee will play a constructive role in progressing policy reforms through existing institutional arrangements.	Ongoing participation in relevant policy and planning activities.	Active participation in the Urban Stormwater Policy Coordination Group, Erosion and Sediment Control Steering and Technical Advisory Group, Regional Open Space and Landscape Advisory Committee, and as invited, the CEO's Committee for NRM in SEQ.	\$41,915	\$41,915					\$41,915	\$0	\$ 44,000	\$ 46,200			
Program Evaluation and 2012-20	3.2	Development of a business case for strategically targeted state and local government investment in the Water by Design program beyond 2010/11, to align with the state's consideration of next five year's investment into the SEQ Healthy Waterways Strategy. The business case will utilise performance monitoring and evaluation information on the current program, and will include a medium-term needs analysis for the next 5 years.	Prospectus developed by Sept. 2010	Undertaking a comprehensive program evaluation and integrating this into a funding prospectus for an ongoing comprehensive capacity building program/s for WSUD and ESC for the period 2012 - 2016.	\$72,920	\$72,920					\$72,920	\$0	\$ 76,600	\$ 80,400			

Healthy Waterways Network Business Plan Budget 2010 – 2011 (DRAFT)

Project Name	HWN Strategic Action	Description/ Outcome	Milestone(s)	Output/Product	2010-2011 Total Cost	Funding						2011-2012 Estimates		2012-2013 Estimates		
						2010-2011 Indicative Funding Commitment					2010-2011 Funding To Negotiate	(Indicate total on white columns only)		(Indicate total on white columns only)		
						Government Funding State	Local	Water Entities	Industry/Corp Funding	Other Funding		Total Funding	Total Cost	Total Funding	Total Cost	Total Funding
Erosion and Sediment Control C	3.1	Erosion and Sediment Control is critical to water quality outcomes, and is intrinsically linked to water sensitive urban design through site planning and design. A significant capacity building initiative is proposed for 2011/12 with precursor work occurring in 2010/11.	Ongoing activity to Dec 2010	Deliver a Business Case for Erosion and Sediment Control.	\$41,042	\$41,042					\$41,042	\$0	\$ 43,100		\$ 45,300	
Program Management	3.2	Ongoing program planning, leadership, organisation to ensure the continued delivery of best-practice capacity building.	Ongoing activity	Program planning and progress reports.	\$105,091	\$105,091					\$105,091	\$0	\$ 110,300		\$ 115,800	
Sub-total for High Priority Programs					\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$1,049,900	\$1,049,900	\$1,102,400	\$1,102,400
Sub-total for Core & High Priority Programs (Funded)					\$2,855,420	\$2,640,990	\$73,000	\$0	\$31,000	\$110,430	\$2,855,420	\$0	\$2,998,200	\$2,998,200	\$3,148,300	\$3,148,300
Sub-total for Core & High Priority Programs (Funded including managed Programs)					\$6,218,619	\$3,383,990	\$1,130,000	\$1,240,000	\$154,200	\$310,430	\$6,218,619	\$0	\$6,529,900	\$6,529,900	\$6,856,600	\$6,856,600
HW High Priority Program with Regional Impact (Unfunded Funding)					\$8,640,619	\$3,383,990	\$1,130,000	\$1,240,000	\$154,200	\$310,430	\$6,218,619	\$0	\$8,951,900	\$6,529,900	\$9,278,600	\$6,856,600
Ecosystem Health Monitoring Program																
Seagrass Watch	6.1	Annual Funding to community group on seagrass watch	Provision of annual report	Further understanding of seagrass health in Moreton Bay	\$5,000						\$0	\$5,000	\$ 5,300		\$ 5,600	
Contingency Monitoring Project	6.6	Continued investment to ensure monitoring capabilities are available for unexpected environmental events	Monitoring and report of event	Understanding of ecosystem health and response to unexpected environmental events	\$56,000						\$0	\$56,000	\$ 58,800		\$ 61,700	
Data Request Automation	6.4	Continued to maintain/improve the current EHMP Database management system	Provision of an improved database management system	Efficient distribution of data to stakeholders	\$6,000						\$0	\$6,000	\$ 6,300		\$ 6,600	
					\$67,000	\$0	\$0	\$0	\$0	\$0	\$0	\$67,000	\$70,400	\$70,400	\$73,900	\$73,900
Coordination/Strategic Direction and QA/QC																
General QA/QC Work		Over-all project management, QA/QC of partner-specific projects	Provision of 0.4 FTE Science Projects Manager; Science communication activities	Science projects that are coordinated, synthesised and peer-reviewed; Science communication products (web-based)	\$0						0	\$0	\$ -		\$ -	
					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Coastal Algal Blooms																
Lyngbya – Culture	5.6	Bioassays using Lyngbya culture	Bioassay experiments using the mono-cultured Lyngbya; Meeting with CSIRO, GU and DERM to scope the hosting of Lyngbya culture facility in SEQ	PI Curves for Lyngbya (to determine the triggers/metrics for bloom initiation; Business Case for a Lyngbya Culture Facility in SEQ	\$60,000						\$0	\$60,000	\$ 63,000		\$ 66,200	
Lyngbya – Bayesian Relief Model	5.2	Maintenance and custodianship of Lyngbya BBN	Refinement and updates of Lyngbya BBN Model	Updated. Working Lyngbya BBN model	\$30,000						\$0	\$30,000	\$ 31,500		\$ 33,100	
Hinksia Tracking	5.5	Development of an "Early Warning System" for Hinksia based on satellite data	Using an existing reef algorithm to fine-tune according to Moreton Bay properties, running algorithm for daily screening of satellite data, successful detection of algal bloom as part of an Early Warning System	Development of an algorithm fine-tuned to Moreton Bay properties to allow daily screening of satellite data	\$43,800						\$0	\$43,800	\$ 46,000		\$ 48,300	
Coastal Algal Bloom Registry	5.4, 5.5	Refinement and maintenance of CAB Registry	i-Pad/i-Phone interface for existing registry, refinement of registry to allow detailed queries (in and out) of the database, printing and distribution of the field guide	Functional and accessible CAB Registry; Awareness workshops and trainings on the use of the CAB registry and field guide	\$21,600						\$0	\$21,600	\$ 22,700		\$ 23,800	
					\$155,400	\$0	\$0	\$0	\$0	\$0	\$0	\$155,400	\$163,200	\$163,200	\$171,400	\$171,400

Healthy Waterways Network Business Plan Budget 2010 – 2011 (DRAFT)

Project Name	HWN Strategic Action	Description/ Outcome	Milestone(s)	Output/Product	2010-2011 Total Cost	Funding						2011-2012 Estimates		2012-2013 Estimates		
						2010-2011 Indicative Funding Commitment					2010-2011 Funding To Negotiate	(Indicate total on white columns only)		(Indicate total on white columns only)		
						Government Funding State	Local	Water Entities	Industry/Corp Funding	Other Funding		Total Funding	Total Cost	Total Funding	Total Cost	Total Funding
Non-urban Diffuse Load Pollution (Healthy Country)																
HC Capacity Building Program	2.1-2.6	Scoping and development of Capacity Building program for HC	Scoping of the HC Capacity Building program	HC Capacity Building Program	\$50,000	\$0					\$0	\$50,000	\$ 52,500		\$ 55,100	
HC Spatial Optimisation Tool	2.1-2.6	Refinement, expansion and maintenance of HC Spatial Optimisation Tool	Purchase of Lidar, refinement of Spatial Optimisation Tool	Robust, expanded and functional HC Spatial Optimisation Tool	\$50,000	\$0					\$0	\$50,000	\$ 52,500		\$ 55,100	
					\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$105,000	\$105,000	\$110,200	\$110,200
Management Strategy Evaluation																
Receiving Water Quality Model Version 3 (Continuation of data calibration)	8.5, 8.7	Spatially specific data in finer scale for calibration of model			\$200,000	\$0					\$0	\$200,000	\$ 210,000		\$ 220,500	
HWS Coordination	8.1 - 8.7	HWS Coordination and ongoing reporting	Continued reporting of HWS		\$50,000	\$0					\$0	\$50,000	\$ 52,500		\$ 55,100	
Evaluation and Tracking of HWS	8.5, 8.6, 8.7	HWS tracking, review and database	Development of HWS Tracking database - linked to health-e-waterways	HWS Management Action database	\$80,000						\$0	\$80,000	\$ 84,000		\$ 88,200	
					\$330,000	\$0	\$0	\$0	\$0	\$0	\$0	\$330,000	\$346,500	\$346,500	\$363,800	\$363,800
Urban Diffuse Pollution Loads (Water Sensitive Urban Design)																
Asset Management Capacity Building	3.3	There are significant financial, environmental, public health and safety, and political risks associated with the lack of capacity in relation to <u>asset management</u> . About \$5 million worth of stormwater quality assets is being constructed and handed over to local governments for every 100 hectares of urban development / redevelopment.	Delivery of reports and services	Finalise existing guidelines for Asset Handover, Data Capture, Maintenance and Rectification. Delivery of : Asset Management Guideline, Head of Power Review and Action Plan, Funding Sources Review and Action Plan, Lifecycle cost tool, Maintenance Costs and Benefits Assessment, Linkages with Community Groups Discussion Paper, Maintenance & Rectification Training, Convening Asset Management Working Group, and ongoing activity to support uptake.	\$460,848						\$0	\$460,848	\$ 483,900		\$ 508,100	
Erosion and Sediment Control Capacity Building	3.1	Erosion and Sediment Control is critical to water quality outcomes, and is intrinsically linked to water sensitive urban design through site planning and design, and also has common audiences and messaging. A significant capacity building initiative is proposed for 2011/12 with precursor work occurring in 2010/11.	Delivery of reports and services	Appointment of a dedicated project manager to oversee the planning and establishment of a focused capacity building initiative. Undertaking an inclusive needs analysis and development of a Business Plan. Updating the "Managing Stormwater Pollution on Your Building Site" brochure. Providing a dedicated Extension service to connect state and local government compliance officers and industry practitioners with necessary technical expertise, increased awareness raising activities in relation to Erosion and Sediment Control.	\$364,085						\$0	\$364,085	\$ 382,300		\$ 401,400	
Asset Management Guideline & Support for Council Process Reforms	3.3	Development Assessment is the key point in the delivery of WSUD to ensure positive outcomes in terms of environmental objectives, robust design and timely approvals. It is therefore an important area of activity for ongoing capacity building.	Ongoing activity throughout 2010/11	A Development Assessment Extension Officer linking development assessment staff to tools, resources, and technical and policy expertise. Maintenance of regionally consistent Standard Drawings, Deemed to Comply Solutions Draft Standard Conditions for Development Approvals, and convening 3 Development Assessment Forums	\$125,366						\$0	\$125,366	\$ 131,600		\$ 138,200	
					\$950,299	\$0	\$0	\$0	\$0	\$0	\$0	\$950,299	\$997,800	\$0	\$1,047,700	\$0
Sub-total for High Priority Programs (unfunded)					\$1,602,699	\$0	\$0	\$0	\$0	\$0	\$0	\$1,602,699	\$1,682,900	\$685,100	\$1,767,000	\$719,300
Total for Full Programs					\$7,821,318	\$3,383,990	\$1,130,000	\$1,240,000	\$154,200	\$310,430	\$6,218,619	\$1,602,699	\$8,212,800	\$7,215,000	\$8,623,600	\$7,575,900
Total for Full Programs (including managed Programs)					\$10,243,318	\$3,383,990	\$1,130,000	\$1,240,000	\$154,200	\$310,430	\$6,218,619	\$1,602,699	\$10,634,800	\$7,215,000	\$11,045,600	\$7,575,900

Overview of key issues raised in the EHMP Review Submissions by SEQ Councils

(Compiled by Erica Gould - 24 March 2010)

The following comments are based on the MBRC, LCC, SCRC, RCC, GCCC and ICC submissions (note BCC and TRC comments still to be provided).

Science/ Use of EHMP data

Local information

- The science must be made more useful and relevant for SEQ Councils. The scale of the monitoring is too broad to assess the effectiveness of the management actions implemented (e.g. improvements from local restoration projects) or local impacts from development. More information is required to allow Council's to better understand cause and effect. This is a major criticism in the context of the existing guiding principles and objectives of the EHMP.
- Refinements to the EHMP are required to achieve this, including a potential change of some monitoring sites.
- Lack of local level emphasis means that for some Councils the EHMP is no longer influencing Council's planning instruments and management responses.

Report card

- Annual report card grading system is out of step when it takes decades and millions of dollars of investment to move from say a C rating to a B.
- GCCC has highlighted that development pressures within the City and other land use decisions have been considered reasonable, because the report card grades have not really changed or demonstrated major implications on waterway health, from year to year. In fact, development applicants have attempted to overturn development conditions because past land use decisions have not contributed to major changes in report card grades.
- Need report card ratings to be more easily understood by the community.
- There is some community concern over transparency; because community members believe the grades do not reflect day to day conditions.

Monitoring

- Need for the monitoring to meet the licence conditions – are there components that could just be done to meet the monitoring requirements and the rest of the program restructured to better meet local government requirements?
- RCC recommends a check up every 3 – 5 years based on more intensive monitoring, the current annual program is not sensitive to changes in waterway health.
- Greater focus required on biological indicators.
- Existing indicators were selected to measure or act as proxies for water quality. Other pressure outcomes required from a monitoring program include are the waterways safe for swimming and are local fish and shellfish safe to consume? The current program is not able to meet this community expectation, and therefore the view of the community is that the program might not be locally relevant or accurate, and on a day to day basis.

- Most Councils are still undertaking their own freshwater local monitoring (however in some cases the results from the regional program are highlighting greater concerns than the targeted local monitoring).
- Can the report card be extended to the Mary River Catchment?

Links with regional planning

- Need to link the EHMP more to regional planning requirements (e.g. how it would help with determining progress towards meeting the NRM Plan targets).
- There is some concern that the SEQ Regional Plan does not place sufficient emphasis on the EHMP when determining the urban footprint and subsequent urban development areas. The Logan and Albert estuaries continue to record very poor grades, however, there is a significant urban footprint/expansion in these catchments expected under the 2031 SEQ Regional Plan, which will no doubt continue to exacerbate nutrient and sediment loadings entering the system and in turn continue the poor grades to the Logan – Albert and Southern Moreton Bay.

Discussion required about:

- How can more local information be gained from the regional program (or not conflict with Council/other monitoring programs)?

Communication

- Loss of community, media and Councillor interest in the report card due to continual F grades and lack of information on local issues and responses.
- Rainfall is a great influence on report card grades, rather than the actual drivers/pressures relevant in a catchment area. A clear message needs to be sent through the annual Report Card, so that media outlets can not misconstrue and in turn mislead the community and interested stakeholders.
- Need the report card to be a tool to communicate monitoring information on priority issues.

Financial

- Is spending \$2.5 Million on a regional program still effective?
- Increasingly it is becoming harder for SEQ Councils to justify investments in science/monitoring and there is a strong push for funds to be allocated to on-ground management outcomes.
- There has been a continual focus on Moreton Bay, which is not always easy to support given the return on investment is not witnessed within all local government areas.
- What should the water entities contribution towards the EHMP program be from 1 July 2010 (particularly if they require the monitoring to be undertaken to meet licence requirements)? Initial advice is that most of the new companies will provide funding to the Healthy Waterways partnership at a comparable level to what the council water businesses currently pay.

Governance

- Continuing difficulties experienced by SEQ Councils in having active involvement in the EHMP program.
- EHMP Steering Committee meetings are described as information sessions rather than an avenue for providing input to the ongoing program.
- There is a great deal of knowledge and skills within local government, and this is under utilised in the program; seems to be HWP or EHMP Scientific Expert Panel (SEP) driving the program and outcomes.
- There is no clear governance around the program from the administration, budgeting, EHMP SEP, reporting and communication and no reporting framework on program performance, staff accountabilities and program success. This information is a critical requirement moving forward particularly to justify the program and ensure that local government input is effective.
- Some Councils are concerned that the EHMP review will result in limited changes to the program and not effectively respond to local government recommendations for the future of the program.

11.3.9 REDLANDS PLANNING SCHEME - AMENDMENT PACKAGE 2A

Datworks Filename:	LUP Planning Scheme Amendment 2A
Attachments:	<u>Amendment Package 2A – Reports and Models</u> <u>Amendment Package 2A – Summary of Amendments</u>
Responsible Officer Name:	Wayne Dawson Manager, Land Use Planning
Author Name:	Martin Hunt Principal Advisor, City Wide Planning

EXECUTIVE SUMMARY

In accordance with the requirements of the *Sustainable Planning Act 2009*, as amended (SPA), the proposed amendments to the Redlands Planning Scheme (RPS) are presented to Council for adoption and approval to forward to the Minister for Infrastructure and Planning to commence the first State interest review.

This amendment package was primarily prepared prior to SPA coming into force and so all amendments are grouped together into a single package. Under the current Statutory Guideline 02/09 – Making or amending local planning instruments instituted through section 117 of SPA, amendments to Planning Schemes have now been categorised into three categories being

- Administrative amendment
- Minor amendment
- Major amendment

Each type of amendment has its own definition and process for amending the planning scheme. As the separation of the current 2A package elements into three different sets and three different processes would be very time consuming, it is proposed to proceed with forwarding the current amendment package to the State and determining through negotiation with the Department of Infrastructure and Planning (as part of the first State interest review) which of the proposed amendments can be classified as either “Administrative” or “Minor” so that they can proceed through a shortened amendment process.

It is recommended that Council propose to amend the Redlands Planning Scheme and adopt Amendment 2(A) for referral to the Minister for Infrastructure and Planning to undertake a first State Interest Review.

PURPOSE

To prepare an amendment to the Redlands Planning Scheme in accordance with Section 117 of SPA and Statutory Guideline 02/09 – Making or amending local planning instruments and forward to the Minister for Infrastructure and Planning for consideration of State interests.

BACKGROUND

The Redlands Planning Scheme (the scheme) commenced and took effect from 30 March 2006. Since this time, specific matters have been identified as an amendment priority to improve the effectiveness and efficiency of the scheme as a planning instrument. The latest version of the planning scheme, version 3 (RPS V.3.0) became effective on the 19th April 2010.

ISSUES

Key matters that have been identified in Amendment 2A include:

1. South East Queensland Regional Plan 2009 – 2031 (effective 28th July 2009) changes
 - ii. deletion of all references in the RPS to the Southern Redland Bay Investigation Area*
 - iii. deletion of all references in the RPS to the Integrated Employment Area*
2. Implementing the policy directives of Council by:
 - i. deleting Key Resource Area KRA 71 from the Extractive Resources Overlay and amending the underlying zonings generally consistent with those advertised in the draft RPS (Jan – Apr 2005)*
 - ii. specifically identifying mobile home parks in the city and including them in a sub area of the MDR zone with specific provisions;*
3. Modification of various provisions by incorporating:
 - i. a range of amendments, such as to the Built to Boundary provisions to bring the RPS into line with the BCA provisions*
 - ii. a range of administrative spelling and numbering amendments to correct or clarify minor errors in the scheme*
4. A review of the Habitat Protection Overlay and the Ecological Impacts Planning Scheme Policy (PSP):
 - i. tying the Habitat Protection Overlay more closely to the provisions of Council's adopted Biodiversity Strategy 2008-2012*
 - ii. re-affirming and strengthening council's position on the environment as an adjunct to its Biodiversity Policy (Corporate POL 3070) and Vegetation Enhancement Policy (Corporate POL – 2609)*
5. Introduction of self-assessable provisions into the Flood Prone, Storm Tide and Drainage Constrained Land Overlay which allows development to occur on land affected by the overlay but outside of the affected area.
6. Changes to Apartment Buildings and Multiple Dwellings codes to increase the level of visitor parking on-site, to improve building design (especially in relation to roof form) and to clarify provisions relating to building heights.

7. Inclusion or amendment of definitions for improved clarity and meaning in the application of the RPS:

New administrative definitions for:

- Defined Flood Event;
- Family Day Care
- Group Dwelling
- Major Drainage System
- Minor Drainage System
- Retaining Wall

Amended definitions for:

- Minor Building work
- Dwelling House
- Out of Centre development

These matters are detailed in Attachment 1 – Redlands Planning Scheme - Summary of Amendments 2(A).

Reporting protocol to the Department Infrastructure and Planning requires presentation of all amendments. This requirement results in substantial documentation as one amendment may occur across all 24 zone codes, for example. The detailed amendments are contained in the Models in Attachment 2 – Redlands Planning Scheme - Amendment 2(A).

RELATIONSHIP TO CORPORATE PLAN

The recommendations primarily support Council's 'Wise Planning and Design' outcome - 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.

5.1 Prepare and put in place a new planning scheme for the Redlands that reflects the aspirations and expectations outlined in the Community Plan, state interests, recognised in the SEQ Regional Plan and the legal obligations of the sustainable Planning Act.

FINANCIAL IMPLICATIONS

Amendments to the scheme are conducted in accordance with Statutory Guideline 02/09 – Making or amending local planning instruments. Associated costs are within budgeted expenditure in the 09/10 financial year.

PLANNING SCHEME IMPLICATIONS

The outcome of recommendations made in this report will result in amendments to the Redlands Planning Scheme, as detailed in the attachments to this report.

CONSULTATION

Workshops were conducted with Councillors and Executive Officers on:

Workshop 1 – 12 November 2009
Workshop 2 – 25 November 2009
Workshop 3 – 17 December 2009
Workshop 4 – 01 February 2010

The amendments have been discussed with:

- Planning and Policy Department Groups;
- Development and Community Standards Department;
- Legal Services; and
- Officers within the Department of Infrastructure and Planning.

OPTIONS

PREFERRED

That Council resolves to:

1. Prepare a planning scheme amendment in accordance with Stage 1 of Statutory Guideline 02/09 – Making or Amending local planning instruments;
2. Adopt Amendment 2(A) as detailed in Attachments 1 & 2, in accordance with Section 117 of SPA and Statutory Guideline 02/09 – *Making or amending local planning instruments*, for referral to the Minister for Infrastructure and Planning to undertake a first State interest review; and
3. Write to the Minister, Department of Infrastructure and Planning to request a first state interest review of the planning scheme amendment and the Minister's agreement to publicly notify the planning scheme amendments.

ALTERNATIVE

1. Prepare a planning scheme amendment in accordance with Stage 1 of Statutory Guideline 02/09 – *Making or Amending local planning instruments*;
2. To adopt Amendment 2(A), with changes as determined by Council to Attachments 1 and 2, in accordance with Section 117 of SPA and Statutory Guideline 02/09 – *Making or amending local planning instruments*, for referral to the Minister for Infrastructure and Planning to undertake a first State interest review; and
3. Write to the Minister, Department of Infrastructure and Planning to request a first state interest review of the planning scheme amendment and the Minister's agreement to publicly notify the planning scheme amendment(s).

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve to:

1. Prepare a planning scheme amendment in accordance with Stage 1 of Statutory Guideline 02/09 – Making or Amending local planning instruments;
2. Adopt Amendment 2(A) as detailed in Attachments 1 & 2, in accordance with Section 117 of SPA and Statutory Guideline 02/09 – Making or amending local planning instruments, for referral to the Minister for Infrastructure and Planning to undertake a first State interest review; and
3. Write to the Minister, Department of Infrastructure and Planning to request a first state interest review of the planning scheme amendment and the Minister's agreement to publicly notify the planning scheme amendments.

ADDENDUM – 23 JULY 2010

Following discussion at the Planning and Policy Committee Meeting of 7 July 2010 the following changes are proposed to the attachment – Draft Amendment 2A.

1. In Model 03.02 Strategic Framework in Section 3.2.3 (3) (Centres) (h) include the words “and Redland Bay” into the description of District Centres. This section now reads:
 - (h) District Centres at Birkdale, Alexandra Hills *and Redland Bay* provide for the commercial and retail needs of surrounding district catchment population of approximately 15,000 persons. The extent of these District Centres are geographically defined on the zoning maps by the District Centre zone.
2. In Model 05.07 Habitat Protection Overlay in Section 5.7.7 Koala Habitat amend the Outcomes and Actions as discussed. This section now reads:

Outcome: The ~~preservation~~ retention and production of koala habitat.

Action 1: Maximise retention of koala habitat trees; ~~and native vegetation;~~

Action 2: Ensure adequate buffers are in place between ~~retained~~ koala habitat trees and development to protect environmental and habitat values;

Action 3: Undertake replacement and/or enhancement planting as part of ~~any development proposal~~ to ensure a net koala habitat gain.
3. In Model 05.07 Habitat Protection Overlay in Section 5.7.8 Acceptable Solutions to Self Assessable Development amend A2 as discussed to clarify provision. This section now reads:

- A2** Where a Development Envelope does not exist on the land, and where other development being:
- (a) Domestic Additions that comply with Table 1 of the Domestic Additions Code;
 - (b) Domestic Outbuildings that comply with Table 1 of the Domestic Outbuilding Code;
 - (c) Private Swimming Pools;
 - (d) Private Tennis Courts;
- does not involve the removal of a Koala Habitat tree; or
- A4 Where self-assessable development is carried out under A2 above, enhancement plantings are to be carried out to ensure that there is total on-site density of one koala habitat tree for every 400m² (or part thereof) of the Koala Habitat area on the site(s).
4. In Model 05.07 Habitat Protection Overlay in Section 5.7.9 Specific Outcomes and Probable Solutions applicable to Assessable Development S2.1 (4)(e)(i) and (ii) to raise the trigger lot size from 4000m² to 6000m² .

Review of section (e) against State Planning Policy 2/10: Koala Conservation in South East Queensland has shown that this section is contrary to the provisions of the SPP and therefore can not be incorporated into Overlay in either the original form or the amended form proposed by Council. As a result new provisions have been included relating to domestic activity which is not currently covered by the SPP and reference has been made to the SPP for all other forms of development.

This section now reads: (changes in *Italics*)

3.2.1 5.7.8. Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1	Where a Development Envelope exists on the land, uses and other development are fully located within the approved Development Envelope area; or
A2	<p><i>Where a Development Envelope does <u>not</u> exist on the land, and where other development being:</i></p> <ul style="list-style-type: none"> (a) Domestic Additions that comply with Table 1 of the Domestic Additions Code; or (b) Domestic Outbuildings that comply with Table 1 of the Domestic Outbuilding Code; or (c) Private Swimming Pools; or (d) Private Tennis Courts; <p><i>does <u>not</u> involve the removal of a Koala Habitat tree; or</i></p>
A3	<p>Where a Development Envelope does <u>not</u> exist on the land, uses and other development are designed and located to:</p> <ul style="list-style-type: none"> (a) where in H1 - <ul style="list-style-type: none"> (i) provide a minimum separation distance of 100 metres from the Marine Habitat shown on the Habitat Protection Overlay Map; (ii) provide a minimum separation distance of 60 metres from the Bushland

A4	<p>Habitat shown on the Habitat Protection Overlay Map;</p> <ul style="list-style-type: none"> (iii) not require the removal of Koala Habitat trees; or <p>(b) where in H2 –</p> <ul style="list-style-type: none"> (i) be entirely within the Enhancement Areas shown on the Habitat Protection Overlay Map; (ii) not require the removal of native vegetation or Koala Habitat trees. <p><i>Where self-assessable development is carried out under A2 above, enhancement plantings are to be carried out to ensure that there is total on-site density of one koala habitat tree for every 400m² (or part thereof) of the Koala Habitat area on the site(s).</i></p> <p>Note -</p> <p>Domestic Additions must be substantially attached to a dwelling and not attached through covered or uncovered walkways, carports, patios, decks or similar structures.</p>
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5.7.9. Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
	Specific Outcomes		Probable Solutions
S2.1	<p>(1) Where locating development on that part of the lot or lots shown as Koala Habitat –</p> <ul style="list-style-type: none"> (a) explore all alternatives to locate the development outside these areas; (b) ensure the location, design, scale and intensity of development maximises the retention of koala habitat trees; (c) establish a buffer between development and koala habitat trees to ensure their on-going viability throughout the life of the development; (d) where development is carried out on lots over 700m²:- (d) enhancement planting is to be carried out on lots over 700m² to ensure that: <ul style="list-style-type: none"> (i) there is a minimum on-site density of one (1) koala habitat tree for every 400m² (or part thereof) of the Koala Habitat area; or (ii) where it can be demonstrated that existing koala habitat trees are present on the site(s) at a density equal to or greater than one (1) koala habitat tree per 400m² of Koala Habitat area, then no enhancement planting is required; (e) where development 		<p>Note -</p> <p>Where development is carried out on lots equal to or less than 700m², enhancement planting is not required.</p>

	<p><i>unavoidably results in the loss of koala habitat trees, offset planting is carried out at the rate of:</i></p> <p>(i) on lots exceeding 4000m² – 1 offset tree for every 1 metre of tree height lost; or</p> <p>(ii) on lots not exceeding 4000m² – 1 offset tree for every 1 metre of tree height lost up to a maximum of 10 trees;</p> <p>(iii) If offset planting is not fully or partially practically achievable on the site, in the opinion of Council, a monetary contribution equivalent to the number of trees required as offset planting, but unable to be planted on-site, is to be made to Council for planting off-site.</p> <p>(e) offset planting is to be carried out where development for domestic activity results in the loss of koala habitat trees, to ensure that:</p> <p>(i) koala habitat trees are present on the site(s) at a density of not less than one (1) koala habitat tree per 400m² of Koala Habitat area; or</p> <p>(ii) where it can be demonstrated that koala habitat trees are present on the site(s) after tree removal for the domestic activity at a density equal to or greater than one (1) koala habitat tree per 400m² of Koala Habitat area, then no enhancement planting is required;</p> <p>(f) if enhancement or offset planting required for domestic activity is not fully or partially practically achievable on the site in the assessment of Council, a monetary contribution equivalent to the number of trees required as offset planting, but unable to be planted on-site, is to be made to Council for planting off-site. The monetary contribution will be the amount set per tree by</p>		<p>Note – <i>The South East Queensland Koala Conservation State Planning Regulatory Provisions defines domestic activity a meaning the construction or use of a single residence on a lot and any reasonably associated building or structure, including, for example:</i></p> <ul style="list-style-type: none"> <i>a. a caretakers residence; or</i> <i>b. a granny flat; or</i> <i>c. a building or structure used for a home business where that business is internal to the building or structure of the associated residential use.</i>
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	<p><i>the State in the Offsets for Net Gain of Koala Habitat in South East Queensland Policy (as amended).</i></p> <p>(g) <i>for all other development (other than development for domestic activity but including reconfiguration) where development results in the loss of non-juvenile koala habitat tree(s), offset planting or contribution is to be carried out in accordance with State Planning Policy 2/10: Koala Conservation in South East Queensland and the Offsets for Net Gain of Koala Habitat in South East Queensland Policy(as amended).</i></p>		<p>Note – <i>The South East Queensland Koala Conservation State Planning Regulatory Provisions defines Non-juvenile koala habitat tree is a koala habitat tree that has:</i></p> <ul style="list-style-type: none"> <i>a. a height of more than four meters; or</i> <i>b. a trunk with a circumference of more than 31.5 centimetres at 1.3 metres above the ground.</i>
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5. In Model 05.06 Division 6 – “Flood Prone, Storm Tide and Drainage Constrained Land Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises” delete the “Exempt” provisions. New Self-assessable provisions already supported by Council allow filling outside of the flood prone and storm tide event areas. The current amendment will remove the Exempt assessment level for filling bellow flood levels and make this activity Code assessable so that the impact of the filling on the flood zone can be assessed under the full code provisions.

Operational Work for -		
<ul style="list-style-type: none"> ■ Excavation and Fill 	<p><u>Exempt</u> If-</p> <ul style="list-style-type: none"> (1) Disturbing less than 50m³ of soil; (2) A height/depth not exceeding 300mm measure from ground level <p><u>Self-assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not Self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.6.8 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code ■ Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code

AMENDED OFFICER'S RECOMMENDATION

That Council resolve to adopt the Draft Amendment 2A document as set out in Attachment, with the subsequent changes set out in this Addendum, for the purposes of amending the Redlands Planning Scheme in accordance with Section 117 of the *Sustainable Planning Act 2009* and Statutory Guideline 02/09 *Making or amending local planning instruments*; and

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Townsend

- 1. That Council resolve to adopt the Draft Amendment 2A document as set out in Attachment, with the subsequent changes set out in this Addendum, for the purposes of amending the Redlands Planning Scheme in accordance with Section 117 of the *Sustainable Planning Act 2009* and Statutory Guideline 02/09 *Making or amending local planning instruments*; and**
- 2. That proposed mapping changes Items numbered 128 and 129 appearing on page 25 of the Redlands Planning Scheme Summary of Amendments, be deleted from the amendments list and that the land described in those two items retain their current zoning.**

CARRIED

Redlands Planning Scheme

Draft Amendment 2A

Planning and Policy Committee

7 July 2010



Attachment 1

Friday, 25 June 2010

Redlands Planning Scheme Summary of Amendments

AMENDMENT PACKAGE 2A



Redland
CITY COUNCIL

Notes:

RPT – refers to whether a draft report has been prepared

MOD – refers to whether a draft model has been prepared.

1 – column 4 “**COUNCILLOR RESPONSE DURING WORKSHOPS**” refers to Council's position (as a majority) expressed during the RPS Amendment 2A Workshops in relation to particular proposed amendments and policy matters.

AMENDMENT 2A PACKAGE – SUMMARY OF PROPOSED CHANGES

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
CONTENTS					
Contents Section					
In the Contents under Part 4 –Zones “Division 8 – Investigation Zone” to be removed.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	00.01	00.01
PART 1 INTRODUCTION					
PART 1					
<ul style="list-style-type: none"> Deletion of references to the Investigation Zone Delete section 1.2.2 (4)(h) and 1.2.5 (7)(h) 	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	01.02	01.02
Amend section 1.2.10 Designation of Land for Community Infrastructure.	This section currently states that development under a designation is exempt development to the extent it is self assessable or assessable under the RPS, and for reconfiguration of a lot. This provision doesn't take into account that development could still be assessable or self assessable if triggered by Schedule 3 in the Sustainable Planning. As such, this section is amended to affirm that assessable development could still be triggered by Schedule 3 in the Sustainable Planning Regulations.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	01.02	01.02
PART 3 DESIRED ENVIRONMENTAL OUTCOMES					
PART 3 – DEO's , Division 1 – Desired Environmental Outcomes					
<ul style="list-style-type: none"> Amend section 3.1.7 (1)(c) remove the words “including areas as depicted on Map 1 – Integrated Employment Area,”. Amend 3.1.7 (1)(h) by deleting “on land located at Kinross Road, Thornlands, and on land bounded by Taylor, Boundary and Springacre Roads, Thornlands.” Delete Map 1 – Integrated Employment Area. Amend section 3.1.7 (1) (a) Desired Environmental Outcome No. 6 - Economic Development to include a provision about out-of-centre development 	<ul style="list-style-type: none"> Provisions relating to the Integrated Employment Area have been removed from the SEQ Regional Plan. As such, the RPS has been amended accordingly. A court judgement on 6 November 2009 essentially concluded that the Alexandra Hills District Centre can comprise lots surrounding the Alexandra Hills Shopping Centre and not simply lots zoned District Centre. According to the court judgement, the RPS does not state that the “Alexandra Hills District Centre” is intended to mean “District Centre Zone”. <p>This precedent could attract further out-of-centre developments, which may jeopardise the intent of the RCC's centre hierarchy. As such, provisions clearly defining the boundaries of centres are required. Provisions confirming that <i>Centres</i> imply and mean Centre “Zones” have also been included.</p>	Amendment drafted. Refer to relevant report and model for more information.	Support for amendments regarding IEA. In relation to “out-of-centre development” potential refinement of wording in consultation with legal services required.	03.01	03.01
PART 3 – DEO's , Division 2 – Strategic Framework					
Deletion of section 3.2.3 (1)(g). Amend Strategy Diagrams 1, 4 and 5 in 3.2.5 to delete the Investigation Zone.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	03.02	03.02

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<ul style="list-style-type: none"> Deletion of 3.2.3 (1)(l) required. Amend 3.2.3 (4)(c) remove the words “A large area of land to the south of Boundary Road Thornlands and bounded by Taylor Road to the west and Springacre Road to the east has been identified to provide a significant long term contribution to satisfying the future business and employment needs for the City. The Local Growth Management Strategy, required for completion by June 2007, will be a key tool in determining if or when the investigation of this area for future long term integrated employment purposes may commence.” Amend Strategy Diagram 3 in 3.2.5 to delete the “Potential Future Integrated employment Area”. 	Provisions relating to the Integrated Employment Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	03.02	03.02
PART 4 ZONES					
PART 4 – ZONES, Division 2 – Community Purposes Zone					
4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises. Changes to the recommended flood levels in Table 4 – Recommended Flood Levels for Community Infrastructure.	Some of the flood levels in Table 4 are incorrect due to a typographical error. This is simply correcting these errors. The flood levels are merely a reflection of the SPP 1/03. Removal of CP10 Sub-Area as a result of 1C amendments.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.02	04.02
PART 4 – ZONES, Division 3 – Conservation Zone					
4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises. A statement has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.03	04.03
PART 4 – ZONES, Division 4 – District Centre Zone					
<ul style="list-style-type: none"> 4.4.7 Overall Outcomes for District Centre Zone Code 4.4.8 Specific Outcomes and Probable Solutions applicable to Assessable Development Provisions have been added to clearly define the boundaries of centres. Provisions to confirm that <i>Centres</i> imply and mean Centre “Zones” have also been included.	Proposed amendments are in line with changes to the DEOs (refer to report and model 03.01 DEOs) as a result of a court judgement made on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported in principle. Potential refinement of wording in consultation with legal services required.	04.04	04.04
PART 4 – ZONES, Division 5 – Emerging Community Zone					
Section 4.5.5 Emerging Urban Community Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises. - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.05	04.05
PART 4 – ZONES, Division 6 – Environmental Protection Zone					
4.6.4 Environmental Protection Zone - Table of Assessment for Material Change of Use of Premises. A statement has been incorporated explaining that non-compliance with only	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more	Not discussed during workshop.	04.06	04.06

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.		information.			
<ul style="list-style-type: none"> 4.6.5 Environmental Protection Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises <p>Additional assessment criteria added to column 3.</p>	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.06	04.06
PART 4 – ZONES, Division 8 – Investigation Zone					
Removal of entire Division 8 relating to the Investigation Zone.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.08	04.08
PART 4 – ZONES, Division 11 – Low Density Residential Zone					
4.11.4 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises - A statement has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	04.08	04.08
4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	04.08	04.08
PART 4 – ZONES, Division 14 – Medium Density Residential Zone					
<ul style="list-style-type: none"> 4.14.3 Assessment criteria for development in the Medium Density Residential Zone <ul style="list-style-type: none"> - Insert new sub-area MDR5 under "Note - Summary of Medium Density Residential Zone sub-areas" 4.14.4 Medium density Residential Zone – Table of Assessment for Material Change of Use of Premises <ul style="list-style-type: none"> - Minor amendments and rewording, inclusion of MDR5 into level of assessment table 4.14.7 Overall Outcomes for Medium Density Residential Zone Code <ul style="list-style-type: none"> - New provisions added in relation to new sub-area MDR5 <p>Mobile Home Parks will be code Assessable in sub-area MDR5 (the two existing sites), Impact Inconsistent in sub-areas MDR 1, 2, and 3 and Impact Assessable in the balance of the zone.</p>	Currently the two mobile home park sites in the City are zoned Medium Density Residential. Mobile home parks and multiple dwellings are both code assessable developments within this zone (apart from MDR's 1, 2 and 3 where they are impact inconsistent) and subsequently the RPS does not protect the mobile home parks from redevelopment to multiple dwellings. As mobile home parks have specific locational requirements and are intended to cater for a specific housing market. It is intended to create a new Medium Density sub-area, MDR5, to ensure the ongoing viability of this type of use in the Medium Density zone. The sub area would include the two existing mobile home parks. Small service and convenience facilities – shops and commercial offices and refreshment establishments up to 200m ² each will be allowed to be undertaken as part of a mixed use development within the mobile home park primarily as a convenience function for park residents.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	04.14	04.14
In Table 2 (Maximum Overall Building Height), delete column 3 - Maximum Height to top of the floor level of highest habitable room.	Confusion has arisen regarding the application of the table and the second column in the table which has the same wording as the table name. Given there are sufficient design provisions contained in the Built Form and Density Outcomes, the third column serves no practical purpose.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	04.14	04.14

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.14.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.14	04.14
PART 4 – ZONES, Division 16 – Open Space Zone					
4.16.7 Overall Outcomes for Open Space Zone Code - New section (iv) added under 2 (a) to state “Open Space zoned land on the allotment is transferred to the Crown with Council as land trustee ...” - New section (2) added under S1.3 with a heading MCU – and a statement saying “...open spaced zoned land to be transferred to the Crown with Council as land trustee etc”.	Required to tie in requirement for land zoned Open Space to be dedicated to Council as part of conditions of MCU approval. This amendment formalises RCC’s ability to take Open Space zoned land for land part of a split zoning allotment and subject to an MCU approval.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.16	04.16
4.16.8 Specific Outcomes and Probable Solutions applicable to Assessable Development - New section P1.3 (2) added referring to Chapter 5 – Open Space in Planning Scheme Policy 3 – Contributions etc					
Amend Table 1 - Inconsistent Uses to include reconfiguration.	Amendment required to reflect lot sizes schedule.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.16	04.16
PART 4 – ZONES, Division 17 – Park Residential Zone					
Overall Outcome 4.17.7(2)(a)(ii)a. Typographical error removed.	The word “an” inappropriately appears before the word “community”.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.4 Park Residential Zone - Table of Assessment for Material Change of Use of Premises - A note in column 2 of the level of assessment table for Relatives Apartment has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.8 Specific Outcomes and Probable Solutions applicable to Assessable Development. - Amend Overall and Specific Outcomes to state that the minimum lot size is 6,000m ² however a larger allotment may be required to accommodate slope, waterways, ecological values, fauna corridors and other constraints etc.	An amendment is required to state that the minimum lot size of 6,000 square metres may not always be achievable due to bio-physical constraints such as topography, the presence of waterways, wetlands, significant bushland and the siting of development envelopes.	Amendment drafted. Refer to relevant report and model for more information.	Position reflects discussions and directions previously given.	04.17	04.17
4.17.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises. - “Retaining Wall” added as a new use under the level of assessment table.	Retaining walls in the current RPS trigger exempt development, which includes all associated excavation and fill. Consequently, excessively large retaining walls are being lawfully erected, despite having adverse amenity and	Amendment drafted. Refer to relevant report and	Not discussed during workshop.		

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
	visual impacts on the surrounding area. To improve Council's ability to assess large retaining walls, proposed retaining walls over a certain size will trigger assessable development against the planning scheme as well as the Building Act. This will give Council statutory power to refuse excessively large retaining walls if required.	model for more information.		04.17	04.17
PART 4 – ZONES, Division 19 – Point Lookout Residential Zone					
4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Level of assessment for 'creating lots by subdividing another lot by Standard Format Plan' with a community management scheme (CMS) to be code assessable on Point Lookout/elsewhere.	Currently, section 4.19.5 requires impact assessment for 'creating lots by subdividing another lot by Standard Format Plan'. However, it appears common practice for SF Plans (Community Management Schemes) to be decided by code assessment on Point Lookout (and elsewhere), particularly following dual occupancy development approval. SF (CMS) plans should be code assessable and SF plans without CMS should remain impact assessable. This is because higher densities can be achieved with CMS.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.19	04.19
4.19.8 Specific Outcomes and Probable Solutions applicable to Assessable Development Specific outcome S2.3(1)(g) should be changed to: Setbacks – are 2 metres from the side boundary. Driveways, vehicle turning areas, car parking areas, garages and carports are not permitted in this setback area.	Specific outcome S2.3 (1)(g) reworded to ensure the intent of this specific outcome is more clear.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.19	04.19
PART 4 – ZONES, Division 21 – Rural Non-Urban Zone					
4.21.4 Rural Non-Urban Zone - Table of Assessment for Material Change of Use of Premises A note in column 2 of the level of assessment table for Relatives Apartment has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
4.21.5 Rural Non-Urban Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
4.21.18 – Specific Outcomes and Probable Solutions applicable to Assessable Development In sub area RNU1, definition amended for site cover to include access ways, wastewater disposal areas, hardstand areas etc	Certain development proposals on RNU1 zoned lots have been found to incorporate a relatively small building footprint but a much larger footprint for the other aspects of the development as noted above. In these circumstances, the applicant can demonstrate compliance with the RPS site coverage requirement however the overall development footprint is considerably greater and exceeds the 10% currently referred to in the RNU Code.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
PART 4 – ZONES, Division 23 – SMBI Residential Zone					
Include new table "Summary of Urban Residential Zone sub-areas" with Sub-area SR1, after Sections 4.23.3 and 4.23.6.	To maintain consistency with the other zone sub-area tables - administrative change only.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.23	04.23

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.23.4 SMBI Residential Zone - Table of Assessment for Material Change of Use of Premises. - The level of assessment requirements for built to boundary walls have been amended to reflect the requirements of the QDC.	Currently the RPS level of assessment requirements for built to boundary walls for a small lot house in the Urban Residential Zone conflicts with the QDC.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	04.23	04.23
PART 4 – ZONES, Division 24 – Urban Residential Zone					
4.24.3 Assessment criteria for development in the Urban Residential Note amended to omit reference to ‘investigation area’.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises – Dual Occupancy, Dwelling House and Small Lot House.	The level of assessment goes from Code to Impact if built to boundary walls exceed 7 metres in total length whereas the QDC allows built to boundary walls up to 9 metres. This has created confusion amongst applicants. Also, the provisions have been written as double negatives adding to confusion. The amendments help to clarify the meaning of these provisions. The amendment will ensure there is consistency with the QDC and relevant use codes.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises - 4.24.4 Dual Occupancy – Code Assessable on “greater than 800m ² ” should read “800m ² or greater”.	Current wording excludes 800m ² lots - change of wording.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises Mobile Home Parks added to level of assessment table – developments in UR1 on sites over 1.5ha are code assessable. All other proposals impact assessable.	Mobile Home Parks are recognised as a form of affordable housing and are important to the overall housing mix in the city. Mobile Home Parks are at risk of redevelopment due to economic/commercial factors relating to the highest and best use of the land. Therefore, the aim of this amendment is to encourage the development of a limited number of Mobile Home Park opportunities on larger lots in the UR1 sub-area.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises - Dual Occupancy Dual occupancies made Impact Inconsistent on lots in UR below 800m ² and in sub-area UR2 on lots below 900m ² .	Concern raised about Dual Occupancies being approved in UR zone on lots under 800m ² via Impact Assessment. Contrary to Council intent for standard residential areas.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported in general. However, there are concerns that 800 – 900m ² duplex lots will be subdivided.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.24	04.24

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.24.1 Specific Outcomes and Probable Solutions applicable to Assessable Development Provisions added to specify exact planting locations in road reserves and building setbacks, and to highlight the extent of planting required as a percentage of the site area. There are now no probable solutions to ensure there are more rigid controls for vegetation management in urban areas.	Stronger provisions are required to ensure native vegetation is being maintained and rehabilitated in urban areas.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.24	04.24
PART 5 OVERLAYS					
PART 5 – OVERLAYS, Division 1 – Acid Sulphate Soils Overlay					
Wording in section 5.1.8 A1 (2) and Diagram 1 amended.	Wording currently ambiguous relating to fill between 5 and 20 m AHD. A1.(2) refers to filling and excavation but does not deal with filling. Terminology inconsistent with SPP.	Amendment drafted. Refer to relevant report and model for more information..	Not discussed during workshop.	05.01	05.01
PART 5 – OVERLAYS, Division 3 – Bushfire Hazard Overlay					
5.3.8 Acceptable Solutions applicable to Self-Assessable Development Self assessable triggers refined.	Currently the RPS elevates self-assessable applications to Code where an allotment is affected by the Bushfire Overlay. The legislative provisions that deal with the construction of buildings is contained in Volume Two (Part 3.7.4)of the BCA and therefore the RPS can not elevate an application to Code. The RPS must identify the locations of the Bushfire prone area and the Building Act then prevails. Schedule 4 of the QDC and BCA call up the new Australian Standards for construction in bushfire areas.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.03	05.03
5.3.9 Probable Solution (2)(b) Minor amendment	This section currently reads, "...where shown as medium and SMBI bushfire hazard on this overlay map". It should read, "where shown as medium or SMBI bushfire hazard on this overlay map". The change ensures there is consistency throughout the code with the application of the word "or" instead of "and" when referring to the medium bushfire hazard and SMBI bushfire hazard overlay maps.	Amendment drafted. Refer to relevant report and model for more information..	Not discussed during workshop.	05.03	05.03
PART 5 – OVERLAYS, Division 6 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay					
5.6.8 Acceptable Solutions applicable to Self-Assessable Development 5.6.9 Specific Outcomes and Probable Solutions applicable to Assessable Development New self assessment criteria added, level of assessment tables in the zones amended to reflect new self assessable criteria, and minor word changes.	<ul style="list-style-type: none"> The word "passable" in 5.6.8 P1.(1)(e) is not a defined technical term – this should be replaced by the term "trafficable". For consistency with other terms in the RPS the words "1 percent AEP level" should be replaced with "defined flood event level". 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.06	05.06
PART 5 – OVERLAYS, Division 7 – Habitat Protection Overlay					
Complete review of Division 7.	Overlay and associated documents amended to address current ecological issues in Redlands, and changes in State legislation	Amendment drafted. Refer to relevant report and model for more information.	Raised at Workshops but not decided by Council.	05.07	05.07
PART 5 – OVERLAYS, Division 8 – Heritage Place and Character Precinct Overlay					
5.8.6 In this section reference is made to specific outcomes in section 5.8.9 when in fact the section number should be 5.8.8	Minor change. Error in numbering of relevant section.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.08	05.08
PART 5 – OVERLAYS, Division 12 – Waterways, Wetlands and Moreton Bay Overlay					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<p>In 5.12.7 Overall Outcomes of the Waterways, Wetlands and Moreton Bay Overlay Code</p> <ul style="list-style-type: none"> - Provisions added to overall outcomes in regards to hydrological function of waterways. <p>In 5.12.1 Table 1 – Minimum Buffer Distances and Re-vegetation Requirements</p> <ul style="list-style-type: none"> - Add 'Natural Drainage Lines' to Table 1 – Minimum Buffer Distances and Re-vegetation Requirements (see Environmental Management Group's comments). <p>In 5.12.9 - Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <ul style="list-style-type: none"> - New provision added in regards to development in proximity to natural drainage lines 	<p>Research has been undertaken that estimates the cost of revegetating all first order streams or Natural Drainage Lines in the Redlands catchment. The revegetation is required to reduce future sediment and nutrient pollution in Moreton Bay. Accordingly, Table 1 has been amended to include 'Natural Drainage Lines' as a new waterway category with a buffer requirement of 10 metres.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.12</p>	<p>05.12</p>
<p>In 5.12.6 – Compliance with the Waterways, Wetlands and Moreton Bay Code</p> <ul style="list-style-type: none"> - Removal of the word "self" from 5.12.6 (1)(b) 	<p>Amendment to correct minor wording error in probable solution.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.12</p>	<p>05.12</p>
<p>PART 5 – OVERLAYS, Division 13 – Landslide Hazard Overlay</p>					
<p>5.13.8 Acceptable Solutions applicable to Self-Assessable Development</p> <ul style="list-style-type: none"> - Add footnote ^{5,6,8} to section A1.(1)(b) - Add to the footnote under Diagram 1 	<p>Community infrastructure is not a defined term under the RPS so there has been some confusion as to what this provision means and what it is trying to achieve.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.13</p>	<p>05.13</p>
<p>PART 6 USE CODES</p>					
<p>PART 6 – USE CODES, Division 1 – Aged Persons and Special Needs Housing Code</p>					
<p>Amend sections 6.1.4. S3 (1) and 6.1.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Include provisions for MDR 4 sub area into Table 2.</p>	<p>Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments over 4 storeys. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact. In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table. Include provisions for MDR 4 which were omitted from the SET Overlay amendments.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.01</p>	<p>06.01</p>
<p>PART 6 – USE CODES, Division 4 – Apartment Building Code</p>					
<p>Amend sections 6.4.4. S3 (1) and 6.4.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Same as 6.18.</p>	<p>Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact. In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.04</p>	<p>06.04</p>
<p>PART 6 – USE CODES, Division 11 – Dwelling House Code</p>					
<p>Amend sections 6.11.5 A1. (11) and 6.11.6 P6. (d) to ensure openings of garages to street frontages are 6m in total for the premise not 6 metres total for individual garage openings.</p>	<p>References in this code to garage openings have been amended to ensure the provision clearly allows for a maximum total of 6 metres for all garage openings on the premises, not 6 metres total for individual garage openings. Occasions have arisen where the applicant has successfully argued on a small(10m wide) lot that they can build 2 garages across the frontage – one of</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.11</p>	<p>06.11</p>

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
	4.8m and one of 3m – because <u>each</u> garage does not individually exceed 6m. This results in the most of the frontage of the lot being occupied by garage doors, which was not the intent of the provision.				
PART 6 – USE CODES, Division 18 – Multiple Dwelling Code					
Amend sections 6.18.4. S3 (1) and 6.18.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Same as 6.04.	Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact. In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	06.18	06.18
PART 6 – USE CODES, Division 21 – Relatives Apartment					
<ul style="list-style-type: none"> 6.21.1 Introduction - insert reference to the Building Act and QDC Insert a new section 6.21.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 6.21.5 Acceptable Solutions applicable to Self-Assessable Development - modified to identify the individual and various alternative provisions as per the QDC. 	There is confusion on the boundary setback and Built to Boundary requirements within the codes verse the Queensland Development Code provisions. The setback provisions in the Dwelling House Code are being addressed with the amendments via Alternate Provisions to the QDC, however this amendments failed to consider the setback and Built to Boundary requirements within the Small Lot and Relatives Apartment Codes. This is amendment is to ensure the RPS reflects the Building Act 1975 and QDC in terms of setbacks, built to boundary walls and visual privacy.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.21	06.21
6.21.6 Specific Outcomes and Probable Solutions applicable to Assessable Development - Additional provisions have been added to address these issues.	For detached relative apartments, there are currently no provisions regulating the distance a relative apartment must be from an associated dwelling house. Some developers are also building relative apartments and later subdividing, causing unacceptably small lot sizes in certain instances.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.21	06.21
PART 6 – USE CODES, Division 24 – Service Station					
Specific Outcomes/ Probable Solutions - Amend Probable Solution P2.1 (1)(c) to refer to street boundary and in the case of corner lots, street boundaries.	P2.1 (1)(c) "buildings are located a minimum of 10m behind the front boundary" does not match up with diagram 1 at the back of the Service Station use code.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
Specific Outcomes/ Probable Solutions - S2.1(1)(a) moved to environmental section as P5.1(1)(d)	P2.1 (1)(a) does not seem to relate to S2.1 and should be moved to the environmental impacts section of the code	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
Specific Outcomes/ Probable Solutions - Diagram 1 – Setbacks for Service Stations redrawn and more clearly labelled.	Diagram 1 needs to be made clearer with labels and states that it is for a corner block.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
PART 6 – USE CODES, Division 25 – Small Lot House					
<ul style="list-style-type: none"> 6.25.1 Introduction Insert a new section 6.25.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development Table 1 - Building Siting and Design Requirements Table 2 – Minimum Parking Space Dimensions 	There is confusion on the boundary setback and Built to Boundary requirements within the codes verse the Queensland Development Code provisions. The setback provisions in the Dwelling House Code are being addressed with the amendments via Alternate Provisions to the QDC, however this amendments failed to consider the setback and Built to Boundary requirements within the Small Lot and Relatives Apartment Codes. This is amendment is to ensure the RPS reflects the Building Act 1975 and QDC in terms of setbacks, built to boundary walls and visual privacy.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	06.25	06.25
All amendments made to be consistent with the QDC and Building Act.					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
6.25.5 Acceptable Solutions applicable to Self-Assessable Development Provision amended to include small lot house as self assessable development on the minimum size small lot in the following manner: - The use is located on a lot that - (a) is equal to or greater than 400m ² and less than 500m ²	The Self Assessable provisions for a Small Lot House state that: "The use is located on a lot that - (a) is greater than 400m ² and less than 500m ² " whereas a small lot reconfiguration allows 400m ² to 499m ² . Because of the "greater" requirement a small lot house could not be constructed as self assessable development on the minimum size small lot.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	06.25	06.25
6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development - amend 6.25.4 A1. (8) to bring into line with Dwelling House Code.	The purpose of the note is to remove any doubt about the maximum allowable garage opening width provisions.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	06.25	06.25
PART 7 OTHER DEVELOPMENT CODES					
PART 7 – OTHER DEVELOPMENT CODES, Division 1 – Advertising Devices					
In section 7.1.4 A1.(1)(c) Acceptable Solutions applicable to Self-Assessable Development Contrary provisions for advertising devices have been removed from the Acceptable Solutions. A1.(1)(c)	The maximum height and width requirements for signage in the Acceptable Solutions conflict with the requirements in Schedule 8 – Specific Advertising Devices.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.01	07.01
PART 7 – OTHER DEVELOPMENT CODES, Division 5 – Domestic Outbuilding					
Table 2 - Minimum Setbacks for Domestic Outbuildings Delete reference to investigation Zone	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.05	07.05
Table 2 - Minimum Setbacks for Domestic Outbuildings Setbacks amended to be consistent with QDC.	Current Alternative Provisions allow for an open carport to remain self assessable if it has a front setback of 3m, regardless of whether there is alternative siting available (i.e within a side setback). This is in conflict with the QDC requirements, which only allow for an open carport in the front setback where there is no alternative siting.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.05	07.05
In 7.5.5 Self Assessable Development - Acceptable Solutions in A1 (2) (b) "36m ² maximum gross floor are;" to be replaced with "36m ² maximum gross floor area;"	Administrative change. Correct spelling of "are" to "area".	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.05	07.05
PART 7 – OTHER DEVELOPMENT CODES, Division 6 – Excavation and Fill					
Table 1 – Area and Depth of Excavation and Fill by Zone where associated with Building Works. Delete reference to investigation Zone	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.06	07.06
7.6.4 Acceptable Solutions applicable to Self-Assessable Development Amend self assessment triggers to include minimum requirements for retaining walls.	Retaining walls in the current RPS triggered as exempt development, which includes all associated excavation and fill. Consequently, excessively large retaining walls are being lawfully erected, despite having adverse amenity and visual impacts on the surrounding area. To improve Council's ability to assess	Amendment drafted. Refer to relevant report and model for more	Amendment supported	07.06	07.06

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
	large retaining walls, proposed retaining walls over a certain size will trigger assessable development against the planning scheme as well as the Building Act. This will give Council statutory power to consider the impacts of excessively large retaining walls if required.	information.			
7.6.5 Specific Outcomes and Probable Solutions applicable to Assessable Development Delete probable solutions for minimum retaining wall provisions and insert new provisions to be consistent with acceptable solutions.	As above	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.06	07.06
Change all level of assessment tables to include triggers for retaining walls. All zones apart from CN1 and CN2 are based on the model 04.17. CN1 and CN2 are based on the model 04.03.	As above	Amendment drafted. Refer to relevant models for more information.	Amendment supported	N/A	04.17 & 04.03
PART 7 – OTHER DEVELOPMENT CODES, Division 11 – Reconfiguration					
Table 1 – Creating Lots by Standard Format Plan, whether or not having a Community Management Statement - For a Standard Lot Type delete “Not specified” and insert “Minimum 18 metres” in its place.	The Minimum Lot Frontage Width is “Not specified”. Diagram 1 attached to this section, however, shows the minimum width of a standard lot in the Urban Residential Zone as being “Minimum 18m”.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.11	07.11
Section 7.11.4 S3 and P3 (1) (a) Specific Outcomes and Probable Solutions applicable to Assessable Development - Minor wording changes.	In Table 1, the word “Lot” has been removed from the Small Lot Type, to ensure consistency with the other lot types in Table 1.	Amendment required. Minimum amount of work	Not discussed during workshop.	07.11	07.11
<ul style="list-style-type: none"> Section 7.11.3(2)(a)(ii) Overall Outcomes of the Reconfiguration Code Section 7.11.3(2)(l)(iii) Overall Outcomes of the Reconfiguration Code Section 7.11.4 S1.7 (1) (b) Specific Outcomes and Probable Solutions applicable to Assessable Development Section 7.11.4 S2.1 (1) Specific Outcomes and Probable Solutions applicable to Assessable Development Diagram 1 – Graphical Representation of the SEQ Regional Plan 2005 – 2026 Table 1 – Creating Lots by Standard Format Plan, whether or not having a Community Management Statement All references to Investigation zone deleted.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.11	07.11
PART 8 GENERAL CODES					
PART 8 – GENERAL CODES, Division 3 – Centre Design					
Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development Table 1 - Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey Minor wording change to P1.1.	To this point only the Maximum Overall Building Height column has been applied in Table 1. Rewording of the table name and wording in the RPS will remove ambiguity.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	08.03	08.03

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<ul style="list-style-type: none"> Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development Part 4 Division 4 - 4.4.7 Overall Outcomes for District Centre Zone Code (c) Amenity Part 4 Division 10 - 4.10.7 Overall Outcomes for Local Centre Zone Code (c) Amenity Part 4 Division 12 - 4.12.7 Overall Outcomes for Major Centre Zone Code (d) Amenity In 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development <p>Insert new provisions in regards to public toilets in large shops.</p>	The issue has been raised about the provision of public toilets in commercial centres. Currently the requirement for public toilets are dealt with under the Building Code of Australia (BCA) at the building application stage, which could result in insufficient public amenities be provided. This amendment introduces a provision into the RPS to require public toilets for large shops - at levels above those set in the BCA.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	08.03	08.03
<p>Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <p>Section 8.3.4 S1.1 reworded - minor change.</p>	Section reworded to improve the English of the sentence and clarify the meaning of the provision.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.03	08.03
PART 8 – GENERAL CODES, Division 4 – Commercial Industry activity					
In 8.4.4 Self Assessable Development - Acceptable Solutions in A1. (1)(b) delete the "or" after "Island Industry Zone;". There is no third option (i.e. (c)) after (b) so the "or" is not required.	Minor administrative change to improve clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.04	08.04
PART 8 – GENERAL CODES, Division 5 – Development Near Underground Infrastructure					
In Section 8.5.4 A.1 (2) and (3) the word "that" appears incorrectly and has been replaced with the word "than". Terms should refer to "less than" rather than "less that".	Minor administrative change to improve clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.05	08.05
PART 8 – GENERAL CODES, Division 7 –Infrastructure Works					
<p>8.7.4 – Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <p>Omit section 8.7.4 P2. (d).</p>	<p>Minor administrative change to improve clarity.</p> <p><i>Withdrawn at request of Infrastructure Planning</i></p>	Amendment drafted. Refer to relevant report and model for more information.			
PART 9 SCHEDULES					
PART 9 – SCHEDULES, Schedule 1 – Access and Parking					
Amend Table 1 – Access and Parking – Apartment Building	Concern has been raised that current parking provisions are inadequate for new developments. Apartment Building requirements more closely reflect the existing Multiple Dwelling requirements.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	9.01	09.01
Amend Table 1 – Access and Parking – Display and Sale Activity	This requirement currently includes parking areas and access driveways in the total floor area for calculating parking numbers. Given access driveways and car parks are generally not floor space or work areas, display and sales activity developments have been providing excessive parking spaces. The intent of this requirement is to ensure outdoor display areas are included in parking calculations, which may or may not include accessways or parking areas.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	9.01	09.01

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Table 1 – Access and Parking - Delete - “Mixed Commercial”, insert – “Mixed Use”	<p>Part 9, Schedule 1 “Commercial Uses”. In the “Use” column reference is made to “Other Commercial Uses or if “Mixed Commercial”. The term Mixed Commercial is not defined in the RPS and so some confusion arises as to when the parking requirements assigned to the Use are applicable.</p> <p>By the carparking standards applied to this provision it can be ascertained that the term is meant to include a building that incorporates retail/commercial uses on one or more levels in conjunction with residential uses on one or more levels.</p>	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	9.01	09.01
Table 7 - Minimum Car Space Widths - This amendment specifies in a note under Table 7 a minimum boat parking space of 2.4m x 6m.	Mobile home parks and multiple dwellings require boat storage. However, the schedule does not specify what dimensions are required for boat storage.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	09.01	09.01
PART 9 – SCHEDULES, Schedule 3, Division 1 – Uses					
Add new definition for “Centre”	The definition has been introduced in line with changes to the DEOs (refer to report 03.01a DEOs) as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Support for amendment in general. However, potential refinement of wording in consultation with legal services required.	09.03.01	09.03.01
Amend “Dwelling House” definition	<p>Traditionally Councils have supported the Child Care Act through its planning schemes. The 1988 transitional planning scheme contained a definition of “Dwelling House” that was designed to work in tandem with the Child Care Act. The definition of dwelling house under the RPS does not mention anything about home based child minding.</p> <p>Family Day Care has been included in the dwelling house definition as an ancillary activity. A new administrative definition for Family Day Care has been created.</p> <p>Group dwelling has been included in the dwelling house definition as an ancillary activity. A new administrative definition for group dwelling has been created.</p>	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01
<ul style="list-style-type: none"> Amend “Dual Occupancy” definition Amend “Multiple Dwelling” definition 	<ul style="list-style-type: none"> Change ‘lot’ to ‘premises’ in the dual occupancy and multiple dwelling definitions. Definition of ‘lot’ with regards to multiple dwellings and duplexes. Given that a lot includes such lots within a group title arrangement, the definition of Duplex and Multiple Dwelling in the RPS does not convey the correct meaning for such uses. 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.01	09.03.01
Amend “Home Business” definition	<ul style="list-style-type: none"> Amendment to “Home Business” definition to prevent abuse of the use provision by the establishment of commercial activities in residential areas. Current definition only relates to a business in a dwelling unit with no requirement for the business operator/s to actually be a resident/s. The amendment ensures that the definition clearly identifies that a home business is a business that takes place on a premises that is primarily used for residential purposes by the operator/s of the home business who are residing on the site. 	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Amend "Retaining Wall"	A new definition is required for retaining walls, as a result of the proposed amendments to include retaining walls as assessable development. The new definition will consider current provisions in the Building Code of Australia, the <i>Building Regulation</i> and recent court judgements.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01
PART 9 – SCHEDULES, Schedule 3, Division 2 – Administrative Terms					
New definition – "Defined Flood Event"	The planning scheme has established that uses and other development should avoid the risk of flooding by not being undertaken on land below the 1 percent Annual Exceedance Probability (AEP) which is equivalent to the 1 in 100 year Average Recurrence Interval (ARI) which applies to flood and storm tide events. For the purposes of the planning scheme it is proposed to include a definition of defined flood event (DFE) for the planning scheme area which will equate to the 1 percent AEP flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is the greater. This will make reference to accepted flood levels easier in the planning scheme.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Family Day Care"	Currently, the definition of dwelling house under the Redlands Planning Scheme does not mention anything about home based child minding hence the creation of the administrative definition for family day care.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Group Dwelling"	A group housing definition is required to deal with housing for disabled persons and their supervisors and/or carers.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Major Drainage System"	Terminology used in the Queensland Urban Drainage Manual (QUDM) is used in the Redlands Planning Scheme. The inclusion of a new major drainage system definition simply uses the QUDM definition for major drainage system.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Amend definition of "Minor building work" to include provisions about the 1% AEP flood level	The amendment to the definition of minor building works is to comply with the new Building Regulation 2006.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
New definition – "Minor drainage system"	Terminology used in the QUDM is used in the Redlands Planning Scheme. The inclusion of a new minor drainage system definition simply uses the QUDM definition for minor drainage system. The minor drainage system terminology is currently used in the Redlands Planning Scheme in the definition of overland flow path and is also referred to throughout the infrastructure works planning scheme policy.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Amend the "Out-of-Centre" definition	Amendment as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Support for amendment in general.	09.03.02	09.03.02
Amend "Zone of Influence"	Zone of influence has a slightly different meaning in the Building Regulation 2006 for a retaining wall. Therefore, the definition in the RPS has been amended to include the meaning contained in this regulation.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
Insert - new definition – "Surcharge loading"	This term is used in the level of assessment tables for retaining walls. The definition is consistent with that contained in the Building Regulation 2006.	Amendment drafted. Refer to relevant report and	Amendment supported	09.03.02	09.03.02

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		model for more information.			
Amend "Frontage"	This definition has been amended to address unusual circumstances where a lot with a non-standard frontage (ie not parallel to the side boundaries) may result in the creation of lots with frontages below the minimum width under the RPS. A diagram has been attached to the Reconfiguration provisions to provide guidance for the revised definition.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
Insert - new definition – "Native Plant"	The current term of "Native Plant" and its definition is outdated and incorrect. A new definition of "Native Vegetation" is proposed which meets current standards.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Insert - new definition – "Native Animal"	The current definition is outdated and incorrect. A new definition is proposed which meets current standards.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
PART 9 – SCHEDULES, Schedule 5 – Lot Sizes					
Amend Part 9 Schedule 5 Table 1 – Use Lot Sizes	Multiple dwelling in an Urban Residential Zone – for code assessment the level of assessment table required the premises to be: (a) 1200m ² or more in area; (b) has a frontage of 20m or more. However, schedule 5, table 2 (within the Multiple Dwelling code P2.1) is later called up which says that the block should have a 25m frontage to be consistent. There is a discrepancy between the two. Table 2 should be 20m in accordance with the level of assessment table.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.05	09.05
For Dwelling Houses in Table 1 – Use Lot Size, delete "investigation"	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.05	09.05
In Part 9 Schedule 5 Table 1 – Use Lot Sizes, delete all references to "inconsistent" in column 3	Table 1 includes irrelevant provisions that need to be deleted. The term "Inconsistent" seems not to be properly tied to other provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.05	09.05
PART 9 – SCHEDULES, Schedule 6 – Movement Network and Road Design					
Table 2 - Road Design (other than Industrial Roads) - Add a dot point (9) to the notes section at the bottom on Table 2 regarding pavement width for bus routes on collector streets	To clarify the design requirement for bus routes on collector streets.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.06	09.06
Table 3 - Southern Moreton Bay Island Roads Design Characteristics - Amendment Table 3, SMBI road types in RPS	These changes are as a result of a drainage study for the SMBI "Southern Moreton Bay Islands concept Drainage Design – July 2007" carried out by GHD consultants. The report identified needed changes to the design of roads on the islands to better cater for runoff and drainage. The proposed amendments better define the street types on the islands and the construction standards required.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.06	09.06
PART 9 – SCHEDULES, Schedule 9 – Street Trees					
Amend Table contained in Schedule 9 – Street Trees, by deleting a number of exotic species and including a new native species (removal of all exotic species apart from Delonix regia (see Environmental Management Group's	On the 19 th December 2007 Council resolved to approve the reviewed Vegetation Enhancement Policy and Strategy 2007. The current amendment simply brings Schedule 9 of the RPS into line with the planting lists contained	Amendment drafted. Refer to relevant report and	Not discussed during workshop.	09.09	09.09

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
comments).	in VES 2007.	model for more information.			
PART 9 – SCHEDULES, Schedule 10 – Vegetation Species List					
Schedule 10 to be deleted from the RPS	Schedule 10 to be deleted from the RPS in accordance with the recommendations set out in the report on the new Bushland Habitat Overlay – see Report 05.07	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.07	09.10
PART 9 – SCHEDULES, Schedule 11 – Water Quality Objectives					
Section (1) "Process for determining Water Quality Objectives relevant to the site –" - refine information	As per EMG document dated June 2006. Document difficult to understand. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Rename 'Table 1' to 'Table 2'	Minor administrative change. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Add new Table 3 - Waterway Environmental Values of Redland City - Waterways and Coastal Areas. New table includes reference to 'Lower Estuary Enclosed Coastal', 'Mid Estuary' and 'Lower Freshwater' water types for Hilliards Creek in new Table 3.	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Add a new 'Table 5 – Hilliards Creek Reaches' that is referenced from new Table 2.	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Delete existing 'Table 4 – Water Quality Objectives' and replace with the new 'Redland Shire Council (draft) Water Quality Objectives' (see Environmental Management Group's comments).	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
PART 9 – SCHEDULES, Schedule 12 – Weed Species List					
Schedule 12 to be deleted.	Schedule 12 to be deleted from the RPS in accordance with the recommendations set out in the report on the new Bushland Habitat Overlay – see Report 05.07	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.12	09.12
PART 9 – SCHEDULES, Schedule 13, Special Facilities					
Create a new Special Facilities Schedule	Some existing developments included in the 'Special Facilities' zone of the 1988 Transitional Planning Scheme have not been recognised by a compatible zoning of the Redlands Planning Scheme. In order to allow these developments to continue in accordance with the original approval, it is proposed that Redlands Planning Scheme is amended to include a Schedule which identifies particular developments that are affected.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.13	09.13
PART 11 PLANNING SCHEME POLICIES					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding – Contents					
Need to include new Chapter 5A Framework for Infrastructure Contributions (Land for Community Facilities - Mainland) in the Contents	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.00
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding – Chapter 2 – Car Parking					
Chapter 2 – Car Parking: Replace current cash in lieu of car parking policy by its new simplified version	The contribution table at the end of the new simplified version needs to be taken out and the current contributions as per the fees and charges.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.02
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding - Chapter 5 – Open Space					
Chapter 5 – Open Space - Amend Part 11 PSP 3 Security Bonding 3.5.6 3 (b) timing of calculation of OS contribution via valuation.	Currently, valuation of land for Park contribution purposes is required immediately prior to reconfiguration (application stage during IDAS). Given there can be a substantial time separation between the valuation and the payment of the contribution (often years), valuations can become out-of-date and therefore valuations on which the contributions are calculated and paid contributions are often not in line with market prices at the time of land development. To ensure contributions are more accurate, valuations should be undertaken at the time that the contributions are paid.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.03	11.03.05
Chapter 5 – Open Space - The Note attached to Table 1 “Contributions for a Local Park” states that “The standards of provision include the local park being a minimum size of 2000m ² .” Amend the description from 2000m ² to 5000m ² to bring it into line with the Open Space Plan. Amendment also required to Section 9.10.4 “Definitions and Functions of Parks and Open Spaces” (2)(a)(i).	Current provisions conflict with the Council’s Open Space Plan which describes the minimum size of a Local Park as being 5000m ² .	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.03	11.03.05
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding - Chapter 6 – Security Bonding					
Chapter 6 – Security Bonding - Delete as-constructed information bonds.	As-constructed information bonds are too hard to implement as each site is different. Additionally, as-constructed information bonds are not really required as performance bonds aren’t given back to the developer until as-constructed information is submitted anyway. The Performance Bond can serve as a suitable bond to ensure the submission of as constructed drawings. In daily practice 5% of the projected cost of the development works is paid to Council as a performance bond. Release of the performance bond is conditional upon compliance with all conditions, which include the submission of as-constructed drawings. The removal of the As-Constructed Information Bonds provisions will serve to simplify bonding arrangements for both council and applicants.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.06
PART 11 – PLANNING SCHEME POLICIES, Policy 4 – Ecological Impacts					
Delete entire PSP 4 in line with recommendations for revised Habitat Protection Overlay (Report 05.07) and insert new PSP 4 – Habitat Protection, Management and Enhancement.	New PSP 4 separates out all provisions for preparing Ecological Assessment reports into a new Guideline and brings the remainder of the provisions up to date.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.04	11.04
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 2 - Documentation					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Chapter 2 – The term "road reserve" refers to a reserve that has been dedicated for road purposes which is fairly uncommon. The term has been deleted and the more appropriate term "dedicated road" inserted.	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
Chapter 2, s.9.2.6.8 (1). Reference added to the additional items after item (f): <ul style="list-style-type: none"> ▪ Swales; ▪ Bioretention swales; ▪ Sediment basins; ▪ Bioretention basins; ▪ Constructed stormwater wetlands; ▪ Infiltration measures; and ▪ Sand filters. Environmental Management would also like a note below this stating that this is not a complete list. The note is also to include information about WSUD.	The reason for these amendments is to ensure that Council received adequate documentation about WSUD infrastructure items for asset management and maintenance purposes.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
Chapter 2 In 9.2.6.4 the certification referred to a Registered\Licensed Surveyors Signature - and in the notes refers to these people under the Surveyors Act 1977. The Surveyors are now working under the Surveyors Act 2003 and in accordance with the Survey and Mapping Infrastructure Act 2003 and the term Licensed Surveyor has been replaced with either Cadastral Surveyor	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 5 - Road and Path Design					
Chapter 5, amended dot point (3) (9.5.14.3 Path Requirements). This amendment involves the slight rewording of a small part of the dot point.	Administrative change to provide greater clarity. The content remains the same.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.05
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 6 – Stormwater Management					
Chapter 6, s.9.6.3.1 (2). Update reference at item (e) (see Environmental Management's comments)	Environmental Management request to update item (e) from South East Queensland Regional Water Quality Management Strategy to SEQ Healthy Waterways Strategy (when completed). This requires minimal work.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, s.9.6.3.1 (10). Specify the type or standard of maintenance required (as per Technical Guidelines for SEQ)	Environmental Management's reason for this amendment is to provide clearer specifications to assist towards better outcomes at asset handover after the maintenance period expires.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6 - s.9.6.4.1. This section has been amended to include reference to the <i>Water Sensitive Urban Design Technical Guidelines for SEQ</i> .	Environmental Management's reason for this amendment is: The <i>WSUD Technical Design Guidelines for SEQ</i> is the recognised design guideline for WSUD infrastructure in SEQ. The Technical Design Guidelines reference and compliment QUDM. The WSUD Technical Design Guidelines for SEQ provide guidance on design on various WSUD types: <ul style="list-style-type: none"> ▪ Swales (including buffer strips); ▪ Bioretention swales; ▪ Sediment basins; ▪ Bioretention basins; ▪ Constructed stormwater wetlands; 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Amend Table 2 Fractions Impervious and Coefficients of 9.6.3.1 Context	This amendment is to provide more detail. The table currently doesn't list every zone in the RPS. The amended table will list every zone.	Amendment drafted. Refer to	Not discussed during		

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		relevant report and model for more information.	workshop.	11.09	11.09.06
Chapter 6 - Amend and delete some provisions of 9.6.3.2.1 Stage 1 - Scoping Phase	The amendment is to provide greater detail and clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, add a note under dot point (3)(a) of 9.6.4.7 Design Frequency	The amendment is to provide greater detail and clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Add to dot point (3) of 9.6.5.1 General	This amendment is to clarify what the easement is in favour of.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Amend to dot point (3), (4) and (6) of 9.6.5.2 Urban Residential Roof Drainage	This amendment is to provide more clarification. .	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6- Amend to dot point (2) of 9.6.5.3 Urban Residential Inter-lot Drainage	This amendment is to provide more clarification.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 8 – Sewage Reticulation					
Chapter 8 Typo – Page 132; Sec 9.8.3.3; Item (2); Line 4 – Change (1:20 mid)to read (1:20 mix)	This is a typographical error.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.08
Chapter 8 - 9.8.4.2 Centre and Industrial Zones- (4) Existing Last sentence: Replace"150mm" with "or equal to 300mm" so that it will read as "No approval will be given to build over sewers greater than or equal to 300mm diameter".	The last sentence of dot point (4) has been amended to state that no approvals will be given to build over sewers greater than or equal to 300mm diameter. Currently this provision states approval will not be given to build over sewers greater than 150mm diameter however, it has been common practice to give approvals for building over sewers greater than 150mm diameter but not greater than 300mm.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.08
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 9 - Electrical Reticulation and Street Lighting					
Chapter 9 - d9.9.3 General - add a number (2) dot point regarding information that an electrical consultant is to forward to the local government written confirmation from Energex that adequate existing and future supply will be available for development electricity demands associated with proposed and future stages of a subject site.	This amendment is to ensure that there is sufficient electricity supply to developments.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.09
In section 9.9.4.5, add a number (4) dot point regarding standards for connecting electricity infrastructure for minor infill residential reconfigurations of one lot into two.	This amendment will ensure proposed infrastructure will comply with electricity / power suppliers standards.	Amendment drafted. Refer to relevant report and model for more	Not discussed during workshop.	11.09	11.09.09

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		information.			
In section 9.9.4.6, an additional provision is required to specify that overhead electricity and telecommunication services must be converted to underground services where an existing dwelling/building remains within the limits of a development of more than two lots.	Small phrase required to rectify the issue identified.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.09
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 10 – Parks and Open Space					
Chapter 10- Section 9.10.4 “Definitions and Functions of Parks and Open Spaces” (2)(a)(i) describes the range of Local Parks as being in the range of 2000m2 to 2 hectares. Amend the description from 2000m2 to 5000m2 to bring it into line with the Open Space Plan. Amendment also required to the Note attached to Table 1 of Part 11 PSP 3 Chapter 5 “Open Space”.	Current provision conflict with the council's Open Space Plan which describes the minimum size of a Local Park as being 5000m2.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.09	11.09.10
9.10.5 Open Space Land Characteristics. - Table 2 has been amended to support S1.2 (1)(i) of the Reconfiguration Code. - Table 2 has been amended to require 100 percent frontage to local road where adjoining a foreshore or conservation area and a minimum of 50 percent frontage to active recreation parks with more than one frontage.	Specific Outcome S1.2 (1)(i) of the Reconfiguration Code states: “The movement network associated with reconfiguration - provides a continuous road adjacent to foreshore areas and maximises road frontages to open space areas”. Specific Outcome S1.1 also outline numerous benefits of providing an esplanade road to open space areas. However, developers draw Council's attention to Table 2 in Chapter 10 of the Infrastructure Works Code which identifies a reduced amount of road frontage to open space and subsequently Council's ability to achieve a maximum road frontage to open space areas is questioned.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.10
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Appendix 1					
Appendix One – changes to standard drawings	Two new general standard drawings (index and fencing) will be introduced to regulate bollard and fencing design.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop..	11.09	11.09.17
PART 11 – PLANNING SCHEME POLICIES, Policy 16 – Safer by Design					
Chapter 16 – Safer by Design - In 16.2 (1) replace the word "privet" with the word "private".	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.16	11.16
PLANNING SCHEME MAPS					
MAPS - Zoning Map and Extractive Resources Overlay Map					
Extractive Resources Overlay map and Zoning map (1 of 2) Removal of KRA 71 and associated buffer areas. Reinstatement of Conservation zoning where appropriate in the KRA 71 overlay area.	In response to Council resolutions to remove KRA 71 from the Extractive Resources Overlay map and to re-establish zonings over the land consistent with the rules for establishing zonings used in the preparation of the 2006 RPS.	Amendment drafted. Refer to relevant report for more information.	In accordance with Council resolution of 28 th Oct. 2009	Report Mapping KRA 71	Maps
MAPS - Zoning Maps – Other Items					
Specific proposed zoning changes to be raised at Workshop 3 but which were not addressed at the time due to time constraints.	These changes relate to specific issues identified with particular lots of land or are as a result of specific zoning issues previously raised by individual councillors.	Amendment drafted. Refer to relevant report for more information.	Raised at Workshops but not decided by Council	Report Mapping Other Items	Maps

MAPPING CHANGES

Note : Items shown in grey detail changes made in June 2010

ITEM NUMBER	RPD	LANDNUMBER	ADDRESS	AMENDMENT	CLASS
1	Lot 1 on RP210784	117451	339-341 Finucane Road Alexandra Hills	Part CN/CP7 to Part CN2/CP7	Specific Request
2	Lot 108 on SP155647	314595	115 Finucane Road Alexandra Hills	CP3 to UR	Specific Request
3	Lot 177 on SP204522	342140	54-68 Windemere Road Alexandra Hills	CP3 to CN2	Specific Request
4	Lot 2 on RP210784	117441	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
5	Lot 2 on SP204522	342135	48-52 Windemere Road Alexandra Hills	CP3 to CN2	Specific Request
6	Lot 3 on RP210784	117430	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
7	Lot 4 on RP210784	117423	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
8	Lot 5 on RP210784	117415	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
9	Lot 6 on SL11316	117405	343-345 Finucane Road Alexandra Hills	CN to CN2	Specific Request
10	Lot 611 on C625	117757	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
11	Lot 612 on C625	117756	339-341 Finucane Road Alexandra Hills	Part CN/CP7 to Part CN2/CP7	Specific Request
12	Lot 900 on SP211186	347765	22 Ludmilla Place Alexandra Hills	UR to OS	Cadastral Update
13	Lot 100 on SP227148	352155	22-28 Parkgrove Street Birkdale	Part UR1/OS to OS	Cadastral Update
14	Lot 26 on SP216424	347635	18 Amalia Street Birkdale	UR to OS	Cadastral Update
15	Lot 28 on SP216424	347640	15 Bandiera Street Birkdale	UR to OS	Cadastral Update
16	Lot 7 on SP227148	352080	30 Parkgrove Street Birkdale	Part OS/UR1 to UR1	Cadastral Update
17	Lot 122 on RP225877	129155	401-451 Redland Bay Road Capalaba	Part CN/RN to Part CN/UR	Rezoning under Superseded Scheme
18	Lot 17 on SP212202	347310	27B Ingham Street Capalaba	UR to OS	Cadastral Update
19	Lot 18 on SP212202	347315	26B Ingham Street Capalaba	UR to OS	Cadastral Update
20	Lot 25 on SP117747	303013	10 Bowen Street Capalaba	OS to UR	Specific Request
21	Lot 26 on SP117747	303014	9 Bowen Street Capalaba	OS to UR	Specific Request
22	Lot 3 on SP219554	347435	328 Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
23	Lot 4 on SP219554	347440	326A Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
24	Lot 5 on SP219554	347445	326 Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
25	Lot 6 on SP219554	347450	32 Guyana Court Capalaba	Part PR/EP to PR	Cadastral Update
26	Lot 7 on SP219554	347455	34 Guyana Court Capalaba	Part PR/EP to PR	Cadastral Update
27	Lot 101 on SP223094	350185	33A Ronnie Street Cleveland	Part OS/EP to OS	Cadastral Update
28	Lot 102 on SP223094	350190	19A Ronnie Street Cleveland	Part OS/UR to OS	Cadastral Update
29	Lot 12 on SP223094	350135	30 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
30	Lot 13 on SP223094	350140	28 Ronnie Street Cleveland	OS to UR	Cadastral Update
31	Lot 14 on SP223094	350145	21 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
32	Lot 17 on SP223094	350160	27 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
33	Lot 18 on SP223094	350165	29 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
34	Lot 19 on SP223094	350170	31 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
35	Lot 2 on RP100779	124464	147 Passage Street Cleveland	Part OS/UR to Part OS/UR	Specific Request
36	Lot 20 on SP223094	350175	33 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
37	Lot 23 on SP158643	317995	36 Olympus Drive Cleveland	OS to UR	Specific Request
38	Lot 901 on SP194797	339255	7-25 Jabiru Place Cleveland	OS to CN2	Specific Request
39	Lot 147 on RP127449	143711	160 Lucas Drive Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
40	Lot 154 on RP127452	143977	8 Jilba Avenue Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
41	Lot 17 on RP127422	145276	8 Edgewater Place Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Specific Request
42	Lot 18 on RP127422	145292	6 Edgewater Place Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Specific Request

43	Lot 60 on RP129112	142630	15 Atlantic Street Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
44	Lot 1 on RP129108	142665	19-21 Timothy Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
45	Lot 1 on SP213834	346720	2-6 Sentosa Terrace Macleay Island	SMBI Residential to Open Space	Acquire and Open Space Plan
46	Lot 1 on SP213835	346280	2-8 Karrawarra Street Macleay Island	SMBI Residential and Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
47	Lot 111 on RP129108	143376	13 Eastern Road Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
48	Lot 114 on RP126539	141471	17 Lemontree Drive Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
49	Lot 132 on RP126539	141526	3 Orange Court Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
50	Lot 18 on RP129108	143109	1-3 Lakeside Avenue Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
51	Lot 19 on RP126474	139869	20 Wandoo Avenue Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
52	Lot 19 on RP129108	143128	1-3 Lakeside Avenue Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
53	Lot 20 on RP129108	143185	126 High Central Road Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
54	Lot 20 on RP131827	139210	40 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
55	Lot 21 on RP129108	143208	124 High Central Road Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
56	Lot 26 on RP110407	140738	40 Orion Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
57	Lot 27 on RP111233	141585	29-31 Pecan Street Macleay Island	SMBI Residential to Open Space	Acquire and Open Space Plan
58	Lot 27 on RP130223	143170	48 Lonicera Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
59	Lot 28 on RP111233	141592	29-31 Pecan Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
60	Lot 28 on RP131380	144069	3 Aura Court Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
61	Lot 29 on RP111233	141598	33 Pecan Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
62	Lot 300 on RP131830	138286	3 Kooberry Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
63	Lot 315 on RP118168	138332	15 Eumina Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
64	Lot 32 on RP124837	142725	42 Nugent Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
65	Lot 33 on SP221756	347360	15-17 Citron Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
66	Lot 333 on SP221755	347355	26-30 Koonwarra Parade Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
67	Lot 34 on SP107092	300350	12-14 Curlew Street Macleay Island	SR to CP4	Specific Request
68	Lot 344 on RP31214	136325	49 Beelong Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
69	Lot 4 on RP44337	143892	75-85 High Central Road Macleay Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
70	Lot 4 on SP221757	347365	54-56 Francis Road Macleay Island	Conservation Sub-Area CN1 and SMBI Residential to Open Space	Acquire and Open Space Plan
71	Lot 40 on RP123056	140454	13 Sentosa Terrace Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
72	Lot 42 on RP129108	143221	20 Granadilla Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
73	Lot 43 on RP129108	143191	22 Granadilla Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
74	Lot 46 on RP131827	139147	31 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
75	Lot 58 on RP122315	143897	4 Columbia Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
76	Lot 7 on RP131827	139156	14 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
77	Lot 70 on RP129108	142984	11 Timothy Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
78	Lot 73 on RP126539	141690	201 High Central Road Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
79	Lot 8 on RP126474	140241	278-286 High Central Road Macleay Island	Open Space to SMBI Residential Sub-Area SR1	RCC Resolution 29-10-2008
80	Lot 80 on RP124837	142874	55 Arthur Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
81	Lot 84 on RP126539	141725	8 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
82	Lot 85 on RP126539	141674	10-12 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
83	Lot 86 on RP126539	141622	10-12 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
84	Lot 89 on RP133299	140621	1 Sandpiper Parade Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
85	Lot 97 on RP129108	143247	9 Granadilla Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
86	Lot 101 on SP189090	349025	126A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
87	Lot 102 on SP189090	349030	23 Scribbly Gum Place Mount Cotton	Part CN/UR to OS	Cadastral Update

88	Lot 123 on SP214283	348410	36 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
89	Lot 124 on SP214283	348415	34 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
90	Lot 125 on SP214283	348420	30 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
91	Lot 126 on SP214283	348425	28 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
92	Lot 127 on SP214283	348430	26 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
93	Lot 128 on SP214283	348435	24 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
94	Lot 129 on SP214283	348440	22 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
95	Lot 130 on SP214283	348445	20 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
96	Lot 131 on SP214283	348450	18 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
97	Lot 132 on SP214283	348455	16 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
98	Lot 133 on SP214283	348460	14 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
99	Lot 135 on SP214283	348470	3 Sarsenet Circuit Mount Cotton	Part CN/UR2 to UR2	Specific Request
100	Lot 177 on SP214172	351820	23 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
101	Lot 178 on SP214172	351825	21 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
102	Lot 179 on SP214172	351830	19 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
103	Lot 180 on SP214172	351835	17 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
104	Lot 181 on SP214172	351840	15 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
105	Lot 182 on SP214172	351845	13 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
106	Lot 33 on SP214172	351790	2-8 Paperbark Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
107	Lot 401 on SP223392	348480	4 Sarsenet Circuit Mount Cotton	Part OS/UR2 to UR2	Cadastral Update
108	Lot 67 on SP214172	351795	1-7 Paperbark Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
109	Lot 808 on SP214172	351960	64-106 Valley Way Mount Cotton	Part CP7/CN/OS/UR2 to Part CP7/CN/OS/UR2	Cadastral Update
110	Lot 900 on SP223466	352245	770 West Mount Cotton Road Mount Cotton	Previously Unzoned Road Reserve to CN (Closed Road)	Specific Request
111	Lot 904 on SP143553	305952	32 Pimelea Crescent Mount Cotton	UR2 to OS	Cadastral Update
112	Lot 920 on SP189088	341105	112A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
113	Lot 921 on SP189088	341110	118A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
114	Lot 998 on SP214172	351965	2A Pendula Street Mount Cotton	UR2 to OS	Cadastral Update
115	Lot 999 on SP223392	348545	3 Grosgrain Court Mount Cotton	UR2 to OS	Cadastral Update
116	Lot 100 on SP208429	345180	37 O'Brien Street Ormiston	UR to OS	Cadastral Update
117	Lot 11 on SP209809	347460	13 Susannah Place Ormiston	Part UR/CN2 to UR	Cadastral Update
118	Lot 12 on SP209809	347465	8 Nessie Place Ormiston	Part UR/CN2 to UR	Cadastral Update
119	Lot 13 on SP209809	347470	15 Nessie Place Ormiston	Part UR/CN2 to UR	Cadastral Update
120	Lot 51 on SP126431	303027	27 Troy Street Ormiston	CN to UR	Specific Request
121	Lot 1 on RP103265	151691	74A Scenic Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
122	Lot 1 on RP105915	151914	362-372 Serpentine Creek Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
123	Lot 1 on RP133830	150850	304-324 Serpentine Creek Road Redland Bay	Investigation Zone to CN	Regional Plan Update
124	Lot 1 on RP140163	152127	94-96 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
125	Lot 1 on RP212251	151887	68-74 Scenic Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
126	Lot 1 on RP71630	152094	90-92 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
127	Lot 1 on RP76812	152361	14-24 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
128	Lot 1 on RP98600	145901	89 Collins Street Redland Bay	UR to UR1	Specific Request
129	Lot 1 on SP208432	343000	91-101 Collins Street Redland Bay	Part LC/UR to Part LC/UR1	Specific Request
130	Lot 101 on SP206320	345670	862-870 German Church Road Redland Bay	OS to CN2	Specific Request
131	Lot 11 on RP903116	162187	275-323 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
132	Lot 12 on RP903116	162188	397-495 Serpentine Creek Road Redland Bay	Investigation Zone/RN to RN/EP	Regional Plan Update

133	Lot 18 on RP72093	152313	125-127 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
134	Lot 19 on RP72093	152306	121-123 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
135	Lot 2 on RP105915	151762	350-360 Serpentine Creek Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
136	Lot 2 on RP140163	151754	74A Scenic Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
137	Lot 2 on RP149309	147830	148-154 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
138	Lot 2 on RP205152	141197	63-69 Gordon Road Redland Bay	Part CN/RN to RN	Specific Request
139	Lot 2 on RP212251	151048	48-66 Scenic Road Redland Bay	Investigation Zone to EP/RN/CN	Regional Plan Update
140	Lot 2 on RP76812	152281	109-111 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
141	Lot 2 on SP204523	342155	29-31 Gordon Road Redland Bay	CP1 to Part CP1/CP4	Specific Request
142	Lot 2 on SP208443	344245	100-102 Donald Road Redland Bay	Part LC/UR/OS to LC	Specific Request
143	Lot 20 on RP72093	152298	117-119 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
144	Lot 20 on SP219251	347860	2 Lois Place Redland Bay	Part OS/UR to UR	Cadastral Update
145	Lot 21 on RP72093	152290	113-115 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
146	Lot 21 on SP219251	347865	17 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
147	Lot 247 on S312432	200413	91-111 Orchard Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
148	Lot 252 on S312432	200843	466-486 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
149	Lot 255 on S312432	200408	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
150	Lot 256 on S312432	200409	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
151	Lot 257 on S312432	200410	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
152	Lot 258 on S312432	200411	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
153	Lot 259 on S312432	200412	422-442 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
154	Lot 260 on SL11166	152325	398-408 Serpentine Creek Road Redland Bay	Investigation Zone to CN	Regional Plan Update
155	Lot 3 on RP105915	151574	338-348 Serpentine Creek Road Redland Bay	Investigation Zone to EP	Regional Plan Update
156	Lot 3 on RP76812	152276	105-107 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
157	Lot 3 on SP204523	342160	33-37 Gordon Road Redland Bay	CP1 to CP4	Specific Request
158	Lot 3 on SP219251	347775	11 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
159	Lot 32 on SP206320	345625	78-80 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
160	Lot 33 on SP206320	345630	74-76 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
161	Lot 34 on SP206320	345635	70-72 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
162	Lot 35 on SP206320	345640	66-68 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
163	Lot 36 on SP206320	345645	64 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
164	Lot 37 on SP206320	345650	62 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
165	Lot 4 on RP105915	151359	326-336 Serpentine Creek Road Redland Bay	Investigation Zone to EP/CN/RN	Regional Plan Update
166	Lot 4 on RP76812	152267	101-103 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
167	Lot 4 on SP219251	347780	13 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
168	Lot 40 on SP206320	345665	58-60 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
169	Lot 5 on RP76812	152258	97-99 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
170	Lot 505 on SP223392	352480	299-351 Heinemann Road Redland Bay	Part CP7/CN/UR2/OS to Part CP7/CN/UR2/OS	Cadastral Update
171	Lot 6 on RP76812	152250	2-6 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
172	Lot 600 on SP206320	345675	42-56 Emperor Drive Redland Bay	Part OS/UR to CN2	Specific Request
173	Lot 69 on S31102	148172	194-214 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
174	Lot 7 on RP76812	152309	8-12 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
175	Lot 70 on S31102	148584	194-214 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
176	Lot 71 on S31102	149047	218-236 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
177	Lot 72 on S31102	149525	238-258 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update

178	Lot 73 on S31102	149986	260-280 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
179	Lot 74 on S31102	150364	282-302 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
180	Lot 8 on R1291	147940	156-168 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
181	Lot 83 on S312432	200405	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
182	Lot 84 on S312432	200406	422-442 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
183	Lot 86 on S312432	200407	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
184	Lot 901 on SP217698	349475	1-3 Sapium Road Redland Bay	UR to OS	Cadastral Update
185	Lot 999 on SP219251	348065	40-56 Donald Road Redland Bay	Part UR/OS to OS	Cadastral Update
186	Lot 1 on RP130247	148518	129 Laurel Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
187	Lot 1 on RP132848	157899	65-81 South End Road Russell Island	Part RN3/CP7 to RN3	Specific Request
188	Lot 1 on RP848591	147947	2-50 Union Street Russell Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
189	Lot 1 on SP213848	347350	42-44 Kings Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
190	Lot 107 on RP131875	149963	27 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
191	Lot 108 on RP130250	147939	6 Elcon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
192	Lot 108 on RP131875	149956	29 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
193	Lot 110 on RP118722	159322	36 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
194	Lot 112 on RP118722	159279	40 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
195	Lot 117 on RP118722	159082	50 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
196	Lot 117 on RP132640	156132	6 Phillips Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
197	Lot 121 on RP127749	154497	34 Kurrajong Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
198	Lot 126 on RP132640	156191	17 Nautilus Parade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
199	Lot 128 on RP132856	158486	11 Susan Street Russell Island	Conservation Sub-Area CN1 to Community Purposes Sub-Area CP7	Specific Request
200	Lot 13 on RP127750	154738	212 Centre Road Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
201	Lot 131 on RP133118	157526	7 Pennies Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
202	Lot 132 on RP118722	159456	5 Loowa Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
203	Lot 136 on RP122871	155668	102 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
204	Lot 136 on RP124437	151535	24 Romford Crescent Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
205	Lot 136 on RP133116	157328	40 Dappura Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
206	Lot 138 on RP132856	158392	10 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
207	Lot 139 on RP132856	158378	12 Sonia Street Russell Island	Conservation Sub-Area CN1 to Community Purposes Sub-Area CP7	Specific Request
208	Lot 140 on RP122871	155582	98 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
209	Lot 140 on RP128908	150284	43 Yacht Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
210	Lot 140 on RP132856	158368	14 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
211	Lot 141 on RP128908	150262	41 Yacht Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
212	Lot 142 on RP128908	150243	39 Yacht Street Russell Island	SMBI Residential to Open Space	Retention
213	Lot 142 on RP132856	158239	11 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
214	Lot 144 on RP132856	158257	7 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
215	Lot 153 on RP122871	155293	48 Seaward Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
216	Lot 165 on RP130511	149633	44 Aimeo Esplanade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
217	Lot 169 on RP122871	155544	55 Beacon Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
218	Lot 17 on RP132640	155500	22 Tahlin Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
219	Lot 17 on RP133220	152387	4 Aster Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
220	Lot 172 on RP128018	154113	18 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
221	Lot 173 on RP128018	154160	20 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
222	Lot 173 on RP130091	148392	2 Wylie Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention

223	Lot 174 on RP128018	154202	22 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
224	Lot 175 on RP128018	154246	24 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
225	Lot 18 on RP129103	156778	35 Waikiki Beach Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
226	Lot 18 on RP131144	148259	14-16 Kift Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
227	Lot 182 on RP128908	150258	42 Inlet Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
228	Lot 183 on RP128018	154237	23 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
229	Lot 183 on RP128908	150292	42 Inlet Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
230	Lot 184 on RP128018	154193	21 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
231	Lot 185 on RP128018	154148	19 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
232	Lot 197 on RP132641	155727	6 Galfin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
233	Lot 198 on RP132794	156885	33 Grove Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
234	Lot 2 on RP848591	147981	23 Nicholas Street Russell Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
235	Lot 209 on RP128018	154245	15 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
236	Lot 211 on RP129105	157323	52 Duringan Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
237	Lot 212 on RP133118	157902	33 Lagoon Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
238	Lot 214 on RP128018	154026	5 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
239	Lot 22 on RP130256	150522	51 Harvey Street Russell Island	Open Space to SMI Residential	Specific Request
240	Lot 220 on RP132641	155644	30 Fenton Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
241	Lot 223 on RP128018	154275	14 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
242	Lot 225 on RP131864	151221	58 Deenya Parade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
243	Lot 23 on RP130591	151871	11 Diamond Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
244	Lot 232 on RP124451	158223	22 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
245	Lot 234 on RP124451	158245	26 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
246	Lot 235 on RP124451	158255	28 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
247	Lot 236 on RP124451	158263	30 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
248	Lot 24 on RP130591	151879	13 Diamond Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
249	Lot 25 on RP134480	150459	31 Tulloch Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
250	Lot 251 on RP133121	157528	74 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
251	Lot 252 on RP133121	157505	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
252	Lot 253 on RP133121	157478	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
253	Lot 254 on RP133121	157462	68 Stradbroke Drive Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
254	Lot 255 on RP133121	157439	66 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
255	Lot 256 on RP133121	157418	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
256	Lot 257 on RP133121	157392	62 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
257	Lot 258 on RP133119	157372	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
258	Lot 266 on RP122873	155420	15 Cypress Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
259	Lot 267 on RP122873	155338	16 Poinsettia Court Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
260	Lot 273 on RP124451	158341	29 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
261	Lot 274 on RP124451	158336	27 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
262	Lot 275 on RP124451	158328	25 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
263	Lot 275 on RP129103	157483	50 Falconhurst Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
264	Lot 276 on RP124451	158318	23 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
265	Lot 277 on RP124451	158310	21 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
266	Lot 278 on RP124451	158303	19 Cunningham Avenue Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
267	Lot 289 on RP129105	157652	73 Shore Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan

268	Lot 289 on RP132795	156488	15 Tomewin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
269	Lot 292 on RP132795	156386	21 Tomewin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
270	Lot 294 on RP133119	157443	37 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
271	Lot 295 on RP133121	157468	39 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
272	Lot 298 on RP133121	157535	45 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
273	Lot 299 on RP133121	157559	47 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
274	Lot 300 on RP133121	157579	49 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
275	Lot 301 on RP133121	157605	49 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
276	Lot 302 on RP133121	157631	53 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
277	Lot 305 on RP122551	160183	31 Cassandra Avenue Russell Island	SR to CN1	Specific Request
278	Lot 31 on RP128016	153712	15 Rose Bay Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
279	Lot 356 on RP124703	151931	48 Belgrave Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
280	Lot 363 on RP129407	157158	9 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
281	Lot 364 on RP129407	157205	11 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
282	Lot 366 on RP129407	157294	15 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
283	Lot 369 on RP129407	157445	21 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
284	Lot 38 on RP128907	150902	39 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
285	Lot 38 on RP135390	149188	18 Aranda Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
286	Lot 380 on RP133120	157039	8 Boronia Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
287	Lot 381 on RP133120	157058	10 Boronia Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
288	Lot 39 on RP128907	150901	8 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
289	Lot 4 on RP136416	149272	7 Cynthia Crescent Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
290	Lot 40 on RP127628	150738	24 Harvey Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
291	Lot 40 on RP128907	150900	6 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
292	Lot 409 on RP127752	154929	71 Hemp Hill Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
293	Lot 41 on RP128907	150897	4 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
294	Lot 42 on RP128907	150893	2 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
295	Lot 431 on RP122869	154762	8 Cutler Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
296	Lot 437 on SP162716	328450	142 Palm Beach Road Russell Island	Conservation Sub-Area CN1 to Part CN1/SR	Specific Request
297	Lot 441 on RP122869	154982	7 Seaward Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
298	Lot 455 on RP122869	154731	5 Cutler Drive Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
299	Lot 457 on RP122869	154697	4 Enderley Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
300	Lot 458 on RP122869	154690	3 Cutler Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
301	Lot 459 on RP122869	154621	14 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
302	Lot 460 on RP122869	154631	16 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
303	Lot 461 on RP122869	154647	18 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
304	Lot 485 on RP124436	151387	4 Belgrave Road Russell Island	SMBI Residential to Open Space	Retention
305	Lot 486 on RP124436	151348	2 Belgrave Road Russell Island	SMBI Residential to Open Space	Retention
306	Lot 487 on RP124436	151361	7 Doverton Drive Russell Island	SMBI Residential to Open Space	Retention
307	Lot 5 on RP95102	150141	46-48 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
308	Lot 51 on RP129103	156888	36 Waikiki Beach Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
309	Lot 52 on RP130510	149489	16 Suva Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
310	Lot 54 on RP130510	149477	20 Suva Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
311	Lot 556 on RP124703	152002	44 Doverton Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
312	Lot 57 on RP124451	157800	47 Cook Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan

313	Lot 593 on RP122555	154143	42 Little Cove Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
314	Lot 6 on RP132640	155411	15 Tahlin Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
315	Lot 6 on RP95102	150166	46-48 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
316	Lot 7 on RP95102	150197	44 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
317	Lot 74 on RP124451	157630	13 Cook Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
318	Lot 76 on RP128907	150345	20 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
319	Lot 763 on RP122554	154351	69 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
320	Lot 78 on RP133991	150171	16 Tails Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
321	Lot 79 on RP128907	150263	14 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
322	Lot 80 on RP135035	156429	17 Blaxland Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
323	Lot 83 on RP122082	160253	54 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
324	Lot 84 on RP122082	160286	56 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
325	Lot 85 on RP122082	160319	58 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
326	Lot 86 on RP122082	160346	60 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
327	Lot 86 on RP132640	155893	5 Lansell Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
328	Lot 9 on RP95102	150238	40 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
329	Lot 92 on RP129105	157034	51 Rumbin Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
330	Lot 93 on RP129105	157032	49 Rumbin Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
331	Lot 96 on RP131875	150096	9 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
332	Lot 98 on RP130250	147919	2 Oaklea Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
333	Lot 98 on RP132856	158746	3 Lucy Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
334	Lot 1 on SP213919	350360	80 Thornlands Road Thornlands	Part LC/UR to UR	Cadastral Update
335	Lot 14 on SP220340	351655	58 Waterville Drive Thornlands	Part CP7/UR to UR	Cadastral Update
336	Lot 15 on SP220340	351660	63 Waterville Drive Thornlands	Part CP7/UR to UR	Cadastral Update
337	Lot 22 on RP14839	132835	57-65 Dinwoodie Road Thornlands	Part PR/CN2 to CN2	Council Resolution 28-5-2008
338	Lot 23 on SP213919	350400	15 Beutel Place Thornlands	Part LC/UR to UR	Cadastral Update
339	Lot 31 on SP213919	350440	6 Eileen Close Thornlands	Part LC/UR to UR	Cadastral Update
340	Lot 32 on SP213919	350445	5 Eileen Close Thornlands	Part LC/UR to UR	Cadastral Update
341	Lot 37 on SP213919	350470	17 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
342	Lot 38 on SP213919	350475	15 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
343	Lot 39 on SP213919	350480	13 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
344	Lot 40 on SP213919	350485	11 George Thorn Drive Thornlands	Part LC/CP7/UR to UR	Cadastral Update
345	Lot 41 on SP213919	350490	1-9 George Thorn Drive Thornlands	Part CP7/UR/LC to LC	Cadastral Update
346	Lot 800 on SP215767	349955	9-15 Butternut Circuit Thornlands	Part UR/OS to OS	Cadastral Update
347	Lot 99 on SP213904	349150	124-136 Luke Street Thornlands	Part OS/PR to OS	Cadastral Update
348	Lot 1 on SP225019	352645	30 Thompson Street Victoria Point	Unzoned to Open Space	Cadastral Update
349	Lot 19 on SP173235	335015	15A Bunker Road Victoria Point	Part OS/MC9 to OS	Cadastral Update
350	Lot 21 on SP179472	336325	7-13 Bunker Road Victoria Point	Part OS/MC9 to MC9	Cadastral Update
351	Lot 3 on RP907141	162785	141 Bunker Road Victoria Point	Part UR/OS to CN2	Council Resolution 28-5-2008
352	Lot 509 on SP133097	304697	19-27 Brookvale Drive Victoria Point	UR to OS	Cadastral Update
353	Lot 1 on SP198792	345860	21 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
354	Lot 10 on SP198792	345905	42 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
355	Lot 2 on SP183732	347055	58 Fernbourne Road Wellington Point	Unzoned Road Closure to CN	Cadastral Update
356	Lot 21 on SP198792	345960	39 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
357	Lot 22 on SP198792	345965	37 Poloni Place Wellington Point	OS to UR	Cadastral Update

358	Lot 23 on SP198792	345970	1 Anhs Place Wellington Point	CN to UR	Cadastral Update
359	Lot 24 on SP198792	345975	2 Anhs Place Wellington Point	CN to UR	Cadastral Update
360	Lot 25 on SP198792	345980	3 Anhs Place Wellington Point	CN to UR	Cadastral Update
361	Lot 26 on SP198792	345985	4 Anhs Place Wellington Point	CN to UR	Cadastral Update
362	Lot 27 on SP198792	345990	5 Anhs Place Wellington Point	CN to UR	Cadastral Update
363	Lot 28 on SP198792	345995	6 Anhs Place Wellington Point	CN to UR	Cadastral Update
364	Lot 29 on SP198792	346000	7 Anhs Place Wellington Point	Part CN/CP8 to UR	Cadastral Update
365	Lot 30 on SP198792	346005	8 Anhs Place Wellington Point	Part CN/CP8 to UR	Cadastral Update
366	Lot 31 on SP198792	346010	9 Anhs Place Wellington Point	CN to UR	Cadastral Update
367	Lot 32 on SP198792	346015	10 Anhs Place Wellington Point	Part CN/OS to UR	Cadastral Update
368	Lot 6 on SP198792	345885	34 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
369	Lot 600 on SP213913	349825	42 Janelle Court Wellington Point	UR to OS	Cadastral Update
370	Lot 7 on SP198792	345890	36 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
371	Lot 8 on SP198792	345895	38 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
372	Lot 9 on SP198792	345900	40 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
373	Lot 900 on SP165770	322975	15 Vantage Crescent Wellington Point	UR to OS	Specific Request
374	Lot 91 on SP198792	346025	11-21 Anhs Place Wellington Point	Part CP8/OS/CN to CN2	Cadastral Update
375	Lot 92 on SP198792	346030	75-79 Starkey Street Wellington Point	Part CP8/OS/CN/UR to CP8	Cadastral Update
376	Lot 9 on SP227148	352090	54 Bailey Road Birkdale	UR1 to UR	Specific Request
377	Lot 10 on SP227148	352095	52 Bailey Road Birkdale	UR1 to UR	Specific Request
378	Lot 1 on SP226335	353140	1/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
379	Lot 2 on SP226335	353145	2/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
380	Lot 3 on SP226335	353150	3/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
381	Lot 4 on SP226335	353155	4/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
382	Lot 5 on SP226335	353160	5/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
383	Lot 6 on SP226335	353165	6/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
384	Lot 7 on SP226335	353170	7/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
385	Lot 8 on SP226335	353175	8/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
386	Lot 9 on SP226335	353180	9/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
387	Lot 10 on SP226335	353185	10/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
388	Lot 11 on SP226335	353190	11/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
389	Lot 12 on SP226335	353195	12/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
390	Lot 13 on SP226335	353200	13/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
391	Lot 14 on SP226335	353205	14/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
392	Lot 15 on SP226335	353210	15/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
393	Lot 16 on SP226335	353215	16/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
394	Lot 17 on SP226335	353220	17/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
395	Lot 18 on SP226335	353225	18/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
396	Lot 19 on SP226335	353230	19/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
397	Lot 20 on SP226335	353235	20/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
398	Lot 21 on SP226335	353240	21/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
399	Lot 0 on SP226335	353245	8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
400	Lot 900 on SP199236	352465	98-100 Carinyan Drive Birkdale	Part UR/OS to OS	Cadastral Update
401	Lot 10 on SP199236	352385	2 Francene Place Birkdale	Part UR/OS to UR	Cadastral Update
402	Lot 16 on SP199236	352415	8 Francene Place Birkdale	Part UR/OS to UR	Cadastral Update

403	Lot 1 on SP227148	352050	42 Parkgrove Street Birkdale	UR1 to UR	Specific Request
404	Lot 2 on SP227148	352055	40 Parkgrove Street Birkdale	UR1 to UR	Specific Request
405	Lot 3 on SP227148	352060	38 Parkgrove Street Birkdale	UR1 to UR	Specific Request
406	Lot 4 on SP227148	352065	36 Parkgrove Street Birkdale	UR1 to UR	Specific Request
407	Lot 5 on SP227148	352070	34 Parkgrove Street Birkdale	UR1 to UR	Specific Request
408	Lot 6 on SP227148	352075	32 Parkgrove Street Birkdale	UR1 to UR	Specific Request
409	Lot 7 on SP227148	352080	30 Parkgrove Street Birkdale	Part UR1/OS to UR	Cadastral Update/Specific Request
410	Lot 8 on SP227148	352085	41 Parkgrove Street Birkdale	UR1 to UR	Specific Request
411	Lot 11 on SP227148	352100	35 Parkgrove Street Birkdale	UR1 to UR	Specific Request
412	Lot 12 on SP227148	352105	39 Parkgrove Street Birkdale	UR1 to UR	Specific Request
413	Lot 13 on SP227148	352110	37 Parkgrove Street Birkdale	UR1 to UR	Specific Request
414	Lot 14 on SP227148	352115	33 Parkgrove Street Birkdale	UR1 to UR	Specific Request
415	Lot 15 on SP227148	352120	31 Parkgrove Street Birkdale	UR1 to UR	Specific Request
416	Lot 16 on SP227148	352125	29 Parkgrove Street Birkdale	UR1 to UR	Specific Request
417	Lot 17 on SP227148	352130	27 Parkgrove Street Birkdale	UR1 to UR	Specific Request
418	Lot 18 on SP227148	352135	25 Parkgrove Street Birkdale	UR1 to UR	Specific Request
419	Lot 19 on SP227148	352140	23 Parkgrove Street Birkdale	UR1 to UR	Specific Request
420	Lot 20 on SP227148	352145	21 Parkgrove Street Birkdale	UR1 to UR	Specific Request
421	Lot 21 on SP227148	352150	19 Parkgrove Street Birkdale	UR1 to UR	Specific Request
422	Lot 100 on SP227148	352155	22-28 Parkgrove Street Birkdale	Part UR1/OS to OS	Cadastral Update
423	Lot 9 on SP199236	352380	9 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
424	Lot 18 on SP199236	352420	14 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
425	Lot 19 on SP199236	352425	10 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
426	Lot 20 on SP199236	352430	8 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
427	Lot 23 on SP199236	352445	12 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
428	Lot 2 on SP226097	354345	267-269 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
429	Lot 3 on SP226097	354350	271 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
430	Lot 4 on SP226097	354355	273 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
431	Lot 5 on SP226097	354360	275 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
432	Lot 903 on SP229852	355265	3 Autumnwood Avenue Mount Cotton	Part UR2/OS to OS	Cadastral Update
433	Lot 91 on SP221417	353535	8 Cycad Close Mount Cotton	Part UR2/OS to UR2	Cadastral Update
434	Lot 370 on S311071	145375	195 Gramzow Road Mount Cotton	Part CN/EP/RN to Part CN/EP/RN	Specific Request - KRA 71
435	Lot 162 on S31962	146021	195 Gramzow Road Mount Cotton	Part CN/RN to Part CN/RN/EP	Specific Request - KRA 71
436	Lot 238 on SP218968	348795	163-177 Gramzow Road Mount Cotton	Part CN/RN to Part CN/RN/EP	Specific Request - KRA 71
437	Lot 17 on RP108970	145749	1513 Mount Cotton Road Mount Cotton	Part CN/RN to Part CN/RN	Specific Request - KRA 71
438	Lot 52 on SP221417	353360	30 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
439	Lot 85 on SP221417	353505	58 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
440	Lot 90 on SP221417	353530	48 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
441	Lot 927 on SP221417	353555	32-46 Helicia Circuit Mount Cotton	Part CP7/UR2/OS to OS	Cadastral Update
442	Lot 997 on SP229852	355270	26A Pendula Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
443	Lot 225 on SP223398	354230	20 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
444	Lot 226 on SP223398	354235	27 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
445	Lot 227 on SP223398	354240	25 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
446	Lot 997 on SP223398	354330	32 Taffeta Drive Mount Cotton	Part UR2/OS/CN to Part OS/CN	Cadastral Update
447	Lot 998 on SP223398	354335	49-51 Taffeta Drive Mount Cotton	UR2 to OS	Cadastral Update

448	Lot 9 on SP227158	355140	245 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
449	Lot 10 on SP227158	355145	247 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
450	Lot 11 on SP227158	355150	249 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
451	Lot 1 on SP227158	355100	13 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
452	Lot 2 on SP227158	355105	15 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
453	Lot 3 on SP227158	355110	17 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
454	Lot 4 on SP227158	355115	19 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
455	Lot 5 on SP227158	355120	21 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
456	Lot 6 on SP227158	355125	23 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
457	Lot 7 on SP227158	355130	25 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
458	Lot 8 on SP227158	355135	27 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
459	Lot 950 on SP227158	355180	29 Pine Terrace Redland Bay	Part UR/OS to OS	Cadastral Update
460	Lot 100 on SP227154	353865	50 Frank Street Thorneside	UR to OS	Cadastral Update
461	Lot 10 on SP196645	348295	1-15 Beveridge Road Thornlands	Part CP3/CP6/CN to Part CP3/CN	Specific Request
462	Lot 502 on SP215768	351090	138-146A Redland Bay Road Thornlands	UR to OS	Cadastral Update
463	Lot 901 on SP215304	353750	169 Bunker Road Victoria Point	Part UR/OS to OS	Cadastral Update
464	Lot 902 on SP215304	353755	151-165 Bunker Road Victoria Point	UR to OS	Cadastral Update
465	Lot 2 on SP215304	353565	4 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
466	Lot 3 on SP215304	353570	6 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
467	Lot 4 on SP215304	353575	8 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
468	Lot 5 on SP215304	353580	10 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
469	Lot 8 on SP215304	353595	6 Whipbird Circuit Victoria Point	Part UR/OS to UR	Cadastral Update
470	Lot 900 on SP219214	354680	41 Celsa Street Wellington Point	Part UR/OS to OS	Cadastral Update
471	Lot 902 on SP219214	354690	26-54 Celsa Street Wellington Point	Part UR/OS to OS	Cadastral Update
472	Lot 5 on SP219214	354415	8 Joyce Court Wellington Point	Part LDR/UR to UR	Cadastral Update
473	Lot 9 on SP219214	354435	5 Joyce Court Wellington Point	Part LDR/UR to UR	Cadastral Update
474	Lot 901 on SP219214	354685	10-18 Nursery Street Wellington Point	UR to OS	Cadastral Update

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Introduction

The following document details the proposed changes to the current version of the Redlands Planning Scheme – Version 3. (RPS V.3) These changes are referred to as Amendment Package 2A.

Each Report deals with a particular section of the scheme that is proposed to be amended. Not all sections of the scheme are proposed to be amended and in some cases the amendments are only administrative or minor.

Models are attached to each Report to demonstrate the change being proposed to the scheme. Only enough of the scheme has been reproduced in each case in the Models to give **context** to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the Redlands Planning Scheme V3.

Conventions

When reading the Models attached to each Report you will note that ALL proposed changes are **highlighted in yellow**.

Where words are highlighted in yellow and have a strikethrough line through them then those words / letters / numbers are proposed to be deleted.

~~Deleted words appear like this.~~

Where words are highlighted in yellow and do not have a strikethrough line through them then those words are proposed to be inserted.

Inserted words appear like this.

Where a Section or numbered item has been deleted or a new item inserted it is assumed that subsequent sections will be renumbered appropriately.

In some instances reference will be made to the mapping attaching to the planning scheme. Maps showing amendments to zonings and overlays have been produced separately and form part of this amendment package. You may be directed to refer to these maps within the recommendations of this report.

As there are multiple recommendations for changes to the RPS, almost all Report recommendations appear like this:

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

To simplify the process, the recommendations are based on exception. The recommendation is to accept all proposed changes in each section unless Council resolves to specifically amend a proposal.

Amendments to Contents

Amendment Number 00.01

Explanation

Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQRP 2009 -2031.

Proposed Amendments

Division 8 relating to the Investigation Zone is to be removed. In the Contents under Part 4 – Zones, “Division 8 – Investigation Zone” is to be removed and replaced with the word “Blank.” The insertion of this word will remove the need to re-number substantial sections of the Planning Scheme.

On the Contents page under Part 4 - Zones:-

Delete “*Division 8 – Investigation Zone*”

Insert “*Blank*”

see model 00.01

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 00.01

Contents

Volume 1

Part 4 - Zones

- Division 1** - Commercial Industry Zone
- Division 2** - Community Purposes Zone
- Division 3** - Conservation Zone
- Division 4** - District Centre Zone
- Division 5** - Emerging Urban Community Zone
- Division 6** - Environmental Protection Zone
- Division 7** - General Industry Zone
- Division 8** - ~~Investigation Zone~~ Blank
- Division 9** - Island Industry Zone
- Division 10** - Local Centre Zone
- Division 11** - Low Density Residential Zone
- Division 12** - Major Centre Zone
- Division 13** - Marine Activity Zone
- Division 14** - Medium Density Residential Zone
- Division 15** - Neighbourhood Centre Zone
- Division 16** - Open Space Zone
- Division 17** - Park Residential Zone
- Division 18** - Point Lookout Centre Zone
- Division 19** - Point Lookout Residential Zone
- Division 20** - Point Lookout Tourist Zone
- Division 21** - Rural Non-Urban Zone
- Division 22** - SMI Centre Zone
- Division 23** - SMI Residential Zone
- Division 24** - Urban Residential Zone

Amendments to Part 1 - Introduction

Amendment 01.02: Division 2 – Structural Elements

Explanation

Southern Redland Bay Investigation Area

Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQRP 2009 -2031.

Designation of Land for Community Infrastructure

This section currently states that development under a designation is exempt development to the extent it is self assessable or assessable under the RPS, and for reconfiguration of a lot. This provision doesn't take into account that development could still be assessable or self assessable if triggered by Schedule 3 in the Sustainable Planning Regulations. As such, this section is amended to affirm that assessable development could still be triggered by Schedule 3 in the Sustainable Planning Regulations.

Proposed Amendments

Southern Redland Bay Investigation Area

Deletion of references to the Investigation Zone required and replaced with the word "Blank." The insertion of this word will remove the need to renumber substantial sections of the Planning Scheme.

In Section 1.2.2 (4)(h).

Delete: " the Investigation Zone."

Insert: "Blank"

In Section 1.2.5 (7)(h).

Delete: " sections 4.8.4 and 4.8.5 - Investigation Zone"

Insert: "Blank"

In Section 1.2.7 (2)(i).

Delete: " the Investigation Zone."

Insert: "Blank"

In 1.2.10 Designation of Land for Community Infrastructure

Delete: (1) Land designated for Community Infrastructure pursuant to Chapter 2, Part 6 - Designation of Land for Community Infrastructure of the IPA within Redland City is listed in [Schedule 2](#) - Community Infrastructure.

Insert: (1) Land designated for Community Infrastructure pursuant to Section 206 of the *Sustainable Planning Act 2009* (SPA) within Redland City is listed in [Schedule 2](#) - Community Infrastructure.

After section 1.2.10(2)(b).

Insert: (3) Notwithstanding section 1.2.10 (2), development may still be assessable or self-assessable under Schedule 3 of the *Sustainable Planning Regulation 2009*.

see model 01.02

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 01.02

Division 2 - Planning Scheme Structural Elements

1.2.2 Redlands Planning Scheme has Zones

- (1) The Redlands Planning Scheme divides the planning scheme area into twenty-four (24) zones.
- (2) Some zones incorporate sub-areas.
- (3) The zones and sub-areas are identified on the zone maps.
- (4) The zones and sub-areas are as follows –
 - (h) ~~the Investigation Zone. Blank~~

1.2.5 Determining the Level of Assessment of Development

- (7) Zone tables of assessment are as follows -
 - (a) sections 4.1.4 and 4.1.5 - Commercial Industry Zone;
 - (b) sections 4.2.4 and 4.2.5 - Community Purposes Zone;
 - (c) sections 4.3.4 and 4.3.5 - Conservation Zone;
 - (d) sections 4.4.4 and 4.4.5 - District Centre Zone;
 - (e) sections 4.5.4 and 4.5.5 - Emerging Urban Community Zone;
 - (f) sections 4.6.4 and 4.6.5 - Environmental Protection Zone;
 - (g) sections 4.7.4 and 4.7.5 - General Industry Zone;
 - (h) ~~sections 4.8.4 and 4.8.5 - Investigation Zone; Blank~~
 - (i) sections 4.9.4 and 4.9.5 - Island Industry Zone;
 - (j) sections 4.10.4 and 4.10.5 - Local Centre Zone;
 - (k) sections 4.11.4 and 4.11.5 - Low Density Residential Zone;
 - (l) sections 4.12.4 and 4.12.5 - Major Centre Zone;
 - (m) sections 4.13.4 and 4.13.5 - Marine Activity Zone;
 - (n) sections 4.14.4 and 4.14.5 - Medium Density Residential Zone;

1.2.7 Types and Names of Codes

- (2) The zone codes are the following -
 - (a) Commercial Industry Zone;
 - (b) Community Purposes Zone;
 - (c) Conservation Zone;
 - (d) District Centre Zone;
 - (e) Emerging Urban Community Zone;
 - (f) Environmental Protection Zone;
 - (g) General Industry Zone;
 - (h) Island Industry Zone;
 - (i) ~~Investigation Zone; Blank~~
 - (j) Local Centre Zone;
 - (k) Low Density Residential Zone;
 - (l) Major Centre Zone;
 - (m) Marine Activity Zone;
 - (n) Medium Density Residential Zone;

1.2.10 Designation of Land for Community Infrastructure

- (1) Land designated for Community Infrastructure pursuant to ~~Chapter 2, Part 6 – Designation of Land for Community Infrastructure of the IPA~~ pursuant to Section 206 of the *Sustainable Planning Act 2009* (SPA) within Redland City is listed in [Schedule 2](#) - Community Infrastructure.
- (2) Development under a designation is exempt development, to the extent the development is either, or both, of the following –
 - (a) self-assessable development or assessable development under the Redlands Planning Scheme; **or**
 - (b) the reconfiguration of a lot.
- (3) Notwithstanding section 1.2.10 (2), development may still be assessable or self-assessable under Schedule 3 of the *Sustainable Planning Regulation 2009*.

Amendments to Part 3 – Desired Environmental Outcomes

Amendment 03.01: Division 1 - Desired Environmental Outcomes

Explanation

Integrated Employment Area

The finally adopted version of SEQRP 2009 -2031 amended the Urban Footprint boundary of the city and removed the area of Thornlands identified as being potentially suitable for an Integrated Employment Area. As a result, all references to the IEA are to be deleted from the planning scheme to bring it into compliance with the planning provisions of the current SEQRP.

Out-of-centre developments

A court judgement on 6 November 2009 essentially concluded that the Alexandra Hills District Centre can comprise lots surrounding the Alexandra Hills Shopping Centre and not simply lots zoned District Centre. According to the court judgement, the RPS does not state that the “Alexandra Hills District Centre” is intended to mean “District Centre Zone”.

This precedent could attract further out-of-centre developments, which may jeopardise the intent of the RCC’s centre hierarchy. As such, provisions clearly defining the boundaries of centres are required. Provisions confirming that *Centres* imply and mean Centre “Zones” have also been included.

Proposed Amendments

Integrated Employment Area

Provisions and maps relating to the Integrated Employment Area need to be removed from the RPS, to reflect the current SEQRP 2009 – 2031.

In 3.1.7 Desired Environmental Outcome No. 6 - Economic Development

Amend 3.1.7 (1)(c)(ii)(c) by -

Delete: “...including areas as depicted on Map 1 – Integrated Employment Area, as part of the development of a Local Growth Management Strategy under the *SEQ Regional Plan*. ”

Amend 3.1.7 (1)(h) by -

Delete: “on land located at Kinross Road, Thornlands, and on land bounded by Taylor, Boundary and Springacre Roads, Thornlands.”

Insert: “at appropriate locations across the City.”

Delete: “Map 1 – Integrated Employment Area.”

Out-of-centre Developments

Provisions confirming the meaning of out-of-centre development have been included in the DEOs.

In 3.1.7 (1) (a) Desired Environmental Outcome No. 6 - Economic Development

Insert: “(ii) the City centres are geographically defined by the extent of the Centre zones in the case of District, Neighbourhood and Local Centres and Maps 5.2.1 *Capalaba* Principal Activity Centre, Map 5.2.2 *Cleveland* Principal Activity Centre and Map 5.2.3 *Victoria Point* Major Centre.”

“(iv) The primacy of the City’s centres network shall be protected by discouraging out of centre development outside of the centre areas identified in (ii) above.”

Amend: All formatting as a result of the change.

see model 03.01

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 03.01

Division 1 - Desired Environmental Outcomes

3.1.7 Desired Environmental Outcome No. 6 - Economic Development

(1) Redland City has a diverse, dynamic and sustainable economy with increasing levels of employment opportunity through -

(a) a network of multi-purpose centres where –

(ii) the City centres are geographically defined by the extent of the Centre zones in the case of District, Neighbourhood and Local Centres and Maps 5.2.1 Capalaba Principal Activity Centre, Map 5.2.2 Cleveland Principal Activity Centre and Map 5.2.3 Victoria Point Major Centre.

(iv) The primacy of the City's centres network shall be protected by discouraging out of centre development outside of the centre areas identified in (ii) above.

(c) the investigation of future integrated employment areas for the whole of the City, including areas as depicted on [Map 1 - Integrated Employment Area](#), as part of the development of a Local Growth Management Strategy under the SEQ *Regional Plan*. The outcomes of the investigation is intended to - ...

(h) investigating opportunities for higher order education facilities at appropriate locations across the City. on land located at Kinross Road, Thornlands, and on land bounded by Taylor, Boundary and Springacre Roads, Thornlands.

Amendments to Part 3 – Desired Environmental Outcomes

Amendment 03.02: Division 2 – Strategic Framework

Explanation

Southern Redland Bay Investigation Zone

- Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQRP 2009 -2031.

Integrated Employment Area

- Provisions relating to the Integrated Employment Area have been removed from the SEQRP 2009 -2031.

Centre and Out-of-centre developments

A Planning and Environment court judgement on 6 November 2009 essentially concluded that the Alexandra Hills District Centre can comprise lots surrounding the Alexandra Hills Shopping Centre and not simply lots zoned District Centre. According to the court judgement, the RPS does not state that the “Alexandra Hills District Centre” is intended to mean “District Centre Zone”.

This precedent could attract further out-of-centre developments, which may jeopardise the intent of the RCC’s centre hierarchy. As such, provisions clearly defining the centre boundaries are required. Diagrams have been included showing the extent of the three major centres where these extend outside of the centre zones. For other centres, provisions have been included confirming that *Centres* imply and mean Centre “Zones”.

Proposed Amendments

Southern Redland Bay Investigation Zone

Provisions and maps relating to the Southern Redland Bay Investigation Area and the Integrated Employment Area need to be removed from the RPS, to reflect recent amendments to the SEQRP 2009 – 2031.

Deletion of 3.2.3 (1)(g) required (this section details provisions relating to the Southern Redland Bay Investigation zone).

Delete: All of 3.2.3 (1)(g)

- “(g) An area of the City located at the southern extremity of the Redland urban area, between the coastline and the Koala Conservation Area has been included in an Investigation Zone. The South East Queensland Regional Plan (2005) includes all land contained within this zone within the Investigation Area regional land use category. Before development of the Southern Redland Bay area could proceed, a number of specific issues need to be resolved including the -
- (i) optimum and most suitable use of the land;
 - (ii) form and intensity of development;
 - (iii) impact on the adjacent areas of scenic and conservation value;
 - (iv) protection and full public access to the coastline and the bay;
 - (v) impacts on external infrastructure.

The Regional Plan indicates that if suitable, development in the Southern Redland Bay area is not anticipated to proceed until 2010-2015. In addition to

the specific requirements for the Southern Redland Bay area, the Regional Plan also identifies generic criteria for the Investigation Area regional land use category which must be satisfied prior to urban development taking place, these include -

- (i) a detailed study has been undertaken to determine potential development opportunities and constraints;
- (ii) the proposed development is demonstrated to be consistent with the intent of the Regional Plan;
- (iii) there is a clearly demonstrated public need for the development;
- (iv) significant environment values, open space corridors and inter-urban breaks are identified and protected;
- (v) major transport and infrastructure corridors are identified and protected;
- (vi) land for the proposed development has been formally incorporated into the Urban Footprint, with the balance area included in appropriate regional land use categories;
- (vii) a structure plan have been developed setting out the overall intent of the proposed development;
- (viii) appropriate State Infrastructure Agreement(s) have been finalised;
- (ix) the relevant local government planning scheme has been amended and development approval obtained.

The Investigation Zone will protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies and investigations as required by the Regional Plan are conducted and completed. “

Amend: All formatting as a result of deletion of 3.2.3 (1)(g).

Amend: Strategy Diagrams 1, 4 and 5 in 3.2.5 by removing the Investigation Zone.

Delete: All of section 3.2.3 (1)(l)
(this section details provisions relating to the Integrated Employment Area)

Delete: In 3.2.3 (4)(c) delete the following wording:

“A large area of land to the south of Boundary Road Thornlands and bounded by Taylor Road to the west and Springacre Road to the east has been identified to provide a significant long term contribution to satisfying the future business and employment needs for the City. The Local Growth Management Strategy, required for completion by June 2007, will be a key tool in determining if or when the investigation of this area for future long term integrated employment purposes may commence.”

Amend: Strategy Diagram 3 in 3.2.5 by removing the “Potential Future Integrated Employment Area”.

Delete: In 3.2.3 (4)(d)

“(d) General Industrial uses are primarily concentrated in the Cleveland Industrial estate located to the west of Wellington Street, Cleveland. This area is to accommodate

Insert: In 3.2.3 (4)(d)

“(d) General Industrial uses are primarily concentrated in the Cleveland Industrial estate located to the west of Wellington Street, Cleveland and the Redlands Business Park on German Church Road at Redland Bay. These areas are to accommodate

Delete: All of 3.2.3 (4)(g)

“(g) Land within the Emerging Urban Community Zone located at Kinross Road, Thornlands, and land bounded by Taylor, Boundary and Springacre Roads, Thornlands will be investigated for opportunities they may provide for higher order educational facilities.”

Centres and Out-of-centre Developments

In 3.2.3 (3) Strategies for the City:

Insert: in (3) Centres - (a) add after the end of the last sentence “The geographical extent of each centre is defined by *Maps 5.2.1 Capalaba Principal Activity Centre, Map 5.2.2 Cleveland Principal Activity Centre and Map 5.2.3 Victoria Point Major Centre, and Centre zones*”.

Delete: in (3) Centres - (e) “Capalaba Major Centre”

Insert: in (3) Centres - (e) “Capalaba Principal Activity Centre”

Delete: in (3) Centres - (f) “Cleveland Major Centre”

Insert: in (3) Centres - (f) “Cleveland Principal Activity Centre”

Insert: in (3) Centres - (h) add after the first sentence “The extent of District Centres are geographically defined in the zoning maps by the District Centre zone.”

Insert: in (3) Centres - (i) add after the first sentence “The extent of Neighbourhood Centres are geographically defined on the zoning maps by the Neighbourhood Centre zone.”

Delete: in (3) Centres - (j) delete the word “generally”.

Delete: in (3) Centres - (k)

(k) The Redlands Planning Scheme actively protects the primacy of the City’s centre framework and zoning by discouraging out-of centre development and ensuring no existing centre expands to the next level in the centre’s matrix by virtue of size or function.

Insert:

(k) The Redlands Planning Scheme actively protects the primacy of the City’s centre framework and zoning by discouraging out-of centre development – that is, development outside of the geographical extents of the larger centres as shown in Diagrams 10-12 and the extent of the centre zonings in other centres - and ensuring no existing centre expands to the next level in the centre’s matrix by virtue of size or function.

Insert: new Diagrams

- Diagram 11 – Capalaba Principal Activity Centre
- Diagram 12 – Cleveland Principal Activity Centre
- Diagram 13 – Victoria Point Major Centre

see model 03.02

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Diagram 1 - Preferred Settlement Pattern

Insert: Notation onto plan

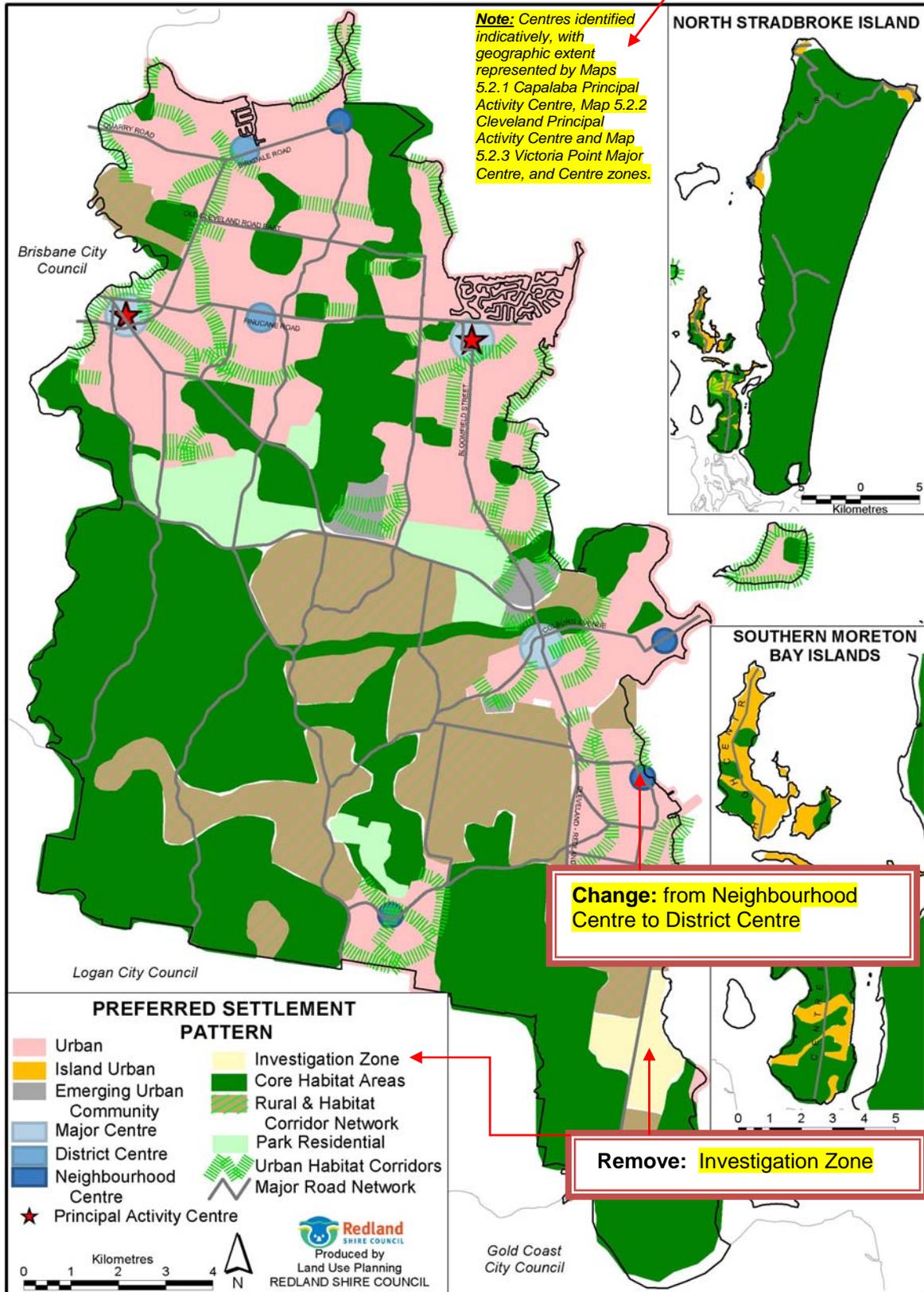


Diagram 2 - Centres

Insert: Notation onto plan

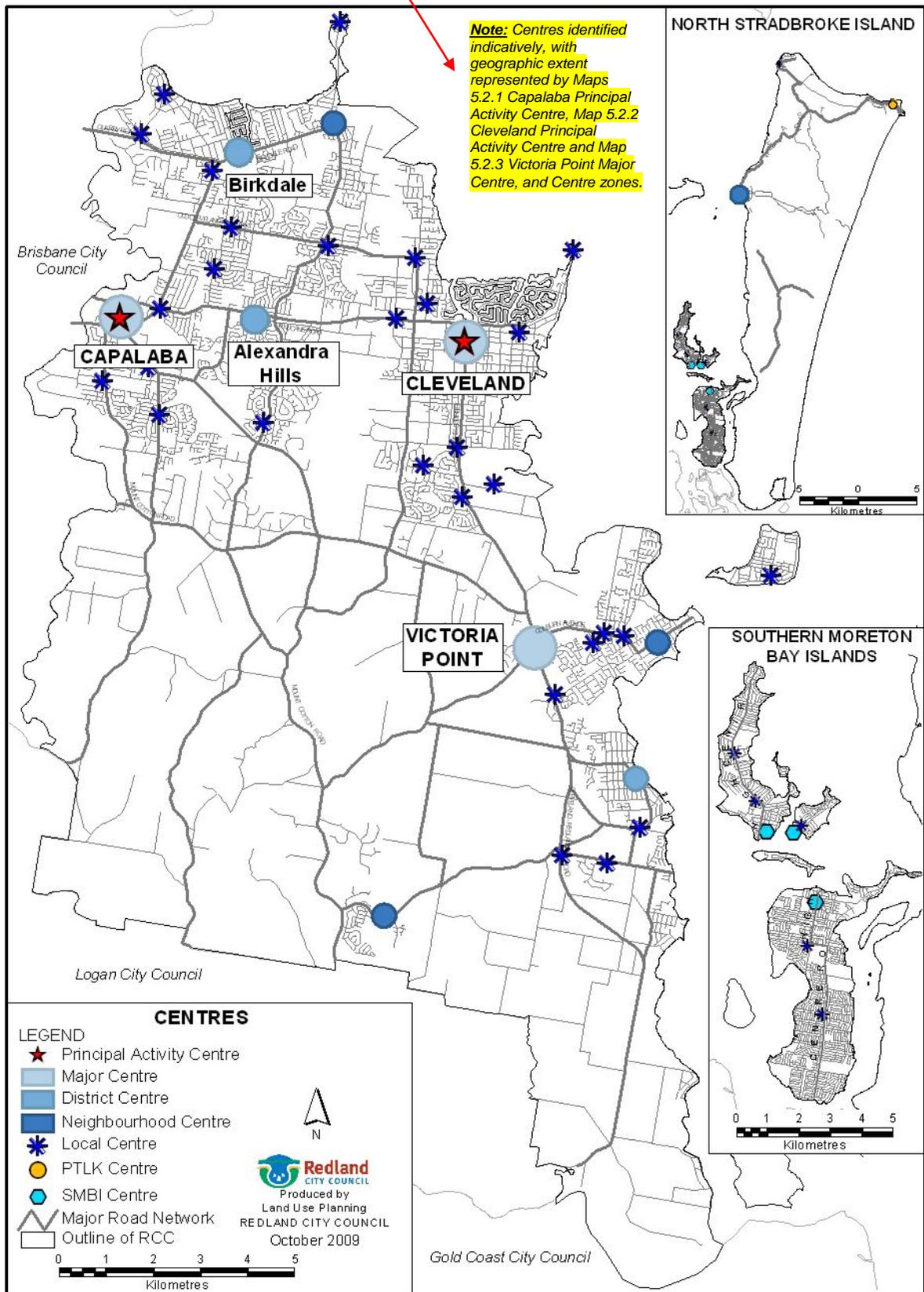


Diagram 3 - Employment Areas

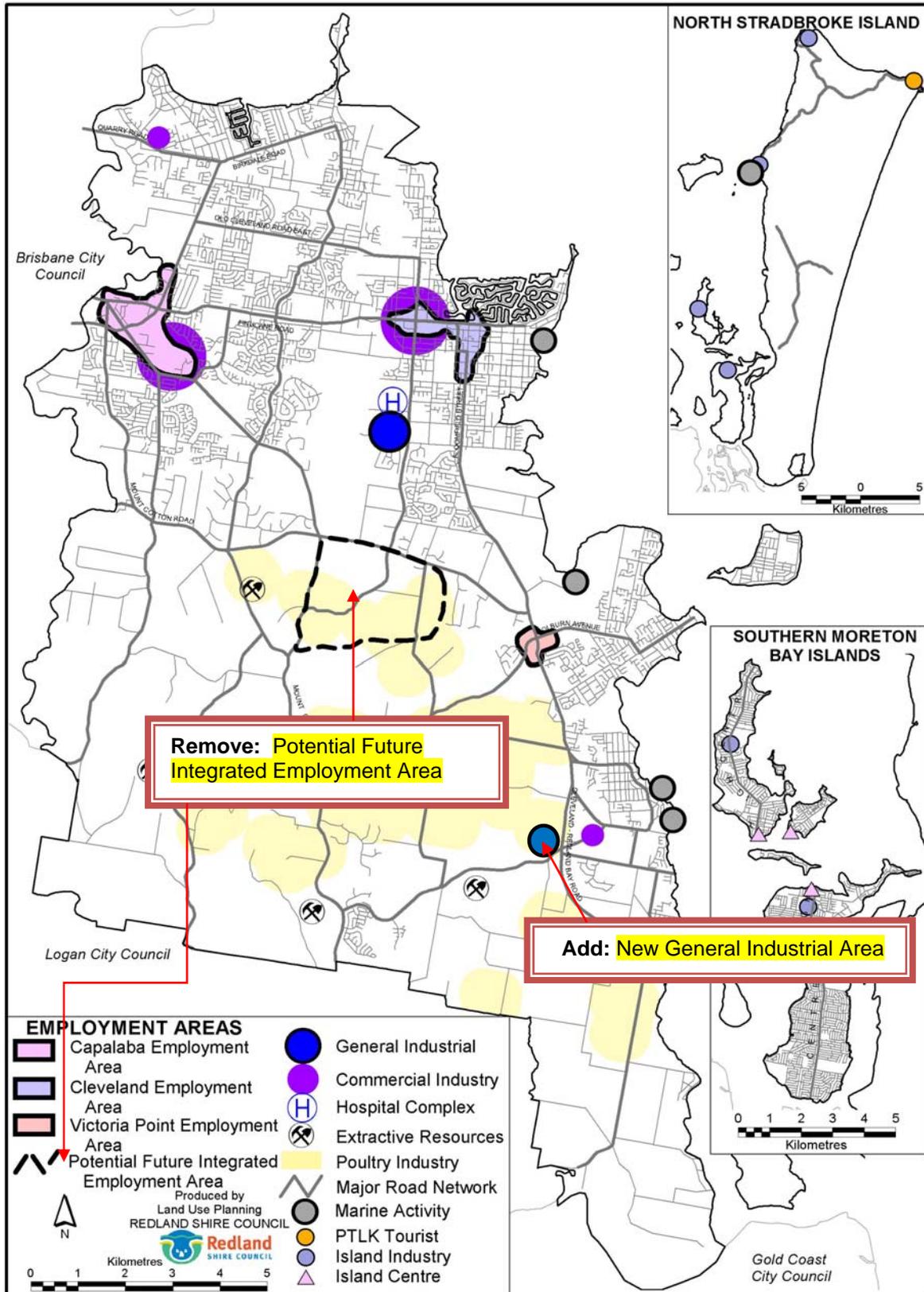


Diagram 4 - Natural Environment

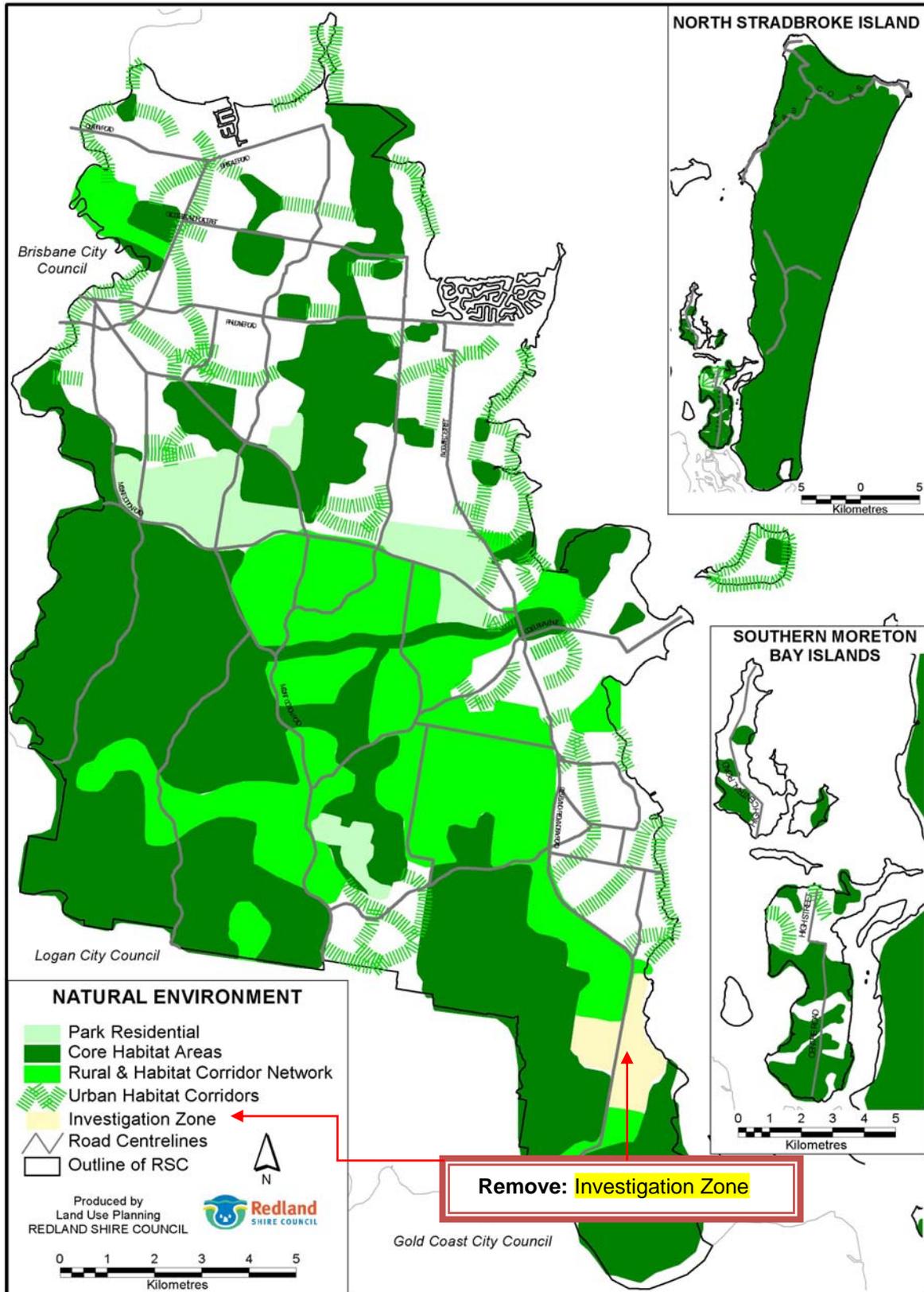


Diagram 5 - Open Space and Recreation Areas and Facilities

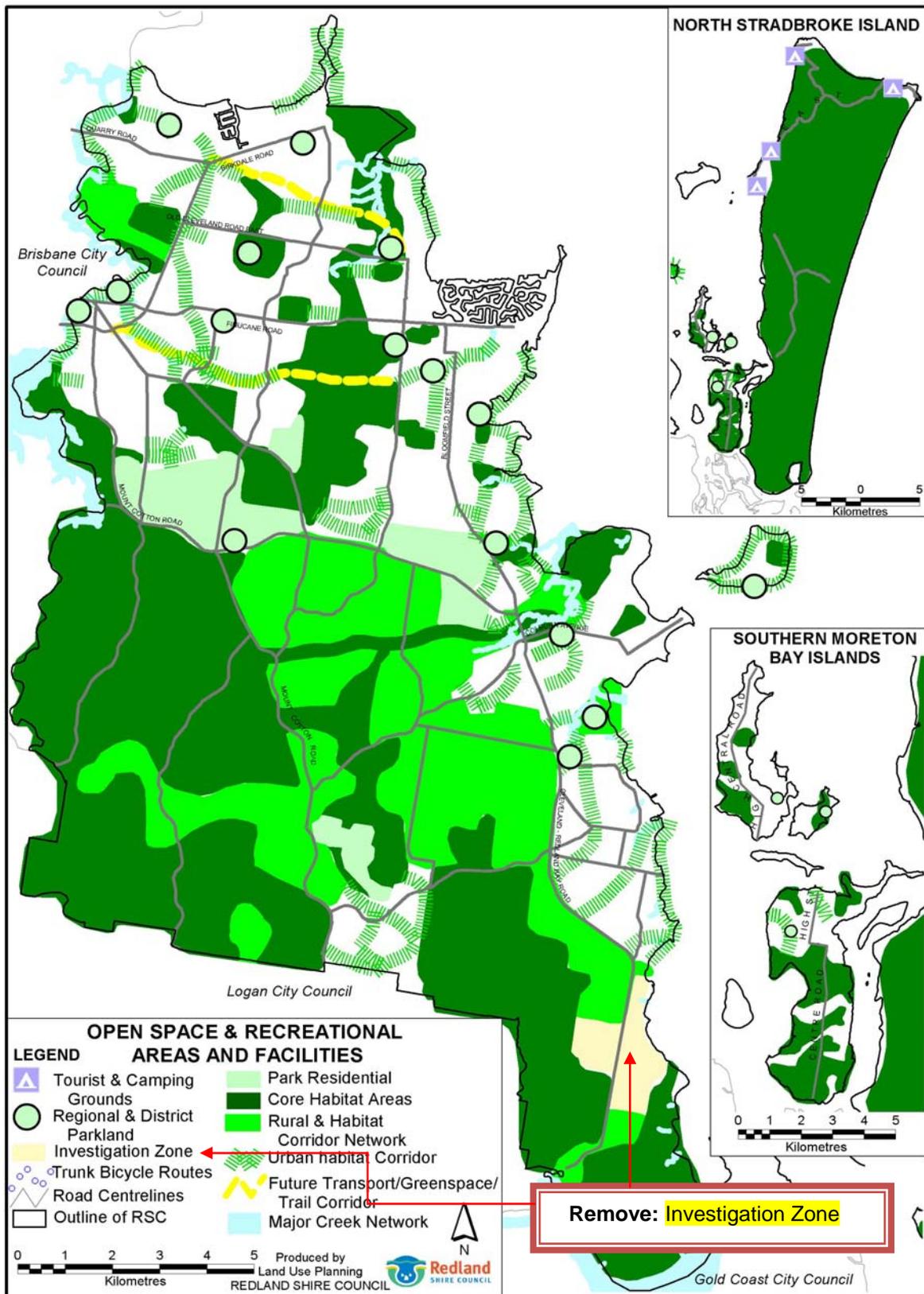


Diagram 11 – Capalaba Principal Activity Centre

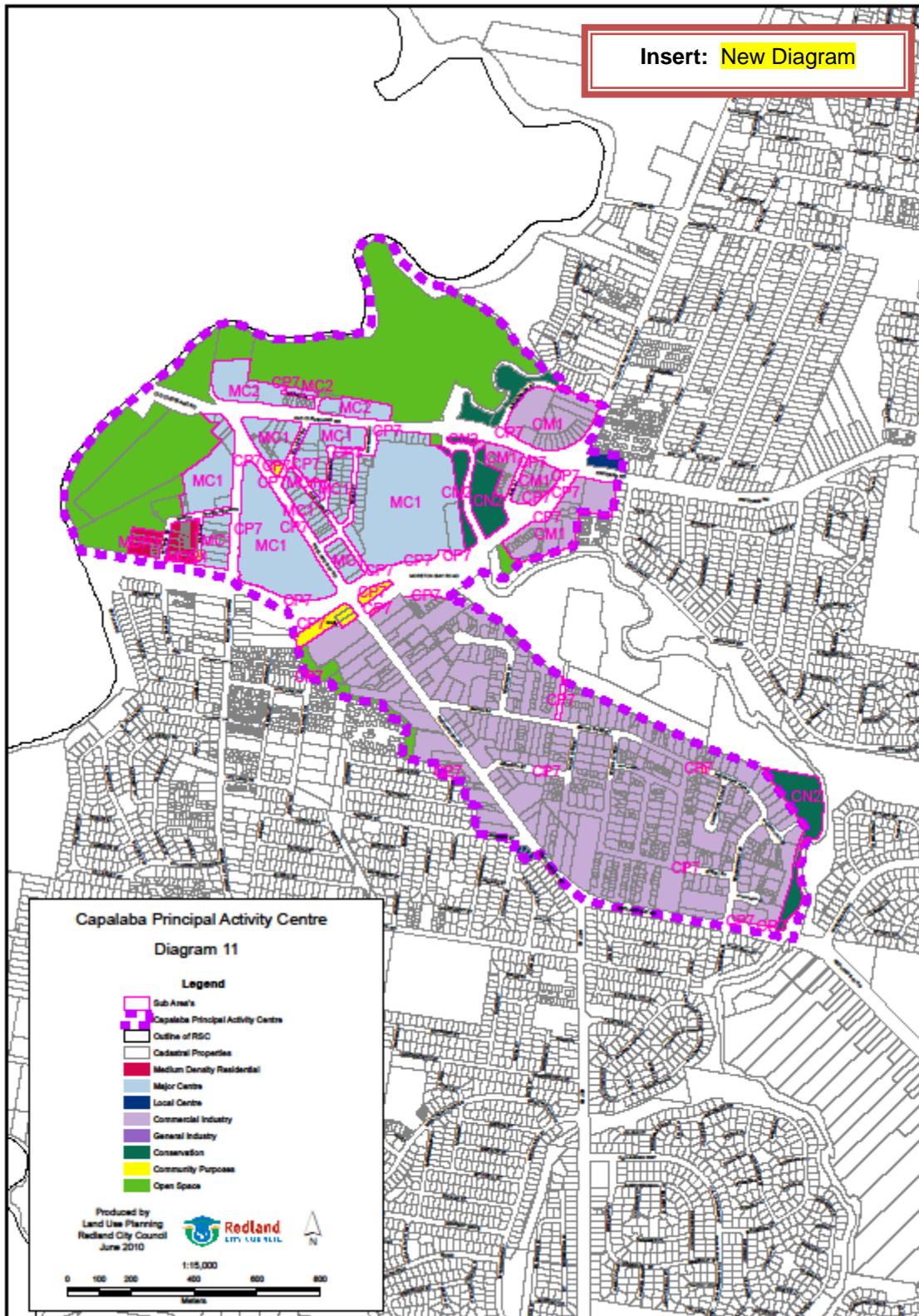


Diagram 12 – Cleveland Principal Activity Centre

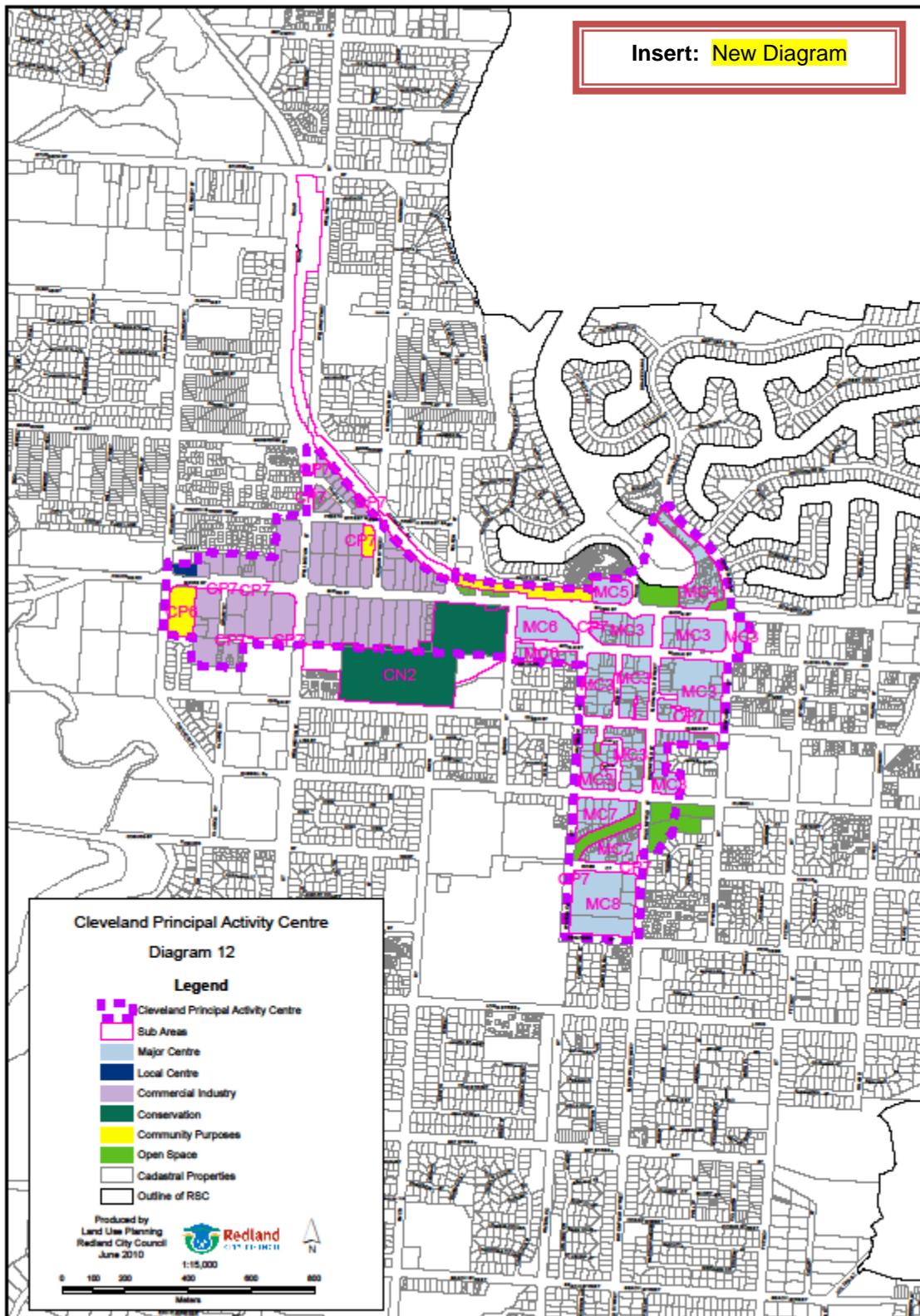
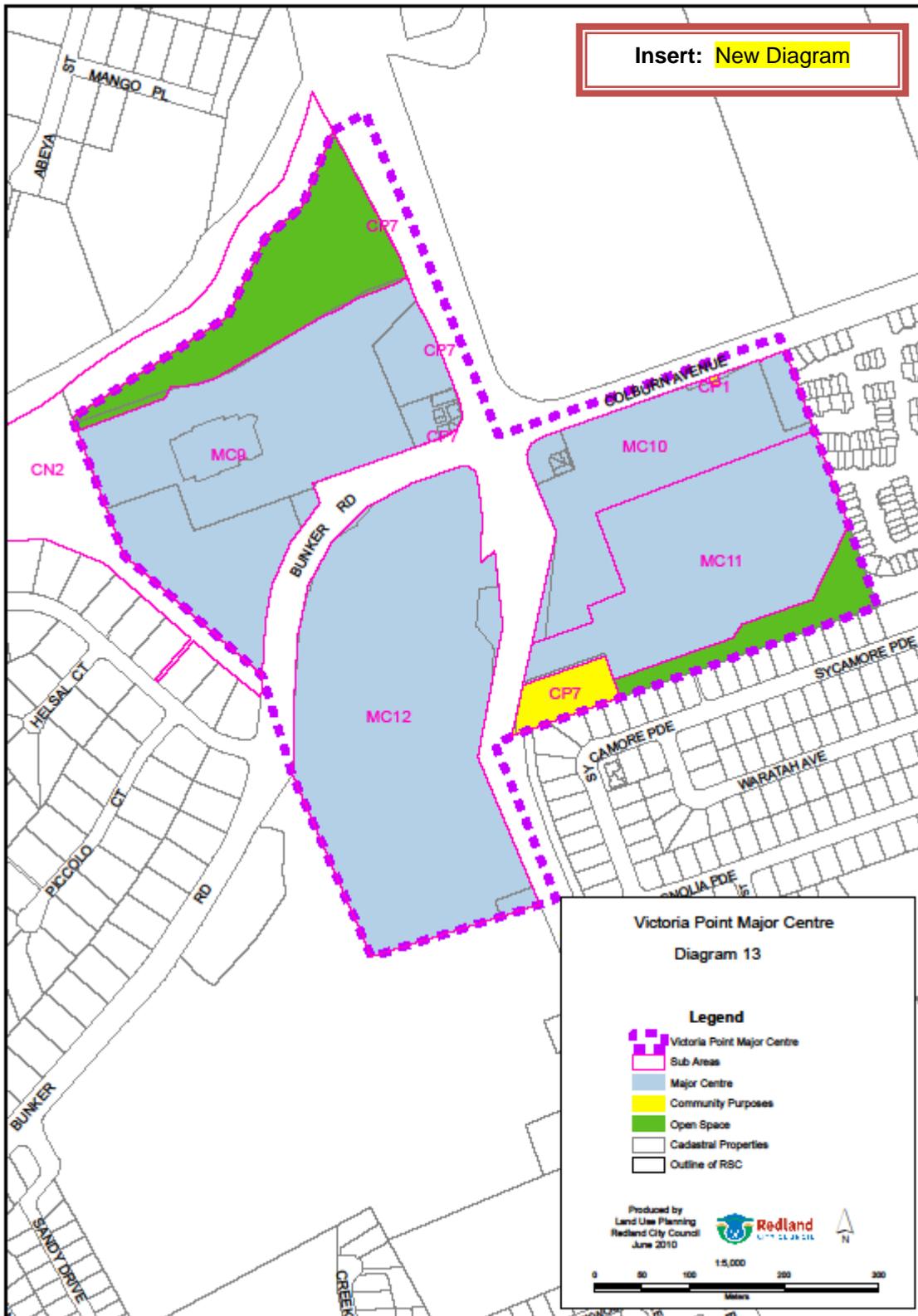


Diagram 13 – Victoria Point Major Centre



Insert: **New Diagram**

MODEL 03.02

Division 2 - Strategic Framework

3.2.3 Strategies for the City

(1) Urban Settlement Pattern and Population Growth -

(g) An area of the City located at the southern extremity of the Redland urban area, between the coastline and the Koala Conservation Area has been included in an Investigation Zone. The South East Queensland Regional Plan (2005) includes all land contained within this zone within the Investigation Area regional land use category. Before development of the Southern Redland Bay area could proceed, a number of specific issues need to be resolved including the

- (i) optimum and most suitable use of the land;
- (ii) form and intensity of development;
- (iii) impact on the adjacent areas of scenic and conservation value;
- (iv) protection and full public access to the coastline and the bay;
- (v) impacts on external infrastructure.

The Regional Plan indicates that if suitable, development in the Southern Redland Bay area is not anticipated to proceed until 2010-2015. In addition to the specific requirements for the Southern Redland Bay area, the Regional Plan also identifies generic criteria for the Investigation Area regional land use category which must be satisfied prior to urban development taking place, these include

- (i) a detailed study has been undertaken to determine potential development opportunities and constraints;
- (ii) the proposed development is demonstrated to be consistent with the intent of the Regional Plan;
- (iii) there is a clearly demonstrated public need for the development;
- (iv) significant environment values, open space corridors and inter urban breaks are identified and protected;
- (v) major transport and infrastructure corridors are identified and protected;
- (vi) land for the proposed development has been formally incorporated into the Urban Footprint, with the balance area included in appropriate regional land use categories;
- (vii) a structure plan have been developed setting out the overall intent of the proposed development;
- (viii) appropriate State Infrastructure Agreement(s) have been finalised;
- (ix) the relevant local government planning scheme has been amended and development approval obtained.

The Investigation Zone will protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies and investigations as required by the Regional Plan are conducted and completed.

- (h) One future integrated employment area has been identified. This area is identified on Map 1- Integrated Employment Area. This area is intended to provide a significant contribution to satisfying the future business and employment needs for the City.

(3) Centres -

- (a) The Redlands Planning Scheme encourages the development of centres in accordance with a functional network, with individual centres of varying level differentiated from one another on the basis of a centres matrix that distinguishes centre role and function, scale and use composition. The geographical extent of each of the larger centres is defined by *Diagram 11 Capalaba Principal Activity Centre, Diagram 12 Cleveland Principal Activity Centre and*

Diagram 13 Victoria Point Major Centre. The extent of other smaller centres is determined solely by the extent of the relevant centre zoning(s) in that area.

~~(e) Capalaba Major Centre~~

(e) Capalaba Principal Activity Centre

~~(f) Cleveland Major Centre~~

(f) Cleveland Principal Activity Centre

(h) District Centres at Birkdale and Alexandra Hills provide for the commercial and retail needs of surrounding district catchment population of approximately 15,000 persons. The extent of these District Centres are geographically defined on the zoning maps by the District Centre zone.

(i) Neighbourhood centres are located at Wellington Point, Redland Bay, Mount Cotton Village, Dunwich and Colburn Avenue - Victoria Point. These centres are intended to fulfill a traditional village centre role. They provide for neighbourhood commercial and retail needs of a catchment population generally up to 7,500 persons, except Mount Cotton Village and Colburn Avenue - Victoria Point where the catchment size is reduced to reflect locational circumstances. Retail and commercial activity within these centres is to encompass mini-markets, specialty shops, and limited commercial premises. Full-line supermarkets are inconsistent with the intended role and function of these centres and accordingly are not considered appropriate. The extent of Neighbourhood Centres are geographically defined on the zoning maps by the Neighbourhood Centre zone.

(j) All remaining centres in the City are local centres. Local centres are generally encouraged to develop in locations zoned for such purposes.

(k) The Redlands Planning Scheme actively protects the primacy of the City's centre framework and zoning by discouraging out-of centre development – that is, development outside of the geographical extents of the larger centres as shown in Diagrams 10-12 and the extent of the centre zonings in other centres - and ensuring no existing centre expands to the next level in the centre's matrix by virtue of size or function.

(4) Business and Industry -

(c) Business and industrial development is encouraged through the designation of land for commercial, business and industry purposes. The network of Business and Employment Areas is illustrated on [Diagram 3 - Employment Areas](#). A large area of land to the south of Boundary Road Thornlands and bounded by Taylor Road to the west and Springacre Road to the east has been identified to provide a significant long term contribution to satisfying the future business and employment needs for the City. The Local Growth Management Strategy, required for completion by June 2007, will be a key tool in determining if or when the investigation of this area for future long term integrated employment purposes may commence.

(d) General Industrial uses are primarily concentrated in the Cleveland Industrial estate located to the west of Wellington Street, Cleveland, the Capalaba industrial area centred around Redland Bay Road and Smith Street Capalaba and the Redlands Business Park located on German Church Road at Redland Bay. This area is to accommodate a mix of light and general industrial purposes including manufacturing, processing, distribution, transport and storage uses including those which by virtue of their scale, character, operational characteristics or impacts, are generally considered to be inappropriate within other Zones.

~~(g) Land within the Emerging Urban Community Zone located at Kinross Road, Thornlands, and land bounded by Taylor, Boundary and Springacre Roads, Thornlands will be investigated for opportunities they may provide for higher order educational facilities.~~

3.2.2 Strategy Diagrams

(1) Diagrams 1 to 7-13 illustrate the strategic framework strategies and should be read in conjunction with each other.

Diagram 1 – Preferred Settlement Pattern

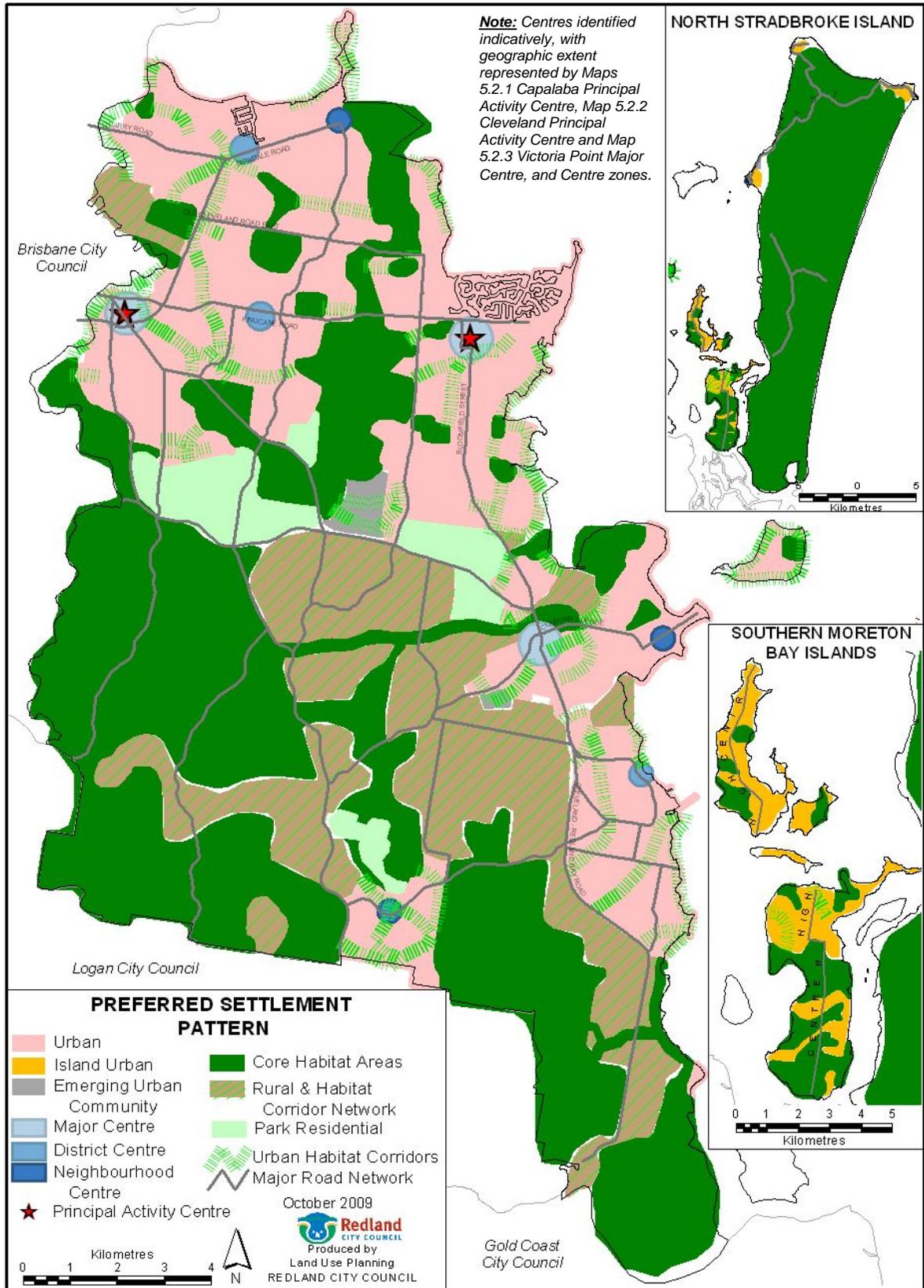


Diagram 2 – Centres

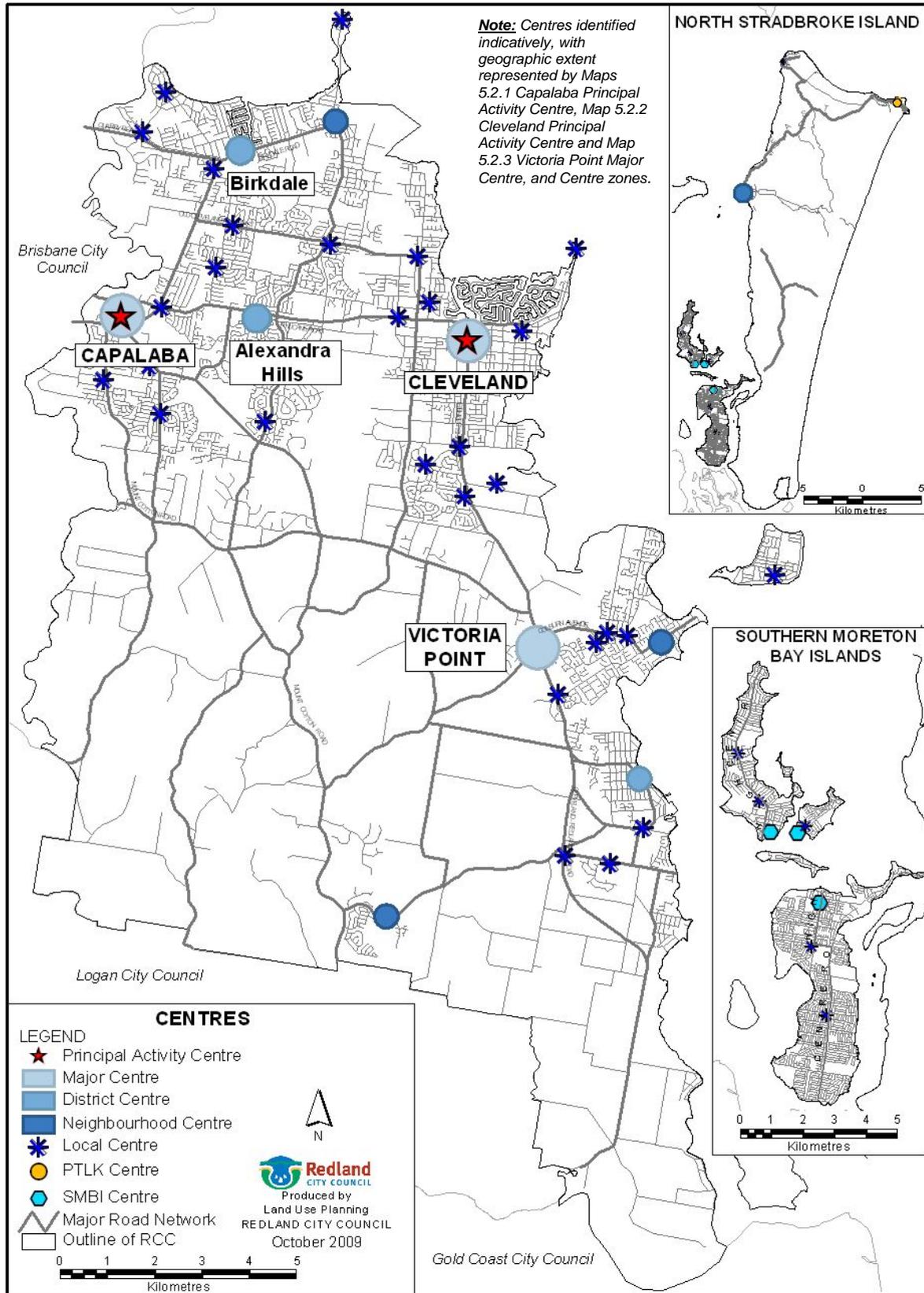


Diagram 3 – Employment Areas

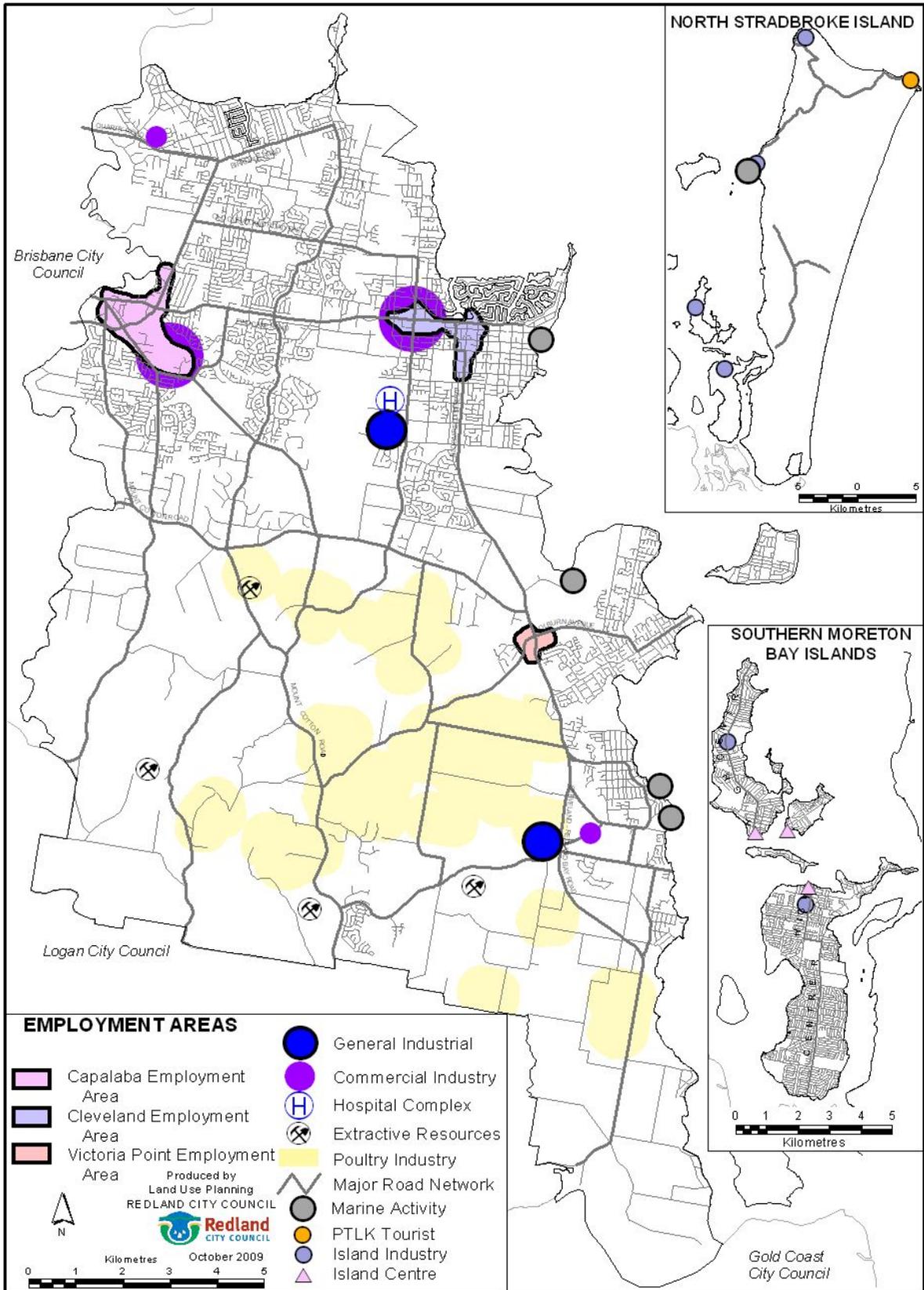


Diagram 4 – Natural Environment

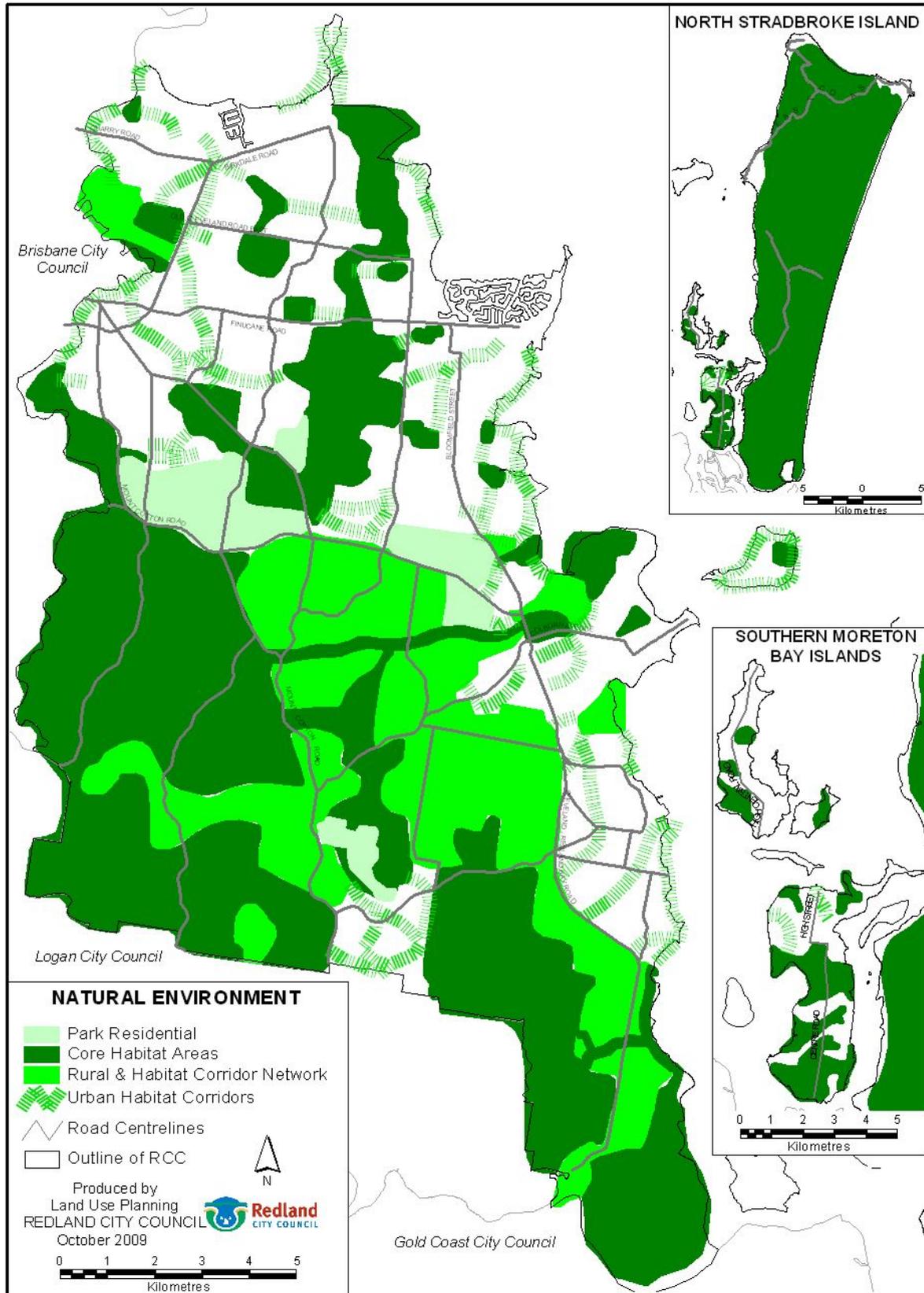


Diagram 5 – Open Space and Recreation Areas and Facilities

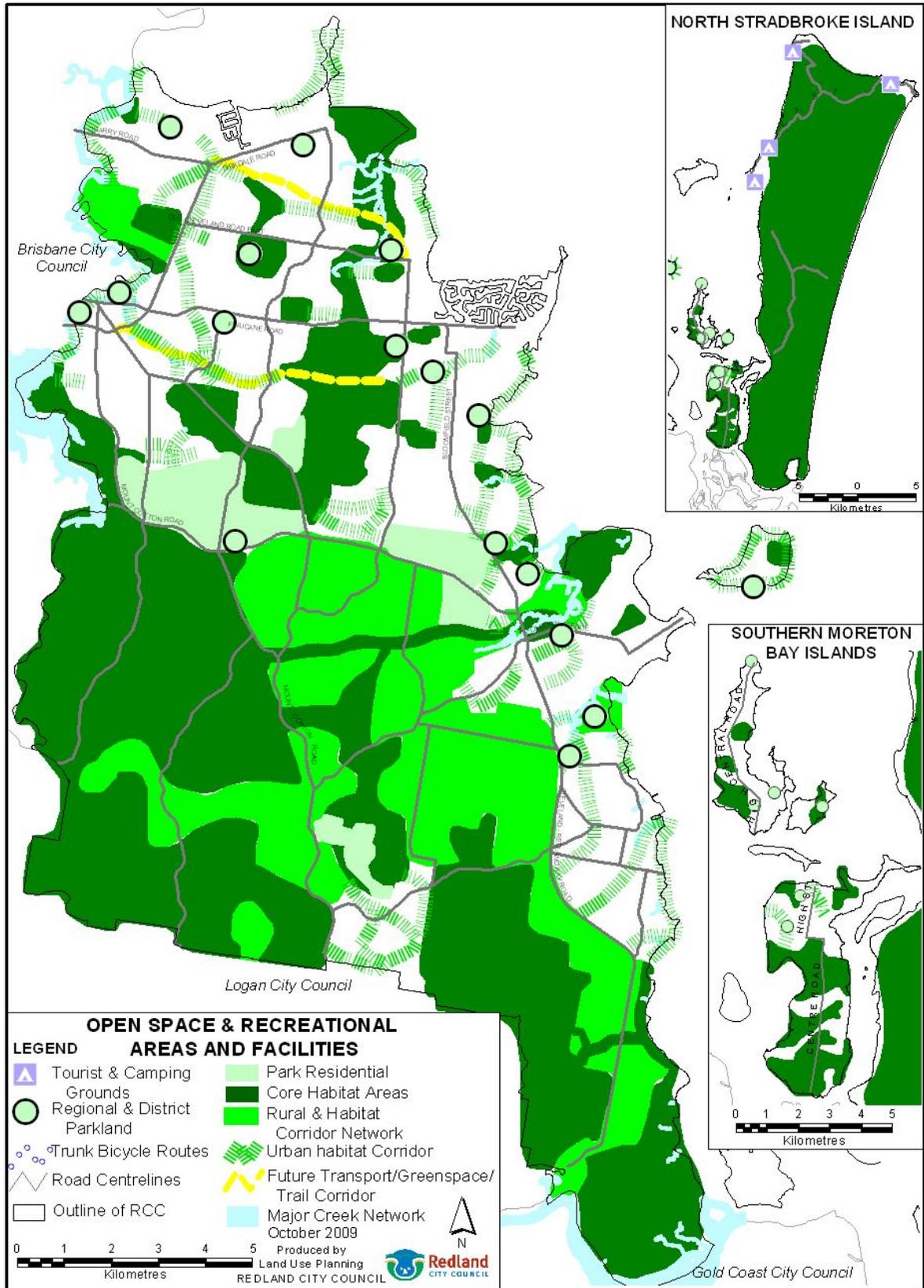


Diagram 11 – Capalaba Principal Activity Centre

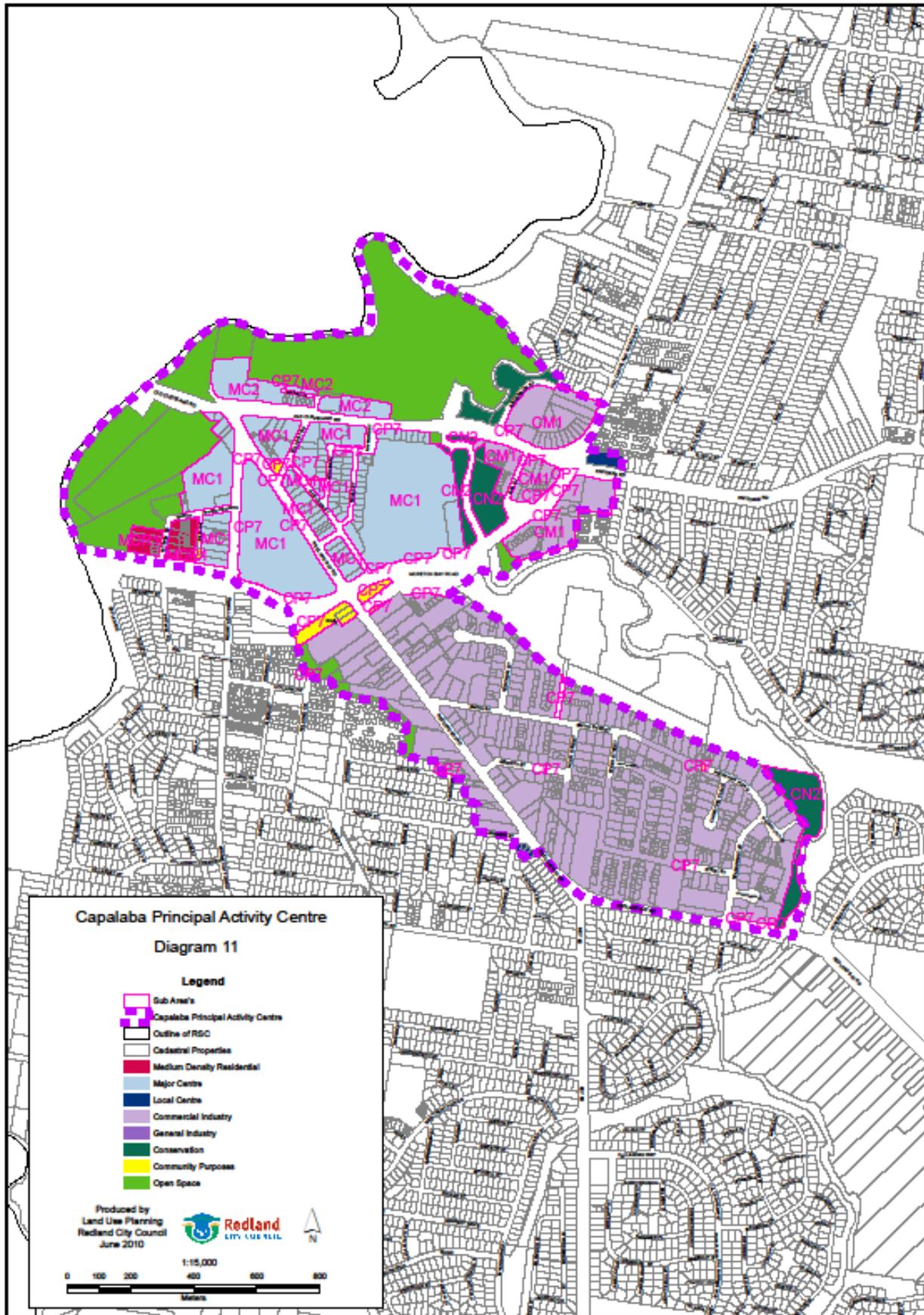


Diagram 12 – Cleveland Principal Activity Centre

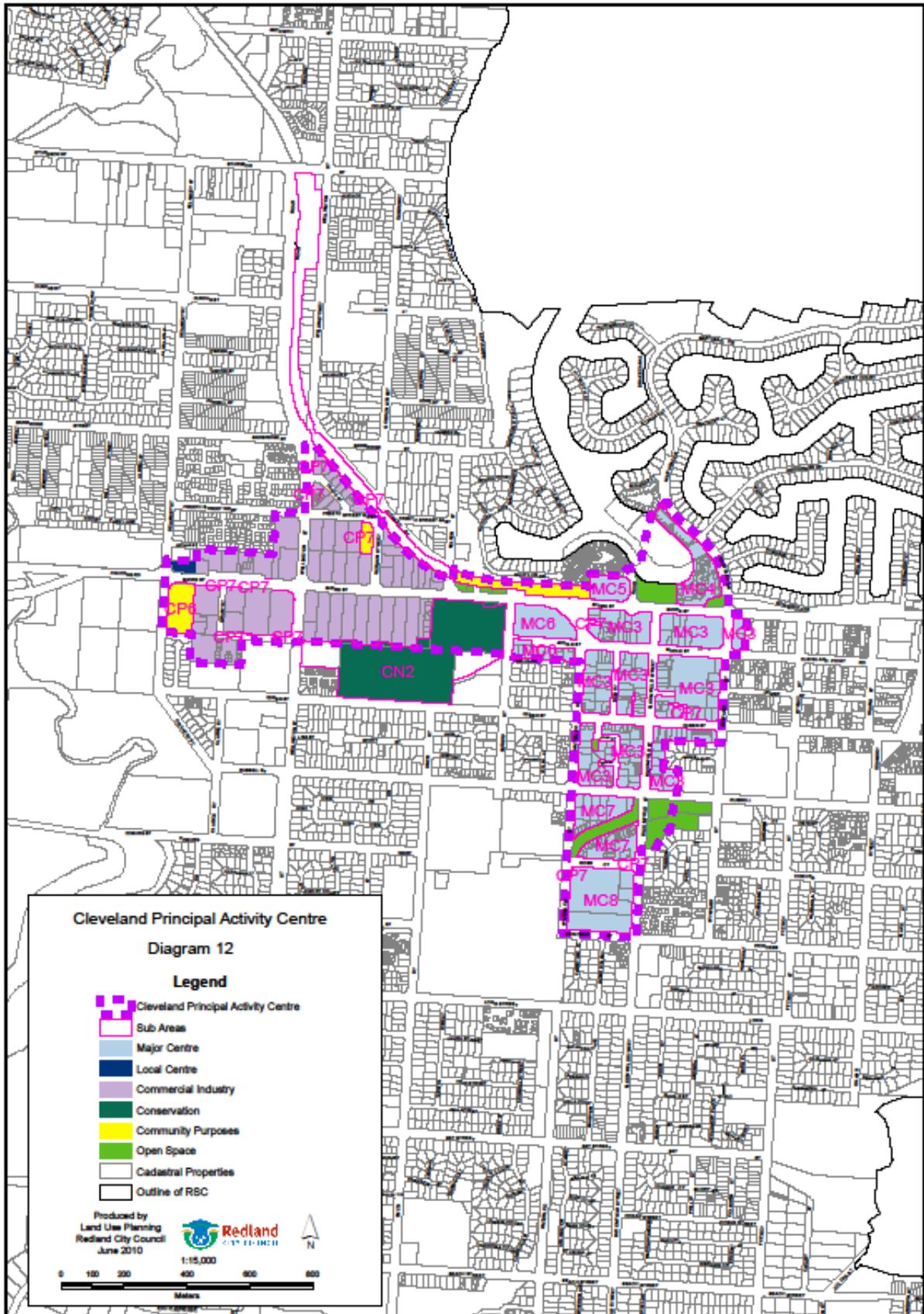
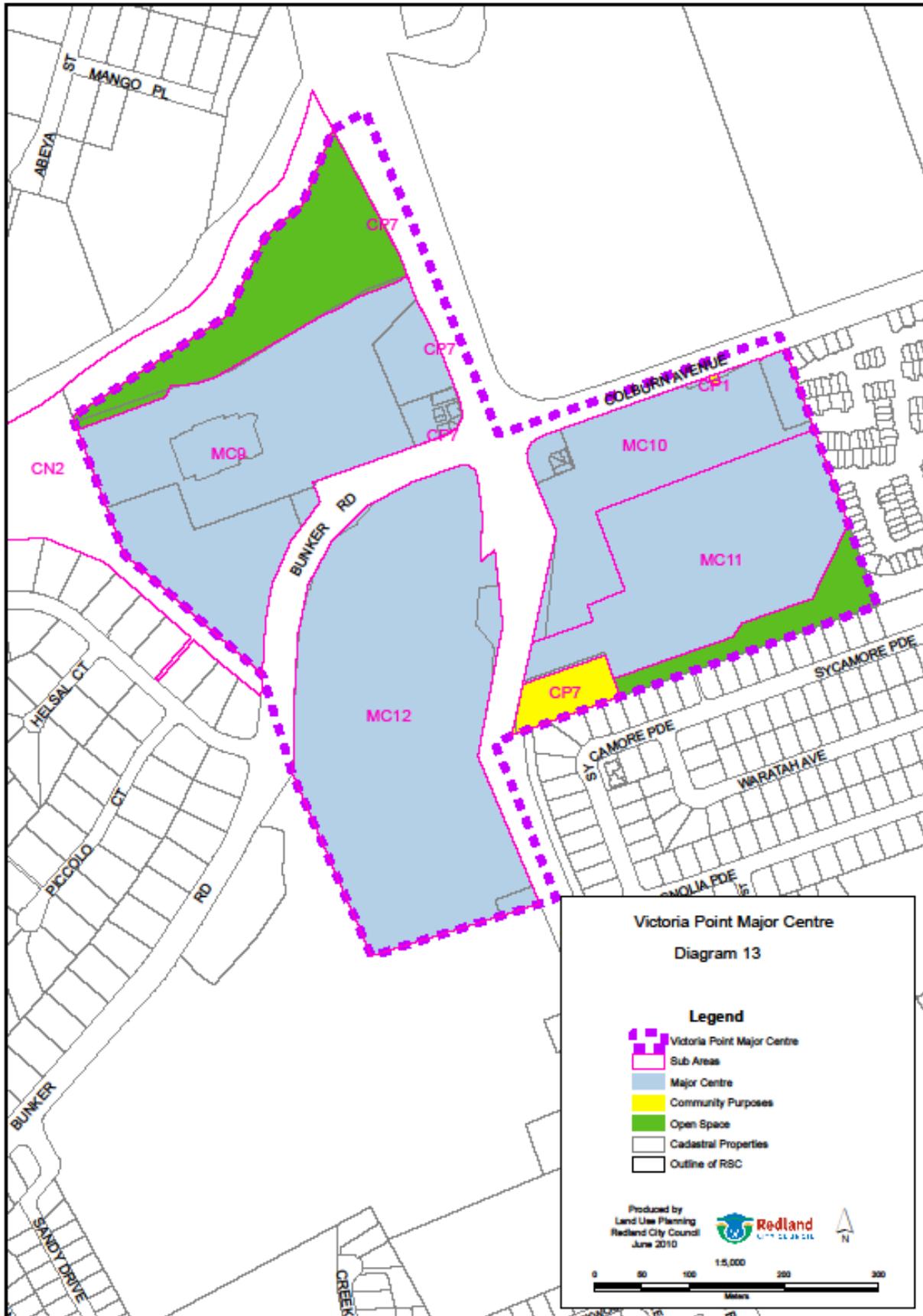


Diagram 13 – Victoria Point Major Centre



Amendments to Part 4 – Zones

Amendment 04.02: Division 2 – Community Purposes Zone

Explanation

1. Some of the flood levels in Table 4 – Recommended Flood Levels for Community Infrastructure are incorrect due to a typographical error. This amendment simply corrects these errors. The flood levels provided are the same as those in State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.
2. The Community Purposes Sub-area CP10 zone identified Council owned land potentially suitable for residential purposes on the southern end of Russell Island subject to further planning investigations for land sale/exchange. The further planning investigations have now been undertaken with Council resolving at its General Meeting on 31 October 2007 to:

7. To amend the Redlands Planning Scheme in accordance with Schedule 1 of the Integrated Planning Act [1997] to:

a) Include all Council owned freehold lots identified in confidential Attachment 1 – SMBI Land Disposal Schedule 2007 in the SMBI Residential zone;

b) Include all Council owned freehold lots identified in confidential Attachment 2 – SMBI Land Retention Schedule 2007 within the Conservation Sub-Area CN1 zone or Open Space zone;

The above resolution included all Council lots included in the Community Purposes Sub-area CP10 zone. As a result, all Council land in the CP10 zone is proposed to be included in either the SMBI Residential, Open Space or Conservation Sub-area CN1 zones. This is currently being processed through Council for State approval as the Amendment 1C Package.

Proposed Amendments

Division 2 - Community Purposes Zone

Table 4 – Recommended Flood Levels for Community Infrastructure

Amend Table 4 – Recommended Flood Levels for Community Infrastructure

Delete –

- Emergency shelters - 0.5% (1 in 500 year ARI)
- Police facilities - 0.5% (1 in 500 year ARI)
- Stores of valuable records or items of historic or cultural significance such as galleries and libraries - 0.5% (1 in 500 year ARI)

and replace with

- Emergency shelters - 0.5% (1 in 200 year ARI)
- Police facilities - (1 in 200 year ARI)
- Stores of valuable records or items of historic or cultural significance such as galleries and libraries - 0.5% (1 in 200 year ARI)

4.2.3 Assessment criteria for development in the Community Purposes Zone

Table – Summary of Community Purposes Zone Sub-areas

Delete:

Sub-area CP10	Future Land Sale/Exchange Investigation Area - Russell Island South
---------------	---

4.2.7 Overall Outcomes for Community Purposes Zone Code

Delete:

(2)(a)(ii) In sub-area CP10 - provide land that is potentially suitable for residential purposes as part of a future targeted land sale/exchange program on the southern end of Russell Island.

Delete: “(2)(b)(ii) b. in sub-areas CP1, CP4, CP8, CP10, and CP12 - building height is limited to maintain a low-rise appearance;”

Insert: “(2)(b)(ii) b. in sub-areas CP1, CP4, CP8, and CP12 - building height is limited to maintain a low-rise appearance;

Note

Table – Summary of Community Purposes Zone Sub-areas

Delete:

Sub-area CP10	Future Land Sale/Exchange Investigation Area - Russell Island South
---------------	---

4.2.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development Table
Specific Outcome S1.2 (1)

Delete:

- (j) CP10 - being land on the southern end of Russell Island that may be suitable for residential purposes as part of a future targeted land sale/exchange program;

Probable Solution P2.2 (1)

Delete:

- (1) Building height is limited to -
(a) 8.5 metres or less above ground level in sub-areas CP1, CP4, CP8 and CP10;

Insert:

- (1) Building height is limited to -
(b) 8.5 metres or less above ground level in sub-areas CP1, CP4 and CP8;

Table 1 - Inconsistent Uses

Delete:

Dwelling House - except in sub-area CP10

Insert:

Dwelling House

In Division 2 - Planning Scheme Structural Elements

1.2.2 Redlands Planning Scheme has Zones

Delete: "(4)(b)(x) sub-area CP10 - Future land sale/exchange identified on zone maps as CP10;"

see model 04.02

Officer Recommendation

1. It is recommended that the flood level AEP (ARI) for the following types of community infrastructure be changed to 0.5% (1 in 200 year ARI):
 - Emergency shelters;
 - Police facilities; and
 - Stores of valuable records or items of historic or cultural significance such as galleries and libraries.

The amendment is required to ensure that the recommended flood levels are accurate and consistent within the scheme and with the State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

2. It is recommended that Community Purposes Sub –area CP10 - Future Land Sale/Exchange Investigation Area - Russell Island South, and all references to it, be deleted from the planning scheme.

MODEL 04.02

Division 2 - Community Purposes Zone

Note -

Summary of Community Purposes Zone Sub-areas	
Sub-area	Description
Sub-area CP1	Cemetery
Sub-area CP2	Community Facility
Sub-area CP3	Educational Facility
Sub-area CP4	Emergency Services
Sub-area CP5	Hospital
Sub-area CP6	Place of Worship
Sub-area CP7	Infrastructure
Sub-area CP8	Future Transport/Greenspace/Trail Corridor
Sub-area CP9	Future Island Industry Investigation Area
Sub-area CP10	Future Land Sale/Exchange Investigation Area - Russell Island South
Sub-area CP11	Commonwealth Facilities - Radio Receivers
Sub-area CP12	Future Integrated Transport and Marine Facilities

4.2.7 Overall Outcomes for Community Purposes Zone Code

- (2) The overall outcomes sought for the Community Purposes Zone Code are described by five key characteristics^{4,17} -
- (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

(ii) ~~In sub-area CP10 - provide land that is potentially suitable for residential purposes as part of a future targeted land sale/exchange program on the southern end of Russell Island.~~

- (b) Built Form and Density

- (ii) The scale of uses and development is compatible with that of nearby development and positively contribute to the visual amenity of the area by -
- a. ...
 - b. in sub-areas CP1, CP4, CP8, CP10, and CP12 - building height is limited to maintain a low-rise appearance;

4.2.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	Uses identified as inconsistent in Table 1 are not established in the zone.	P1.1	No probable solution identified.
S1.2	(1) Uses serve the community by providing a range of facilities and services, and are limited to those expected in specific sub-areas, including – (a) CP10 – being land on the southern end of Russell Island that may be suitable for residential purposes as part of a future targeted land sale/exchange program;	P1.2	(1) No probable solution identified.
S2.2	(1) Building height - (a) respects the existing streetscape and adopts the predominant building height of nearby development; (b) where required due to the specific nature of the use to have a higher building height than the predominant building heights of nearby development, all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like; (c) .	P2.2	(1) Building height is limited to - (a) 8.5 metres or less above ground level in sub-areas CP1, CP4 and CP8 and CP10; (b) 12 metres or less above ground level in sub-areas CP2, CP3, CP6, CP7 and CP11; (c) the height of existing buildings in sub-area CP5; (d) 10.5 metres or less above ground level in sub-area CP12.

Table 1 - Inconsistent Uses

Inconsistent Uses
Commercial Office - except in sub-area CP7 and sub-area CP12
Display and Sale Activity
Display Dwelling
Drive Through Restaurant
Dual Occupancy
Dwelling House - except in sub-area CP10
Education Facility - except in sub-area CP3, sub-area CP6 and sub-area CP11
Estate Sales Office
Extractive Industry
Forestry
Funeral Parlour - except in sub-area CP1
Garden Centre

Table 4 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> ■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities 	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

In Part 1 Division 2 of the Scheme

1.2.2 Redlands Planning Scheme has Zones

(2) The Redlands Planning Scheme divides the planning scheme area into twenty-four (24) zones.

The zones and sub-areas are as follows -

- (a) the Commercial Industry Zone including -
 - (i) sub-area CM1 - Capalaba identified on zone maps as CM1.
 - (ii)
- (b) the Community Purposes Zone including –
 -
 - (ix) sub-area CP9 - Future Island Industry Investigation Area identified on zone maps as CP9;
 - ~~(x) sub-area CP10 – Future land sale/exchange identified on zone maps as CP10;~~
 - (xi) sub-area CP11 - Commonwealth Facilities - Radio Receivers identified on zone maps as CP11;

Amendments to Part 4 – Zones

Amendment 04.03: Division 3 – Conservation Zone

Explanation

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Conservation Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment Code.

The second amendment relates to the report in 07.06 Excavation and Fill which sets out changes relating to Retaining Walls. Retaining Walls are being introduced into all zones in the planning scheme as assessable development being “Other Development not associated with a Material Change of Use of Premises”. Because of the environmental sensitivity of CN1 and CN2 sub-areas the provisions for retaining walls in these areas are more restrictive than in the other zones and as a result are described separately in this report and the attached model. The standard provisions for all other zones is shown in report and model 04.17 for the Park Residential zone.

Proposed Amendments

4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises

Insert: note in column 2 of the level of assessment table for Relatives Apartment –

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

4.3.5 Conservation Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

<u>Retaining Wall</u>	<p><u>Self-Assessable</u></p> <p>If -</p> <p>(1) Not in sub-area –</p> <p>(a) CNI; or</p> <p>(b) CN2;</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 7.6.4 of the Excavation and Fill Code ▪ Acceptable Solutions in
------------------------------	---	--

	<p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>If –</p> <p>(1) Not self-assessable; (2) Not in sub-area – (a) CN1; or (b) CN2; (3) 1 metre but no more than 2.5 metres in height from ground level</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<p>section 8.6.4 of the Erosion Prevention and Sediment Control Code</p> <ul style="list-style-type: none"> ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code
--	---	---

see model 04.03

see also – 04.17, 06.21 and 07.06

Officer Recommendation

It is recommended that Council add the above explanatory note about alternative provisions into column 2 - Level of Assessment for Relatives Apartment in 4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises.

MODEL 04.03

Division 3 - Conservation Zone

4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises

Conservation Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.20}	Level of Assessment ^{4.21}	Assessment Criteria
<u>Relatives Apartment</u>	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area - (a) CN1; or (b) CN2;</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p style="background-color: #d3d3d3;">Note -</p> <p style="background-color: #ffff00;">Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area - (a) CN1; or (b) CN2</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.21.4 of Relatives Apartment Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Conservation Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code

^{4.20} See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses.

^{4.21} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

4.3.5 Conservation Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Retaining Wall	<u>Self-Assessable</u>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.6.4 of the Excavation and Fill Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
	If -	
	<ul style="list-style-type: none"> (1) Not in sub-area – <ul style="list-style-type: none"> (a) CNI; or (b) CN2; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 	
	<u>Code Assessable</u>	
	If –	
<ul style="list-style-type: none"> (1) Not self-assessable; (2) Not in sub-area – <ul style="list-style-type: none"> (a) CN1; or (b) CN2; (3) Greater than 1 metre but no more than 2.5 metres in height from ground level 		
Otherwise –		
<u>Impact Assessable</u>		

Amendments to Part 4 - Zones

Amendment 04.04: Division 4 – District Centre Zone

Explanation

These proposed amendments are in line with changes to the DEOs (refer to report 03.01 DEOs) as a result of the Planning and Environment Court judgement of the 6 November 2009 (Redlands City Council v Aldi Stores),

Proposed Amendments

4.4.7 Overall Outcomes for District Centre Zone Code

In (2) (a) (i) f.

Delete: “are located near schools, parkland and community facilities to form part of a district community node;”

Insert: “are located near schools, parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the district centre zone;”

In (2) (b) (i) a.

Delete: “reinforce the “sense of place” established by the centre;”

Insert: “reinforce the “sense of place” established by the district centre zone;”

4.4.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

In S1.2 (1) (c) -

Delete: “discount department stores,”

Insert: “retail and commercial uses,”

see model 04.04

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.04

Division 4 – District Centre Zone

4.4.7 Overall Outcomes for District Centre Zone Code

- (1) The overall outcomes are the purpose of the District Centre Zone Code.
- (2) The overall outcomes sought for the District Centre Zone Code are described by five key characteristics^{4.34} -
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development
 - (i) Provide for a range of uses that -
 - a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
 - b. meet demonstrated community needs to serve a district sized catchment;
 - c. includes supermarkets, specialty stores, commercial activities and community services;
 - d. provides employment opportunities;
 - e. provide a focus for community interaction and activity;
 - ~~f. are located near schools, parkland and community facilities to form part of a district community node;—~~
 - f. are located near schools, parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the district centre zone;
 - g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes.
 - (ii) Provide for a limited range of residential and tourist accommodation uses that -
 - a. contribute to the economic and social vitality of the centre;
 - b. maximise accessibility for a residential and tourist population to services, facilities and employment;
 - c. are designed and integrated as part of a mixed use development.
- (b) Built Form and Density
 - (i) The scale of uses and other development achieve a high standard of built form and urban design that -
 - a. reinforce the "sense of place" established by the district centre zone;
 - b. maintain a mid-rise integrated development appearance;
 - c. limit the impact of over shadowing on public and civic places;
 - d. contribute to an attractive streetscape along all road frontages;
 - e. ensure a high level of physical and visual interaction and pedestrian access at ground level.

4.4.7 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	Uses identified as inconsistent in Table 1 are not established in the zone.	P1.1	No probable solution identified.
S1.2	(1) The zone provides for a range of centre uses that - (a) enhance and protect the role and function of the City's network of centres; (b) meet demonstrated community needs to service a catchment of up to 15,000 people; (c) include supermarkets, retail and commercial uses discount department stores, specialty stores, commercial activities and community services.	P1.2	(1) No probable solution identified.
S1.3	Residential and tourist accommodation uses are designed and integrated as part of a mixed use development ensuring the maintenance of active street frontages at ground level.	P1.3	No probable

Amendments to Part 4 – Zones

Amendment 04.05: Division 5 – Emerging Urban Community

Explanation

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they are proposed to be included in the Self Assessment criteria listed in column 3.

Proposed Amendment

4.5.5 Emerging Urban Community Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

In section 4.5.5 for a Private Swimming Pool in column 3, for Self-Assessable development -

Insert: “ ▪ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code;
▪ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code;”

see model 04.05

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.05

Division 6 – Emerging Urban Community

4.5.5 Emerging Urban Community Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Emerging Urban Community Zone - Table of Assessment for Other Development

<p><u>Private Swimming Pool</u></p>	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated “Alterative Provisions” or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>7.8.5</u> of the Private Swimming Pool Code ■ Acceptable Solutions in section <u>8.5.4</u> of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section <u>8.6.4</u> of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ <u>Private Swimming Pool Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u>
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Amendments to Part 4 – Zones

Amendment 04.06: Division 6 – Environmental Protection Zone

Explanation

Relatives Apartments

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Environmental Protection Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to Self-Assessment, they have been included in the self assessment criteria listed in column 3.

Proposed Amendment

4.6.4 Environmental Protection Zone - Table of Assessment for Material Change of Use of Premises

Add a note in column 2 of the level of assessment table for Relatives Apartment –

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

4.6.5 Environmental Protection Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

In section 4.6.5 for a Private Swimming Pool in column 3 for Self-Assessable development -

Insert: “ ▪ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code;

- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code;”

see model 04.06

see also – 06.21

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.06

Division 6 - Environmental Protection Zone

Environmental Protection Zone - Table of Assessment for Material Change of Use of Premises

Environmental Protection Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.46}	Level of Assessment ^{4.47}	Assessment Criteria
Relatives Apartment	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note -</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.21.4 of Relatives Apartment Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Environmental Protection Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code
Road	<u>Exempt</u>	

^{4.46} See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses.

^{4.47} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

4.6.5 Environmental Protection Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

<p><u>Private Swimming Pool</u></p>	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated “Alterative Provisions” or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code
	<p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Amendments to Part 4 – Zones

Amendment 04.08: Division 8 – Investigation Zone

Explanation

Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQRP 2009 -2031.

Proposed Amendment

As a result of the changes to the SEQRP 2009 – 2031 which removed the Southern Redland Bay Investigation Area, removal of the entire Division 8 relating to the Investigation Zone is required.

Delete: Entire Division 8 - Investigation Zone

see model 04.08

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.08

Division 8 – Investigation Zone

Part 4 Division 8 – Investigation Zone to be completely deleted.

Amendments to Part 4 – Zones

Amendment 04.11: Division 11 – Low Density Residential Zone

Explanation

Relatives Apartments

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Low Density Residential Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they have been included in the self assessment criteria listed in column 3.

Proposed Amendment

4.11.4 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Add a note in column 2 of the level of assessment table for Relatives Apartment –

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

In section 4.11.5 for a Private Swimming Pool in column 3 Self-Assessable development -

Insert: “ ▪ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code;

- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code;”

see model 04.11

see also – 06.21

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.11

Division 11 - Low Density Residential Zone

4.11.1 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.89}	Level of Assessment ^{4.90}	Assessment Criteria
Relatives Apartment	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p style="background-color: yellow;">Note -</p> <p style="background-color: yellow;">Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.21.4 of Relatives Apartment Code ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Low Density Residential Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code
Road	<u>Exempt</u>	

4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

<p><u>Private Swimming Pool</u></p>	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code
	<p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Amendments to Part 4 – Zones

Amendment 04.12: Division 12 – Major Centre Zone

Explanation

Private Swimming Pools

A proposed private swimming in the Major Centre Zone is currently exempt in the RPS if minor building work. Given the definition of minor building work has been amended to omit references to private swimming pools, the exempt level of assessment is now superfluous. The revised level of assessment is self-assessment against the Private Swimming Pool Code.

Proposed Amendment

4.12.5 Major Centre Zone - Table of Assessment for Other Development not associated with a Material Change of Use

Delete: in section 4.12.5 for a Private Swimming Pool -

Private Swimming Pool	<p>Exempt If minor building work^{4.102}</p> <p>Code Assessable If not exempt</p>	<ul style="list-style-type: none"> ■ Major Centre Zone Code ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
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Insert: in section 4.12.5 for a Private Swimming Pool -

Private Swimming Pool	<p>Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated "Alternative</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code
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	<p>Provisions” or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p>	
	<p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Major Centre Zone Code ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

see model 04.12

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.12

Division 12 – Major Centre Zone

4.12.5 Major Centre Zone - Table of Assessment for Other Development not associated with a Material Change of Use

<p>Private Swimming Pool</p>	<p><u>Exempt</u> If minor building work^{4-Error!} Bookmark not defined.</p> <p><u>Code Assessable</u> If not exempt</p> <p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Major Centre Zone Code ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
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Amendments to Part 4 – Zones

Amendment 04.14: Division 14 – Medium Density Residential Zone

Explanation

Amendment 1

Currently the two mobile home park sites in the City are zoned Medium Density Residential. Mobile home parks and multiple dwellings are both code assessable developments within this zone (apart from MDR's 1, 2 and 3 where they are impact inconsistent) and subsequently the RPS does not protect the mobile home parks from redevelopment to multiple dwellings. As mobile home parks have specific locational requirements and are intended to cater for a specific housing market. It is intended to create a new Medium Density sub-area, MDR5, to ensure the ongoing viability of this type of use in the Medium Density zone. The sub area would include the two existing mobile home parks. Small service and convenience facilities – shops and commercial offices and refreshment establishments up to 200m² each will be allowed to be undertaken as part of a mixed use development within the mobile home park primarily as a convenience function for park residents.

After the amendment, Mobile Home Parks will be code Assessable in sub-area MDR5 (the two existing sites), Impact Inconsistent in sub-areas MDR 1, 2, and 3 and Impact Assessable in the balance of the zone.

Amendment 2

4.14.4 Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Medium Density Residential Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Currently the RPS level of assessment requirements for built to boundary walls for a small lot house in the Urban Residential Zone conflicts with the QDC. The level of assessment requirements for built to boundary walls has been amended to reflect the requirements of the QDC.

Amendment 3

It is proposed to amend the title and structure of Table 2 – “Maximum Overall Building Height” to Table 2 – “Building Heights” and to delete the “Maximum Height to the Top of the Floor Level of Highest Habitable Room” column from the table. The reason for this amendment is that confusion has arisen regarding the application of the table as a result of the second column in the table having the same name as the Table itself.

For example: In the Table of Assessment for the following uses: Aged Persons and Special Needs Housing; Apartment Building; Multiple Dwelling and Tourist Accommodation, a provision making these uses Code Assessable includes:

- (2) The building height does not exceed that detailed in Table 2 - Maximum Overall Building Height.

Whereas the intent of the original drafting was to mean the whole of Table 2, as specified by its name, some consultants have successfully argued that it can in fact be interpreted as meaning *only* column 2 of the Table because that column has the same name as the table itself. As a result, column 3 has not been applied to building assessment and the original intent of limiting internal floor heights and internal stories to obtain articulation in roof structures within the maximum heights set in column 2 has been lost.

It is considered that the third column “Maximum Height to the Top of the Floor Level of Highest Habitable Room” can be deleted as it serves no practical purpose in establishing the level of assessment for applications. Provisions still exist in the “Apartment Building”, “Multiple Dwelling” and “Centre Design” Codes which cover this aspect of building design. In practical terms an application for an Apartment Building in the Medium Density Residential zone will be either Code or Impact depending upon its height, amongst other things. In either case it will be assessed against the Apartment Building Code (Part 6 Div.4). The Probable Solution P.3 (1)(a) assesses the proposal against a range of provisions contained in Table 1 - Building Siting and Design Requirements, of the Code. This table calls up “Floor Height of Highest Habitable Room as a standard which then refers to Table 2 of the Code which is “Maximum Height to the Top Floor Level of Highest Habitable Room”

Table 2 sets out “Maximum Height to the Top of the Floor Level of Highest Habitable Room” for buildings in the Medium Density Residential zone. This element of design is therefore still taken into consideration in a development application for development as part of its Code or Impact assessment. The removal of the column from Table 2 of the Medium Density Residential zone code therefore has no impact upon assessment as it is made redundant by these similar provisions in the Aged Persons and Special Needs Housing, Apartment Building, Multiple Dwelling Use Codes.

Amendment 4

Table 1 – Inconsistent Uses

At present, the Level of Assessment for the uses Aged Persons and Special Needs Housing; Apartment Building; Multiple Dwelling and Tourist Accommodation allows construction to specified heights (which are set out in Table 2) in certain specified areas to be Code Assessable. In circumstances where the proposed development exceeded the maximum building heights set out in Table 2 then the development would become Impact Assessable.

The planning scheme does not set an absolute limit for building heights and so a developer could apply for a building of any height and have it considered for approval through Impact Assessment. While it is reasonable to build in some flexibility to the assessment process to allow for design variation it is considered that some clear indication should be given in the scheme as to what objectives the Council has in relation to building heights in the City.

On this basis, the following course of action is recommended. The existing Table of Assessment for the above uses remain, allowing Code Assessment of buildings up to the maximums set out in Table 2 – Building and Floor Heights. Provisions to remain in the Table of Assessment for buildings of up to 10% above these maximum heights to be considered by

Impact Assessment. This will allow variations of up to 1.3 metres for a 3 storey building and up to 2.2 metres for a 6 storey building.

These variations will allow Council some flexibility in considering unusual circumstances or designs. Building developments more than 10% over the maximum levels set in Table 2 should be included in Table 1 – Inconsistent Uses, to demonstrate that Council is not supportive of building heights well beyond those envisioned and set out in Table 2.

To achieve this it is proposed to amend Table 1- Inconsistent Uses, to include Aged Persons and Special Needs Housing; Apartment Building; Multiple Dwelling and Tourist Accommodation with the following notation:

“- where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Heights.”

This will in effect provide Council with an enforceable height limit for development in accordance with the height limits set out in Table 2 - plus 10%.

Amendment 5

4.10.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

A number of amendments are proposed to this section.

1. Specific Outcome S2.1 Built Form and Density (1) requires:

The height of buildings and structures maintain a mid-rise building height;

The Administrative Terms (definitions) contained in Part 9 Schedule 3 of the planning scheme define “Mid-rise Building” as a building that is 3-5 storeys in height. As the provisions of the Medium Density Residential zone allows buildings up to 6-7 storeys in some sub-areas, this specific outcome needs to be further qualified along the following lines:

(1) The height of buildings and structures should comply with the envisioned heights as set out in Table 2 – Building Heights;

2. Probable solution P2.1 Built Form and Density (1) requires:

Building height is less than the heights detailed in Table 2 - Medium Density Residential Zone - Maximum Overall Building Height;

This provision requires that development be of a lesser height than the maximum heights set out by Council in Table 2. It requires a simple amendment to ensure that building height is either equal to or less than the maximum.

Amendment 6

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they have been included in the self assessment criteria listed in column 3.

Amendment 7

It is proposed to include a new map being “Map 7 - Medium Density Residential Zone - Sub-Area MDR5 - Site Locations”. This map shows two MDR sites currently used as Mobile Home Parks. These MDR5 sites have had specific planning provisions attached to them as part of this amendment package.

Proposed Amendments

Amendment 1

4.14.3 Assessment criteria for development in the Medium Density Residential Zone

Amend: Note - Summary of Medium Density Residential Zone sub-areas

Insert: “Sub-area MDR5 Mond Street, Thorneside and Collingwood Road, Birkdale”

4.14.4 Medium density Residential Zone – Table of Assessment for Material Change of Use of Premises

Amend: **Bed and Breakfast**

Insert: Under Self-Assessable
(1) Not in sub area-
(c) MDR3; “or
(d) MDR5”

Insert: Under Code-Assessable
If-
(2) Not in sub-area
(c) MDR3; “or
(d) MDR5”

Amend: **Commercial Office**

Insert: Under Code-Assessable
If-
(1) In sub-area –
(c) MDR3; “or
(d) MDR5”

(3) Having 400m² or less gross floor area “in MDR1 or MDR3;
(4) Having 200m² or less gross floor area in MDR5”

Amend: **Dual Occupancy**

Insert: Under Code-Assessable
If-
(2) Not in sub-area
(c) MDR3; “or
(d) MDR5”

Amend: **Dwelling House**

Insert: Under Self-Assessable
(1) Not in sub area-
(c) MDR3; “or
(d) MDR5”

Insert: Under Code-Assessable
(1) Not in sub area-
(c) MDR3; “or
(d) MDR5”

Amend: **Home Business**

Insert: Under Self-Assessable
(1) In a dwelling unit approved under this planning scheme if in sub-area -
(c) MDR3; “or
(d) MDR5”

Insert: Under Code-Assessable
(2) In a dwelling unit approved under this planning scheme if in sub-area -
(c) MDR3; “or
(d) MDR5”

Amend: **Mobile Home Park**

Delete: In Column 2 under Code Assessable

“Not in sub-area –
(a) MDR1;or
(b) MDR2;or
(c) MDR3;”

Insert: In Column 2 under Code Assessable

“If –
In sub-area MDR5;”

Amend: **Multiple dwelling**

Insert: Under Code-Assessable
“(1) Not in sub-area – MDR5”

Amend: **Refreshment Establishment**

Insert: Under Code-Assessable
“(4) In sub-area MDR5 where -
(a) The use is undertaken as part of a mixed use development;
(b) Having 200m² or less gross floor area”

Amend: **Relatives Apartment**

Insert: Under Self-Assessable
(1) Not in sub area-
“(d) MDR5;”

Amend: **Shop**

Insert: Under Code-Assessable
(3) In-
(a) sub-area MDR3 “or sub-area MDR5;”

Amend: **Small Lot House**

Insert: Under Code-Assessable
(1) Not in sub area-
(b) MDR2; “or
(c) MDR5;”

4.14.7 Overall Outcomes for Medium Density Residential Zone Code

Amend the Overall Outcomes - Uses and Other Development, to include –

Insert: in(2)(a)(i)

“h. in sub-area MDR5 – provide for permanent and long term residential accommodation in mobile home parks.”

Insert: in(2)(a)(ii)

“i. in sub-area MDR5 – provide basic support functions and services to mobile home park residents.”

Insert: in(2)(b)(i)

“f. in sub-area MDR5 – residential uses respond to the built form surrounding the development, particularly at the interface to established residential areas.”

Insert: in(2)(b)(i)

“e. in sub-area MDR5 – provide a range of affordable and alternative housing options for persons at a density that is consistent with the zone and the function of the site as a mobile home park.”

Amend: Note - Summary of Medium Density Residential Zone sub-areas

Insert: “Sub-area MDR5 Mond Street, Thorneside and Collingwood Road,
Birkdale”

Amendment 2

4.14.4 Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Add a note in column 2 of the level of assessment table for Relatives Apartment –

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

Delete: from column 2 for Small Lot House –

- “The use does not involve built to boundary walls that -
- (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;”

Insert: into column 2 for Small Lot House –

- “Any built to boundary wall -
- (a) is 9 metres or less in total length;
 - (b) is 4.5 metres or less in height;
 - (c) does not have windows or doors.

Amendment 3

Table 2 – Maximum Overall Building Height

Amend the Table 2 title by:

Delete: “Maximum Overall Building Height”

Insert: “Building Heights”

Whole of Scheme

Delete: All references to: “Table 2 - Maximum Overall Building Height”.

Insert: Replace all references with: “Table 2 – Building Heights”

Amendment 4

Table 1 – Inconsistent Uses

Amend table 1 by changing or including the following inconsistent uses in the appropriate alphabetical order. (Changes shown in **Bold** and Parenthesis “ – “)

“Aged Persons and Special Needs Housing where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height”

“Apartment Building – where in sub-area MDR5 or where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height”

Bed and Breakfast - in sub-area MDR1, sub-area MDR2, sub-area MDR3 **“or sub-area MDR5”**

Commercial Office - except in sub-area MDR1 - where part of a mixed use development and where having 400m² or less gross floor area and sub-area; or except in sub-area MDR3 - where part of a mixed use development and where having 1000m² or less gross floor area; **“or in except in sub-area MDR5 - where part of a mixed use development and where having 200m² or less gross floor area and sub-area”**

Dual Occupancy - in sub-area MDR1, sub-area MDR2, sub-area MDR3 **“or sub-area MDR5”**

Dwelling House - in sub-area MDR1, sub-area MDR2, sub-area MDR3 **“or sub-area MDR5”**

Home Business - in sub-area MDR1, sub-area MDR2, sub-area MDR3 **“and sub-area MDR5”** - where not in a dwelling unit approved under this planning scheme

Mobile Home Park – **“except in sub-area MDR5”**

“Multiple Dwelling – where in sub-area MDR5 or where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height”

Relatives Apartment - in sub-area MDR1, sub-area MDR2, sub-area MDR3 **“and sub-area MDR5”**

Shop - except - in sub-area MDR1 - where part of a mixed use development and where having less than 400m² gross floor area, or in sub-area MDR3 **“and sub-area MDR5”** - where part of a mixed use development and where having 200m² or less gross floor area

Small Lot House - in sub-area MDR1, sub-area MDR2 **“and sub-area MDR5”**

“Tourist Accommodation - where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height”

Tourist Park - in sub-area MDR1, sub-area MDR2 **“and sub-area MDR5”**

Amendment 5

4.14.7 Overall Outcomes for Medium Density Residential Zone code

Delete: in (2)(b)(i) a.

“Providing a range of dwelling units in mid-rise height buildings;

Insert: “Providing a range of dwelling units that are predominately mid rise, except in sub-areas of the zone where greater building height is provided;

4.14.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

S2.1 Built Form and Density – Specific Outcomes

Delete: “(1) The height of buildings and structures maintain a mid-rise building height;”

Insert: “(1) The height of buildings and structures should comply with the envisioned heights as set out in Table 2 – Building Heights;”

P2.1 Built Form and Density – Probable Solutions

Delete: “(1) Building height is less than the heights detailed in Table 2 - Medium Density Residential Zone - Building Heights;”

Insert: “(1) Building height is equal to, or less than, the maximum heights detailed in Table 2 - Building Heights;”

Amendment 6

4.14.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

In section 4.14.5 for a Private Swimming Pool in column 3 for Self-Assessable development

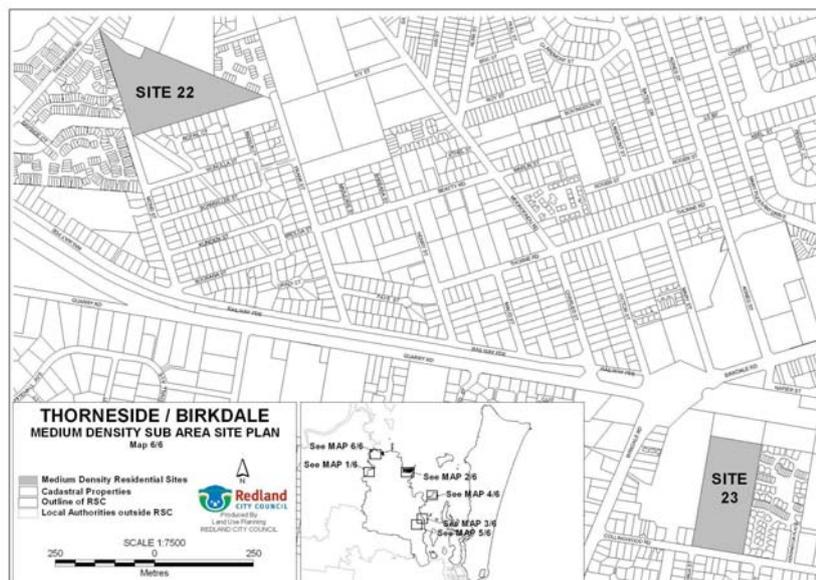
Insert: “

- Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code;
- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code;”

”

Amendment 7

Insert: new Map 7 - Medium Density Residential Zone - Sub-Area MDR5 - Site Locations



see model 04.14

see also – 06.21

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.14

Division 14 - Medium Density Residential Zone

4.14.3 Assessment criteria for development in the Medium Density Residential Zone

Note -

Summary of Medium Density Residential Zone sub-areas	
Sub-area	Description
Sub-area MDR1	Multiple locations
Sub-area MDR2	Kingston Avenue at Alexandra Hills
Sub-area MDR3	Salisbury Street at Redland Bay
Sub-area MDR4	Abeya Street at South-East Thornlands
Sub-area MDR5	Mond Street, Thorneside and Collingwood Road, Birkdale

4.14.4 Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
Aged Persons and Special Needs Housing	<p><u>Code Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3; (5) The building height does not exceed that detailed in Table 2 - Building and Floor Heights - Maximum Overall Building Height</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Aged Persons and Special Needs Housing Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

^{4.114} See Schedule 3 - Dictionary, [Division 1](#) - Uses.

^{4.115} See Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
Apartment Building	<p><u>Code Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3;</p> <p>(2) The building height does not exceed that detailed in Table 2 - Building and Floor Heights Maximum Overall Building Height</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Apartment Building Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code
Bed and Breakfast	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area - (a) MDR1; or (b) MRD2; or (c) MDR3; or (d) MDR5.</p> <p>(6) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area - (a) MDR1; or (b) MRD2; or (c) MDR3; or (a) MDR5.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code ■ Medium Density Residential Zone Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code
Commercial Office	<p><u>Self-Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3;</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3; or</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code ■ Medium Density Residential Zone Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
<p align="center">Use^{4.114}</p>	<p align="center">Level of Assessment^{4.115}</p> <p>(c) MDR5</p> <p>(2) The use is undertaken as part of a mixed use development;</p> <p>(3) Having 400m² or less gross floor area in MDR1 or MDR3</p> <p>(4) Having 200m² or less gross floor area in MDR5</p> <p>Otherwise - <u>Impact Assessable</u></p>	<p align="center">Assessment Criteria</p> <p><u>Control Code</u></p> <ul style="list-style-type: none"> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<p><u>Dual Occupancy</u></p>	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) Not in sub-area -</p> <p>(a) MDR1; or</p> <p>(b) MDR2; or</p> <p>(c) MDR3; or</p> <p>(d) MDR5</p> <p>(2) The use is located on a premises that -</p> <p>(a) is 700m² or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(4) The use does not involve built to boundary walls that -</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors</p> <p>(5) Any built to boundary wall -</p> <p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ <u>Medium Density Residential Zone Code</u> ■ <u>Dual Occupancy Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Domestic Driveway Crossover Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<p><u>Dwelling House</u></p>	<p><u>Self-Assessable</u></p> <p>If -</p> <p>(1) Not in sub-area -</p> <p>(a) MDR1; or</p> <p>(b) MDR2; or</p> <p>(c) MDR3; or</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>6.11.5</u> of the Dwelling House Code ■ Acceptable Solutions in section <u>7.4.4</u> of the Domestic Driveway Crossover Code ■ Acceptable Solutions A1.(1)(a) and (c) in section <u>7.6.4</u> of the

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
	<p>(d) MDR5</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note -</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u></p> <p>If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area -</p> <p>(a) MDR1; or</p> <p>(b) MDR2; or</p> <p>(c) MDR3; or</p> <p>(d) MDR5</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(4) The use does not involve built to boundary walls that -</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors</p> <p>(5) Any built to boundary wall -</p> <p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p> <p>Otherwise -</p> <p><u>Impact Assessable</u></p>	<p>Excavation and Fill Code</p> <ul style="list-style-type: none"> ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Dwelling House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
<u>Home Business</u>	<p><u>Self-Assessable</u> If -</p> <p>(1) In a dwelling unit approved under this planning scheme if in sub-area - (a) MDR1; or (b) MRD2; or (c) MDR3; or (d) MDR5</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) In a dwelling unit approved under this planning scheme if in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR3; or (d) MDR5</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Medium Density Residential Zone Code ■ Home Business Code ■ Access and Parking Code And where being carried out in a Domestic Outbuilding - ■ Domestic Outbuilding Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
<u>Mobile Home Park</u>	<p><u>Code Assessable</u> If - In sub-area MDR5</p> <p>(1) Not in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR 3</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Mobile Home Park Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
<u>Multiple Dwelling</u>	<p><u>Code Assessable</u> If -</p> <p>(1) Not in sub-area - MDR5 (2) The use is located on a premises that - (d) is 800m² or more in area; (e) has a frontage of 20 metres or more; (3) The building height does not exceed that detailed in <u>Table 2 - Building and Floor Heights - Maximum Overall Building Height</u></p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ <u>Medium Density Residential Zone Code</u> ■ <u>Multiple Dwelling House Code</u> ■ <u>Access and Parking Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<u>Refreshment Establishment</u>	<p><u>Self-Assessable</u> - If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3; (2) Complying with the assessment criteria being the acceptable solutions in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3; (2) The use is undertaken as part of a mixed use development; (3) Having 400m² or less gross floor area; or (4) In sub-area MDR5 where - (a) The use is undertaken as part of a mixed use development; (b) Having 200m² or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>8.2.4</u> of the Centre Activity Code ■ <u>Medium Density Residential Zone Code</u> ■ <u>Access and Parking Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<u>Relatives Apartment</u>	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area -</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>6.21.4</u> of the Relatives Apartment Code ■ Acceptable Solutions in section

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
	<p>a. MDR1; or b. MDR2; or c. MDR3; or d. MDR5</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR 3</p> <p>Otherwise - <u>Impact Assessable</u></p>	<p>8.5.4 of the Development Near Underground Infrastructure Code</p> <ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Medium Density Residential Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code
Shop	<p><u>Self-Assessable</u> If -</p> <p>(1) In sub-area - (a) MDR1; or (b) MDR3; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) The use is undertaken as part of a mixed use</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code ■ Medium Density Residential Zone Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
	<p>development;</p> <p>(2) In -</p> <p>(a) sub-area MDR1;</p> <p>(b) having a 400m² or less gross floor area; or</p> <p>(3) In -</p> <p>(a) sub-area MDR3 or sub-area MDR5;</p> <p>(b) having less than 200m² gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code
<u>Small Lot House</u>	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) Not in sub-area -</p> <p>(a) MDR1; or</p> <p>(b) MDR2; or</p> <p>(c) MDR5</p> <p>(2) The premises -</p> <p>(a) is greater than 400m² and less than 500m² in area;</p> <p>(b) has a minimum frontage of 10 metres.</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(4) The use does not involve built to boundary walls that -</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors are located no closer than 1.5m to a required window in a habitable room of an adjoining dwelling</p> <p>(4) Any built to boundary wall -</p> <p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Small Lot House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment ^{4.115}	Assessment Criteria
Tourist Accommodation	<p><u>Code Assessable</u> If -</p> <p>(1) In sub-area MDR1; (2) The building height does not exceed that detailed in Table 2 - - Building and Floor-Heights- Maximum Overall Building Height</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Tourist Accommodation Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

4.14.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Private Swimming Pool	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control ■ Excavation and Fill Code
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4.14.7 Overall Outcomes for Medium Density Residential Zone Code

- (1) The overall outcomes are the purpose of the Medium Density Residential Zone Code.
- (2) The overall outcomes sought for the Medium Density Residential Zone Code are described by five key characteristics^{4.120} -
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

- (i) Provide for a range of residential uses that -
 - a. are predominately mid-rise housing on lot sizes that offer opportunities for medium density living;
 - b. provide a range of dwelling types that offer choice, affordability and adaptability;
 - c. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;
 - d. encourage opportunities for working from home;
 - e. in sub-area MDR1 - provide for permanent residential and temporary visitor uses including apartment buildings and tourist accommodation;
 - f. in sub-area MDR2 - require vehicular access from Kingston Avenue rather than Finucane Road through land parcel consolidation and redevelopment;
 - g. in sub-area MDR3 - provide an integrated retirement community offering a mix of dependent, semi-dependent and independent housing.
 - h. in sub-area MDR5 – provide for permanent and long term residential accommodation in mobile home parks.
- (ii) Provide for a range of non-residential uses that -
 - a. fulfill a local community need and provide opportunities for social interaction and activity;
 - b. are highly accessible to the residents served;
 - c. do not compromise the role and function of centres;
 - d. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
 - e. are located on the major road network rather than local residential streets;
 - f. do not result in commercial ribbon development;
 - g. in sub-area MDR1 - are integrated with residential or tourist development to provide facilities and services for the local community and visitors;
 - h. in sub-area MDR3 - are integrated with aged persons housing, create a community focus, provide meeting places, incorporate limited local services and facilities, and provide recreational and leisure opportunities for the residents and local community.
 - i. in sub-area MDR5 – provide basic support functions and services to mobile home park residents.
- (iii) In sub-area MDR1 - restrict lower density residential dwelling unit types, large land consumers and uses that are not readily able to co-exist with more intense forms of housing.

(b) Built Form and Density

- (i) The scale of uses and other development contribute to a predominantly medium density residential built form by -
 - a. Providing a range of dwelling units in mid-rise height buildings; that are predominately mid rise, except in sub-areas of the zone where greater building height is provided for;

^{4.120}In combination, the overall outcomes in section 4.14.7(2)(a)-(e) define the character of the Medium Density Residential Zone.

- b. buildings are sited, and of a width, depth and bulk that are consistent with the development type and a residential streetscape;
 - c. in sub-area MDR1 - residential or tourist uses being of a scale and height commensurate with zone;
 - d. in sub-area MDR3 - responding to the built form of the surrounding development, particularly at the interface to established residential areas;
 - e. non-residential uses being consistent with the preferred building types expected in the zone.
 - f. in sub-area MDR5 – residential uses respond to the built form surrounding the development, particularly at the interface to established residential areas.
- (ii) The density of uses and other development -
- a. utilise land efficiently through infill development that respect existing streetscapes in established areas;
 - b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone;
 - c. in sub-area MDR1 - provide a range of dwelling units and tourist accommodation that maximise use of this limited land resource;
 - d. in sub-area MDR3 - provide a range of housing options for aged persons at a density that is consistent with the zone and the function of the site as an integrated retirement community.
 - e. in sub-area MDR5 – provide a range of affordable and alternative housing options for persons at a density that is consistent with the zone and the function of the site as a mobile home park.
- (iii) Lot layout is climatically responsive.
- (iv) Buildings incorporate a mix of materials that are responsive to local conditions and styles.

Note -

Summary of Medium Density Residential Zone sub-areas	
Sub-area	Description
Sub-area MDR1	Multiple locations
Sub-area MDR2	Kingston Avenue at Alexandra Hills
Sub-area MDR3	Salisbury Street at Redland Bay
Sub-area MDR4	Abeya Street at South-East Thornlands
Sub-area MDR5	Mond Street, Thorneside and Collingwood Road, Birkdale

4.14.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Built Form and Density -</u>		
S2.1	<p>(1) The height of buildings and structures should comply with the envisioned heights as set out in Table 2 – Building Heights; The height of buildings and structures maintain a mid-rise building height;</p> <p>(2) Uses of a lesser height do not prejudice the preferred building form promoted through this zone;</p> <p>(3) Where the Medium Density Residential Zone directly adjoins a zone that requires a lesser building height - building height addresses streetscape, privacy and solar access of adjoining properties;</p> <p>(4) In sub-area MDR3 - building height -</p> <p>(a) is sympathetic to the built form of surrounding development, particularly at the interface to existing residential areas;</p> <p>(b) ensures privacy, vistas and solar access to communal and private open space areas is maintained.</p>	P2.1	<p>(1) Building height is equal to, or less than, the heights detailed in Table 2 - Building and Floor Heights Medium Density Residential Zone - Maximum Overall Building Height;</p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified;</p> <p>(4) No probable solution identified.</p> <p>Note - Refer to the relevant use code for specific building height assessment criteria.</p>

Table 1 - Inconsistent Uses

Inconsistent Uses
Aged Persons and Special Needs Housing where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height
Agriculture
Airport
Animal Keeping
Apartment Building – where in MDR5 or where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height
Bed and Breakfast - in sub-area MDR1, sub-area MDR2, sub-area MDR3 or sub-area MDR5
Brothel
Bulky Goods Showroom
Car Wash Facility
Cemetery
Child Care Centre - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed use development
Commercial Office - except in sub-area MDR1 - where part of a mixed use development and where having 400m ² or less gross floor area and sub-area; or except in sub-area MDR3 - where part of a mixed use development and where having 1000m ² or less gross floor area; or in except in sub-area MDR5 - where part of a mixed use development and where having 200m ² or less gross floor area
Community Facility - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed used development
Display and Sale Activity
Drive Through Restaurant
Dual Occupancy - in sub-area MDR1, sub-area MDR2, sub-area MDR3 or sub-area MDR5
Dwelling House - in sub-area MDR1, sub-area MDR2, sub-area MDR3 or sub-area MDR5

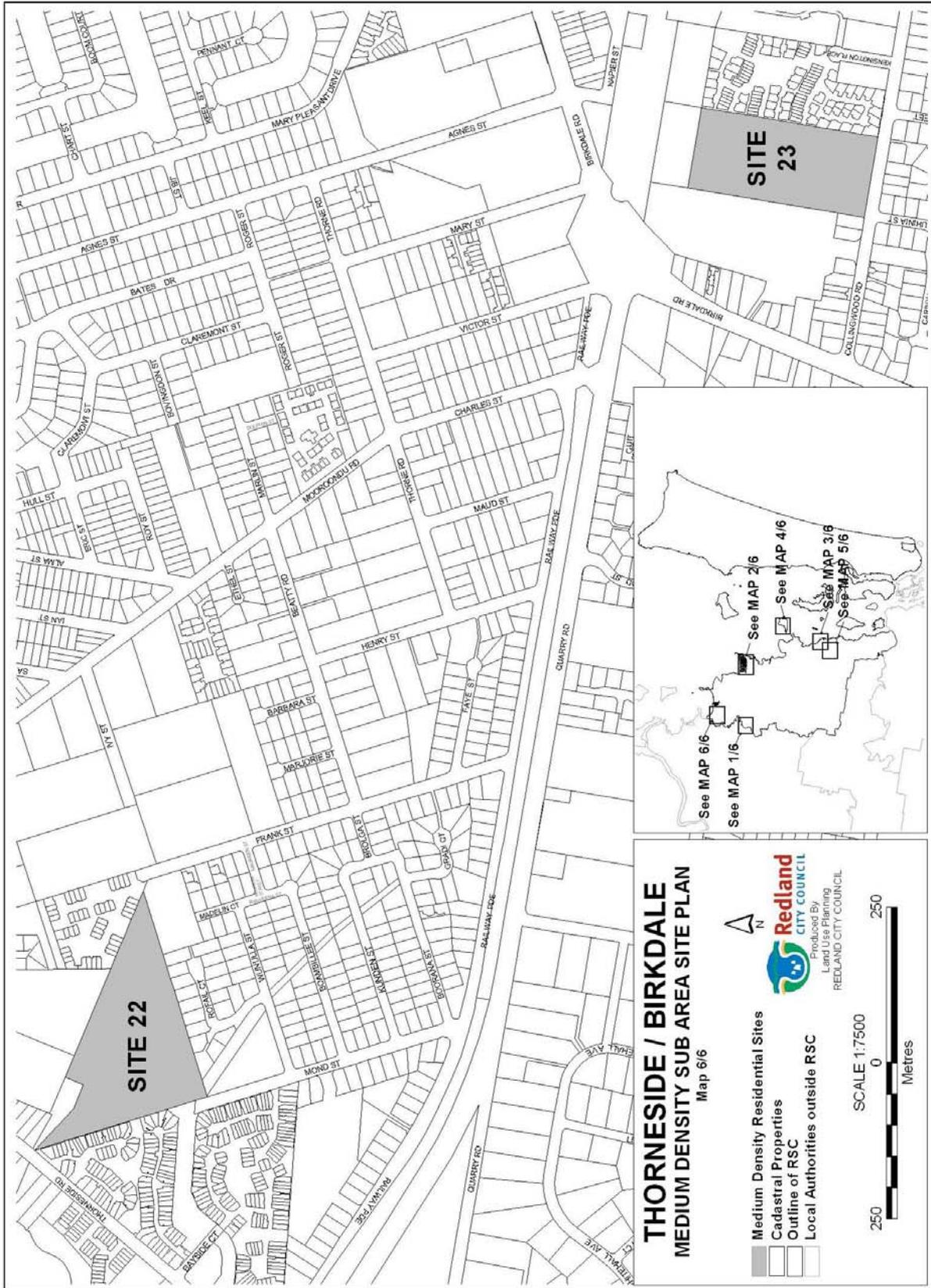
Inconsistent Uses
Education Facility - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed use development
Emergency Services
Extractive Industry
Heavy Industry
High Impact Industry
Home Business - in sub-area MDR1, sub-area MDR2 and sub-area MDR3 and sub-area MDR5 - where not in a dwelling unit approved under this planning scheme
Hospital
Hotel
Indoor Recreation Facility - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed use development
Institution
Intensive Agriculture
Landscape Supply Depot
Marine Services
Mobile Home Park - in sub-area MDR1, sub-area MDR2, sub-area MDR3 except in sub-area MDR5
Multiple Dwelling – where in sub-area MDR5 or where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height
Night Club
Outdoor Dining - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed use development and where having 100m ² or less gross floor area
Outdoor Recreation Facility - except in sub-area MDR3
Passenger Terminal
Place of Worship
Produce Store
Refreshment Establishment - except in sub-area MDR1 and sub-area MDR3 - where part of a mixed use development and where having 400m ² or less gross floor area; or in sub-area MDR5 where part of a mixed use development and where having 200m ² or less gross floor area
Relatives Apartment - in sub-area MDR1, sub-area MDR2, sub-area MDR3 and sub-area MDR5
Retail Warehouse
Roadside Stall
Rural Enterprise
Service Industry
Service Station
Shop - except - in sub-area MDR1 - where part of a mixed use development and where having less than 400m ² gross floor area, or in sub-area MDR3 and sub-area MDR5 - where part of a mixed use development and where having 200m ² or less gross floor area
Small Lot House - in sub-area MDR1 and sub-area MDR2 and sub-area MDR5
Temporary Use
Tourist Accommodation - where the development height extends more than 10% over the maximum building height as set out in Table 2 – Building Height
Tourist Park - in sub-area MDR1, sub-area MDR2

Table 2 - ~~Maximum Overall Building Height~~

Location	Maximum Overall Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
General		
Throughout the Zone - other than sub-area MDR1, sub-area MDR5 and a number of MDR3 sites	13 metres	7 metres (3 storey)
Sub-area MDR1		
Capalaba - Refer to Map 1/6		
1	Moreton Bay Road, Pittwin Road North	22 metres
2	Mount Cotton Road	19 metres
		16 metres (6 storey)
		13 metres (5 storey)

Cleveland - Refer to Map 2			
3	Haggup Street, Queen Street, Waterloo Street	19 metres	13 metres (5 storey)
4	Michelle Court	19 metres	13 metres (5 storey)
5	Shore Street, Middle Street, Island Street	19 metres	13 metres (5 storey)
6	Channel Street, Shore Street, Middle Sts	22 metres	16 metres (6 storey)
7	Passage Street	19 metres	13 metres (5 storey)
8	Queen Street, Passage Street, Middle Sts	13 metres	7 metres (3 storey)
9	Middle Street, Shore Street, Wharf Sts	19 metres	13 metres (5 storey)
10	Wharf Street, Shore Street, Middle Sts	19 metres	13 metres (5 storey)
11	North Street, Shore Street East	13 metres	7 metres (3 storey)
Redland Bay - Refer to Map 3			
12	Boundary Street, Broadwater Terrace, Esplanade, Stradbroke Street	13 metres	7 metres (3 storey)
13A	Hamilton Street, Esplanade, Peel Street	19 metres	13 metres (5 storey)
13B	Hamilton Street, Esplanade, Peel Street	13 metres	7 metres (3 storey)
14	Gladstone Street, Peel Street and Broadwater Terrace	13 metres	7 metres (3 storey)
15	Weinam Street, Banana Street, Outridge Street, Hamilton Street, Meissner Street	13 metres	7 metres (3 storey)
Coochiemudlo Island - Refer to Map 4			
16	Victoria Parade	13 metres	7 metres (3 storey)
Sub-area MDR3			
Redland Bay - Refer to Map 5			
17	Salisbury Street	14 metres	8 metres (3 storey)
18	Salisbury Street	13 metres	7 metres (3 storey)
19	Salisbury Street	8.5 metres	(2 storey)
20	Salisbury Street	4.5 metres - 14 metres	(1 - 3 storey)
21	Salisbury Street	4.5 metres	(1 storey)
Sub-area MDR4			
South-East Thornlands - Refer to Map 6			
22	South-East Thornlands	16 metres	10 metres (4 storey)
Sub-area MDR5			
Thorneside / Birkdale - Refer to Map 6/6			
22	Mond Street	4.5 metres	
23	Collingwood Road	4.5 metres	

Map 7 - Medium Density Residential Zone - Sub-Area MDR5 - Site Locations



Amendments to Part 4 – Zones

Amendment 04.16: Division 16 – Open Space Zone

Explanation

Chapter 5 – Planning Scheme Policy 3 – Contributions and Security Bonding states that land included in the Open Space Zone is indicative of land that forms part of the open space network and includes land identified or required for flood immunity, environmental values and active and passive recreational purposes. The Policy applies to Reconfigurations as well as applications for Material Change of Use for the following residential uses:

- Dual Occupancy;
- Multiple Dwelling;
- Apartment Building;
- Aged Persons and Special Needs Housing; and
- Mobile Home Park.

Open Space zoning can either occur over an entire allotment or over part of an allotment, where the balance is normally included in a residential zone. The latter situation is commonly referred to as ‘split zoning’.

The Open Space Zone Code also needs to be amended where Reconfiguration is made Impact Assessable pursuant to 4.16.5 of the Code is included in Table 1 – Inconsistent Uses of the Zone Code. This amendment is to provide consistency with Table 1 of Schedule 5 – Lot Sizes as it relates to the Open Space Zone.

Proposed Amendments

4.16.7 Overall Outcomes for Open Space Zone Code

Insert: In provision 2(a) –

“(iv) Material Change of Use (for certain residential uses) –

- a. facilitates the transfer of open space zoned land into the ownership of the Crown with Council as land trustee;
- b. does not prejudice the future use of this land for open space purposes.”

4.16.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Insert: In P1.3

Note -

Refer to Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding, Chapter 5 - Open Space for further information on contributions for Open Space.

Insert: New S1.4(1)

“(1) Material Change of Use for the following residential uses –

- Dual Occupancy;
- Multiple Dwelling;
- Apartment Building;
- Aged Persons and Special Needs Housing
- Mobile Home Park

- (a) facilitates the transfer of open space zoned land into the ownership of the local government;
- (b) does not prejudice the future use of this land for open space purposes.”

Insert: New P1.4(1)

“(1) No Probable Solution Identified.”

Insert: Under P1.4(1)

Note -

Refer to Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding, Chapter 5 - Open Space for further information on contributions for Open Space.”

Table 1 – Inconsistent Uses

After the bottom row of Table 1, insert two new rows as follows:

<u>Inconsistent Other Uses</u>
Creating lots by subdividing another lot by Standard Format Plan, except where – <ul style="list-style-type: none">• Required to transfer land into the ownership of the Crown with Council as land trustee;• To maintain and enhance social and recreational values.

see model 04.16

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 04.16

Division 16 - Open Space Zone

4.16.7 Overall Outcomes for Open Space Zone Code

- (1) The overall outcomes are the purpose of the Open Space Zone Code.
- (2) The overall outcomes sought for the Open Space Zone Code are described by six key characteristics^{4.137} -
- (a) Uses and Other Development;
 - (b) Open Space Design;
 - (c) Built Form;
 - (d) Amenity;
 - (e) Environment;
 - (f) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

- (i) Provide for a range of open space and recreational uses that -
 - a. meet the active or passive recreational needs of residents and visitors to the City;
 - b. provide for recreation activities on land in public or private ownership;
 - c. may include land used for activities not involving access by the general public.
- (ii) Provide for a limited range of other uses that -
 - a. fulfill ancillary functions that are required for the open space to function effectively;
 - b. do not impact on the amenity and landscape setting of the area.
- (iii) Reconfiguration -
 - a. facilitates the transfer of open space land into the ownership of the local government authority;
 - b. does not prejudice the future use of this land for open space purposes.
- (iv) Material Change of Use (for certain residential uses) –
 - a. facilitates the transfer of open space zoned land into the ownership of the Crown with Council as land trustee;
 - b. does not prejudice the future use of this land for open space purposes.

4.16.8 Development Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.3	<u>Uses and Other Development -</u> (1) Reconfiguration - (a) facilitates the transfer of open space land into the ownership of the local government; (b) enhances social, cultural and recreational opportunities;	P1.3	(1) No probable solution identified.

^{4.137} In combination, the overall outcomes in section 4.16.7(2)(a)-(f) define the character of the Open Space Zone.

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>(c) provides linkages between existing and/or open space areas;</p> <p>(d) does not prejudice the future use of this land for open space purposes.</p>		<p>Note -</p> <p>Refer to Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding, Chapter 5 - Open Space for further information on contributions for Open Space.</p>
S1.4	<p>(1) Material Change of Use for the following residential uses –</p> <ul style="list-style-type: none"> • Dual Occupancy; • Multiple Dwelling; • Apartment Building; • Aged Persons and Special Needs Housing • Mobile Home Park <p>(a) facilitates the transfer of open space zoned land into the ownership of the local government;</p> <p>(b) does not prejudice the future use of this land for open space purposes.</p>	P1.4.	<p>(1) No probable solution identified.</p> <p>Note -</p> <p>Refer to Part 11 - Planning Scheme Policy 3 – Contributions and Security Bonding, Chapter 5 - Open Space for further information on contributions for Open Space.</p>

Table 1 - Inconsistent Uses

Inconsistent Uses
Aged Persons and Special Needs Housing
Agriculture
Animal Keeping
Apartment Building
Bed and Breakfast
Brothel
Bulky Goods Showroom
..... (cont.)
Relatives Apartment
Retail Warehouse
Roadside Stall
Rural Enterprise
Service Industry
Service Station
Shop
Small Lot House
Tourist Accommodation
Vehicle Depot
Vehicle Repair Premises
Veterinary Surgery
Inconsistent Other Uses
<p>Creating lots by subdividing another lot by Standard Format Plan, except where –</p> <ul style="list-style-type: none"> • Required to transfer land into the ownership of the Crown with Council as land trustee; • To maintain and enhance social and recreational values.

Amendments to Part 4 - Zones

Amendment 04.17: Division 17 – Park Residential Zone

Explanation

Overall Outcome 4.17.7(2)(a)(ii)a.

An amendment is required to remove a typographical error. The word “an” inappropriately appears before the word “community”. The word “an” should be deleted.

4.17.4 Park Residential Zone - Table of Assessment for Material Change of Use of Premises

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Park Residential Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Specific Outcome S2.3

An amendment is required so as to state that reconfiguration must have regard to bio-physical constraints such as waterways, wetlands, significant bushland a steep slopes and the like and that a minimum lot size of 6000 m² needs to be achieved. At present, many lots are being created well below the “average” of 6000 m² through the creation of a single large lot and many smaller lots well below the intended 6000 m² average size. The amendment will ensure that the minimum lot size is 6000 m² although some lots may need to be larger than this to accommodate particular features (see below) but none should be smaller.

A Note following P2.3

An amendment is required to state that the minimum lot size of 6000 m² may not always be achievable due to bio-physical constraints such as topography, the presence of waterways, wetlands, significant bushland and the siting of development envelopes and that larger lots may be required to meet these requirements and/or outcomes.

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they have been included in the self assessment criteria listed in column 3.

Retaining Walls

This amendment relates to the report in 07.06 Excavation and Fill which sets out changes relating to Retaining Walls. Retaining Walls are being introduced into all zones in the planning scheme as assessable development being “Other Development not associated with a Material Change of Use of Premises”. The standard provisions for all zones (other than Conservation sub-areas CN1 and CN2) are shown in the model attaching to this report.

Proposed Amendments

Overall Outcome 4.17.7(2)(a)(ii)a.

Delete: “an” before the word “community” so that the sentence reads -

- (ii) a. fulfil a local community need, or, in the case of community, educational and recreational uses, such uses are an identified district need.

4.17.4 Park Residential Zone - Table of Assessment for Material Change of Use of Premises

Insert: note in column 2 of the level of assessment table for Relatives Apartment

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

Specific Outcome S2.3

Delete: the full stop from the end of the sentence

Insert: the following words

... and must have regard to any bio-physical constraints such as steep slopes, waterways, wetlands and significant bushland.

Probable Solution P2.3

Delete: “Reconfiguration achieves a density of not greater than 1 dwelling unit per 6000m².”

Insert: “Reconfiguration achieves a minimum lot size of 6000m².”

Insert: the following Note in P2.3

Note -

The minimum lot size of 6,000 square metres may not always be achievable where larger allotments are required to accommodate and have regard to bio-physical constraints such as waterways, flood liable land, wetlands, significant vegetation,

steep slopes and the need to locate a development envelope in an unconstrained portion of the site.

4.17.5 Park Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Insert: In section 4.17.5 for a Private Swimming Pool in column 3

- Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code
- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code

Insert: In section 4.17.5 under heading “Building Work for –“ and following “Private Tennis Court” the following:

<u>Retaining Wall</u>	<p><u>Exempt</u></p> <p>If minor building work</p> <p><u>Self-Assessable</u></p> <p>If -</p> <p style="padding-left: 20px;">(1) Not exempt;</p> <p style="padding-left: 20px;">(2) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p><u>Code Assessable</u></p> <p>If –</p> <p style="padding-left: 20px;">(1) Not self-assessable;</p> <p style="padding-left: 20px;">(2) Greater than 1 metre but no more than 2.5 metres in height from ground level</p> <p>Otherwise -</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section <u>7.6.4</u> of the Excavation and Fill Code ▪ Acceptable Solutions in section <u>8.6.4</u> of the Erosion Prevention and Sediment Control Code ▪ <u>Erosion Prevention and Sediment Control Code</u> ▪ <u>Excavation and Fill Code</u>
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NOTE: While demonstrated in the Model 04.17 for the Park Residential zone this provision is to be included in **ALL** zones except the Conservation zone. A slightly different provision has been included into the Conservation zone (model 04.03) to take account of CN1 and CN2 sub-areas.

see model 04.17

see also – 04.03, 06.21 and 07.06

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.17

Division 17 - Park Residential Zone

4.17.7 Overall Outcomes for Park Residential Zone Code

- (1) The overall outcomes are the purpose of the Park Residential Zone Code.
- (2) The overall outcomes sought for the Park Residential Zone Code are described by five key characteristics^{4.146} -
 - (a) Uses and Other Development
 - (i)
 - (ii) Provide for a limited range of non-residential uses that -
 - a. fulfill a local community need, or in the case of an community, educational and recreational uses are an identified district need;

4.17.4 Park Residential Zone - Table of Assessment for Material Change of Use of Premises

Park Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use	Level of Assessment	Assessment Criteria
Relatives Apartment	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note -</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.21.4 of Relatives Apartment Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (a)and(c) in section 7.6.4 of the Excavation and Fill Code ■ Park Residential Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code
Road	<u>Exempt</u>	

4.17.5 Park Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

<p><u>Private Swimming Pool</u></p>	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>7.8.5</u> of the Private Swimming Pool Code ■ Acceptable Solutions in section <u>8.5.4</u> of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section <u>8.6.4</u> of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ <u>Private Swimming Pool Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u>
<p><u>Retaining Wall</u></p>	<p><u>Exempt</u></p> <p>If minor building work</p> <p><u>Self-Assessable</u></p> <p>If -</p> <ul style="list-style-type: none"> (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3; <p><u>Code Assessable</u></p> <p>If -</p> <ul style="list-style-type: none"> (1) Not self-assessable; (2) Greater than 1 metre but no more than 2.5 metres in height from ground level <p><u>Otherwise -</u></p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>7.6.4</u> of the Excavation and Fill Code ■ Acceptable Solutions in section <u>8.6.4</u> of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u>

4.17.8.1 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p><u>Built Form and Density -</u></p>		
S2.3	<p>The creation of lots is compatible with the detached low-rise, semi-rural bushland setting of the zone and must have regard to any bio-physical constraints such as steep slopes, waterways, wetlands and significant bushland.</p>	P2.3	<p>Reconfiguration achieves a density of not greater than 1 dwelling unit per minimum lot size of 6000m².</p> <p>Note -</p> <p>The minimum lot size of 6,000 square metres may not always be achievable where larger allotments are required to accommodate and have regard to bio-physical constraints such as waterways, flood liable land, wetlands, significant vegetation, steep slopes and the need to locate a development envelope in an unconstrained portion of the site.</p>
S2.7	<p>(1) Fencing does not inhibit the movement of native animals -</p> <ul style="list-style-type: none"> (a) within the lot or premises; (b) to external areas. 	P2.7	<p>(1) No probable solution identified.</p> <p>Note -</p> <p>Refer to Part 11 - Planning Scheme Policy 4 - Ecological Impacts for specific fauna friendly fencing criteria.</p>

Amendments to Part 4 – Zones

Amendment 04.19: Division 19 – Point Lookout Residential Zone

Explanation

4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

The level of assessment for reconfiguration (creating lots by subdividing another lot by standard format plan) is impact assessable. However, it is common practice for standard format plans with a community management statement to be decided by code assessment on Point Lookout (and elsewhere), particularly following dual occupancy material change of use approval. Therefore, this amendment requires code assessment for a standard format plan with a community management statement in place where in conjunction with a dual occupancy or multiple dwelling. Standard format plans without a community management statement are to remain impact assessable.

4.19.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Specific Outcome S2.3 (1)(g) has been reworded as there has been some debate as to how it is interpreted as it is unclear of the intent of this specific outcome. S2.3 (1)(g) states that setbacks are 2 metres for the side boundary with setbacks not including driveways, vehicle turning areas, car parking areas, garages and carports. The intent of this specific outcome is to keep side boundary setbacks vegetated and free from structures. Specific Outcome S5.5 (2) supports this as it states that driveways and turning areas are not located in side setback areas. However the wording of this specific outcome is ambiguous and often interpreted as driveways, vehicle turning areas, car parking areas, garages and carports are allowed within the side boundary setback. S2.3 (1)(g) has been reworded so that it is clear that driveways, vehicle turning areas, car parking areas, garages and carports are not permitted in the side boundary setback. Specific Outcome S2.1 (1) has also been amended to include a maximum 2 storey height requirement in addition to the maximum 8.5 metre height requirement above ground level.

Proposed Amendment

4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Insert: in column 1, 2 and 3

Insert in column 1 –

- Creating lots by subdividing another lot by Standard Format Plan –
 - where in conjunction with a dual occupancy or multiple dwelling; and
 - with a Community Management Statement in place

Insert: in column 2

- Code Assessable

Insert: in column 3 –

- Point Lookout Residential Zone Code
- Reconfiguration Code

Amend column 1

Delete:

Creating lots by subdividing another lot by Standard Format Plan

Insert:

Creating lots by subdividing another lot by Standard Format Plan (without a Community Management Statement in place)

4.19.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Amend - S2.1 (1) – After “(1) Building height is 8.5 metres or less above ground level..”

Insert:

“ and a maximum of 2 storeys; “

Amend - S2.3 (1)(g)

Delete:

- (1) Setbacks –
- (g) are 2 metres for the side boundary with setbacks not including driveways, vehicle turning areas, car parking areas, garages and carports;

Insert:

- (1) Setbacks –
- (g) are 2 metres from the side boundary. Driveways, vehicle turning areas, car parking areas, garages and carports are not permitted within this 2 metre setback;

see model 04.19

Officer Recommendation

It is recommended that:

1. reconfiguration (creating lots by subdividing another lot by standard format plan) without a community management statement remains impact assessable;
2. reconfiguration (creating lots by subdividing another lot by standard format plan) where in conjunction with a dual occupancy or multiple dwelling and where a community management statement is in place is code assessable; and
3. specific outcome S2.1 (1) be reworded to include a 2 storey height limit in addition to the existing 8.5 metre height limit
4. specific outcome S2.3 (1)(g) be reworded so that it is clear that driveways, vehicle turning areas, car parking areas, garages and carports are not permitted in the side boundary setback.
5. the Redlands Planning Scheme be amended in accordance with the proposed amendments outlined above.

MODEL 04.19

Division 19 - Point Lookout Residential Zone

4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Point Lookout Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.159}	Assessment Criteria
Reconfiguration for -		
<p>Creating lots by subdividing another lot by Standard Format Plan^{4.160} -</p> <ul style="list-style-type: none"> where in conjunction with a dual occupancy or multiple dwelling; and with a Community management Statement in place 	Code Assessable	<ul style="list-style-type: none"> Point Lookout Residential Zone Code Reconfiguration Code
<p>Creating lots by subdividing another lot by Standard Format Plan^{4.160} (without a Community Management Statement in Place)</p>	Impact Assessable	
<p>Creating lots by subdividing another lot by -</p> <ul style="list-style-type: none"> Building Format Plan; or Volumetric Format Plan 	Code Assessable	<ul style="list-style-type: none"> Point Lookout Residential Zone Code Reconfiguration Code
<p>Placing an Advertising Device on Premises</p>	<p>Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable If not self-assessable</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 7.1.4 of the Advertising Devices Code Advertising Devices Code

^{4.160} Whether or not having a Community Management Statement.

4.19.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Built Form and Density -</u>		
S2.1	(1) Building height is 8.5 metres or less above ground level and a maximum of 2 storeys;	P2.1	(1) No probable solution identified.
S2.3	<p>(1) Setbacks -</p> <p>(a) allow for retention of native plants and the introduction of landscaping to complement building massing and to screen buildings;</p> <p>(b) encourage development that complements the streetscape established by the earlier built form of Point Lookout;</p> <p>(c) at the side and rear provide separation between buildings and allow for landscaping to screen buildings, privacy and open space;</p> <p>(d) ensure a built form that does not dominate the natural environment;</p> <p>(e) are 6 metres from the front property boundary; or</p> <p>(f) an open carport may be built in the 6 metre setback where-</p> <p>(i) the physical characteristics of the lot do not allow any other alternative;</p> <p>(ii) the maximum height of the open carport is 3.5 metres;</p> <p>(g) are 2 metres for from the side boundary, with setbacks not including Driveways, vehicle turning areas, car parking areas, garages and carports are not permitted within this 2 metre setback;</p> <p>(h) are 2 metres for any building or structure less than 4.5 metres above ground level and 3.5 metres for any building or structure over 4.5 metres above ground level for the rear boundary;</p> <p>(i) are 4 metres to the outer most projection for internal separation of detached buildings on the same lot and 6 metres between any walls of detached buildings on the same lot;</p>	P2.3	<p>(2) No probable solution identified.</p> <p>Note - Refer to Diagram 4 - Setbacks.</p>

Amendments to Part 4 – Zones

Amendment 04.21: Division 21 – Rural Non-Urban Zone

Explanation

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Rural Non-Urban Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Specific Outcome S2.1 (c) states “site coverage that facilitates expected uses while not dominating the landscape”. The Probable Solution P2.2 (c) specifies “site coverage for land included in the Rural Non Urban sub-area RN1 does not exceed 10%”. In both instances the defining term is “site coverage”.

The RPS definition of Site Coverage largely relates to built structures and does not include accessways, car parking spaces and land cleared for on site waste treatment and disposal.

The majority of lots included in the Rural Non Urban zone sub area RN1 are elongated with relatively narrow frontages to Redland Bay Road, Capalaba. Those lots commonly support significant native vegetation recognised in the State Koala Plan and the RPS Habitat Protection Overlay.

Certain development proposals on RN1 zoned lots have been found to incorporate a relatively small building footprint but a much larger footprint for the other aspects of the development as noted above. In these circumstances, the applicant can demonstrate compliance with the RPS site coverage requirement however the overall development footprint is considerably greater and exceeds the 10% currently referred to in the Rural Non Urban zone Code.

In the RPS 1B amendment package, this same issue was addressed with respect to the Conservation and Environmental Protection Zones whereby, in both Zone Codes, the term ‘site coverage’ was replaced with the following term: “All buildings, structures, car parking, accessways, service facilities, private open space, on-site waste water disposal, storage and associated tree clearing”.

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they have been included in the self assessment criteria listed in column 3.

Proposed Amendments

4.21.4 Rural Non-Urban Zone - Table of Assessment for Material Change of Use of Premises

Insert: Note in column 2 of the level of assessment table for Relatives Apartment under the Self-Assessable provisions

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

4.21.5 Rural Non-Urban Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Insert: In section 4.21.5 for a Private Swimming Pool in column 3

- Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code
- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code

4.21.8 – Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: in S2.1 (c)

- (c) site coverage that facilitates expected uses while not dominating the landscape;

Insert: in S2.1 (c)

- (c) all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing are incorporated while not dominating the landscape;

Delete: in P2.1 (c)

- (c) site coverage does not exceed -
 - (i) 2.5 percent; or
 - (ii) in sub-area RN1 - 10 percent; or
 - (iii) in sub-area RN2 - 20 percent; or
 - (iv) in sub-area RN3 - 10 percent.

Insert: in P2.1 (c)

- (c) all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing in total does not exceed -

- (i) 2.5 percent; or
- (ii) in sub-area RN1 - 10 percent; or
- (iii) in sub-area RN2 - 20 percent; or
- (iv) in sub-area RN3 - 10 percent.

see model 04.21

see also – 06.21

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.21

Division 21 - Rural Non-Urban Zone

4.21.4.1 Rural Non-Urban Zone - Table of Assessment for Material Change of Use of Premises

Rural Non-Urban Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.173}	Level of Assessment ^{4.174}	Assessment Criteria
Relatives Apartment	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area - (a) RN2; or (b) RN3; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p style="background-color: #ffff00;">Note -</p> <p style="background-color: #ffff00;">Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area RN2</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.21.4 of the Relatives Apartment Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Rural Non-Urban Zone Code ■ Relatives Apartment Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Stormwater Management Code
Road	<u>Exempt</u>	

4.21.5 Rural Non-Urban Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

<p>Private Swimming Pool</p>	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
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4.21.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.1	<p><u>Built Form and Density -</u></p> <p>(1) Uses and other development achieve a built form that is consistent with the rural environment through consideration of -</p> <p>(a) building heights that sit within rather than dominate the landscape setting;</p> <p>(b) setbacks for buildings and structures to -</p> <p>(i) enhance views along the movement network in recognition of a dual role as tourist drives;</p> <p>(ii) assist in ameliorating potentially incompatible uses from existing and future rural activities expected in the zone;</p>	P2.1	<p>(1) Buildings and structures -</p> <p>(a) have an overall height that does not exceed -</p> <p>(i) 8.5 metres above ground level; or</p> <p>(ii) as required to facilitate a productive rural activity;</p> <p>(b) are setback -</p> <p>(i) for a lot or premises less than 2 hectares - a minimum of 10 metres from all boundaries; or</p> <p>(ii) for a lot or premises greater than 2 hectares -</p> <p>a. a minimum of 20 metres from all boundaries; or</p> <p>b. a minimum of 10 metres from all</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(c) site coverage that facilitates expected uses all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing are incorporated while not dominating the landscape;</p> <p>(d) where service industries are not provided in a building as separate tenancies or any sub-let parts of the premises.</p>	<p>boundaries if screened by planted landscaping; or</p> <p>(iii) in sub-area RN1 - for non-residential buildings or structures associated with small scale home business operations -</p> <p>a. a minimum of 50 metres from the road frontage; or</p> <p>b. a minimum of 30 metres and screened from the road frontage by planted landscaping;</p> <p>(c) site coverage all buildings, structures, car parking, hardstand areas, accessways, service facilities, private open space, on-site waste water disposal, storage and associated vegetation clearing in total does not exceed -</p> <p>(i) 2.5 percent; or</p> <p>(ii) in sub-area RN1 - 10 percent; or</p> <p>(iii) in sub-area RN2 - 20 percent; or</p> <p>(iv) in sub-area RN3 - 10 percent.</p>

Amendments to Part 4 – Zones

Amendment 04.23: Division 23 – SMBI Residential Zone

Explanation

Summary of sub-areas

Within the SMBI Residential zone there is currently one sub-area identified. The lots within this sub-area have been specifically identified by Council and are addressed in the Overall Outcomes for the zone 4.23.7 (2)(d)(ii). *In sub-area SR1 uses and development are located, designed and managed to ensure the protection and rehabilitation of identified scenic and environmental values.*

Unlike the provisions for other zones with sub-areas, in the SMBI Residential zone there is not a table specifically identifying the SR1 sub-area. For consistency and ease of identification, it is proposed to incorporate a note incorporating a Table showing the SR1 sub-area.

Small Lot House

Currently the RPS level of assessment requirements for built to boundary walls for a small lot house in the SMBI Residential Zone conflicts with the QDC. The level of assessment requirements for built to boundary walls has been amended to reflect the requirements of the QDC.

Proposed Amendments

Insert: the following table after Sections 4.23.3 and 4.23.6

Note -

Summary of Urban Residential Zone sub-areas	
Sub-area	Description
Sub-area SR1	Multiple locations on all SMBI islands

4.23.4 SMBI Residential Zone - Table of Assessment for Material Change of Use of Premises

Delete: from column 2 for Small Lot House –

- (2) The use does not involve built to boundary walls that -
 - (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;

Insert:

- (2) Any built to boundary wall -
 - (a) is 9 metres or less in total length;
 - (b) is 4.5 metres or less in height;
 - (c) does not have windows or doors.

see model 04.23

see also – 06.25

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.23

Division 23 - SMBI Residential Zone

Insert after Sections 4.23.3 and 4.23.6

Note -

Summary of Urban Residential Zone sub-areas	
Sub-area	Description
Sub-area SR1	Multiple locations on all SMBI islands

4.23.4 SMBI Residential Zone - Table of Assessment for Material Change of Use of Premises

SMBI Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.189}	Level of Assessment ^{4.190}	Assessment Criteria
Small Lot House	<p><u>Code Assessable</u> If -</p> <p>(1) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less; (2) The use does not involve built to boundary walls that - (a) are greater than 7.9 metres in total length; (b) are greater than 3.4.5 metres in height; (c) have windows or doors.</p> <p>(2) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 4.5 metres or less in height; (c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ SMBI Residential Zone Code ■ Small Lot House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code Infrastructure Works Code

Amendments to Part 4 – Zones

Amendment 04.24: Division 24 – Urban Residential Zone

Explanation

Investigation Area

All references to the Investigation Area are proposed to be removed from this Section in line with the recent amendments to the SEQ Regional Plan.

Relatives Apartment

Due to the inclusion of the *Building Act 1975* (as amended) alternative provisions, a statement has been incorporated (as a part of the first round of amendments to the planning scheme) explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development. The alternative provisions only affect the self-assessable provisions of particular codes related to domestic development. In the Urban Residential Zone this includes Relatives Apartment. Where this is listed in the level of assessment table, a notation has been added in column 2 to explain how non-compliance with the acceptable solutions of this code may not necessarily increase the level of assessment. The notation advises the reader to refer to the compliance section of the Relatives Apartment code.

Small Lot House

Currently the RPS level of assessment requirements for built to boundary walls for a small lot house in the Urban Residential Zone conflicts with the QDC. The level of assessment requirements for built to boundary walls has been amended to reflect the requirements of the QDC.

Mobile Home Parks

Mobile Home Parks are currently an Impact Assessable use on lots over 4000 m² anywhere in the Urban Residential zone.

The planning issues relating to the placement of Mobile Home Parks are somewhat complex. Mobile Home Parks are recognised as a form of affordable housing, and a form which makes up a small, but important component of the variety of housing choices in the city. Dwellings in Mobile Home Parks generally provide a lower cost purchase and/or rental option than standard residential housing. If designed and managed properly they fit well into the wider urban community. At present, Redlands has two dedicated Mobile Home Parks situated on Medium Density zoned land, one in Thornlands and the other in Birkdale.

These Mobile Home Parks have a residential density which approximates that permitted in the Medium Density zone and so are at risk of redevelopment due to economic factors related to the highest and best use of the land. Action is being proposed in these amendments to identify the two current sites and protect them with an MDR5 sub-area designation. While Mobile Home Parks remain Impact Assessable in much of the balance of the MD zone, it needs to be remembered that land in the MD zone is a limited resource and can be developed at much higher densities for Multiple Dwellings than is possible for Mobile Home Parks. New Mobile Home Parks are therefore very unlikely to be built in the Medium Density zone.

If Council is to support this form of land use, in line with its stated intent to support housing choice and affordable housing, then action needs to be undertaken to provide new opportunities for development in areas where there are locational and economic advantages for this form of development. To meet these requirements then it needs to be appropriately located in the Urban Residential zone.

The Mobile Home Park Code currently requires a minimum site area of 4000 m² and a maximum density of 1 site per 200 m² with about 50% site coverage. A 4000 m² site will therefore accommodate about 10 lots including communal facilities and a manager's residence.

It is proposed to encourage the development of a limited number of Mobile Home Park opportunities on larger lots in the Urban Residential area by making them Code Assessable in UR1 on sites over 1.5 hectares but restricting development on smaller lots, below 1.5 hectares, throughout the rest of the zone.

Because of the size and locational constraints, there are likely to be only 3-4 sites in sub-area UR1 (as it currently exists) which would meet the requirements for the establishment of a Mobile Home Park. Additional opportunities can be established in new areas as they open up to urban development by including suitable sites in the UR1 sub-area.

Multiple Dwellings

It is proposed to amend the Urban Residential zone in relation to the Multiple Dwelling use to allow more small scale multiple dwelling projects into the urban area. At present multiple dwellings are Code Assessable in sub-areas UR1 and UR2 where the development lots are over 1200 m² and the proposed buildings are a maximum of 8.5 metres above ground level and 2 storeys or less. All other multiple dwellings in the Urban Residential zone are Impact Inconsistent.

To allow Council to consider a wider variety of housing choices in the Urban Residential area it is proposed to make the multiple dwelling use Impact Assessable on all other UR land but only where lots are between 1200 m² – 4000 m² and buildings 8.5 metres or less above ground level and 2 storeys or less (residential scale). This provision will allow the Council and the community to assess the impacts of a limited size multiple unit development in a locality. The 1200 m² - 4000m² site limit will control the size of the development to prevent large scale unit developments that would be out of character with the general intent of the UR zone.

The Urban Residential Zone Code states that residential density is limited in all areas, except sub-area UR2, to 1dwelling unit per 400 m². In UR2 the figure is 1dwelling unit per 450m². Based on the proposed figures a 1200 m² will accommodate 3 units and a 4000 m² may accommodate up to 10 units. The suitability of the development and site to the particular location will be subject to the Impact Assessment process.

Multiple Dwellings on lots over 4000m² and/or with buildings over 8.5 metres above ground level and/or over 2 storeys in height will remain Impact Inconsistent in this zone.

Dual Occupancy

It is proposed to make a minor amendment to the Code Assessable provisions of the Dual Occupancy use in section 4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises. At present column 2 makes Dual Occupancy code assessable if "The premises is – (a) greater than 800m² in area;" This excludes 800m² lots from being

used for Dual Occupancy, which was not the intent of the provision. The wording in fact should read “(3) The premises is – (a) 800m² or greater in area;”

The second change relates to the assessment level for Dual Occupancies on lots of less than 800m² in the Urban Residential zone. Currently (and with the proposed change above) Dual Occupancies are Code assessable on lots of 800m² or more but are Impact assessable on lots of less than 800m². Situations are arising where dual occupancy applications are being made on lots approaching 700m². While these applications need to meet the Specific Outcomes and Probable Solutions set out for development in this zone, Council has previously indicated that it is uncomfortable allowing this form of development in standard residential areas on lots of less than 800m².

Specific Outcome “Building Form and density” S2.4(2) currently states that:
“Dwelling unit density is compatible with the detached low rise character of the zone;”.

Further, Probable Solution P2.4 (2) states that:

“ Residential Development achieves a density of not greater than 1 dwelling unit per –
(a) 400m²;
(b) in sub area UR2 – 450m²;”

The probable solution clearly indicates that Council does not want dual occupancies on less than 800m² in urban residential areas or, in UR2, 900m².

To clarify Council’s position in this regard, it is recommended that “Table 1 – Inconsistent Uses and Other Development” be amended to include Dual Occupancies on lots of less than 800m², or in UR2, less than 900m².

Built to Boundary Walls

The requirement for built to boundary walls has been changed in line with the QDC. The wording has also been slightly changed to assist with clarity, by removing uncertainty caused by double negatives.

Private Swimming Pools

Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. Given these codes are also relevant to self assessment, they have been included in the self assessment criteria listed in column 3.

Vegetation Management

Stronger provisions are required to ensure native vegetation is being maintained and rehabilitated in urban areas. To achieve this, the amended provisions specify exact planting locations in road reserves and building setbacks, and highlight the extent of planting required as a percentage of the site area. In addition, there is no longer Probable Solutions for this Specific Outcome, ensuring there are more rigid controls for vegetation management in urban areas.

Proposed Amendments

Amend: 4.24.3 Assessment criteria for development in the Urban Residential Zone

Delete: from the Note (p 2):-

“Investigation Area”

Replace: All references to *SEQ Regional Plan 2005-2026*
with *SEQ Regional Plan 2009-2031*

Amend: 4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

Delete: from column 2 for Dual Occupancy

- (2) The use does not involve built to boundary walls that -
 - (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;
- (3) The premises is –
 - (a) greater than 800m² in area;
 - (b) has a frontage of 20 metres or more

Insert:

- (2) Any built to boundary wall -
 - (a) is 9 metres or less in total length;
 - (b) is 4.5 metres or less in height;
 - (c) does not have windows or doors.
- (3) The premises -
 - (a) is 800m² or greater in area;
 - (b) has a frontage of 20 metres or more.

Delete: from column 2 for Dwelling House

- (3) The use does not involve built to boundary walls that -
 - (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;

Insert:

- (3) Any built to boundary wall -
 - (a) is 9 metres or less in total length;
 - (b) is 4.5 metres or less in height;
 - (c) does not have windows or doors.

Insert: Mobile Home Park between “Minor Utility” and “Multiple Dwelling”:

column 1	column 2	column 3
Mobile Home Park	<u>Code Assessable</u> If – (a) in sub-area UR1; (b) on a site over 1.5 hectares in area Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> • Urban Residential Zone Code • Mobile Home Park Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

Delete: from column 2 for Multiple Dwelling

- (3) The premises is –
 (a) 1200m² or more in area;

Insert:

- (3) The premises –
 (a) is 1200m² or more in area;

Insert: new Note in column 2 of the level of assessment table for Relatives Apartment

Note -

Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.

Delete: from column 2 for Small Lot House

- (1) The use does not involve built to boundary walls that -
 (a) are greater than 7 metres in total length;
 (b) are greater than 3 metres in height;
 (c) have windows or doors;
- (3) The premises –
 (b) where the premises exists at the time the planning scheme has effect, had a frontage of 10 metres or more;

Insert:

- (2) Any built to boundary wall -
 (a) is 9 metres or less in total length;
 (b) is 4.5 metres or less in height;
 (c) does not have windows or doors;
- (3) The premises –
 (b) has a minimum frontage of 10 metres or more.

Amend: 4.24.5 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Delete: from column 2 for Domestic Additions

- (3) The addition does not involve built to boundary walls that -
- (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;

Insert:

The addition has a built to boundary component, results in a built to boundary wall that -

- (a) is 9 metres or less in total length;
- (b) is 4.5 metres or less in height;
- (c) has no windows or doors;

Delete: from column 2 for On-site raising or relocation of an existing dwelling unit

- (3) The relocation does not involve built to boundary walls that -
- (a) are greater than 7 metres in total length;
 - (b) are greater than 3 metres in height;
 - (c) have windows or doors;

Insert:

- (3) The relocation involves a built to boundary wall and that wall -
- (a) is 9 metres or less in total length;
 - (b) is 4.5 metres or less in height;
 - (c) has no windows or doors;

In section 4.24.5 for a Private Swimming Pool in column 3, add:

- Acceptable Solutions in section [8.5.4](#) of the Development Near Underground Infrastructure Code
- Acceptable Solutions in section [8.6.4](#) of the Erosion Prevention and Sediment Control Code

Amend: 4.24.7 Overall Outcomes for the Urban Residential Zone Code

Uses and Other Development (2)(a)(i)

Delete:

- (e) where in sub-area UR1 and UR2 - provide an increased range of residential uses including multiple dwellings, and aged persons and special needs housing.

Insert:

- (e) where in sub-area UR1 and UR2 - provide an increased range of residential uses including aged persons and special needs housing, mobile home parks and multiple dwellings;
- (f) in sub-area UR1 – provide a range of affordable and alternative housing options consistent with the built form and density of the zone.

Built Form and Density (2)(b)

Insert:

- (vii) In sub-area UR1 – mobile home parks respond to the built form surrounding the development, particularly at the interface to established residential areas.

Amend: 4.24.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: S4.3 (1) (a) - (b) and P4.3 (1) (a) - (c)

Assessable Development			
Specific Outcomes		Probable Solutions	
S4.3	<u>Environment -</u> (2) Uses and other development, including the provision of infrastructure, maximise the retention of native plants by ensuring- (a) where new public roads are required opportunities are taken to retain mature native plants within the road reserve; (b) in sub-area UR2 - the retention of native plants is maximised both within lots and road reserves;	P4.3	(1) In sub-area UR2 - (a) lots between 800m ² to 1000m ² maintain 10 percent of the lot with native plants where the lot is greater than 1000 m ² retention is increased to 15 percent; (b) road alignment and design maximise retention of mature native trees, on either verges, speed control devices, such as round-a-bouts or build outs, or median areas; (c) building setback areas provide opportunities for native plant retention on all lots;

Insert: new S4.3 and P4.3

Assessable Development			
Specific Outcomes		Probable Solutions	
S4.3	<u>Environment -</u> (1) Uses and other development, including the provision of infrastructure, maximise the retention of native plants by ensuring- (a) road alignment and design maximise retention of mature native trees, on either verges, speed control devices, such as round-a-bouts or build outs, or median areas; (b) building setback areas provide opportunities for native plant retention on all lots; or (c) Where in sub-area UR2 - lots between 800m ² to	P4.3	(2) No probable solution identified.

Assessable Development			
Specific Outcomes		Probable Solutions	
	1000m ² maintain 10 percent of the lot with native plants where the lot is greater than 1000 m ² retention is increased to 15 percent;		

Amend: Table 1 - Inconsistent Uses and Other Development

Delete:

Multiple Dwelling - except where in sub-area UR1 and sub-area UR2

Insert:

Multiple Dwelling - except where in sub-area UR1 and sub-area UR2 or on sites between 1200m² and 4000 m² with a minimum 20 metre frontage and a width to depth ratio of not greater than 1:4 and with buildings 8.5 metres or less above ground level and 2 storeys or less.

Insert:

Mobile Home Park – except where in sub-area UR1 on a site over 1.5 hectares in area

Insert:

Dual Occupancy – except on lots of 800 m² or greater, or except in sub-area UR2 on lots of 900m² or greater

Amend: Part 9 – Schedule 5

Under the Use – Multiple Dwelling and Aged Persons and Special Needs Housing in the “Zone” column –

Delete:

Urban Residential – only in sub-areas UR1 and UR2

Insert:

Urban Residential

see model 04.24

**see also – 06.21
06.25
09.05**

Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 04.24

Division 24 - Urban Residential Zone

4.24.3 Assessment criteria for development in the Urban Residential

Note -

- The level of assessment indicated within section [4.24.4](#) - Urban Residential Zone - Table of Assessment for Material Change of Use of Premises may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan ~~2005—2026~~ 2009-2031.
- The level of assessment for reconfiguration as indicated within section [4.24.5](#) - Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises, where within the Regional Landscape and Rural Production Area ~~or Investigation Area~~ of the SEQ Regional Plan ~~2005—2026~~ 2009-2031
 - ▶ complies with Division 3 of the Regulatory Provisions;
 - ▶ has a minimum lot size of 100 hectares, unless the subdivision meets an exclusion documented in Division 3.

4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
Dual Occupancy	<p><u>Code Assessable</u> If -</p> <p>(1) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less;</p> <p>(2) The use does not involve built to boundary walls that - (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors;</p> <p>(3) The premises is - (a) greater than 800m² in area; (b) has a frontage of 20 metres or more.</p> <p>(2) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 4.5 metres or less in height; (c) does not have windows or doors.</p> <p>(3) The premises -</p>	<ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ Dual Occupancy Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

^{4.199} See Schedule 3 - Dictionary, [Division 1](#) - Uses.

^{4.200} See Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
	<p>(a) is 800m² or greater in area;</p> <p>(b) has a frontage of 20 metres or more.</p> <p>Otherwise - <u>Impact Assessable</u></p>	
<u>Dwelling House</u>	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area UR3; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less;</p> <p>(3) The use does not involve built to boundary walls that (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors.</p> <p>(3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 4.5 metres or less in height; (c) does not have windows</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ Dwelling House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
	<p align="center">or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	
<u>Mobile Home Park</u>	<p>Code Assessable</p> <p>If -</p> <p>(a) in sub-area UR1; (b) on a site over 1.5 hectares in area</p> <p>Otherwise - Impact Assessable</p>	<ul style="list-style-type: none"> ■ <u>Urban Residential Zone Code</u> ■ <u>Mobile Home Park Code</u> ■ <u>Access and Parking Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<u>Multiple Dwelling</u>	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) In sub-area - (a) UR1 or (b) UR2;</p> <p>(2) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less;</p> <p>(3) The premises is - (a) is 1200m² or more in area; (b) has a frontage of 20 metres or more.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ <u>Urban Residential Zone Code</u> ■ <u>Multiple Dwelling Code</u> ■ <u>Access and Parking Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code</u>
<u>Relatives Apartment</u>	<p><u>Self-Assessable</u></p> <p>If -</p> <p>(1) Not in sub-area UR3; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note -</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section <u>6.21.4</u> of the Relatives Apartment Code ■ Acceptable Solutions in section <u>8.5.4</u> of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section <u>8.6.4</u> of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section <u>7.6.4</u> of the Excavation and Fill Code ■ <u>Urban Residential Zone Code</u> ■ <u>Relatives Apartment Code</u> ■ <u>Development Near Underground Infrastructure Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u>

Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ^{4.200}	Assessment Criteria
	<p>identified in the Relatives Apartment Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.21.2 of the Relatives Apartment Code.</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> ■ Excavation and Fill Code ■ Stormwater Management Code
<p>Small Lot House</p>	<p><u>Code Assessable</u> If -</p> <p>(1) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(2) The use does not involve built to boundary walls that</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors.</p> <p>(2) Any built to boundary wall -</p> <p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p> <p>(3) The premises -</p> <p>(a) is greater than 400m² and less than 500m² in area;</p> <p>(b) where the premises existed at the time the planning scheme has taken effect, has an average lot width frontage of 10 metres or more; or</p> <p>(b) has a minimum frontage of 10 metres or more.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ Small Lot House Code ■ Development Near Underground Infrastructure Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

4.24.5 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Urban Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.202}	Assessment Criteria
Reconfiguration for -		
Building Work for -		
<u>Domestic Additions</u>	<p><u>Exempt</u> If minor building work⁴.</p> <p><u>Self-Assessable</u> If -</p> <p>(1) Not exempt; (2) Not in sub-area UR3; (3) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Domestic Additions Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.3.2 of the Domestic Additions Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less; (3) The use does not involve built to boundary walls that (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors. (3) Any built to boundary wall -</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.3.5 of the Domestic Additions Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ Domestic Additions Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

^{4.202} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Urban Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.202}	Assessment Criteria
	<p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	
<p><u>On-site raising or relocation of an existing dwelling unit</u></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note -</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the On-site Raising or Relocation Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.7.2 of the On-site Raising or Relocation Code.</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable;</p> <p>(2) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(3) The use does not involve built to boundary walls that</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors.</p> <p>(3) Any built to boundary wall -</p> <p>(a) is 9 metres or less in total length;</p> <p>(b) is 4.5 metres or less in height;</p> <p>(c) does not have windows or doors.</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.7.5 of the On-Site Raising or Relocation Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code <ul style="list-style-type: none"> ■ Urban Residential Zone Code ■ On-Site Raising and Relocation Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code

Urban Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{4.202}	Assessment Criteria
	Otherwise - Impact Assessable	
Private Swimming Pool	<p>Self-Assessable</p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Note - Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, and access and parking, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Private Swimming Pool Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.8.2 of the Private Swimming Pool Code.</p> <p>Code Assessable</p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code <ul style="list-style-type: none"> ■ Private Swimming Pool Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

4.24.7 Overall Outcomes for Urban Residential Zone Code

- (1) The overall outcomes are the purpose of the Urban Residential Zone Code.
- (2) The overall outcomes sought for the Urban Residential Zone Code are described by five key characteristics^{4.205} -
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

^{4.205}In combination, the overall outcomes in section 4.24.7(2)(a)-(e) define the character of the Urban Residential Zone.

- (i) Provide for a range of residential uses that -
 - a. are predominantly low-rise detached houses on individual lots of various sizes;
 - b. maximise the supply of residential land through infill development;
 - c. provide for housing choice and affordability;
 - d. encourage opportunities for working from home;
 - e. where in sub-area UR1 and UR2 - provide an increased range of residential uses including aged persons and special needs housing, mobile home parks and multiple dwellings;
 - f. in sub-area UR1 – provide a range of affordable and alternative housing options consistent with the built form and density of the zone.
- (ii) Provide for a limited range of non-residential uses that -
 - a. fulfill a local community need and provide opportunities for social interaction and activity;
 - b. are highly accessible to the residents served;
 - c. are located on the major road network rather than local residential streets;
 - d. do not compromise the role and function of centres;
 - e. do not result in commercial ribbon development.

(b) Built Form and Density

- (i) The scale of uses and other development contribute to a predominantly detached residential built form by -
 - a. limiting building height to maintain a low-rise appearance;
 - b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
 - c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone;
 - d. in sub-area UR2 - site coverage is reduced to facilitate the retention of native plants and integrated the built form with the surrounding landscape setting.
- (ii) The density of uses and other development -
 - a. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;
 - b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.
- (iii) Lot layout is climatically responsive.
- (iv) Buildings incorporate a mix of architectural elements and styles that are responsive to local conditions and styles.
- (v) In sub-area UR2 - building design incorporate architectural styles and elements that reduce the visual impacts of the built form and are responsive to the natural landscape setting.
- (vi) In sub-area UR3 - buildings and structures are demountable and capable of being removed.
- (vii) In sub-area UR1 – mobile home parks respond to the built form surrounding the development, particularly at the interface to established residential areas.

4.24.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Environment -</u>		
S4.1	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation.	P4.1	No probable solution identified.
S4.2	(1) Minimise the need for excavation and fill by uses and other development being located and designed to - (a) prevent the unnecessary removal of native plants; (b) protect natural overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off.	P4.2	(1) No probable solution identified. Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for specific assessment criteria.
S4.3	(1) Uses and other development, including the provision of infrastructure, maximise the retention of native plants by ensuring- (a) where new public roads are required opportunities are taken to retain mature native plants within the road reserve; (b) in sub-area UR2 - the retention of native plants is maximised both within lots and road reserves; (a) road alignment and design maximise retention of mature native trees, on either verges, speed control devices, such as round-a-bouts or build outs, or median areas; (b) building setback areas provide opportunities for native plant retention on all lots; or (c) Where in sub-area UR2 - lots between 800m ² to 1000m ² maintain 10 percent of the lot with native plants where the lot is greater than 1000 m ² retention is increased to 15 percent; (2) Where the topography or	P4.3	(1) No probable solution identified. (1) In sub-area UR2 - (a) lots between 800m ² to 1000m ² maintain 10 percent of the lot with native plants where the lot is greater than 1000 m ² retention is increased to 15 percent; (b) road alignment and design maximise retention of mature native trees, on either verges, speed control devices, such as round-a-bouts or build outs, or median areas; (c) building setback areas provide opportunities for native plant retention on all lots; (2) No probable solution identified.

Assessable Development			
Specific Outcomes		Probable Solutions	
	environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.		

Table 1 - Inconsistent Uses and Other Development

Inconsistent Uses	
Aged Persons and Special Needs Housing - except where in sub-area UR1 and sub-area UR2	
Agriculture	
Airport	
Apartment Building	
Brothel	
Bulky Goods Showroom	
Car Wash Facility	
Caretakers Dwelling	
Cemetery	
Child Care Centre - in sub-area UR3	
Commercial Office - where having more than 400m ² gross floor area	
Display and Sale Activity	
Drive Through Restaurant	
Dual Occupancy – except on lots of 800 m ² or greater, or except in sub-area UR2 on lots of 900m ² or greater	
Extractive Industry	
Forestry	
Funeral Parlour	
General Industry	
Heavy Industry	
High Impact Industry	
Hospital - in sub-area UR3	
Hotel	
Intensive Agriculture	
Institution - in sub-area UR3	
Landscape Supply Depot	
Marine Services	
Mobile Home Park – except where in sub-area UR1 on a site over 1.5 hectares in area	
Multiple Dwelling - except where in sub-area UR1 and sub-area UR2 or in UR on sites between 1200m ² and 4000 m ² with a minimum 20 metre frontage and a width to depth ratio of not greater than 1:4 and with buildings 8.5 metres or less above ground level and 2 storeys or less.	
Night Club	
Outdoor Dining - where having more than 100m ² gross floor area	
Passenger Terminal	
Place of Worship - in sub-area UR3	
Produce Store	
Refreshment Establishment - where having more than 200m ² gross floor area	
Retail Warehouse	
Roadside Stall	
Rural Enterprise	
Service Industry	
Service Station	
Shop - where having more than 400m ² gross floor area	
Temporary Use	
Vehicle Depot	
Vehicle Parking Station - in sub-area UR3	
Vehicle Repair Premises	
Warehouse	
Inconsistent Other Development	
Creating lots by subdividing another lot by a Standard Format Plan (whether or not having a Community Management Statement) - in sub-area UR3	
Creating Small Lots with a frontage of less than 10 metres, by subdividing another lot by a Standard Format Plan (whether or not having a Community Management Statement).	

Amendments to Part 5 – Overlays

Amendment 05.01: Division 1 – Acid Sulphate Soils Overlay

Explanation

Terminology used in this Overlay is not consistent with *SPP 2/02 Planning and Managing Development Involving Acid Sulfate Soils*. References to “surface elevation” are to be replaced with the term “natural ground level”.

To support Diagram 1 of the Overlay (which diagrammatically shows a number of common excavation and filling activities) it is proposed to include a matrix of typical development activities which would trigger the overlay. This will make the trigger provisions clearer to understand across a wide range of development scenarios.

Proposed Amendments

In section 5.1.8 Acceptable Solutions applicable to Self-Assessable Development

Delete:

- (1) Filling or excavation on a lot or premises with a surface elevation that is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map only involves -
 - (a) excavating or otherwise removing **less than** 100m³ of soil or sediment; or
 - (b) filling of land with **less than** 500m³ of material, where the average depth of the material is **less than** 500mm; or
- (2) Filling or excavation on a lot or premises with a surface elevation that is between 5 and 20-metres AHD as shown on this overlay map only involves excavating or otherwise removing **less than** 100m³ of soil or sediment from below the 5-metre AHD level.

Insert:

- (1) Where the natural ground level is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map and involves -
 - (a) excavating or otherwise removing **less than** 100m³ of soil or sediment; or
 - (b) filling of land with **less than** 500m³ of material, where the average depth of the material is **less than** 500mm; or
- (2) Where the natural ground level is greater than 5 metres AHD and less than 20 metres AHD as shown on this overlay map and involves -
 - (a) excavating or otherwise removing **less than** 100m³ of soil or sediment from below the 5 metre AHD level; or
 - (b) filling of land.

Insert: new Table 1

After the following Table 1 after Diagram 1 in Section 5.1.8 Acceptable Solutions applicable to Self-Assessable Development-

Table 1: Level of Assessment for development scenarios

	Self Assessment	Code Assessment	Acid Sulfate Soil Code Not Applicable
Land below 5m AHD			
Filling > 500m ³ & ≥ 0.5m average depth		✓	
Filling > 500m ³ & < 0.5m average depth	✓		
Filling ≤ 500m ³ & ≥ 0.5m average depth	✓		
Filling ≤ 500m ³ & < 0.5m average depth	✓		
Excavating ≥ 100m ³		✓	
Excavating < 100m ³	✓		
Land between 5m and 20m AHD			
Filling	✓		
Excavating ≥ 100m ³ below 5m AHD		✓	
Excavating ≥ 100m ³ but less than 100m ³ of material removed is below 5m AHD	✓		
Land over 20m AHD			
Filling			✓
Excavating			✓

<p>KEY</p> <ul style="list-style-type: none"> > Greater than < Less than ≥ Greater than or equal to ≤ Less than or equal to
--

Note -
 Certain activities applicable to the Acid Sulfate Soil Overlay Code may be applicable to other codes in the Redlands Planning Scheme such as the Excavation and Fill Code. In instances where the Acid Sulfate Soil Overlay Code is self assessable, additional codes such as the Excavation and Fill Code may still be applicable.

Amend: section 5.1.9 Specific Outcomes and Probable Solutions applicable to Assessable Development - S1

Delete:

- (1) Filling or excavation on a lot or premises with a surface elevation that is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map only involves -
 - (a) excavating or otherwise removing **less than** 100m³ of soil or sediment; or
 - (b) filling of land with **less than** 500m³ of material, where the average depth of the material is **less than** 500mm; or

- (2) Filling or excavation on a lot or premises with a surface elevation that is between 5 and 20 metres AHD as shown on this overlay map only involves excavating or otherwise removing **less than** 100m³ of soil or sediment from below the 5 metres AHD level; or

Insert:

- (1) Filling or excavation on a lot or premises where the natural ground level is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map and-involves -
 - (a) excavating or otherwise removing **less than** 100m³ of soil or sediment;
or
 - (b) filling of land with **less than** 500m³ of material, where the average depth of the material is **less than** 500mm; or
- (2) Filling or excavation on a lot or premises where the natural ground level is between 5 and 20 metres AHD as shown on this overlay map and involves excavating or otherwise removing **less than** 100m³ of soil or sediment from below the 5 metres AHD level; or

see model 05.01

Officer Recommendations

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 05.01

Division 1 - Acid Sulfate Soils Overlay

5.1.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Filling or excavation on a lot or premises with a surface elevation that Where the natural ground level is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map and only involves –</p> <p style="margin-left: 20px;">(a) excavating or otherwise removing less than 100m³ of soil or sediment; or</p> <p style="margin-left: 20px;">(b) filling of land with less than 500m³ of material, where the average depth of the material is less than 500mm; or</p> <p>(2) Filling or excavation on a lot or premises with a surface elevation that Where the natural ground level is between greater than 5 metres AHD and less than 20-metres AHD as shown on this overlay map and only involves –</p> <p style="margin-left: 20px;">(a) excavating or otherwise removing less than 100m³ of soil or sediment from below the 5-metre AHD level; or</p> <p style="margin-left: 20px;">(b) filling of land.</p>
<p>Note - Diagram 1 - Acid Sulfate Soil Affected Areas provides a diagrammatic representation of development that is self-assessable or assessable.</p>	

Table 1: Level of Assessment for development scenarios

	Self Assessment	Code Assessment	Acid Sulfate Soil - Code Not Applicable
Land below 5m AHD			
Filling > 500m ³ & ≥ 0.5m average depth		✓	
Filling > 500m ³ & < 0.5m average depth	✓		
Filling ≤ 500m ³ & ≥ 0.5m average depth	✓		
Filling ≤ 500m ³ & < 0.5m average depth	✓		
Excavating ≥ 100m ³		✓	
Excavating < 100m ³	✓		
Land between 5m and 20m AHD			
Filling	✓		
Excavating ≥ 100m ³ below 5m AHD		✓	
Excavating ≥ 100m ³ but less than 100m ³ of material removed is below 5m AHD	✓		
Land over 20m AHD			
Filling			✓
Excavating			✓

KEY

- > Greater than
- < Less than
- ≥ Greater than or equal to
- ≤ Less than or equal to

Note -

Certain activities applicable to the Acid Sulfate Soil Overlay Code may be applicable to other codes in the Redlands Planning Scheme such as the Excavation and Fill Code. In instances where the Acid Sulfate Soil Overlay Code is self assessable, additional codes such as the Excavation and Fill Code may still be applicable.

5.1.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p><u>ASS Identification -</u></p>		
S1.	<p>(1) Filling or excavation on a lot or premises with a surface elevation that where the natural ground level is equal to or below 5 metres Australian Height Datum (AHD) as shown on this overlay map only and involves -</p> <p>(a) excavating or otherwise removing less than 100m³ of soil or sediment; or</p> <p>(b) filling of land with less than 500m³ of material, where the average depth of the material is less than 500mm; or</p> <p>(2) Filling or excavation on a lot or premises with a surface elevation that where the natural ground level is between 5 and 20 metres AHD as shown on this overlay map and only involves excavating or otherwise removing less than 100m³ of soil or sediment from below the 5 metres AHD level; or</p> <p>Note -</p> <p>Compliance with S1.(1) or (2) achieves compliance with this Code.</p> <p>(3) Confirm the presence or otherwise of ASS;</p> <p>(4) Where the presence of ASS is confirmed, identify the location, depth and maximum actual and potential acidity of ASS likely to result from disturbance.</p>	P1.	<p>(1) No probable solution identified; or</p> <p>(2) No probable solution identified; or</p> <p>(3) No probable solution identified;</p> <p>(4) No probable solution identified.</p> <p>Note -</p> <p>Where there is the likelihood of the presence or otherwise of ASS prepare and submit an Acid Sulfate Soil Investigation Report.</p>

Amendments to Part 5 – Overlays

Amendment 05.03: Division 03 – Bushfire Hazard Overlay

Explanation

5.3.8 Acceptable Solutions applicable to Self-Assessable Development

Currently, this Code elevates self-assessable applications to Code assessment where a mainland allotment is identified as being either a Medium or High bushfire hazard on the Bushfire Hazard Overlay map or if the development is within the overlay area but outside of an approved development envelope.

This amendment relates to provision A1.(2) of 5.3.8 Acceptable Solutions applicable to Self-Assessable Development which allows self-assessable development to proceed in Medium or High bushfire hazard areas if located within an approved development envelope. The provision reads;

(2) Uses and other development are located within an approved development envelope.

The practical difficulty of this provision is that a line drawn on a plan does not prevent the spread of bushfire to the development. Development envelopes may be approved in heavily treed areas which effectively remove them from the Bushfire Overlay, but not from the actual physical threat of bushfire. It is considered that a better approach is to include provisions tied to the Building Code of Australia (BCA) relating to construction in bushfire areas.

The legislative provisions that deal with the construction of buildings in bushfire prone areas is contained in Part 3.7.4 (Bushfire Areas), Volume 2 of the Building Code of Australia (BCA). This part of the BCA details construction practice and requirements for buildings to be built in designated bushfire prone areas.

The Council's Bushfire Overlay Code does not have the legal ability to elevate a self-assessable use under the BCA to a higher level of assessment. Accordingly it is recommended that rather than relying on a development envelope, the provisions should allow buildings constructed in accordance with the BCA (in relation to bushfire prone areas) to be made self-assessable in the Code.

5.3.9 Probable Solution (2)(b)

This section currently reads, "...where shown as medium and SMBI bushfire hazard on this overlay map". It should read, "where shown as medium or SMBI bushfire hazard on this overlay map". The change ensures there is consistency throughout the code with the application of the word "or" instead of "and" when referring to the medium bushfire hazard and SMBI bushfire hazard overlay maps.

Proposed Amendments

Amend: 5.3.8 Acceptable Solutions applicable to Self-Assessable Development

Remove the full stop at the end of A1 (1) and replace with a semi colon and the word 'or'.

Delete: existing provision A1. (2)

- (2) Uses and other development are located within an approved development envelope.

Insert: new provision A1. (2)

- (2) All class 1 and class 10 structures are constructed in accordance with the provisions for *designated bushfire prone areas* contained in the Building Code of Australia.

Amend: 5.3.9 Probable Solution (2)(b)

Delete:

- (b) where shown as medium and SMBI bushfire hazard on this overlay map

Insert:

- (b) where shown as medium or SMBI bushfire hazard on this overlay map

see model 05.03

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 05.03

Division 3 - Bushfire Hazard Overlay

5.3.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or</p> <p>(2) All class 1 and class 10 structures are constructed in accordance with the provisions for <i>designated bushfire prone areas</i> contained in the Building Code of Australia.</p>

5.3.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	<p><u>General -</u></p> <p>(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or</p> <p>Note - Compliance with specific outcome S1.(1) achieves compliance with this Code.</p> <p>(2) Uses and other development maintain the safety of people and property by -</p> <p>(a) avoiding areas shown on this overlay map as -</p> <p>(i) high bushfire hazard; or</p> <p>(ii) medium bushfire hazard; or</p> <p>(iii) Southern Moreton Bay Islands (SMBI) bushfire hazard;</p>	P1.	<p>(1) No probable solution identified.</p> <p>(2) Uses and other development -</p> <p>(a) locate on land that is not shown on this overlay map as -</p> <p>(i) high bushfire hazard; or</p> <p>(ii) medium bushfire hazard; or</p> <p>(iii) Southern Moreton Bay Islands (SMBI) bushfire hazard; or</p> <p>(b) where shown as medium or and SMBI bushfire hazard on this overlay map -</p> <p>(i) determine that the hazard on that part of the lot or premises where the development is proposed is low through a bushfire hazard assessment; or</p> <p>(ii) comply with the recommendations of a bushfire management plan</p>

Assessable Development	
Specific Outcomes	Probable Solutions
	<p>previously prepared for the specific premises; or (c) where shown as high bushfire hazard on this overlay map, all uses and other development, excluding dwelling houses on existing lots, comply with the recommendations of a comprehensive bushfire management plan for the premises;</p> <p>Note - To assist in achieving P1.(2)(b) and (c) refer to Part 11 - Planning Scheme Policy 1 - Bushfire Hazard for requirements of a bushfire hazard assessment or bushfire management plan.</p>

Amendments to Part 5 – Overlays

Amendment 05.06: Division 06 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay

Explanation

At present there are no self-assessable criteria for assessment of development against this Overlay. It is proposed to introduce a number of self assessable criteria for a range of uses that will enable construction to be undertaken and activities to be carried out in specified circumstances. These provisions will assist the public and Council in reducing the number of development applications required while maintaining safety and flood free development.

Whereas previously a Code assessable application was required for development on land which was in any way affected by the Overlay, the current amendments make provision for Self assessable development on land which, while affected by the Overlay, does not directly affect the development proposal. This will include where there is no building or operational work carried out within the defined flood event (DFE) areas (Flood Prone Area and Storm Tide Area) and where the floors of all buildings are built at least 300mm above the DFE.

To reflect new self assessable criteria, there are new Acceptable Solutions and the zone level of assessment tables have been updated.

In S1 the word “or” has been deleted from the end of S1. (1). The effect of this is that the provisions of S1.(1) and (2) will now be complimentary, as they were originally intended, rather than being alternatives to each other. This will reinforce Council’s position of not supporting new development to be undertaken in areas at risk of flooding or storm tide. Provisions will continue to exist under S1. (3) to allow redevelopment, alteration or addition to existing development partly or wholly below the DFE on the mainland.

A change of wording has been proposed to 5.6.8 P1.(1)(e). “Passable” is not a defined technical term – this should be replaced by the term “trafficable”. For consistency with other terms in the RPS the words “1 percent AEP level” has been replaced wherever it appears with “defined flood event (DFE)”.

Proposed Amendments

5.6.4 Flood Prone, Storm Tide and Drainage Constrained Land Overlay -Table of Assessment for Material Change of Use of Premises

Amend: In Column 2 for the following uses

- Aged Persons and Special Needs Housing
- Agriculture
- Airport
- Animal Keeping
- Apartment Building
- Brothel
- Cemetery
- Child Care Centre
- Community Facility
- Drive Through Restaurant
- Dual Occupancy

- Dwelling House
- Education Facility
- Emergency Services
- Estate Sales Office
- Extractive Industry
- Forestry
- Heavy Industry
- Hospital
- Hotel
- Indoor Recreation Facility
- Institution
- Intensive Agriculture
- Marine Services
- Mobile Home Park
- Multiple Dwelling
- Night Club
- Outdoor Dining
- Outdoor Recreation Facility
- Park
- Passenger Terminal
- Relatives Apartment
- Roadside Stall
- Rural Enterprise
- Small Lot House
- Telecommunications Facility
- Tourist Accommodation
- Tourist Park
- Utility Installation
- Vehicle Parking Station

Insert: in Column 2:

Self-assessable

If complying with the assessment criteria being the acceptable solutions listed in column 3

Insert: in Column 3:

- Acceptable Solutions in section 5.6.8 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code

5.6.5 Flood Prone, Storm Tide and Drainage Constrained Land Overlay -Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Amend: In Column 2 for the following uses

Building Work

- Domestic Additions
- Domestic Outbuilding
- On-site raising or relocation of an existing dwelling unit
- Private Swimming Pool
- Private Tennis Court

Operational Work

- Excavation and Fill

Insert: in Column 2

Self-assessable

If complying with the assessment criteria being the acceptable solutions listed in column 3

Insert: in Column 3

- Acceptable Solutions in section 5.6.8 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code

Insert: new Section 5.6.8

5.6.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	Uses and other development including building and operational works: (1) In the Flood Prone Area a) is carried out completely outside of the defined flood event (DFE) area; b) for building work, has a finished floor level a minimum of 300mm above the DFE and this is independently confirmed by an REIQ registered engineer; c) have trafficable access available from a constructed and sealed public road; or (2) In the Storm Tide Area a) is carried out completely above 2.4m AHD; b) for building work, has a finished floor level a minimum of 300mm above the storm tide level of 2.4m AHD; c) have trafficable access available from a constructed and sealed public road.

Renumber: existing 5.6.8 to 5.6.9.

5.6.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Amend: Specific Outcome S1(1)

Delete: "or" at the end of (1)

Delete: dot point 2 in the note:

- For the purposes of this planning scheme the defined flood event (DFE) for the planning scheme area is the 1 percent AEP flood and storm tide (RL 2.4 metre AHD) level.

Insert: new dot point 2 in the note:

- For the purposes of this planning scheme the defined flood event (DFE) for the planning scheme area is the Flood Prone Area and Storm Tide Area being the 1 percent AEP flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is appropriate.

Amend: Probable Solution P1(1)(c)

Delete: 1(c)

- (b) for building work - habitable floor levels are above flood and storm tide level; or

Insert: new 1(c)

- (c) for building work - all floor levels are above flood and storm tide level; or

Amend: Probable Solution P1(1)(e)

Delete: 1(e)

- (e) having at least one accessway or road evacuation route that is passable for emergency evacuations during all flood or storm tide events up to and including the defined 1 percent AEP level; or

Insert: new 1(e)

- (e) having at least one accessway or road evacuation route that is trafficable for emergency evacuations during all flood or storm tide events up to and including the defined flood event (DFE) level.

see model 05.06

Officer Recommendation

It is recommended that council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

**Flood Prone, Storm Tide and Drainage Constrained Land Overlay -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{5.27}	Level of Assessment ^{5.28}	Assessment Criteria
<ul style="list-style-type: none"> ■ Accommodation ■ Tourist Park ■ Utility Installation ■ Vehicle Parking Station 		

5.6.5 Flood Prone, Storm Tide and Drainage Constrained Land Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

**Flood Prone, Storm Tide and Drainage Constrained Land Overlay -
Table of Assessment for Other Development**

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.29}	Assessment Criteria
Reconfiguration for -		
Building Work for -		
<ul style="list-style-type: none"> ■ Domestic Additions ■ Domestic Outbuilding ■ On-site raising or relocation of an existing dwelling unit ■ Private Swimming Pool ■ Private Tennis Court 	<p>Self-assessable If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.6.8 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code ■ Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code
Operational Work for -		
<ul style="list-style-type: none"> ■ Excavation and Fill 	<p><u>Exempt</u> If -</p> <p>(1) Disturbing less than 50m³ of soil;</p> <p>(2) A height/depth not exceeding 300mm measure from ground level</p> <p>Self-assessable If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not Exempt</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.6.8 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code ■ Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code

^{5.29} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

5.6.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>Uses and other development including building and operational works:</p> <p>(1) In the Flood Prone Area</p> <p>a) is carried out completely outside of the defined flood event (DFE) area;</p> <p>b) for building work, has a finished floor level a minimum of 300mm above the DFE and this is independently confirmed by an RPEQ registered engineer;</p> <p>c) have trafficable access available from a constructed and sealed public road; or</p> <p>(2) In the Storm Tide Area</p> <p>a) is carried out completely above 2.4m AHD;</p> <p>b) for building work, has a finished floor level a minimum of 300mm above the storm tide level of 2.4m AHD;</p> <p>c) have trafficable access available from a constructed and sealed public road.</p>

5.6.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	<p><u>Where proposed on a lot or premises shown on this overlay map as -</u></p> <ul style="list-style-type: none"> ■ <u>Flood Prone or Storm Tide; or</u> ■ <u>SMBI Flood Prone and Storm Tide</u> <p>(1) Uses and other development avoid the risk of flooding by not being undertaken on land below the 1 percent AEP (1 in 100 year ARI) flood and storm tide level; or</p> <p>Note -</p> <ul style="list-style-type: none"> • 1 percent Annual Exceedance Probability (AEP) is equivalent to the 1 in 100 year Average Recurrence Interval (ARI) and applies to flood and storm tide events. • For the purposes of this planning scheme the defined flood event (DFE) for the planning scheme area is the 1 percent AEP flood and storm tide (RL 2.4 metre AHD) level or RL 2.4 AHD (1% AEP storm tide level) whichever is appropriate. • Survey investigation and 	P1.	<p>(1) Avoid the risk of flooding by-</p> <p>(a) for a material change of use - buildings are sited on land that is above the 1 percent AEP flood and storm tide level; or</p> <p>(b) reconfiguration ensures no lots are created that adjoin or extend over the DFE flood and storm tide level; or</p> <p>(c) for building work - habitable all floor levels are above flood and storm tide level the DFE; or</p> <p>(d) operational work is undertaken on land above the flood or storm tide level DFE;</p> <p>(e) having at least one accessway or road evacuation route that is passable-trafficable for emergency evacuations during all flood or storm tide events up to and including the defined flood event (DFE) level. 4 percent AEP level; or</p>

Assessable Development

Specific Outcomes

Probable Solutions

analysis is necessary to accurately identify the 1 percent AEP for flooding and storm tide constraints.

- A licensed surveyor performs survey work, with all analysis work undertaken by a suitably qualified Registered Professional Engineer of Queensland (RPEQ). All levels are noted as AHD levels.
- To assist in performing the survey investigation and analysis, refer to Part 11 - Planning Scheme [Policy 7](#) - Flood Prone, Storm Tide and Drainage Constrained Land.
- In some instances the local government may have undertaken detailed flood survey or have on record a flood study for the site that has been undertaken by a suitably qualified person. Contact the local government to verify if this information is available.

Amendments to Part 5 – Overlays

Amendment 05.07: Division 07 – Habitat Protection Overlay

Explanation

During the three years since the RPS came in to effect, the *Habitat Protection Overlay Code* has been triggered for assessment in numerous development applications for Reconfiguration of Lots and/or Material Change of Use. During that period, some issues have arisen in relation to implementing the Code efficiently:-

- The interpretation of when the Code is triggered with respect to proposed development in the H1, H2 and H3 areas;
- The Specific Outcomes are currently of a quantitative nature (1 tree/m²) which are difficult to apply at “reasonable and relevant” levels when setting development approval conditions. The proposed amendments better define offset and enhancement planting, their use and applicability. They also provide greater flexibility in their application to provide the best outcomes;
- The Code should make reference to the State Government legislation (ie. *Koala Conservation and Management Strategy, Vegetation Management Act, Draft & Proposed SEQ Koala State Planning Regulatory Provisions*, etc) and policy (Draft State Planning Policy Koala Conservation, *Vegetation Offsets*);
- The Code should be updated to reinforce the policies of the *Biodiversity Policy and Strategy 2008-2012* and the *Vegetation Enhancement Strategy*, both approved by Council after the RPS and Overlay Code had been finalised;
- Vegetation cover across the city is decreasing and fragmentation of existing native vegetation is occurring, particularly in the urban and peri – urban areas. The Code introduces the concept of “Net Gain” and provides regulatory provisions to achieve that goal. Both offset (for vegetation lost) and enhancement (where no vegetation is lost) plantings associated with assessable development are proposed. Planting rates are proposed to be flexible enough to reward innovation in development proposals and minimise vegetation clearance, whilst still achieving the overall goal of net gain;
- Inclusion of financial contributions in Council’s Fees and Charges for vegetation offset and enhancement plantings of individual trees or areas of vegetation;
- Supporting documentation to include amendments to the *Planning Scheme Policy No. 4 –Habitat Protection, Management and Enhancement* and the creation of *Guidelines for the Preparation of Ecological Assessment Reports*;
- Deletion of the current RPS State Koala Policy Overlay Map as it has been superseded by subsequent amendments to the *South East Queensland Koala Conservation State Planning Policy 2/10*; and
- Consistency with State Government definitions for vegetation management, and adoption of definitions used in the *Vegetation Management Act 1999* and the *Sustainable Planning Act 2009* and the *South East Queensland Koala Conservation State Planning Policy 2/10*.

Proposed Amendments

5.7.3 Assessment criteria for development in the *Habitat Protection Overlay*

The categories of H1, H2 and H3 have been simplified to two categories: H1 and H2.

H2 is defined to include all areas noted as Habitat Protection areas on the Overlay Code map. H1 is noted as those areas outside H2 area.

The number of vegetation habitat categories is unchanged as the planning intent for the categories are distinct and require relevant assessment and conditions of approval. However, the requirements for each category have been clarified and made more explicit.

Reference is made to the requirement that the applicant must demonstrate compliance with the *Nature Conservation (Koala) Conservation Plan 2006* and the *Management Program 2006 – 2016 (and subsequent policy)* in their application, and to refer to Council's *Biodiversity Policy and Strategy 2008-2012* and the *Vegetation Enhancement Strategy 2007*.

The State Government has recently released significant policy changes for koala management in SEQ, being the *South East Queensland Koala Conservation State Planning Policy 2/10* and the *South East Queensland Koala Conservation State Planning Regulatory Provision*. These documents are currently in force.

Interestingly, the new provisions mirror many of Council's previous environmental initiatives; placing more stringent assessment procedures on clearance of koala habitat and encouraging better design and location of development in koala habitat areas, use of Rehabilitation Areas (similar to the Bushland Habitat Enhancement Areas), similar rates of vegetation offsets for koala tree removal (ie. 1 replacement tree for each 1m of koala habitat tree removed). The State has gone much further to introduce concepts of net gain for koala habitat vegetation offsets (at a rate of 5 trees replanted per 1 mature tree lost), Koala Habitat Management Plans for development located within Koala habitat areas, a range of vegetation offset options including a Koala Contribution Charge (\$920 per tree or \$230,000 per hectare) and transferable development rights outside the Urban Footprint (Biodiversity Development Offset Areas).

5.7.6. Assessment Process

Applicants shall provide a Site Assessment Plan and Ecological Assessment Report (as per *Guidelines for Preparing Ecological Assessment Reports*). Assessment of the application will then be undertaken using ESD principles to:

1. retain vegetation by preliminary site assessment and location of urban uses away from the existing vegetation;
2. minimise impacts on existing vegetation or locate development in areas of lesser vegetation significance by sensitive design and location of facilities. Innovative design and layout should be a complementary outcome; and
3. if these options are not possible, provide offset plantings to achieve a net gain in vegetation cover. Where vegetation is lost as a consequence of the development proposal, offset plantings be provided. Where no vegetation is lost during the development, enhancement plantings be provided. The result of any development approval should be a net gain of native vegetation within the local area whether by offset or enhancement plantings.

5.7.7. Overall Outcomes

Greater explanation is provided of the rationale and background for the six (6) Habitat Protection areas, and the policy intent of the Overall Outcomes. This material is derived from the Vegetation Inventory that provided the technical background for the Habitat Protection categories and areas.

Specific Outcomes/ Probable Solutions

Introduces the concept of net gain from development approvals either from offsets for vegetation removed or enhancement plantings where no vegetation is lost as part of a development application. Amendments to the Probable Solutions include minimum requirements for offset and enhancement plantings in each category. Amendments to the Specific Outcomes provide the objectives and aims to be achieved. The format of the regulations embeds ESD principles in the decision making process of avoiding the clearing of any vegetation as a clear first preference, then minimising the extent of clearance of vegetation. Where clearing of vegetation has been demonstrated not to be practical, a net gain of vegetation is provided to compensate for any loss.

Deletion of State Koala Policy Overlay Map

The State Government mapping has changed significantly over time and has just changed again recently with the introduction of the SPP and SPRP for Koala Conservation. Considering the time lag between announcement of changes by the State Government and the planning scheme amendment process, the mapping may be at times up to two years out of date. To avoid confusion, the RPS amendments will require that applicants consider the State Government requirements in regard to Koalas, in addition to those in the RPS. This is consistent with RPS text referencing other State government natural resource policy and mapping, ie. Vegetation Management Act.

The current map entitled *Bushland Habitat Overlay Map* can then be re – titled to *Habitat Protection Overlay Map* to be consistent with all other maps that refer to Overlay Codes in the RPS. The proposed text of the RPS amendments is consistent with the existing RPS wording.

Schedule 10 – Vegetation Species List and Schedule 12 – Weed Species List

It is proposed to delete these Schedules from the RPS and refer to the vegetation and weed species lists contained within the Vegetation Enhancement Strategy, as amended. The current species lists contained within the RPS are out of date with the latest version of the VES and State Legislation due to the time that it takes to amend the RPS. The VES can be amended and kept up to date relatively quickly.

Supporting Documents

Amendments to the Habitat Protection Overlay Code are supported by amendments to the existing *Planning Scheme Policy No. 4 - Ecological Impacts* to include a wider application as *Guidelines for Preparing Ecological Assessment Reports*, and a re-badged PSP No. 4 to be entitled – *Habitat Protection, Management and Enhancement*.

The former document provides guidance for the general community, development applicants and the Council's assessment officers on Council's preferred process for assessment of applications within the Habitat Protection areas. The revised document provides more detail of the rationale for the Habitat Protection categories and regulations, and updates the RPS to include the key policy elements of the *Biodiversity Strategy 2008* and the *Vegetation*

Enhancement Strategy 2007. Both Council policies were prepared and adopted by Council after the RPS was finalised, and have not been fully incorporated into the RPS.

5.7.8. Acceptable Solutions applicable to Self-Assessable Development

The Habitat Protection Overlay model incorporates self-assessable provisions for a limited number of minor uses and building works being:

Uses:

- Bed and Breakfast
- Display Dwelling
- Dwelling House
- Home Business
- Park
- Relatives Apartment
- Roadside Stall

Building works:

- Domestic Additions
- Domestic Outbuildings
- On-site raising or relocation of an existing dwelling unit
- Private Tennis Court
- Private Swimming Pool

In general, these uses and works will be considered self-assessable if they locate within an approved development envelope, or if a development envelope does not exist, can locate in a way which does not require the removal of a Koala Habitat tree. The self assessment provisions for each type of use and works only applies to the Habitat Protection Overlay – the uses and works would still be subject to compliance with any other relevant zone, use, development and general codes.

The uses and building works described above if compliant with 5.7.8 would not be subject to offset planting requirements (as the removal of a koala habitat tree would immediately take the use out of the self-assessable category) and due to the minor nature of the uses and works involved, are not subject to a requirement for enhancement planting. Should a use or works fail to be able to meet the requirements of 5.7.8 and so be elevated to code assessment then they would be required to meet the planting requirements under the Specific Outcomes and Probable Solutions (S.5.7.9)

Guiding Principles

Council's adopted *Biodiversity Strategy 2008-2012* contains a number of guiding principles upon which the revised Overlay has been prepared. These are contained in Section 1.5 of the document. In particular the Overlay seeks to address the first 5 of these as part of the land use planning process.

There are nine principles that guide the development and implementation of the biodiversity strategy, and ***must be considered when assessing land use proposals and Council activities.***

They are inter-related and have equal importance:

- a) **Precautionary principle** – to ensure, where there is a threat of significant reduction or loss of biological diversity, that lack of full scientific certainty should not be used as a reason for postponing measures to minimise or avoid such a threat. Decisions are to be guided by careful evaluation to avoid, wherever

- possible, serious or irreversible damage to biodiversity, including Indigenous Traditional Owner cultural resources.
- b) **Conserving nature** – to maintain, restore and manage the City’s biodiversity values in their natural environment, and at all levels – regional, ecosystems, species and genetic – so that ecological processes, opportunities for survival, and potential for continuing evolutionary adaptation are maintained and restored.
 - c) **In-situ conservation** – biodiversity is best conserved in its natural environment at the genetic, species and ecological community levels.
 - d) **Understanding threatening processes** – the effective protection of biodiversity requires the identification, prevention and amelioration of threatening processes that are impacting on biodiversity. Further loss or degradation of biodiversity in areas of nature conservation significance is to be avoided.
 - e) **Sustainable human use of areas of nature conservation significance** – to ensure human use of areas with high biodiversity value improves the total quality of life now and in the future, in a way that maintains the ecological processes on which life depends and does not deplete natural capital. This approach recognises that much biodiversity remains within the care of private landowners and that its survival depends on their day-to-day management approaches.
 - f) **Research and information** – to encourage, co-ordinate and integrate the collection, management and dissemination of information about biodiversity to provide an improved basis for planning within the region and adaptation to climate change.
 - g) **Collective responsibility** – to achieve the conservation and management of biodiversity is everybody’s responsibility.
 - h) **Effective community participation** – to ensure the community is effectively consulted and included in the development and on-going implementation of the strategy and its actions.
 - i) **Transparent and equitable processes** – to establish processes related to the allocation of resources (human, technical and financial), environmental management and planning, and monitoring and evaluation that are adequate, efficient, equitable and transparent.

Workshop 4 Outcomes

The draft Habitat Protection Overlay was most recently discussed by Council at Workshop 4 held on the 1st February 2010. As a result of the discussions held in this workshop, LUPG was asked to make the following amendments to the draft:

- A new introduction with simpler to understand Outcomes
- Simplified directions on how the Overlay is to be applied
- Mandatory planting as a requirement of Self Assessable development
- Moving the enhancement provisions forward and the offset provisions back (reversing the order of 4(d) and 4(e))

All of these actions have been undertaken. A flow diagram showing how the various provisions of the overlay work has been attached to this report.

Council’s Corporate Planning Objectives

The proposed Habitat Protection Overlay has been assessed against the provisions of Council’s current and proposed corporate documents and is considered to meet the provisions of those documents as set out below.

- **The Redlands 2030 Community Plan**

Maintaining unique biodiversity

Goal 3

Extensive wildlife linkages and corridors

Strong physical linkages of ecosystems across the landscape form a natural web which sustains and regenerates the biodiversity of flora and fauna within the Redlands and into surrounding regions.

Protecting, restoring and enhancing the environment

Goal 4

Thriving koala population

Koala habitats are protected and new habitat areas established to support the dietary requirements and roaming nature of bushland and urban koalas.

Goal 6

Land managed for conservation

Land in identified areas is amalgamated to create larger, more viable habitat and conservation reserves which support and protect native flora and fauna.

Protecting the Bay

Goal 1

Significant areas of high environmental quality

Planning and decision-making about coastal and resource management protects the integrity and the international and regional significance of Moreton Bay's dunes, wetlands, foreshores, estuaries, seagrass

Goal 4

Respectful planning

Decisions about facilities and developments impacting on the foreshore are guided by the community's strong connections to the Bay and commitment to safeguarding the various foreshore and marine habitats distinctive to the region.

- **Corporate Plan 2006-2010**

The revised Habitat Protection Overlay supported Council's previous Corporate Plan 2006-2010:

Objective 1.1 To protect, maintain and rehabilitate environmental values and biodiversity.

Objective 1.2 To ensure the sustainability of the Shire's koala population and native wildlife.

- **Corporate Plan 2010 – 2015**

The revised Habitat Protection Overlay also supports Council's new Corporate Plan 2010 – 2015:

HEALTHY NATURAL ENVIRONMENT

Outcome A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

Community priorities Maintaining unique biodiversity - Protecting, restoring and enhancing the environment

We will:

- 1.1 increase biodiversity by taking action to protect, enhance and manage our local ecosystems and by improving the health of our waterways
- 1.2 stop the decline of our local koala population through advocacy, protecting vital habitat and increasing community engagement and action
- 3.2 protect the foreshore through coordinated planning and ensure the ongoing health of the bay by managing stormwater, protecting coastal vegetation, natural wetlands and lands and minimising the impact of flooding and storm tide surge

- **Corporate Policy - POL3070 Biodiversity Policy**

Policy Objective

Redland City Council, in conjunction with all stakeholders, is committed to protecting and rehabilitating biodiversity by undertaking the necessary actions to:

- Maintain viability of ecosystems by retaining all remaining remnant vegetation (remaining 30%) on the mainland, North Stradbroke Island and Southern Moreton Bay Islands.
- Enhance habitat on the mainland by increasing cover of remnant vegetation by at least 1600 ha (8%) by 2031 to address SEQ NRM resource condition targets, through protection of existing non-remnant vegetation re-growth and new plantings.
- Maintain all 39 regional ecosystems as described in the *Vegetation Management Act 1999*.

Policy Statement

Council is committed to addressing all threats to biodiversity which include but are not limited to:

1. Protect and effectively manage bushland habitat, native animals and plants, and ecological communities.
2. Rehabilitate native vegetation, wildlife corridors, and terrestrial and aquatic ecosystems that have been degraded or have lost ecological function, back to a condition of good health. ...

- **Council Vision**

The Overlay also supports Council's vision for a sustainable future for biodiversity being:

To protect what we have, to rehabilitate what has been degraded and better our understanding of the unknown.

see models	05.07
	09.10
	09.12

see also - 09.03.02

Officer Recommendation:

That :

1. Council adopt the proposed amendments to Part 5, Overlays, Division 7 – Habitat Protection Overlay, as described;

2. Council adopt the proposed amendments to supporting documents: previously *Planning Scheme Policy No 4. Ecological Impacts*, now named *Planning Scheme Policy No.4 – Habitat Protection, Management and Enhancement*, as attached;
3. Council adopt the proposed deletion of the State Koala Policy Overlay Map and re – title the *Bushland Habitat Overlay Map* to *Habitat Protection Overlay Map*;
4. Council adopt the proposed deletion of Schedules 10 – Vegetation Species List and Schedule 12 – Weed Species List, and reference Council’s *Vegetation Enhancement Strategy*.

MODEL 05.07

Division 7 - Habitat Protection Overlay

Introduction

- (1) This division contains the provisions for the Habitat Protection Overlay. They are -
 - (a) The Habitat Protection Overlay Tables of Assessment, that incorporates -
 - (i) Levels of assessment for development in the Habitat Protection Overlay (section 5.7.2);
 - (ii) Assessment criteria for development in the Habitat Protection Overlay (section 5.7.3);
 - (iii) Habitat Protection Overlay - Table of Assessment for Material Change of Use of Premises (section 5.7.4);
 - (iv) Habitat Protection Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 5.7.5).
 - (b) The Habitat Protection Overlay Code, that incorporates -
 - (i) Compliance with the Habitat Protection Overlay Code (section 5.7.6);
 - (ii) Overall Outcomes for the Habitat Protection Overlay Code (section 5.7.7);
 - (iii) Acceptable Solutions applicable to Self-Assessable Development (section 5.7.8);
 - (iv) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 5.7.9).

Levels of assessment for development affected by the Habitat Protection Overlay

- (1) Sections 5.7.4 and 5.7.5 identify the level of assessment for development affected by the Habitat Protection Overlay, as follows -
 - (a) section 5.7.4 Habitat Protection Overlay - Table of Assessment for Making a Material Change of Use of Premises -
 - (i) column 1 identifies uses that are exempt, self-assessable or assessable;
 - (ii) column 2 identifies the level of assessment for the uses listed in column 1;
 - (iii) where the use is defined in Part 9 - Schedule 3 - Dictionary, [Division 1 - Uses](#) and is not listed in column 1 it is exempt;
 - (iv) where the use is not defined in Part 9 - Schedule 3 - Dictionary, [Division 1 - Uses](#) and is not listed in column 1 it is code assessable.
 - (b) section 5.7.5 Habitat Protection Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises -
 - (i) column 1 identifies other development that is exempt, self-assessable or assessable;
 - (ii) column 2 identifies the level of assessment for other development listed in column 1;
 - (iii) where the other development is not listed in column 1 it is exempt.
- (2) Other overlays may alter the level of assessment identified in 1(a) and (b)^{5.31}.

Assessment criteria for development in the Habitat Protection Overlay

- (1) Development affected by the Habitat Protection Overlay is assessed against the assessment criteria listed in column 3 of sections 5.7.4 and 5.7.5, as follows -
 - (a) acceptable solutions in section 5.7.8 of the Habitat Protection Overlay Code for self-assessable development; or
 - (b) specific outcomes in section 5.7.9 of the Habitat Protection Overlay Code for assessable development.

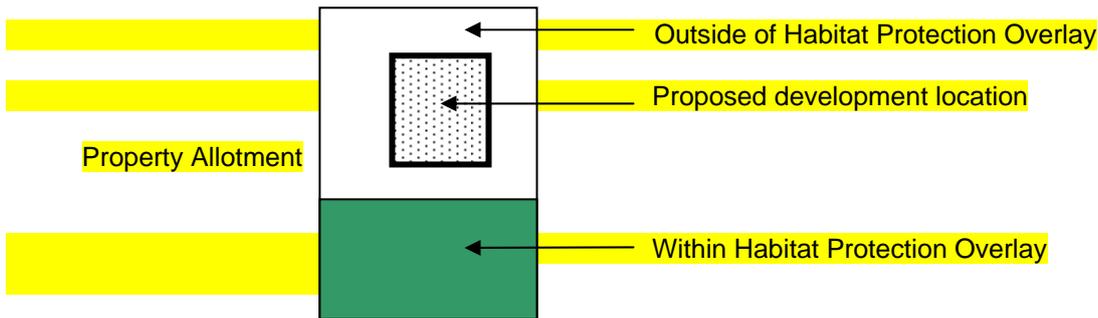
^{5.31} Refer to Part 5 – Overlays to determine the level of assessment for the use or other development where another overlay affects the lot and Part 1 - section 1.2.5(10)(f) that explains how the highest level of assessment applies.

(2) Self-assessable development that does not comply with all the acceptable solutions in section 5.7.8 of the Habitat Protection Overlay Code is assessable development.

(3) The assessment criteria in the Habitat Protection Overlay Code are based on one of two scenarios, described within the Code as H1 and H2 areas, as follows -

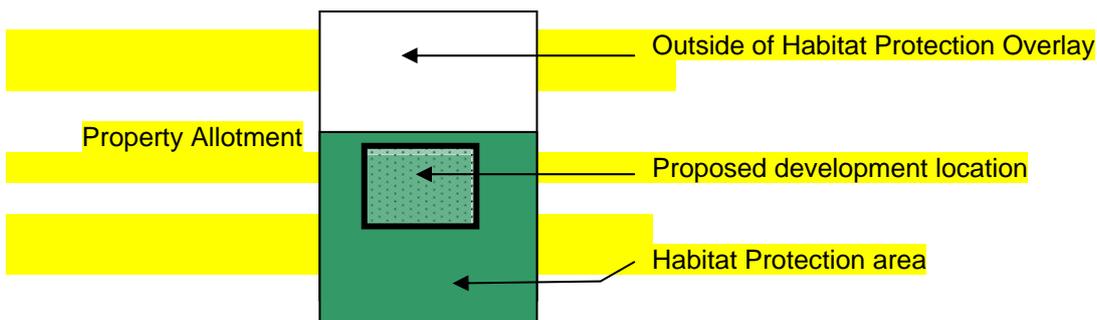
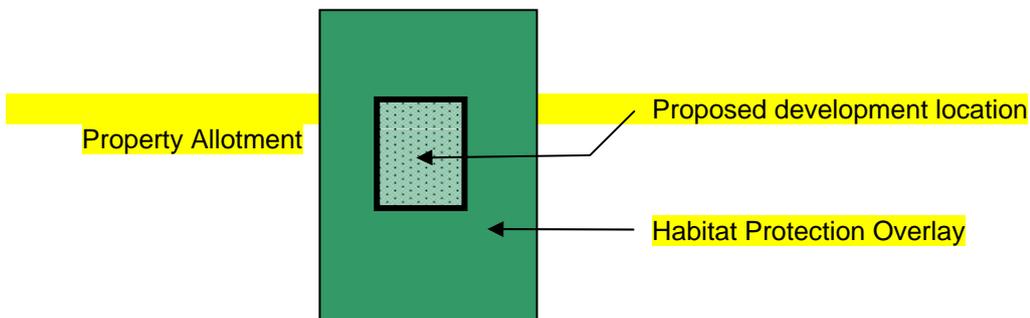
(a) H1 applies where development is proposed on that part of the lot or lots not shown on the Habitat Protection Overlay Map (i.e. where some part of the lot is coloured by the overlay but the development site is not within the overlay area - see Diagram 1 below)

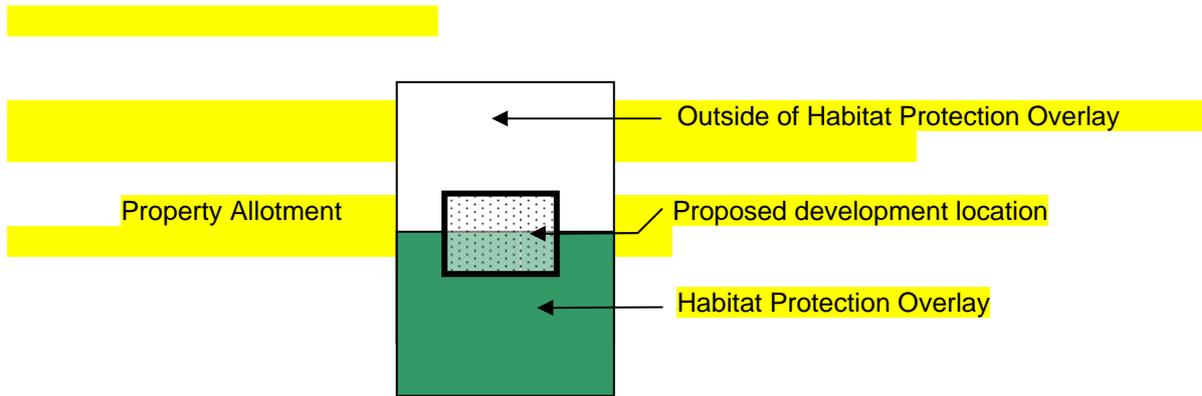
Diagram 1.
Example of a development proposal subject to the H1 provisions of this Code.



(b) H2 applies where development is proposed on that part of the lot or lots shown on the Habitat Protection Overlay Map (i.e. land which is coloured on the overlay map - see Diagram 2 examples below)

Diagram 2.
Examples of development proposals subject to the H2 provisions of this Code.





Note -

The provisions of this Overlay Code are in addition to the statutory requirements of the State Planning Policy (SPP2/10) Koala Conservation in South East Queensland and the South East Queensland Koala Conservation State Planning Regulatory Provisions.

Applicants should demonstrate compliance with the requirements of the State Planning Policy (SPP2/10) Koala Conservation in South East Queensland and the South East Queensland Koala Conservation State Planning Regulatory Provisions or any subsequent Queensland Government policy or regulation, in their application.

5.7.4. Habitat Protection Overlay - Table of Assessment for Material Change of Use of Premises

Habitat Protection Overlay - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{5.32}	Level of Assessment ^{5.33}	Assessment Criteria
<ul style="list-style-type: none"> ■ Bulky Goods Showroom ■ Car Wash Facility ■ Commercial Office ■ Display and Sale Activity ■ Funeral Parlour ■ Garden Centre ■ General Industry ■ Health Care Centre ■ Landscape Supply Depot ■ Place of Worship ■ Produce Store ■ Refreshment Establishment ■ Retail Warehouse ■ Service Industry ■ Service Station ■ Shop ■ Vehicle Depot ■ Vehicle Repair Premises ■ Veterinary Surgery ■ Warehouse 	<p>Exempt If -</p> <p>(1) A tenancy change only; (2) Involving only minor building work to an existing building</p> <p>Code Assessable If not Exempt</p>	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code
<ul style="list-style-type: none"> ■ Bed and Breakfast ■ Display Dwelling ■ Dwelling House ■ Home Business ■ Park ■ Relatives Apartment ■ Roadside Stall 	<p>Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable If not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.7.8 of the Habitat Protection Overlay Code ■ Habitat Protection Overlay Code
<ul style="list-style-type: none"> ■ Aged Persons and Special Needs Housing ■ Agriculture ■ Airport ■ Animal Keeping ■ Apartment Building ■ Brothel ■ Caretakers Dwelling ■ Child Care Centre ■ Community Facility ■ Drive Through Restaurant ■ Dual Occupancy ■ Education Facility ■ Emergency Services ■ Estate Sales Office 	<p>Code Assessable</p>	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code

^{5.32} See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses for defined uses.

^{5.33} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Habitat Protection Overlay - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use^{5.32}	Level of Assessment^{5.33}	Assessment Criteria
<ul style="list-style-type: none"> ■ Extractive Industry ■ Forestry ■ Heavy Industry ■ Hospital ■ Hotel ■ Indoor Recreation Facility ■ Institution ■ Intensive Agriculture ■ Marine Services ■ Mobile Home Park ■ Multiple Dwelling ■ Night Club ■ Outdoor Dining ■ Outdoor Recreation Facility ■ Passenger Terminal ■ Rural Enterprise ■ Small Lot Housing ■ Telecommunications Facility ■ Temporary Use ■ Tourist Accommodation ■ Tourist Park ■ Utility Installation ■ Vehicle Parking Station 	Code Assessable	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code
Defined uses not listed in column 1	Code Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses	Code Assessable	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code

5.7.5. Habitat Protection Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Habitat Protection Overlay - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.34}	Assessment Criteria
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{5.35}	Code Assessable	<ul style="list-style-type: none"> Habitat Protection Overlay Code
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement 	Code Assessable	<ul style="list-style-type: none"> Habitat Protection Overlay Code
Building Work for -		
<ul style="list-style-type: none"> Domestic Additions Domestic Outbuildings On-site raising or relocation of an existing dwelling unit Private Tennis Court 	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable If not self-assessable</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 5.7.8 of the Habitat Protection Overlay Code Habitat Protection Overlay Code
Private Swimming Pool	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable If not self-assessable</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 5.7.8 of the Habitat Protection Overlay Code Habitat Protection Overlay Code
Operational Work for -		
Excavation and Fill	<p><u>Exempt</u> If - Disturbing less than 50m³ of soil; A height/depth not exceeding 300mm measured from ground level.</p> <p><u>Self-Assessable</u> If - (1) Not Exempt; (2) Complying with the assessment criteria and acceptable solutions listed in column 3</p> <p>Code Assessable</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 5.7.8 of the Habitat Protection Overlay Code

^{5.34} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.
^{5.35} Whether or not having a Community Management Statement.

Habitat Protection Overlay - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.34}	Assessment Criteria
	If not self-assessable	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code
<ul style="list-style-type: none"> ■ Operational Work for Reconfiguring a Lot (by Standard Format Plan) ■ Private Waterfront Structure 	Code Assessable	<ul style="list-style-type: none"> ■ Habitat Protection Overlay Code
All other development not listed in column 1	Exempt	

5.7.6. Compliance with the Habitat Protection Overlay Code

- (1) Development that is consistent with the following, complies with the Habitat Protection Overlay Code -
- (a) acceptable solutions in section 5.7.8 where self-assessable development; or
 - (b) specific outcomes in section 5.7.9 where assessable development.

Note -

- Applicants should refer to Council's Guidelines for Preparing Ecological Assessment Reports; Planning Scheme Policy No. 4 – Habitat Protection, Management and Enhancement; Redlands Koala Policy and Implementation Strategy 2008, Vegetation Enhancement Strategy and Policy 2007; and the Biodiversity Strategy 2008 to assist in demonstrating compliance with the specific outcomes in the Habitat Protection Overlay Code;
- The entire Redland City area is affected by the *State Planning Policy (SPP2/10) Koala Conservation in South East Queensland* and the *South East Queensland Koala Conservation State Planning Regulatory Provisions*, and applicants should refer to these documents (or any subsequent Queensland Government policy or regulation) in addition to the provisions of this Code.

5.7.7. Overall Outcomes of the Habitat Protection Overlay Code

(1) The overall outcomes are the purpose of the Habitat Protection Overlay Code.

(2) The overall outcomes sought for the Habitat Protection Overlay Code are the following -

- (a) to ensure uses and other development identify, protect and provide for the long-term management and enhancement of Environmental and Habitat Values;
- (b) to ensure uses and other development are designed, sited and managed to protect Environmental and Habitat Values and achieve a net gain through enhancement plantings and offsets;
- (c) to ensure uses and other development through innovative design solutions maximise the retention of native vegetation and are located in:
 - (i) areas previously cleared of vegetation;
 - (ii) areas not suitable for vegetation enhancement;
 - (iii) areas of least environmental significance on the lot.
- (d) to ensure uses and other development are designed and located at an appropriate scale and level of intensity to protect environmental and habitat values;
- (e) the Outcomes for each of the following Habitat Categories is met:

Bushland Habitat

Outcome: The preservation and management of large mainland areas of the City where significant bushland and habitat remains.

Action 1: Protect, maintain and improve the existing extent of remnant and non-remnant vegetation by preventing clearing or fragmentation of viable habitat areas and incorporating adequate buffers to prevent degradation from edge effects;

Action 2: Ensure enhancement plantings are undertaken as part of the development process.

Marine Habitat

Outcome: The protection of the City's water quality, marine habitat and coastal ecosystems.

Action 1: Limit development within, or disturbance of, existing significant marine and tidal ecosystems;

Action 2: Protect areas of high biodiversity or ecological significance, including Ramsar wetlands and waterbird habitat bound by international treaties, ie. CAMBA, JAMBA;

Action 3: Ensure development protects water quality and the Marine Habitat.

Koala Habitat

Outcome: The preservation of identified koala habitat.

Action 1: Maximise retention of koala habitat trees and native vegetation;

Action 2: Ensure adequate buffers are in place between retained koala habitat trees and development to protect Environmental and Habitat Values;

Action 3: Undertake replacement and/or enhancement planting as part of any development proposal to ensure a net koala habitat gain.

Enhancement Corridors

Outcome: The re-establishment of disturbed or degraded wildlife and habitat corridors.

Action 1: Enhance corridors where replanting, regeneration and habitat reconstruction improve the connectivity between habitats, and encourage biodiversity.

Action 2: Provide connection corridors of sufficient width to maintain viable wildlife or habitat linkages between remnant stands of mature individual trees, lines of trees, and prominent natural features like drainage lines, waterways and foreshores.

Action 3: Ensure that development maximises the retention of existing koala habitat trees and ensures that where koala habitat trees are to be removed, that they are replaced to achieve a net gain..

Enhancement Links

Outcome: The rehabilitation or re-vegetation of significantly cleared or degraded areas to link areas of remnant and non-remnant vegetation.

Action 1: Ensure that development in these areas improves connectivity and robustness of habitats;

Action 2: Ensure that development maximises the retention of existing koala habitat trees and ensures that where koala habitat trees are to be removed, that they are replaced to achieve a net gain.

Enhancement Areas

Outcome: The rehabilitation of land that has been primarily cleared of vegetation and which provides buffering for bushland habitat, enhancement corridors and links.

Action 1: Ensure through replanting that wildlife retains freedom of movement to nearby habitat and/or vegetation;

Action 2: Ensure that development maximises the retention of existing koala habitat trees and ensures that where koala habitat trees are to be removed, that they are replaced to achieve a net gain.

5.7.8. Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1	Where a Development Envelope exists on the land, uses and other development are fully located within the approved Development Envelope area; or
A2	Where a Development Envelope does <u>not</u> exist on the land, and where development does <u>not</u> involve the removal of a Koala Habitat tree – (a) Domestic Additions that comply with Table 1 of the Domestic Additions Code; (b) Domestic Outbuildings that comply with Table 1 of the Domestic Outbuilding Code; (c) Private Swimming Pools; (d) Private Tennis Courts; or
A3	Where a Development Envelope does <u>not</u> exist on the land, uses and other development are designed and located to: (a) where in H1 – (i) provide a minimum separation distance of 100 metres from the Marine Habitat shown on the Habitat Protection Overlay Map; (ii) provide a minimum separation distance of 60 metres from the Bushland Habitat shown on the Habitat Protection Overlay Map; (iii) not require the removal of Koala Habitat trees; or (b) where in H2 – (i) be entirely within the Enhancement Areas shown on the Habitat Protection Overlay Map; (ii) not require the removal of native vegetation or Koala Habitat trees; or
Note -	
Domestic Additions must be substantially attached to a dwelling and not attached through covered or uncovered walkways, carports, patios, decks or similar structures.	

5.7.9. Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p>Where proposed on that part of the lot or premises that is wholly within H1 -</p> <p>Note -</p> <p>H1 applies where development is proposed on that part of the lot or lots not covered by a habitat category on the Habitat Protection Overlay Map.</p> <p>S1.1 (1) Uses and development protect, enhance and manage environmental values where proposed on that part of the lot or lots in H1 areas by –</p> <ul style="list-style-type: none"> (a) maximising retention of existing native vegetation, particularly - <ul style="list-style-type: none"> (i) koala habitat trees; (ii) native vegetation that supports movement of native animals; (iii) native vegetation located along fence lines or in stands or small groups; (iv) ensuring development design and layout excludes or minimises fragmentation of flora and fauna habitats and corridors; (b) incorporating access ways between roads and the development of roads that - <ul style="list-style-type: none"> (i) are located and designed to minimise the need for vegetation clearance or potential for koala strike; (ii) limit vehicle speed to 30kmph; (iii) provide for integrated infrastructure provision; (c) directing noise and artificial light, and access by non-native animals away from Enhancement Link, Enhancement Corridor, Bushland Habitat or Marine Habitat areas as shown on the Habitat Protection Overlay Map within or adjoining the lot or lots; (d) using only native vegetation for re-vegetation and landscaping; (e) controlling and reducing the impact of weed species on the lot or lots; (f) maximising the use of Bio-diversity Friendly Urban Design and removing barriers to wildlife 	<p>P1.1 (1) No probable solution identified.</p> <p>Note -</p> <p>Refer to the State Planning Policy (SPP2/10) Koala Conservation in South East Queensland and the South East Queensland Koala Conservation State Planning Regulatory Provisions, Guidelines for Preparing Ecological Assessment Reports and Planning Scheme Policy No. 4 – Habitat Protection, Management and Enhancement, for further information.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>movement across the landscape, except where fauna exclusion fencing safeguards fauna;</p> <p>(g) where development will result in the loss of native vegetation, offset planting will occur to, at least, replace vegetation lost, and result in a net gain in number or area of native vegetation;</p> <p>(2) Uses and other development where proposed on a lot or lots identified as containing H1 and H2 areas, shall be located wholly within the H1 area unless demonstrated that this is not achievable.</p>	<p>(2) No probable solution identified.</p>
<p>S2.1 Where proposed on that part of the lot or premises that is partly or wholly within H2 -</p> <p>Note -</p> <p>H2 applies where development is fully or partially proposed on that part of the lot or premises covered by a habitat category on the Habitat Protection Overlay Map.</p> <p>(1) Uses and other development, where proposed on that part of the lot or lots that is partly or wholly within H2 areas, identify, protect, enhance and secure the long-term management of Habitat and Environmental Values by –</p> <p>(a) incorporating the outcomes detailed in S1.1;</p> <p>(b) locating development wholly within:</p> <p>(i) enhancement areas, or where it is demonstrated that this is not achievable -</p> <p>a. areas of least environmental and habitat value;</p> <p>b. areas which do not compromise habitat rehabilitation and wildlife movement.</p> <p>(2) Uses and other development located within H2 provide a net gain in the number or area of native vegetation by ensuring;</p> <p>(a) re – vegetation and enhancement plantings improve the existing habitat condition and function, and promotes</p>	<p>(1) No probable solution identified.</p> <p>Note -</p> <p>Refer to the State Planning Policy (SPP2/10) Koala Conservation in South East Queensland and the South East Queensland Koala Conservation State Planning Regulatory Provisions, Guidelines for Preparing Ecological Assessment Reports and Planning Scheme Policy No. 4 – Habitat Protection, Management and Enhancement, for further information.</p> <p>(2) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>movement of native animals through the lot;</p> <p>(b) offset planting replaces native vegetation lost as a result of development.</p> <p>(c) where suitable offset and/or enhancement plantings are not achievable on site, make financial contribution in accordance with the rate as adopted by Council;</p> <p>(3) Where locating development on that part of the lot or lots shown as Bushland Habitat or Marine Habitat;</p> <p>(a) explore all alternatives to locate the development outside these areas;</p> <p>(b) where (a) is not achievable –</p> <p style="padding-left: 20px;">(i) assessment determines the appropriate location, design, scale and intensity of development that will protect and enhance long term environmental and habitat values in these areas;</p> <p style="padding-left: 20px;">(ii) secure the long term conservation of these areas through the identification and designation of development envelopes and other private or public ownership arrangements;</p> <p style="padding-left: 20px;">(iii) maximise opportunities for revegetation using native plants outside designated development envelope areas to enhance habitat values and movement of native animals.</p> <p>(4) Where locating development on that part of the lot or lots shown as Koala Habitat –</p> <p>(a) explore all alternatives to locate the development outside these areas;</p> <p>(b) ensure the location, design, scale and intensity of development maximises the retention of koala habitat trees and native vegetation;</p> <p>(c) establish a buffer between development and koala habitat trees to ensure their on-going viability throughout the life of the development;</p> <p>(d) where development is carried</p>	<p>(3) No probable solution identified.</p> <p>Note -</p> <p>Revegetation and enhancement planting within Bushland Habitat and Marine Habitat areas will be determined on a site by site basis. Any bushland habitat or marine habitat removed as a result of development will require an offset which achieves a long term net gain in environmental and habitat values.</p> <p>Note -</p> <p>Private or public ownership arrangements may include such mechanisms as statutory covenants, voluntary conservation agreements, property management plans, Landcare schemes and nature refuge status, depending upon the circumstances of the development and the appropriate measure to achieve the long term conservation objective.</p> <p>(4) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(b) where (a) is not achievable</p> <ul style="list-style-type: none"> (i) maximise the retention of koala habitat trees; (ii) provide enhancement plantings that achieve the revegetation of the corridor and restores the ecological values providing for wildlife movement for the total area of the Enhancement Corridor; (iii) where the Enhancement Corridor is less than 100 metres in width, expand the corridor using native plants to a minimum width of 100 metres wherever possible; (iv) where development unavoidably results in the loss of koala habitat trees, offset planting is carried out at the rate of 1 tree for every 1 metre of tree height lost on the lot or lots; <p>(6) Where locating development on that part of the lot or lots shown as Enhancement Link -</p> <ul style="list-style-type: none"> (a) identify the most suitable location for the link; (b) ensure development is located outside of these link areas; (c) provide enhancement plantings at a minimum rate of 1 tree per 50 m² of the area of the Enhancement Link; (d) maximise the retention of koala habitat trees; (e) where development unavoidably results in the loss of koala habitat trees, offset planting is carried out at the rate of 1 tree for every 1 metre of tree height lost on the lot or lots; <p>(7) Where locating development on that part of the lot or lots shown as Enhancement Area -</p> <ul style="list-style-type: none"> (a) provide enhancement plantings at a minimum rate of 1 tree per 200 m² of the area of the Enhancement Area; (b) maximise the retention of individual koala habitat tree; (c) where development unavoidably results in the loss of koala habitat trees, offset planting is 	<ul style="list-style-type: none"> • one Koala Habitat tree for every 40m²; • one shrub for every 10 m²; • one groundcover for every 5 m²; for the total area of the Enhancement Corridor; <p>(ii) For Development Footprints with an area above 2,000m², or reconfigurations, provide enhancement plantings at a rate of one plant for every 1m² for the total area of the Enhancement Corridor;</p> <p>Note -</p> <p>Refer to Planning Scheme Policy 4 (PSP4) – Habitat Protection, Management and Enhancement.</p> <p>(6) No probable solution identified.</p> <p>(7) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>carried out at the rate of 1 tree for every 1 metre of tree height lost on the lot or lots;</p> <p>(8) Enhancement plantings are to be located, wherever possible, in the area of the highest order enhancement category located on the lot or lots.</p>	<p>(8) No probable solution identified</p> <p>Note -</p> <p>The hierarchy of environmental significance in descending classification from the highest order of enhancement category to lowest is:</p> <ul style="list-style-type: none"> • Bushland / Marine Habitat • Enhancement Corridor • Koala Habitat • Enhancement Link • Enhancement Area <p>Note -</p> <p>For minor development such as Domestic Additions and Domestic Outbuildings Council may consider alternative options to planting where it is considered appropriate. These alternative provisions may include (but not necessarily limited to) halting slashing or erecting fencing to prevent livestock access, to allow natural regeneration of bushland areas. Council may agree to alternative arrangements where it considers that such measures would achieve the same environmental objective.</p>

Model 09.10

Schedule 10 – Vegetation Species List

Part 9 Schedule 10 – Vegetation Species List to be completely deleted.

Model 09.12

Schedule 12 – Weed Species List

Part 9 Schedule 12 – Weed Species List to be completely deleted.

Amendments to Part 5 – Overlays

Amendment 05.08: Division 8 – Heritage Place and Character Precinct Overlay

Explanation

In 5.8.6 - Compliance with the Heritage Place and Character Precinct Code - reference is made to “section 5.8.9”.

i.e.

- (1) Development that is consistent with the specific outcomes in section 5.8.9 complies with the Heritage Place and Character Precinct Overlay Code.

This is a simple mis-numbering as there is no section 5.8.9. The reference should in fact be to the specific outcomes which appear in section 5.8.8 of the scheme

Proposed Amendments

In section 5.8.6 –

Delete-

- (1) Development that is consistent with the specific outcomes in section 5.8.9 complies with the Heritage Place and Character Precinct Overlay Code.

Insert –

- (1) Development that is consistent with the specific outcomes in section 5.8.8 complies with the Heritage Place and Character Precinct Overlay Code.

see model 05.08

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 05.08

Division 8 - Heritage Place and Character Precinct Overlay

5.8.6 Compliance with the Heritage Place and Character Precinct Code

- (1) Development that is consistent with the specific outcomes in section 5.8.9 8 complies with the Heritage Place and Character Precinct Overlay Code.

Amendments to Part 5 – Overlays

Amendment 05.12: Division 12 – Waterways, Wetlands and Moreton Bay Overlay

Explanation

Research has been undertaken that estimates the cost of revegetating all first order streams or Natural Drainage Lines in the Redlands catchment. The revegetation is required to reduce future sediment and nutrient pollution in Moreton Bay. The estimated cost of revegetating the first order streams based on current values is \$458,000. This figure can be offset by protecting unmodified or vegetated first-order streams or Natural Drainage Lines. Accordingly, Table 1 has been amended to include 'Natural Drainage Lines' as a new waterway category with a buffer requirement of 10 metres. To ensure the function of natural drainage lines and corridors are considered at a high level, provisions relating to maintaining the hydrological function have been included in the Code's overall outcomes.

An error in wording has been identified in section 5.12.6 relating to compliance with the code. Part (1)(b) refers to development being consistent with the code if it complies with the specific outcomes in section 5.12.9 where self assessable development. Section 5.12.9 only deals with assessable development. The wording "self assessable" should therefore be "assessable" to be technically correct. The removal of the word "self" from 5.12.6 (1)(b) will correct this.

Proposed Amendments

Add 'Natural Drainage Lines' to Table 1 – Minimum Buffer Distances and Re-vegetation Requirements, with a buffer distance of 10 metres measured from the natural drainage centre line. Amend section 5.12.2 to include a specific outcome and probable solution concerning natural drainage line buffer distances. Provisions added to overall outcomes in respect to hydrological function.

Amend: In 5.12.6 – Compliance with the Waterways, Wetlands and Moreton Bay Code

Delete:

- (1) (b) specific outcomes in section 5.12.9 where self assessable development.

Insert:

- (1) (b) specific outcomes in section 5.12.9 where assessable development.

Amend: In 5.12.7 Overall Outcomes of the Waterways, Wetlands and Moreton Bay Overlay Code

Insert: new (2)(a)(i):-

- (i) maintaining and enhancing the hydrological function of waterway corridors and the City's water cycle as a whole

Amend: In 5.12.1 Table 1 – Minimum Buffer Distances and Re-vegetation Requirements

Insert:

Natural Drainage Line	10 metres measured from the centre of the natural drainage line.	20m in total
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Amend: In 5.12.9 - Specific Outcomes and Probable Solutions applicable to Assessable Development

Insert: new provision S2 (1) and renumber subsequent provisions accordingly.

<p>S2.</p> <p>(1) <i>Development should occur outside the natural drainage line buffer zone, unless it can be demonstrated that an alternative buffer zone will not reduce the hydrological function of the corridor;</i></p> <p>(2) Retain the drainage line in its natural state and provide sufficient buffers to protect the drainage line;</p> <p>(3) Where degraded, enhance the natural drainage line through stabilisation, re-vegetation and stormwater quality improvement devices that recognise the function of the natural drainage line.</p>	<p>P2.</p> <p>(1) <i>Development can only occur outside the natural drainage buffer area, which is no less than 10 metres from the natural drainage center line;</i></p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified</p>
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see model 05.12

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 05.12

Division 12 - Waterways, Wetlands and Moreton Bay Overlay

5.12.6 Compliance with the Waterways, Wetlands and Moreton Bay Code

- (1) Development that is consistent with the following complies with the Waterways, Wetlands and Moreton Bay Overlay Code -
- (a) acceptable solutions in section 5.12.8 where self-assessable development; or
 - (b) specific outcomes in section 5.12.9 where self assessable development.

5.12.7 Overall Outcomes of the Waterways, Wetlands and Moreton Bay Overlay Code

- (1) The overall outcomes are the purpose of the Waterways, Wetlands and Moreton Bay Overlay Code.
- (2) The overall outcomes sought for the Waterways, Wetlands and Moreton Bay Overlay Code are the following -
- (a) uses and other development protect, enhance, manage and minimise impacts on the environmental values of waterways, wetlands, coastal drainage areas, Moreton Bay and natural drainage lines and their associated ecological, recreation, economic and scenic values by -
 - (i) maintaining and enhancing the hydrological function of waterway corridors and the City's water cycle as a whole;
 - (ii) retaining habitat links;
 - (iii) protecting marine, tidal and riparian vegetation;
 - (iv) retaining access for maintenance purposes;
 - (v) maintaining and enhancing water quality and hydrological balance;
 - (vi) retaining biodiversity;
 - (vii) retaining bank stability;
 - (viii) providing public access to open space where under local government ownership or control.

5.12.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

S2.	<p><u>Where proposed on a lot or premises affected by a natural drainage line on this overlay map -</u></p> <ul style="list-style-type: none"> (1) Development should occur outside the natural drainage line buffer zone, unless it can be demonstrated that an alternative buffer zone will not reduce the hydrological function of the corridor; (2) Retain the drainage line in its natural state and provide sufficient buffers to protect the drainage line; (3) Where degraded, enhance the natural drainage line through 	P2.	<ul style="list-style-type: none"> (1) Development can only occur outside the natural drainage buffer area, which is no less than 10 metres from the natural drainage center line; (2) No probable solution identified; (3) No probable solution identified.
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	stabilisation, re-vegetation and stormwater quality improvement devices that recognise the function of the natural drainage line.		
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Table 1 - Minimum Buffer Distances and Re-vegetation Requirements

Waterway Category	Buffer Requirements	Riparian Vegetation Requirements	
		Core and Foreshore	Outer
Natural Drainage Line	10 metres measured from the centre of the natural drainage line.	20m in total	

Note 1 - Tidal influence points and buffer areas are identified on the Waterways, Wetlands and Moreton Bay Overlay Map.

Note 2 - Freshwater Wetlands include -

- ▶ Black Swamp Wetlands, Cleveland;
- ▶ Tarradarrapin Wetlands, Birkdale; and
- ▶ Egret Colony Wetlands, Victoria Point.

Note 3 - For foreshore areas of Moreton Bay, soft foreshore treatments, such as beaches, vegetation or natural design revetments are used. Sea walls or the like are not preferred.

Amendments to Part 5 – Overlays

Amendment 05.13: Division 13 – Landslide Hazard Overlay

Explanation

“*Community infrastructure*” is not a defined term under the RPS so there has been some confusion as to what this term means and what the provisions under the Overlay are trying to achieve. Community infrastructure is defined in Part 9 Schedule 3 of the RPS. For clarification, a footnote has been attached to the term community infrastructure in this code, with a hyperlink to Schedule 3.

Proposed Amendment

5.13.8 Acceptable Solutions applicable to Self-Assessable Development

Insert: reference to footnote ^{5.6.8} to section A1.(1)(b)

where in the Low Landslide Hazard Management Overlay Area, and not involving community infrastructure^{5.68}

Insert: footnote under Diagram 1

^{5.68} See Part 9 Schedule 3 – Dictionary, [Division 2](#) – Administrative Terms for a definition of “community infrastructure”.

see model 05.13

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

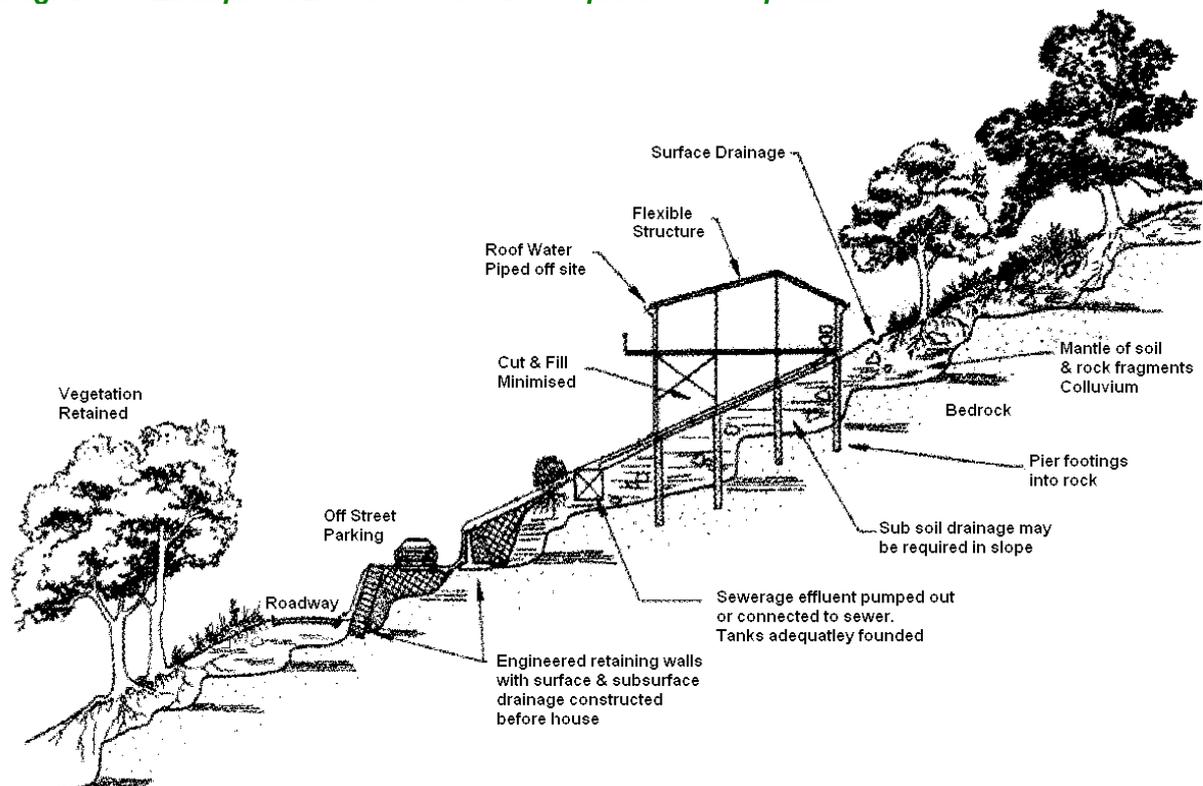
Model 05.13

Division 13 – Landslide Hazard Overlay

5.13.8 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Uses and other development –</p> <ul style="list-style-type: none">(a) are located on that part of the lot or premises not shown on this overlay map; or(b) where in the Low Landslide Hazard Management Overlay Area, and not involving community infrastructure^{5.68}, are of pole, pier or multiple slab design that allow the structures to step down the slope (refer to Diagram 1 below).

Diagram 1 – Example of Better Practice Development of Steep Hillside



^{5.68} See Part 9 Schedule 3 – Dictionary, [Division 2](#) – Administrative Terms for a definition of “community infrastructure”.

MODEL 06.01

Division 1 – Aged Persons and Special Needs Housing

6.1.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S3.	<p><u>Site Layout and Building Design -</u></p> <p>(1) Layout and design enhances built form of the surrounding streetscape by -</p> <ul style="list-style-type: none"> (a) contributing to the establishment of an attractive streetscape in new areas; (b) ensuring the use addresses the street frontage; (c) varying the built form appearance of each dwelling unit to create a sense of individual identity within an integrated and coordinated design and layout; (d) reducing building bulk by a combination of verandas, recesses and variation in materials and building form; (e) using a variety of materials, colours and/or textures between levels to create visual interest; (f) roofs being pitched, articulated, gabled or provide other features to avoid single plane rooflines; ensuring that roof design contributes to good building form through articulation, architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation; (g) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions; (h) buildings on sloping sites being designed to produce a stepped pattern involving roof ridges, guttering, balustrade and floor levels; (i) where the built form is taller or wider than the type of 	P3.	<p>(1) The use complies with the following requirements -</p> <ul style="list-style-type: none"> (a) building height, site coverage and setbacks are in accordance with Table 1 - Building Siting and Design Requirements; (b) the difference in building height between the use and adjoining buildings is not more than one storey when viewed from - <ul style="list-style-type: none"> (i) the public street; or (ii) a minimum 10 metres from the side property boundary - refer to Diagram 1; (c) buildings have no - <ul style="list-style-type: none"> (i) unbroken elevation greater than 2 storeys on any vertical plane; (ii) unbroken walls 15 metres in length; (d) where incorporating individual dwelling units, access is provided from an internal street. (e) solar access to habitable rooms and private open space of adjoining dwelling units - <ul style="list-style-type: none"> (i) is not reduced to less than 3 hours between 9am and 3pm on June 21; or (ii) where existing overshadowing by building and fences is greater than this, sunlight is not reduced by a further 20 percent (f) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used; (g) plant equipment, vents or lift over-runs or solar energy and storm water collectors are

Assessable Development	
Specific Outcomes	Probable Solutions
<p>buildings expected in the street, the use is articulated into clearly distinguishable parts, similar in scale to existing housing so that individual dwelling units can be identified from the street/accessway;</p> <p>(j) ensuring building height and site coverage is consistent with the proposed height and scale in the locality;</p> <p>(k) ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas;</p> <p>(l) ensuring the streetscape is not affected by multiple access points or the dominance of garages.</p>	<p>carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.</p> <p>Note -</p> <p>Refer to Part 11 - Planning Scheme Policy 8 - Housing, specifically the section on Site Development Plan, Site Analysis Plan and Streetscape Analysis.</p>

Table 2 - Maximum Height to the Top of the Floor Level of Highest Habitable Room

General		
Urban Residential Zone - sub-areas UR1 and UR2	3.5 metres (2-storey)	
Medium Density Residential Zone - other than sub-area MDR1 and a number of MDR3 sites	7 metres (3-storey)	
Medium Density Residential Zone - sub-area MDR1 sites		
Capalaba - Refer to Map 1/5 of Medium Density Residential Zone Code		
1	Moreton Bay Road, Pittwin Road North	16 metres (6-storey)
2	Mount Cotton Road	13 metres (5-storey)
Cleveland - Refer to Map 2/5 of Medium Density Residential Zone Code		
3	Haggup Street, Queen Street, Waterloo Street	13 metres (5-storey)
4	Michelle Court	13 metres (5-storey)
5	Shore Street, Middle Street, Island Street	13 metres (5-storey)
6	Channel Street, Shore Street, Middle Street	16 metres (6-storey)
7	Passage Street	13 metres (5-storey)
8	Queen Street, Passage Street, Middle Street	7 metres (3-storey)
9	Middle Street, Shore Street, Wharf Street	13 metres (5-storey)
10	Wharf Street, Shore Street, Middle Street	13 metres (5-storey)
11	North Street, Shore Street East	7 metres (3-storey)
Redland Bay - Refer to Map 3/5 of Medium Density Residential Zone Code		

12	Boundary Street, Broadwater Terrace, Esplanade, Stradbroke Street	7 metres (3-storey)
13A	Hamilton Street, Esplanade, Peel Street	13 metres (5-storey)
13B	Hamilton Street, Esplanade, Peel Street	7 metres (3-storey)
14	Gladstone Street, Peel Street and Broadwater Terrace	7 metres (3-storey)
15	Weinam Street, Banana Street, Outridge Street, Hamilton Street, Meissner Street	7 metres (3-storey)
Coochiemudlo Island - Refer to Map 4/5 of Medium Density Residential Zone Code		
16	Victoria Parade	7 metres (3 storey)
Medium Density Residential Zone - sub-area MDR3 sites		
Redland Bay - Refer to Map 5/5 of Medium Density Residential Zone Code		
17	Salisbury Street	8 metres (3-storey)
18	Salisbury Street	7 metres (3-storey)
19	Salisbury Street	3.5 metres (2-storey)
20	Salisbury Street	Ground to 7 metres (1-3-storey)
21	Salisbury Street	Ground (1-storey)
Sub-area MDR4		
South-East Thornlands - Map 6 of Medium Density Residential Zone Code		
22	South-East Thornlands	10 metres

Amendments to Part 6 – Use Codes

Amendment 06.01: Division 1 - Aged Persons and Special Needs Housing

Explanation

The proposed changes described here also relate to the Apartment Building Code (06.04) and Multiple Dwelling Code (06.18) and are repeated in those reports.

Currently the Specific Outcomes of the Code relating to roofs only deals with *roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines*. While pitched or gabled roofs may be appropriate to some forms of lower height construction i.e. some types of apartments or multiple dwelling up to 4 stories in height, they are not generally considered to be appropriate on taller buildings over 4 stories. At 4 storeys and below the roof form is generally easily visible from the street and a pitched or gabled roof fits better with the human scale of the development, the streetscape and surrounding lower density (1-3 storey) residential development.

Over 4 storeys the roof form generally is not as visible from the street and the appearance of pitched or gabled roofs on tall buildings is generally out of character and detracts from the building form. The current Specific Outcomes therefore need to be amended to encourage roof forms that are appropriate to the building form and add interest and articulation to the overall building design while remaining functional. Modern roofs do more than keep the rain out of a building and may be called upon to serve a variety of functions from water recycling and solar and wind power generation to telecommunications relays, recreational space, environmental habitats and food production. The ability to incorporate a variety of alternative uses on roof space must be balanced with building aesthetics, function and impacts on residents and adjoining land uses.

It is also proposed to amend Table 2 by appending provisions relating to the new MDR 4 sub-area in the South-East Thornlands Overlay. This sub-area should have been included in the table as part of the South-East Thornlands Overlay provisions but was inadvertently omitted.

Proposed Amendments

Amend: Section 6.1.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development S3 (1)

Delete:

- (e) elevations using a variety of materials, colours and/or textures between levels;
- (f) roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines;

Insert:

- (e) using a variety of materials, colours and/or textures between levels to create visual interest;
- (f) ensuring that roof design contributes to good building form through articulation, roof architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation;

- (g) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions;

Amend: Section 6.1.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development P3 (1)

Insert:

- (f) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used;
- (g) plant equipment , vents or lift over-runs or solar energy and storm water collectors are carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.

Amend: Table 2- Maximum Height to the Top of the Floor Level of Highest Habitable Room

Delete: in column 2 - Maximum Height to the Top of the Floor Level of Highest Habitable Room - delete all references to the number of storeys contained in brackets after the maximum floor height in metres.

Insert: at the end of Table 2 the following provision relating to the new MDR 4 sub-area in the South East Thornlands Overlay.

Sub-area MDR4		
South-East Thornlands - Map 6 of Medium Density Residential Zone Code		
22	South-East Thornlands	10 metres

**see models 06.01, 06.04 and 06.18
see also reports 06.04, 06.18 and 08:03**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

Amendments to Part 6 – Use Codes

Amendment 06.04: Division 04 – Apartment Building

Explanation

The proposed changes described here also relate to the Aged Persons and Special Needs Housing Code (06.01) and Multiple Dwelling Code (06.18) and are repeated in those reports.

Currently the Specific Outcomes of the Code relating to roofs only deals with *roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines*. While pitched or gabled roofs may be appropriate to some forms of lower height construction i.e. some types of apartments or multiple dwelling up to 4 stories in height, they are not generally considered to be appropriate on taller buildings over 4 storeys. At 4 storeys and below the roof form is generally easily visible from the street and a pitched or gabled roof fits better with the human scale of the development, the streetscape and surrounding lower density (1-3 storey) residential development.

Over 4 storeys the roof form generally is not as visible from the street and the appearance of pitched or gabled roofs on tall buildings is generally out of character and detracts from the building form. The current Specific Outcomes therefore need to be amended to encourage roof forms that are appropriate to the building form and add interest and articulation to the overall building design while remaining functional. Modern roofs do more than keep the rain out of a building and may be called upon to serve a variety of functions from water recycling and solar and wind power generation to telecommunications relays, recreational space, environmental habitats and food production. The ability to incorporate a variety of alternative uses on roof space must be balanced with building aesthetics, function and impacts on residents and adjoining land uses.

In relation to the current open space design provisions, the intent is to provide a minimum of 20% communal open space at ground level. The purpose is to provide sufficient and usable communal open space areas for outdoor living, and also to reduce the bulk and mass of the built form. Recent development approvals suggest these intended outcomes are consistently not being achieved. This is because –

- The note under P7. (1) is encouraging applicants to reduce the contribution of communal open space at ground level. Applicants are combining contributions for private open space (both at ground level and above ground level i.e. balconies, roof top gardens) with communal open space to satisfy the minimum requirements.
- In section P7. (1), the 20% at ground open space provisions “consists” of private open space provisions. The private open space provisions and communal open space provisions are intended as stand alone requirements.
- The specific outcomes in S7. do not specify that communal open space must be at ground level.

Proposed Amendments

Amend: Section 6.4.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development S3 (1)

Delete:

- (d) elevations using a variety of materials, colours and/or textures between levels;

- (e) roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines;

Insert:

- (d) using a variety of materials, colours and/or textures between levels to create visual interest;
- (e) ensuring that roof design contributes to good building form through articulation, roof architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation;
- (f) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions;

Amend: Section 6.4.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development P3 (1)

Insert:

- (f) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used;
- (g) plant equipment, vents or lift over-runs or solar energy and storm water collectors are carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.

Amend: Section 6.4.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development S7. and P7.

Delete:

<u>Open Space Design -</u>	
S7.	<p>(1) Open space -</p> <ul style="list-style-type: none"> (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from main living areas; (b) includes communal open space areas that are functional and accessible; (c) is of a useable size and dimension; (d) is a suitable slope; (e) is capable of receiving sufficient sunlight; (f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties.
P7.	<p>(1) 20 percent of the site is provided as open space at ground level and consists of -</p> <p>Note -</p> <p>This area may contain private and communal open space areas that are at ground level.</p> <ul style="list-style-type: none"> (a) for each dwelling unit - provide a designated private open space area that - <ul style="list-style-type: none"> (i) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or (ii) above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres; (iii) is directly accessible from the main living area; (iv) receives at least 2 hours

		<p>of sunlight between 9am and 3pm on June 21 over 100 percent of the area;</p> <ul style="list-style-type: none"> (v) is orientated within 20 degrees of north; (b) a communal open space area located in one area and consisting of a minimum of 100m² with a minimum dimension of 5 metres; (c) the finished surface for private and communal open space areas at ground level is not steeper than 1 in 14. <p>Note -</p> <p>No probable solution is identified for communal open space provision in mixed use development - refer to Part 8 - Division 3 - Centre Design Code.</p>
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Insert:

<p>S7.</p>	<p><u>Open Space Design -</u></p> <ul style="list-style-type: none"> (1) (1) Open space - (2) (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from main living areas; (3) (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents; (4) (c) have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation; (5) (d) is situated on a suitable slope to ensure residents can easily move throughout the premise; (6) (e) is capable of receiving sufficient sunlight; (7) (f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby 	<p>P7.</p> <ul style="list-style-type: none"> (1) 20 percent of the site is provided as communal open space at ground level which - <ul style="list-style-type: none"> (a) has a minimum dimension of 3 metres; (b) consists of at least one area with a minimum area of 100m² with a minimum dimension of 5 metres; (2) For each dwelling unit - provide a designated private open space area that - <ul style="list-style-type: none"> (a) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or (b) above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres; (c) is directly accessible from the main living area; (d) receives at least 2 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;
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	properties.	<p>(e) is orientated within 20 degrees of north;</p> <p>(3) The finished surface for private and communal open space areas at ground level is not steeper than 1 in 14.</p> <p>Note -</p> <p>No probable solution is identified for communal open space provision in mixed use development - refer to Part 8 - Division 3 - Centre Design Code.</p>
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Amend: Table 2- Maximum Height to the Top of the Floor Level of Highest Habitable Room

Delete: in column 2 - Maximum Height to the Top of the Floor Level of Highest Habitable Room - delete all references to the number of storeys contained in brackets after the maximum floor height in metres.

see models 06.04 and 06.18
see also reports 06.18 and 08:03

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 06.04

Division 4 - Apartment Building

6.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S3.	<p><u>Site Layout and Building Design -</u></p> <p>(1) Layout and design enhances built form of the surrounding streetscape by -</p> <ul style="list-style-type: none"> (a) contributing to the establishment of an attractive streetscape in new areas; (b) ensuring the use addresses the street frontage; (c) reducing building bulk by a combination of balconies, recesses and variations in building form and materials; (d) using a variety of materials, colours and/or textures between levels to create visual interest; (e) roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines; ensuring that roof design contributes to good building form through articulation, architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation; (f) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions; (g) buildings on sloping sites being designed to produce a stepped pattern involving roof ridges, guttering, balustrade and floor levels; (h) ensuring building height is - <ul style="list-style-type: none"> (i) consistent with development expected in the immediate locality; (ii) stepped down where adjoining an area with a lower building height requirement; 	P3.	<p>(1) The use complies with the following requirements -</p> <ul style="list-style-type: none"> (a) building height, site coverage and setbacks - as per Table 1 - Building Siting and Design Requirements; (b) front building elevation is - <ul style="list-style-type: none"> (i) parallel to the road frontage; (ii) designed so that living area windows or balconies face the street; (c) at least one prominent pedestrian entry is provided that connects to the foyer and addresses the street; (d) buildings have no unbroken elevation greater than - <ul style="list-style-type: none"> (i) 2-storeys on any vertical plane; or (ii) 15 metres in length. (e) solar access to habitable rooms and private open space of adjoining dwelling units - <ul style="list-style-type: none"> (i) is not reduced to less than 2 hours between 9am and 3pm on June 21; or (ii) where existing buildings/structures create overshadowing greater than this, sunlight is not further reduced by a 20 percent. (f) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used; (g) plant equipment, vents or lift over-runs or solar energy and storm water collectors are carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.

Assessable Development			
Specific Outcomes		Probable Solutions	
	<ul style="list-style-type: none"> (i) ensuring site coverage complements the use and provides for pedestrian and vehicle access, service areas, open space areas and landscaping; (j) ensuring setbacks are compatible with the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas. 		<p>Note -</p> <p>Refer to Planning Scheme Policy 8 - Housing, specifically the section on Site Development Plan, Site Analysis Plan and Streetscape Analysis.</p>
S7.	<p><u>Open Space Design -</u></p> <p>(1) Open space -</p> <ul style="list-style-type: none"> (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from main living areas; (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents; (c) is of a useable size and have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation; (d) is a suitable slope is situated on a suitable slope to ensure residents can easily move throughout the premise; (e) is capable of receiving sufficient sunlight; (f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties. 	P7.	<p>(1) 20 percent of the site is provided as communal open space at ground level and consists of which -</p> <p>Note -</p> <p>This area may contain private and communal open space areas that are at ground level.</p> <ul style="list-style-type: none"> (a) has a minimum dimension of 3 metres; (b) a communal open space area located in one area and consisting of a minimum of 400m² consists of at least one area with a minimum area of 100m² with a minimum dimension of 5 metres; <p>(2) (a) For each dwelling unit - provide a designated private open space area that -</p> <ul style="list-style-type: none"> (a) (i) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or (b) (ii) above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres; (c) (iii) is directly accessible from the main living area; (d) (iv) receives at least 2 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area; (e) (v) is orientated within 20 degrees of north; <p>(3) (e) The finished surface for private and communal open space areas at ground level is not steeper than 1 in 14.</p>

Assessable Development		
Specific Outcomes		Probable Solutions
		<p>Note -</p> <p>No probable solution is identified for communal open space provision in mixed use development - refer to Part 8 - Division 3 - Centre Design Code.</p>

Table 2- Maximum Height to the Top of the Floor Level of Highest Habitable Room

Location		Maximum Height to the Top of the Floor Level of Highest Habitable Room
General		
Medium Density Residential Zone - other than sub-area MDR1 and a number of MDR3 sites		7 metres (3-storey)
Medium Density Residential Zone - sub-area MDR1 sites		
Capalaba - Map 1 of Medium Density Residential Zone Code		
1	Moreton Bay Road, Pittwin Road North	16 metres (6-storey)
2	Mount Cotton Road	13 metres (5-storey)
Cleveland - Map 2 of Medium Density Residential Zone Code		
3	Haggup Street, Queen Street, Waterloo Street	13 metres (5-storey)
4	Michelle Court	13 metres (5-storey)
5	Shore Street, Middle Street, Island Street	13 metres (5-storey)
6	Channel Street, Shore Street, Middle Street	16 metres (6-storey)
7	Passage Street	13 metres (5-storey)
8	Queen Street, Passage Street, Middle Street	7 metres (3-storey)
9	Middle Street, Shore Street, Wharf Street	13 metres (5-storey)
10	Wharf Street, Shore Street, Middle Street	13 metres (5-storey)
11	North Street, Shore Street East	7 metres (3-storey)
Redland Bay - Map 3 of Medium Density Residential Zone Code		
12	Boundary Street, Broadwater Terrace, Esplanade, Stradbroke Street	7 metres (3-storey)
13 A	Hamilton Street, Esplanade, Peel Street	13 metres (5-storey)
13 B	Hamilton Street, Esplanade, Peel Street	7 metres (3-storey)
14	Gladstone Street, Peel Street and Broadwater Terrace	7 metres (3-storey)
15	Weinam Street, Banana Street, Outridge Street, Hamilton Street, Meissner Street	7 metres (3-storey)
Coochiemudlo Island - Map 4 of Medium Density Residential Zone Code		

16	Victoria Parade	7 metres (3-storey)	
Medium Density Residential Zone - sub-area MDR3 sites			
Redland Bay - Map 5 of Medium Density Residential Zone Code			
17	Salisbury Street	8 metres (3-storey)	
18	Salisbury Street	7 metres (3-storey)	
19	Salisbury Street	2.6 metres (2-storey)	
20	Salisbury Street	Ground to 7 metres (1-3-storey)	
21	Salisbury Street	Ground (1-storey)	
Sub-area MDR4			
South-East Thornlands - Map 6 of Medium Density Residential Zone Code			
22	South-East Thornlands	16 metres	10 metres (4-storey)

Amendments to Part 6 – Use Codes

Amendment 06.11: Division 11 – Dwelling House

Explanation

Currently Section 6.11.5 (11) – Acceptable solutions applicable to Self Assessable Development reads as follows:

(11) In the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates a garage that is classified as part of the class 1a building and faces the street, the garage opening does not exceed 6 metres.

Section 6.11.5 (11) is proposed to be amended to ensure the provision clearly allows for a maximum frontage of 6 metres for all garage space on the premises, not 6 metres for each individual garage opening.

Applicants are attempting argue that each garage (being each physical structure accommodating vehicles) does not exceed the maximum of 6.0 metres to the frontage and so, they can have multiple garage structures along the street frontage as long as each one does not exceed 6.0 metres in width.

As a result applicants have previously successfully argued on a small (10m wide) lot that they can achieve a three door garage frontage to the street that is broken up as two separate garage structures. There will be a double garage door with a 4.8m opening and there is another single garage door with a 3m opening. This amounts to a total of 7.8m in garage doors across a 10m frontage.

While an Implementation Note is now in force to provide guidance on this creative interpretation of the provision, further clarification of the intent in the scheme is required.

The intent of the 6.0 metre limitation was to ensure that a large proportion of the frontages of dwelling houses (and therefore the streetscape appearance and presence of this use) were not dominated by garage doors.

In this instance the term “garage” should not be limited to a narrow interpretation of being a single structure, but instead be interpreted as facility for the parking of vehicles connected to the house. “A garage” as an integral part of this use may therefore constitute more than one structure but is still a single use. In this context “a garage” will still be subject to the 6.0 metre total width requirement under 6.11.5 (11) regardless of whether it constitutes a single or multiple structures.

Proposed Amendments

Amend: In section 6.11.5 A1. (11)

Delete:

- (11) In the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates a garage that is classified as part of the class 1a building and faces the street, the garage opening does not exceed 6 metres.

Insert:

- (11) In the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates garage space facing the street (either forming part

of a class 1a building or an individual class 10 building), the total frontage of all garage space including doors and supporting structures, does not exceed 6 metres.

Amend: In section 6.11.6 P6. (d)

Delete:

- (d) where in the Urban Residential or Medium Density Residential Zone and includes a garage that faces the street and is classified as part of the class 1a building, has an opening that does not exceed 6 metres;

Insert:

- (d) where in the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates garage space facing the street (either forming part of a class 1a building or an individual class 10 building), the total frontage of all garage space, including doors and supporting structures, does not exceed 6 metres;

see model 06.11

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 06.11

Division 11 - Dwelling House

6.11.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements;</p> <p>(2) Site Cover complies with Table 1 - Building Siting and Design Requirements;</p> <p>(3) Built to boundary walls comply with QDC MP1.2;</p> <p>Note -</p> <p>Built to boundary walls are intended for non-habitable rooms as detailed in the QDC MP1.2.</p> <p>(4) The use does not exceed -</p> <ul style="list-style-type: none">(a) a maximum building height of 8.5 metres above ground level;(b) 2 storey; <p>.....</p> <p>(9) In sub-area UR 2 -</p> <ul style="list-style-type: none">(a) external masonry building walls do not extend more than 4.5 metres above ground level;(b) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding;(c) roofing material is sheet metal, such as corrugated iron; <p>(10) The maximum slope of a driveway does not exceed 1 in 4;</p> <p>Note -</p> <p>A maximum slope for a driveway of 1 in 6 is the local government's desired standard.</p> <p>(11) In the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates garage space facing the street (either forming part of a class 1a building or an individual class 10 building), the total frontage of all garage space including doors and supporting structures, does not exceed 6 metres.</p> <p>Note -</p> <p>During construction, allowing sediment to access a waterway or stormwater system, or placing sediment in a place where it may access a waterway or stormwater system is a breach of the <i>Environmental Protection (Water) Policy 1997</i>.</p>

6.11.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p>S6.</p> <p><u>Access and Parking -</u></p> <p>(1) The use -</p> <ul style="list-style-type: none"> (a) has sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for - <ul style="list-style-type: none"> (i) the availability of public transport; (ii) the availability of on-street parking; (iii) the desirability of on-street parking in respect to the streetscape; (iv) the residents likelihood to have or need a vehicle; (b) provides a safe and convenient access for residents and visitors; (c) provides car accommodation that does not dominate the appearance of the building when viewed from the street. <p><i>(Building Assessment Provision for the purpose of section 10 of the Building Regulation, 2006)</i></p>	<p>P6.</p> <p>(1) The use -</p> <ul style="list-style-type: none"> (a) has a minimum of two car parking spaces, one of which is covered; (b) parking space dimensions which comply with Table 2 – Minimum Parking Space Dimensions; (c) locates garages behind the front building façade; (d) where in the Urban Residential Zone and Medium Density Residential Zone, where a dwelling house incorporates garage space facing the street (either forming part of a class 1a building or an individual class 10 building), the total frontage of all garage space, including doors and supporting structures, does not exceed 6 metres; (e) in the case of a two storey building, recesses the garage beneath the upper storey by at least 1.2 metres; (f) has a maximum driveway slope of 1 in 4. <p style="background-color: #d3d3d3;">Note -</p> <p>The maximum slope for a driveway of 1 in 6 is the local government's desired standard.</p> <p><i>(Building Assessment Provision for the purpose of section 10 of the Building Regulation, 2006)</i></p>

Amendments to Part 6 – Use Codes

Amendment 06.18: Division 18 – Multiple Dwelling

Explanation

The proposed changes described here also relate to the Aged Persons and Special Needs Housing Code (06.01) and Apartment Building Code (06.04) and are repeated in those reports.

Currently the Specific Outcomes of the Code relating to roofs only deals with *roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines*. While pitched or gabled roofs may be appropriate to some forms of lower height construction i.e. some types of apartments or multiple dwelling up to 4 stories in height, they are not generally considered to be appropriate on taller buildings over 4 stories. At 4 storeys and below the roof form is generally easily visible from the street and a pitched or gabled roof fits better with the human scale of the development, the streetscape and surrounding lower density (1-3 storey) residential development.

Over 4 storeys the roof form generally is not as visible from the street and the appearance of pitched or gabled roofs on tall buildings is generally out of character and detracts from the building form. The current Specific Outcomes therefore need to be amended to encourage roof forms that are appropriate to the building form and add interest and articulation to the overall building design while remaining functional. Modern roofs do more than keep the rain out of a building and may be called upon to serve a variety of functions from water recycling and solar and wind power generation to telecommunications relays, recreational space, environmental habitats and food production. The ability to incorporate a variety of alternative uses on roof space must be balanced with building aesthetics, function and impacts on residents and adjoining land uses.

In relation to the current open space design provisions, the intent is to provide a minimum of 20% communal open space at ground level. The purpose is to provide sufficient and usable communal open space areas for outdoor living, and also to reduce the bulk and mass of the built form. Recent development approvals suggest these intended outcomes are not being achieved. This is because –

- The note under P7. (1) is encouraging applicants to reduce the contribution of communal open space at ground level. Applicants are combining contributions for private open space (both at ground level and above ground level i.e. balconies, roof top gardens) with communal open space to satisfy the minimum requirements.
- In section P7. (1), the 20% at ground open space provisions “consists” of private open space provisions. The private open space provisions and communal open space provisions are intended as stand alone requirements.
- The specific outcomes in S7. do not specify that communal open space must be at ground level.

Proposed Amendments

Amend: Section 6.18.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development S3 (1)

Delete:

- (e) elevations using a variety of materials, colours and/or textures between levels;

- (f) roofs being pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines;

Insert:

- (e) using a variety of materials, colours and/or textures between levels to create visual interest;
- (f) ensuring that roof design contributes to good building form through articulation, roof architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation;
- (g) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions;

Amend: Section 6.18.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development P3 (1)

Insert:

- (f) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used;
- (g) plant equipment , vents or lift over-runs or solar energy and storm water collectors are carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.

Amend: Section 6.18.4 - Specific Outcomes and Probable Solutions applicable to Assessable Development S7 and P7

Delete:

<u>Open Space Design -</u>	
<p>S7.</p> <p>(1) Open space -</p> <ul style="list-style-type: none"> (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living area; (b) includes communal open space areas that are functional and accessible; (c) is of a useable size and dimension; (d) is of a suitable gradient; (e) is capable of receiving sufficient sunlight; <p>(2) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties.</p>	<p>P7.</p> <p>(1) 20 percent of the site is provided at ground level and consists of -</p> <p>Note -</p> <p>This area may contain private and communal open space areas that are at ground level.</p> <ul style="list-style-type: none"> (a) for each dwelling unit - provide a designated private open space area that - <ul style="list-style-type: none"> (i) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or (ii) where additional open space is provided above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres; (iii) is directly accessible from the main living area

		<p>- refer to Diagram 5;</p> <p>(iv) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;</p> <p>(v) is orientated within 20 degrees of north;</p> <p>Note -</p> <p>In circumstances where the land gradient is unsuitable to provide the required private open space at ground level, above ground level decks and balconies may constitute a higher proportion of the total required private open space area.</p> <p>(b) where including 10 or more dwelling units - a single communal open space area consisting of a minimum of 5 percent of the total site area with a minimum dimension of 5 metres;</p> <p>(c) the finished surface of the ground level for private and communal open space area is not steeper than 1 in 14.</p>
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Insert:

<p>S7.</p>	<p><u>Open Space Design -</u></p> <p>(1) Open space -</p> <p>(a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas;</p> <p>(b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents;</p> <p>(c) have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation;</p> <p>(d) is situated on a suitable slope to ensure residents</p>	<p>P7.</p>	<p>(1) 20 percent of the site is provided as communal open space at ground level which -</p> <p>(a) has a minimum dimension of 3 metres;</p> <p>(b) where including 10 or more dwelling units - a single communal open space area consisting of a minimum of 5 percent of the total site area with a minimum dimension of 5 metres;</p> <p>(2) For each dwelling unit - provide a designated private open space area that -</p> <p>(a) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or</p>
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	<p>can easily move throughout the premise;</p> <p>(e) is capable of receiving sufficient sunlight;</p> <p>(f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties.</p>		<p>(b) where additional open space is provided above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres;</p> <p>(c) is directly accessible from the main living area - refer to Diagram 5;</p> <p>(d) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;</p> <p>(e) is orientated within 20 degrees of north;</p> <p>Note -</p> <p>In circumstances where the land gradient is unsuitable to provide the required private open space at ground level, above ground level decks and balconies may constitute a higher proportion of the total required private open space area.</p> <p>(3) The finished surface of the ground level for private and communal open space area is not steeper than 1 in 14.</p>
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Amend: Table 2- Maximum Height to the Top of the Floor Level of Highest Habitable Room

Delete: in column 2 - Maximum Height to the Top of the Floor Level of Highest Habitable Room - delete all references to the number of storeys contained in brackets after the maximum floor height in metres.

see models 06.04 and 06.18
see also reports 06.04 and 08:03

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 06.18

Division 18 - Multiple Dwelling

6.18.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

	<u>Site Layout and Building Design -</u>		
S3.	<p>(1) Layout and design enhances the built form of the surrounding streetscape by -</p> <ul style="list-style-type: none"> (a) contributing to the establishment of an attractive streetscape in new areas; (b) ensuring the use addresses the street frontage; (c) varying the built form appearance of each dwelling unit to provide a diversity of building styles; (d) reducing building bulk through a combination of verandas, recesses and variations in building form and materials; (e) using a variety of materials, colours and/or textures between levels to create visual interest; (f) roofs being pitched, articulated, gabled or provide other features to avoid single plane rooflines; ensuring that roof design contributes to good building form through articulation, architectural interest and attractive visual elements at the highest points of the building. The roof should be proportionate to the size, scale and bulk of the building as well as its elevation and orientation; (g) roof forms minimize the visual intrusiveness of service elements and facilitate their use for sustainable functions; (h) buildings on sloping sites being designed to produce a stepped pattern involving roof ridges, guttering, balustrade and floor levels; (i) ensuring building height and site coverage is consistent with the proposed height and scale in the locality; (j) where the built form is taller or wider than the type of building expected in the street - then 	P3.	<p>(1) The use complies with the following requirements -</p> <ul style="list-style-type: none"> (a) building height, site coverage and setbacks - as per Table 1 - Building Siting and Design Requirements; (b) the difference in building height between the use and adjoining buildings is not more than one storey when viewed from - <ul style="list-style-type: none"> (i) the public street, or (ii) a minimum of 10 metres from the side property boundary - refer to Diagram 1; (c) addresses the street by presenting the front door and/or habitable room windows to the street; (d) the maximum unbroken length of a dwelling unit or group of dwelling units is fifteen (15) metres in length; (e) single vehicle access is provided to the use from the public street frontage; (f) access to individual dwelling units is provided from an internal street; (g) solar access to habitable rooms and private open space of adjoining dwelling units - <ul style="list-style-type: none"> (i) is not reduced to less than 3 hours between 9am and 3pm on June 21; or (ii) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20 percent. (h) distinctive and articulated roof elements consistent with the character and built form of the surrounding area are used; (i) plant equipment, vents or lift over-runs or solar energy and storm water collectors are

	<p>the use is articulated into clearly distinguishable parts, similar in scale to existing housing, so that individual dwelling units can be identified from the street;</p> <p>(k) ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas;</p> <p>(l) ensuring the streetscape is not affected by multiple access points or the dominance of garages.</p>		<p>carefully designed to avoid visibility from the surrounding spaces and buildings, and are incorporated into the roof design.</p> <p>Note -</p> <p>Refer to Planning Scheme Policy 8 - Housing, specifically the section on Site Development Plan, Site Analysis Plan and Streetscape Analysis.</p>
<p>S7.</p>	<p><u>Open Space Design -</u></p> <p>(1) Open space -</p> <p>(a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas;</p> <p>(b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents;</p> <p>(c) is of a useable size and dimension have adequate dimensions to ensure spaces can be used for outdoor living and passive recreation;</p> <p>(d) is of a suitable gradient is situated on a suitable slope to ensure residents can easily move throughout the premise;</p> <p>(e) is capable of receiving sufficient sunlight;</p> <p>(2) (f) is located behind the building frontage, and where above ground protects the privacy of adjoining and nearby properties.</p>	<p>P7.</p>	<p>(1) 20 percent of the site is provided as communal open space at ground level and consists of which -</p> <p>Note-</p> <p>This area may contain private and communal open space areas that are at ground level.</p> <p>(a) has a minimum dimension of 3 metres;</p> <p>(b) where including 10 or more dwelling units - a single communal open space area consisting of a minimum of 5 percent of the total site area with a minimum dimension of 5 metres;</p> <p>(2) (a) For each dwelling unit - provide a designated private open space area that -</p> <p>(i) (a) at ground level - is a minimum of 25m² with a minimum dimension of 4 metres; or</p> <p>(ii) (b) where additional open space is provided above ground level - is a minimum of 10m² with a minimum dimension of 2.5 metres;</p> <p>(iii) (c) is directly accessible from the main living area - refer to Diagram 5;</p> <p>(iv) (d) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;</p> <p>(v) (e) is orientated within 20 degrees of north;</p> <p>Note -</p> <p>In circumstances where the land gradient is unsuitable to provide the</p>

		<p>required private open space at ground level, above ground level decks and balconies may constitute a higher proportion of the total required private open space area.</p> <p>(3) (c) The finished surface of the ground level for private and communal open space area is not steeper than 1 in 14.</p>
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Table 2 - Maximum Height to the Top of the Floor Level of Highest Habitable Room

Location		Maximum Height to the Top of the Floor Level of Highest Habitable Room
General		
Urban Residential Zone - sub-areas UR1 and UR2		3.5 metres (2-storey)
Medium Density Residential Zone - other than sub-area MDR1 and a number of MDR3 sites		7 metres (3-storey)
Medium Density Residential Zone- sub-area MDR1 sites		
Capalaba - Map 1 of Medium Density Residential Zone Code		
1	Moreton Bay Road, Pittwin Road North	16 metres (6-storey)
2	Mount Cotton Road	13 metres (5-storey)
Cleveland - Map 2 of Medium Density Residential Zone Code		
3	Haggup Street, Queen Street, Waterloo Street	13 metres (5-storey)
4	Michelle Court	13 metres (5-storey)
5	Shore Street, Middle Street, Island Street	13 metres (5-storey)
6	Channel Street, Shore Street, Middle Street	16 metres (6-storey)
7	Passage Street	13 metres (5-storey)
8	Queen Street, Passage Street, Middle Street	7 metres (3-storey)
9	Middle Street, Shore Street, Wharf Street	13 metres (5-storey)
10	Wharf Street, Shore Street, Middle Street	13 metres (5-storey)
11	North Street, Shore Street East	7 metres (3-storey)
Redland Bay - Map 3 of Medium Density Residential Zone Code		
12	Boundary Street, Broadwater Terrace, Esplanade, Stradbroke Street	7 metres (3-storey)
13A	Hamilton Street, Esplanade, Peel Street	13 metres (5-storey)
13B	Hamilton Street, Esplanade, Peel Street	7 metres (3-storey)
14	Gladstone Street, Peel Street and Broadwater Terrace	7 metres (3-storey)
15	Weinam Street, Banana Street, Outridge Street, Hamilton Street, Meissner Street	7 metres (3-storey)
Coochiemudlo Island - Map 4 of Medium Density Residential Zone Code		

16	Victoria Parade	7 metres (3-storey)	
Medium Density Residential Zone - sub-area MDR3 sites			
Redland Bay - Map 5 of Medium Density Residential Zone Code			
17	Salisbury Street	8 metres (3-storey)	
18	Salisbury Street	7 metres (3-storey)	
19	Salisbury Street	3.5 metres (2-storey)	
20	Salisbury Street	Ground to 7 metres (1-3-storey)	
21	Salisbury Street	Ground (1-storey)	
Sub-area MDR4			
South-East Thornlands - Map 6 of Medium Density Residential Zone Code			
22	South-East Thornlands	16 metres	10 metres (4-storey)

Amendments to Part 6 – Use Codes

Amendment 06.21: Division 21 – Relatives Apartment

Explanation

6.21.1 Introduction

The Building Act 1975 (as amended) Alternative Provisions to the Queensland Development Code (QDC) have been incorporated into Relatives Apartment Code. This amendment is to reflect the QDC in terms of setbacks, built to boundary walls and visual privacy.

Insert a new section 6.21.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2

This new section details:

- The role of Building Act 1975 (as amended) Alternative Provisions in the Planning Scheme
- The Building Act 1975 (as amended) Alternative Provisions relating to -
 - Boundary Setbacks;
 - Built to Boundary Walls.
- The role of the Building Assessment Provisions in the Planning Scheme;
- The Building Assessment Provisions relating to –
 - Visual Privacy.
- How non-compliance with the Building Act 1975 (as amended) alternative provisions and the Building Assessment Provisions affects the level of assessment

Building Act 1975 (as amended) alternative provisions and the Building Assessment Provisions have been identified by a notation in bold and italics following the provision.

6.21.5 Acceptable Solutions applicable to Self-Assessable Development

The self-assessable section (Acceptable Solutions) requires modification to identify the individual and various alternative provisions. The self-assessable section has been modified as follows:

- Setbacks for front and side boundaries are as per the QDC;
- Built to boundary walls have been included as an Acceptable Solution including a note following provision outlining intention;
- Privacy provision measurements have been changed from 6 metres to 1.5 metres to reflect the QDC standard.

6.21.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

The Specific Outcome and Probable Solution column has been modified to reflect the performance based criteria and probable solutions from the QDC.

For detached relative apartments, there are currently no provisions regulating the distance a relative apartment must be from an associated dwelling house. Some developers are also building relative apartments with a view to create an additional standard format lot at a later stage. This is not the intent of the code.

Proposed Amendments

Amend: 6.21.1 Introduction

Insert: new 1(a) –

- (a) Building Act 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 (section 6.21.2);

Insert: new section 6.21.2

6.21.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2

- (1) The provisions of the *Queensland Development Code* (QDC) MP1.2 apply to the development. To the extent that the Relatives Apartment Code conflicts with a provision in QDC MP1.2, the Relatives Apartment Code prevails. The Relatives Apartment also contains specific outcomes and probable solutions that are nominated as –
 - (a) *Building Act, 1975* (as amended) “Alternative Provisions” to QDC MP1.2;
 - (b) Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006*.

Insert: new Note

Note -

This code nominates some alternative planning scheme provisions to the QDC in respect of setbacks, site cover and built to boundary walls. The access and parking and the visual privacy provisions have been nominated as Building Assessment Provisions for the purpose of Section 10 of the *Building Regulation 2006*.

Non compliance with only the acceptable solutions for self assessable development in relation to setbacks, site cover, built to boundary walls, access and parking and visual privacy will not elevate the level of assessment of a proposal from the self assessable development to assessable development under the Redlands Planning Scheme. In these instances, the local government will undertake the functions of a referral agency with Concurrence Agency jurisdiction under IPA to assess and determine these matters.

For example, if the proposal complies with the acceptable solutions for self assessable development in every respect except for a side boundary setback only, the matter of non compliance would be referred to Council for a referral agency consideration and response and will not require a new development application (Code Assessment).

Insert: new 2

- (2) The following provisions are *Building Act, 1975* alternative provisions –
 - (a) S3(1) and P3(1).

Insert: new 3

- (3) The following provisions are Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006* –

(a) S4 and P4(1).

Amend: 6.21.3 Compliance with the Relatives Apartment Code

Delete: (1)(a) and (b)

- (a) acceptable solutions in section 6.21.4 where self-assessable development; or
- (b) specific outcomes in section 6.21.5 where assessable development.

Insert:

- (a) acceptable solutions in section 6.21.5 where self-assessable development; or
- (b) specific outcomes in section 6.21.6 where assessable development.

Amend: 6.21.5 Acceptable Solutions applicable to Self-Assessable Development

Delete: A1 (4)(a) and (b)

- (4) The use is sited in accordance with the following -
 - (a) front setback - behind front building line
 - (b) side setback - 1.5 metres

Insert:

- (4) The use is sited in accordance with Minimum Setbacks as set out in column 3 of Table 1 – Building Siting and Design Requirements of the Dwelling House Code.

Insert: new Note between (4) and (5)

Note -

Built to boundary walls are intended for non-habitable rooms as detailed in the QDC MP1.1 and MP1.2.

Delete: A1 (9)(a) and (b)

- (9) Privacy between dwelling units on adjoining sites is achieved by -
 - (a) where it is proposed that habitable room windows will be directly adjacent to habitable rooms of the adjoining dwelling unit within a distance of 6 metres and within an angle of 45 degrees, privacy is protected by -
 - (i) sill heights being a minimum of 1.5 metres above floor level; or
 - (ii) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or
 - (iii) providing fixed external screens that are -
 - a. solid translucent screens; or
 - b. perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;
 - c. are offset a minimum of 300mm from the wall of the building;
 - (b) outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is obscured or screened where a direct view is available into private open space of another dwelling unit by -
 - (i) screening devices as detailed above; or
 - (ii) incorporate existing or new planted landscape that will achieve 2 metres in height at maturity;

Insert: new (9)

- (9) Where it is proposed that windows or balconies are less than 1.5 metres to the side or rear boundary, privacy between dwelling units is protected by providing screens, sill heights or obscure glazing in accordance with QDC MP1.1 A5 and MP1.2 A5;

Insert: new Note between (9) and (10)

Note -

The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.

Probable solution P4 reflects QDC MP1.1 A5 and MP1.2 A5.

Amend: 6.21.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Insert: new section S1.1 and Note:

S1.1	The use is ancillary to, and directly accessible from, the associated dwelling house.		The use is no greater than 20 metres from the associated dwelling house. Note - The Building Code of Australia sets out the building and construction standards for equitable access within buildings and other structures. These matters should be taken into account in the initial stages of design.
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Delete: S3 (1)

- (1) The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties.

Insert: new S3 (1)

- (1) Design and layout of the use enhances built form of the surrounding streetscape by -
- (a) contributing to the establishment of an attractive streetscape in new areas;
 - (b) ensuring the use is compatible with surrounding development;
 - (c) ensuring the building size and bulk of the use does not create overbearing development for neighbouring dwellings and their open space;
 - (d) ensuring the use addresses the street frontage;
 - (e) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials;
 - (f) ensuring the use is sited to prevent nuisance or threat to public safety.

Insert: new Specific Outcome S3 (2) –

- (2) If the proposed relative apartment is detached from the associated dwelling house, the relative's apartment must be capable of removal from the site. Should the relative's occupation of the relative's apartment cease, the apartment must either be removed or a development application made for change of use of the building.

Insert: new Probable Solution P3 (2) –

- (2) No probable solution identified.

Insert: new notation at bottom of S3

(Building Act, 1975 Alternative Provision to QDC MP1.1 P1 and P2 and MP1.2 P1 and P2)

Delete: P3 (1)(d)(i) and (ii)

- (i) front - behind the front building line;
- (ii) side - 1.5 metres;

Insert:

- (i) front - as detailed in the QDC MP1.1 and MP1.2;
- (ii) side - as detailed in the QDC MP1.1 and MP1.2;

Delete: P3 (1)(d)(iv)

- (d) setbacks -
- (iv) within 10 metres of the dwelling house; or

Insert:

- (d) setbacks -
- (iv) built to boundary - as detailed in the QDC MP1.1 and MP1.2; or

Insert: new notation at bottom of P3

(Building Act, 1975 Alternative Provision to QDC MP1.1 A1 and A2 and MP1.2 A1 and A2)

Insert: new notation at bottom of S4

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Delete: P4 (1)

- (1) The use complies with the following -
- (a) where habitable room windows will be directly adjacent to habitable rooms of the neighbouring dwelling unit within a distance of 6 metres and within an angle of 45 degrees, privacy is protected by -
 - (i) sill heights being a minimum of 1.5 metres above floor level; or
 - (ii) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or
 - (iii) providing fixed external screens;
 - (b) where incorporating screening devices they are -

- (i) solid translucent screens; or
- (ii) perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable;
- (iii) are offset a minimum of 300mm from the wall of the building;
- (c) outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is obscured or screened where a direct view is available into the private open space of another dwelling unit by -
 - (i) screening devices as detailed above; or
 - (ii) incorporate existing or new planted landscaping that will achieve 2 meters in height at maturity.

Insert: new P4 (1)

- (1) Where it is proposed that windows or balconies are less than 1.5 metres to the side of rear boundary, privacy between dwelling units is protected by -
 - (a) sill heights being a minimum of 1.5 metres above the adjacent floor level; or
 - (b) obscure glazing for any part of a window that is below 1.5 metres above the adjacent floor level;
 - (c) providing fixed external screens that are -
 - (i) solid translucent screens; or
 - (ii) perforated panels of trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;
 - (iii) are offset a minimum of 300mm from the wall of the building.

Insert: new notation at bottom of P4

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

see model 06.21

**see also – 04.03
04.06
04.11
04.14
04.17
04.21
04.24**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 06.21

Division 21 - Relatives Apartment

6.21.1 Introduction

- (1) This division contains the provisions for the Relatives Apartment Code, that incorporates -
 - (a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section [6.21.2](#));
 - (b) Compliance with the Relatives Apartment Code (section [6.21.2](#) [6.21.3](#));
 - (c) Overall Outcome of the Relatives Apartment Code (section [6.21.3](#) [6.21.4](#));
 - (d) Acceptable Solutions applicable to Self-Assessable Development (section [6.21.4](#) [6.21.5](#));
 - (e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section [6.21.5](#) [6.21.6](#)).

6.21.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

- (1) The provisions of the *Queensland Development Code* (QDC) MP1.1 and MP1.2 apply to the development. To the extent that the Relatives Apartment Code conflicts with a provision in QDC MP1.1 and MP1.2, the Relatives Apartment Code prevails. The Relatives Apartment Code also contains specific outcomes and probable solutions that are nominated as –
 - (a) *Building Act, 1975* (as amended) “Alternative Provisions” to QDC MP1.1 and MP1.2;
 - (b) Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006*.

Note -

This code nominates some alternative planning scheme provisions to the QDC in respect of setbacks, site cover and built to boundary walls. The access and parking and the visual privacy provisions have been nominated as Building Assessment Provisions for the purpose of Section 10 of the *Building Regulation 2006*.

Non compliance with only the acceptable solutions for self assessable development in relation to setbacks, site cover, built to boundary walls, access and parking and visual privacy will not elevate the level of assessment of a proposal from the self assessable development to assessable development under the Redlands Planning Scheme. In these instances, the local government will undertake the functions of a referral agency with Concurrence Agency jurisdiction under IPA to assess and determine these matters.

For example, if the proposal complies with the acceptable solutions for self assessable development in every respect except for a side boundary setback only, the matter of non compliance would be referred to Council for a referral agency consideration and response and will not require a new development application (Code Assessment).

- (2) The following provisions are Building Act, 1975 alternative provisions –
 - (a) S3(1) and P3(1).
- (3) The following provisions are Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006* –
 - (a) S4 and P4(1).

6.21.3 Compliance with the Relatives Apartment Code

- (1) Development that is consistent with the following complies with the Relatives Apartment Code -
- (a) acceptable solutions in section 6.21.4-5 where self-assessable development; or
 - (b) specific outcomes in section 6.21.5-6 where assessable development.

6.21.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The use is attached to an existing dwelling house;</p> <p>Note -</p> <p>For the purposes of this code, the term 'attached' does not mean by a covered breezeway or like structure.</p> <p>(2) A maximum of one relatives apartment is established on the lot or premises;</p> <p>(3) Building height is less than 4.5 metres above ground level;</p> <p>(4) The use is sited in accordance with the following -</p> <ul style="list-style-type: none">(a) front setback - behind front building line(b) side setback - 1.5 metres <p>(4) The use is sited in accordance with Minimum Setbacks as set out in column 3 of Table 1 – Building Siting and Design Requirements of the Dwelling House Code.</p> <p>Note -</p> <p>Built to boundary walls are intended for non-habitable rooms as detailed in the QDC MP1.1 and MP1.2.</p> <p>(5) Maximum gross floor area does not exceed 50m²;</p> <p>(6) A maximum of two habitable rooms are provided;</p> <p>(7) The facilities shared with the principal dwelling house include -</p> <ul style="list-style-type: none">(a) a laundry;(b) mailbox and postal address;(c) car accommodation;(d) driveway and vehicle crossover;(e) pedestrian access from the road verge; <p>(8) The use has direct internal access to the dwelling house and is not separated by a garage, storeroom or similar room;</p> <p>(9) Privacy between dwelling units on adjoining sites is achieved by -</p> <ul style="list-style-type: none">(a) where it is proposed that habitable room windows will be directly adjacent to habitable rooms of the adjoining dwelling unit within a distance of 6 metres and within an angle of 45 degrees, privacy is protected by -<ul style="list-style-type: none">(i) sill heights being a minimum of 1.5 metres above floor level; or(ii) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or(iii) providing fixed external screens that are -<ul style="list-style-type: none">a. solid translucent screens; or

Self-Assessable Development

Acceptable Solutions

- ~~b. perforated panels or trolises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;~~
- ~~c. are offset a minimum of 300mm from the wall of the building;~~
- ~~(b) outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is obscured or screened where a direct view is available into private open space of another dwelling unit by—~~
 - ~~(i) screening devices as detailed above; or~~
 - ~~(ii) incorporate existing or new planted landscape that will achieve 2 metres in height at maturity;~~

- (9) Where it is proposed that windows or balconies are less than 1.5 metres to the side or rear boundary, privacy between dwellings units is protected by providing screens, sill heights or obscure glazing in accordance with QDC MP1.1 A5 and MP1.2 A5;

Note -

The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.

Probable solution P4 reflects QDC MP1.1 A5 and MP1.2 A5.

- (10) The use is connected to infrastructure including reticulated water and sewerage, energy and telecommunications.

6.21.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S1.</p> <p><u>Location -</u></p> <p>The use is attached or detached to an existing or approved dwelling house.</p> <p>S1.1</p> <p>The use is ancillary to, and directly accessible from, the associated dwelling house.</p>	<p>P1.</p>	<p>No probable solution identified.</p> <p>Note -</p> <p>Refer to the relevant zone code to establish if the use is consistent with that zone.</p> <p>The use is no greater than 20 metres from the associated dwelling house.</p> <p>Note -</p> <p>The Building Code of Australia sets out the building and construction standards for equitable access within buildings and other structures. These matters should be taken into account in the initial stages of design.</p>	
<p>S2.</p> <p><u>Site Size and Density -</u></p> <p>The use is of a density that is consistent with the amenity of the locality and the use.</p>	<p>P2.</p>	<p>No more than one relative Apartment is established on the lot or premises.</p>	
<p>S3.</p> <p><u>Site Layout and Building Design -</u></p> <p>(1) The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties.</p> <p>(1) Design and layout of the use enhances built form of the surrounding streetscape by -</p> <p>(a) contributing to the establishment of an attractive streetscape in new areas;</p> <p>(b) ensuring the use is compatible with surrounding development;</p> <p>(c) ensuring the building size and bulk of the use does not create overbearing development for neighbouring dwellings and their open space;</p> <p>(d) ensuring the use addresses the street frontage;</p> <p>(e) reducing building bulk</p>	<p>P3.</p>	<p>(1) The use complies with the following requirements -</p> <p>(a) building height does not exceed 4.5 metres;</p> <p>(b) site coverage - the total site coverage of the dwelling house and relative Apartment does not exceed the percentage specified in the zone code;</p> <p>(c) gross floor area is a maximum of 70m² or 50 percent of the dwelling house, whichever is the lesser;</p> <p>(d) setbacks -</p> <p>(i) front - behind the front building line as detailed in the QDC MP1.1 and MP1.2;</p> <p>(ii) side - 1.5 metres as detailed in the QDC MP1.1 and MP1.2;</p> <p>(iii) rear - 4 metres</p> <p>(iv) built to boundary - as detailed in the QDC MP1.1 and MP1.2.</p>	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>through a combination of verandahs, recesses and variations in building form and materials;</p> <p>(f) ensuring the use is sited to prevent nuisance or threat to public safety.</p> <p>(2) Where the proposed relatives apartment is detached from the associated dwelling house, the relatives apartment must be capable of transportation from the site. Should the relative's occupation of the relative's apartment cease, the apartment must either be removed or a development application made for change of use of the building.</p> <p>(Building Act, 1975 Alternative Provision to QDC MP1.1 P1 and P2 and MP1.2 P1 and P2)</p>	<p>(v) within a development envelope area;</p> <p>(e) a maximum of two habitable rooms are provided;</p> <p>(f) the facilities shared with the principal dwelling house include -</p> <ul style="list-style-type: none"> (i) a laundry; (ii) mailbox and postal address; (iii) car accommodation; (iv) driveway and vehicle crossover; (v) pedestrian access from the road verge. <p>(2) No probable solution identified.</p> <p>(Building Act, 1975 Alternative Provision to QDC MP1.1 A1 and A2 and MP1.2 A1 and A2)</p>
<p>S4.</p> <p><u>Visual Privacy -</u></p> <p>Privacy between dwelling units on adjoining sites is achieved by effective building design and the location of windows and open space areas to prevent overlooking into habitable rooms or private open space areas.</p> <p>(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)</p> <p>Note -</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.</p> <p>Where these are used, they should be integrated with the building design and have minimal negative effect on the resident's or neighbour's amenity.</p> <p>(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)</p>	<p>P4.</p> <p>(1) The use complies with the following -</p> <ul style="list-style-type: none"> (a) where habitable room windows will be directly adjacent to habitable rooms of the neighbouring dwelling unit within a distance of 6 metres and within an angle of 45 degrees, privacy is protected by - <ul style="list-style-type: none"> (i) sill heights being a minimum of 1.5 metres above floor level; or (ii) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or (iii) providing fixed external screens; (b) where incorporating screening devices they are - <ul style="list-style-type: none"> (i) solid translucent screens; or (ii) perforated panels or trolises that have a maximum of 25 percent openings, with a maximum opening dimension of

Assessable Development	
Specific Outcomes	Probable Solutions
	<p>50mm, and that are permanently fixed and durable;</p> <p>(iii) are offset a minimum of 300mm from the wall of the building;</p> <p>(c) outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is obscured or screened where a direct view is available into the private open space of another dwelling unit by -</p> <p>(i) screening devices as detailed above; or</p> <p>(ii) incorporate existing or new planted landscaping that will achieve 2 meters in height at maturity.</p> <p>(1) Where it is proposed that windows or balconies are less than 1.5 metres to the side of rear boundary, privacy between dwelling units is protected by -</p> <p>(a) sill heights being a minimum of 1.5 metres above the adjacent floor level; or</p> <p>(b) obscure glazing for any part of a window that is below 1.5 metres above the adjacent floor level;</p> <p>(c) providing fixed external screens that are -</p> <p>(i) solid translucent screens; or</p> <p>(ii) perforated panels of trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;</p> <p>(iii) are offset a minimum of 300mm from the wall of the building.</p> <p><i>(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)</i></p>

Amendments to Part 6 – Use Codes

Amendment 06.24: Division 24 – Service Station

Explanation

Section 6.24.4 *Specific Outcomes and Probable Solutions applicable to Assessable Development* includes the Assessable Development table. Within the Probable Solutions, section P2.1 (in table) an anomaly exists between the text and *Diagram 1 – setbacks for service stations*. The text states that the minimum requirement for buildings to be located behind the front boundary, is 10 metres. *Diagram 1 - setbacks for service stations* shows the minimum setback to be 15 metres. The diagram should show the minimum setback to be 10 metres as set out in the text.

The wording of Probable Solution P2.1 (1)(c) also needs to be amended to clarify the position regarding setbacks for service stations on corner allotments. At present the wording states that “*buildings are located a minimum of 10 metres behind the front boundary;*” The wording currently only reflects mid-block sites ie. “the front boundary” and not corner sites with two or more frontages. It also does not specify street frontages. This can be clarified through a small wording change as per the proposed amendment below.

It is also proposed to relocate probable solution

P2.1(1) The use- (a) is not located within 50 metres of a sensitive receiving environment;

from the “Site Layout and Building Design” outcome to the more appropriate “Environmental Impacts” outcome as new probable solution P5.1(1) (d).

These amendments are required to ensure consistency and clarity throughout the Use Codes and the Redlands Planning Scheme (RPS) and to correct minor errors.

Proposed Amendments

Specific Outcomes/ Probable Solutions

Amend Probable Solution P2.1 (1)(c) to refer to street boundary and in the case of corner lots, street boundaries.

Move Probable Solution P2.1(1)(a) from the “Site Layout and Building Design” outcomes to the more appropriate “Environmental Impacts” outcomes as new Probable Solution P5.1(1) (d).

Amend Diagram 1 – Setbacks for service stations to show the setbacks shown in the text for Probable Solution P2.1 (1)(c) – ie. change the 15 metre minimum setback shown to a 10 metre minimum setback. Also, incorporate wording on the diagram showing that the diagram represents a corner site.

In 6.24.4

Delete: in P2.1 (1)(c)

“(c) buildings are located a minimum of 10 metres behind the front boundary;”

Insert: in P2.1 (1)(c)

“(c) buildings are located a minimum of 10 metres behind the front street boundary, or on corner lots, the front street boundaries;”

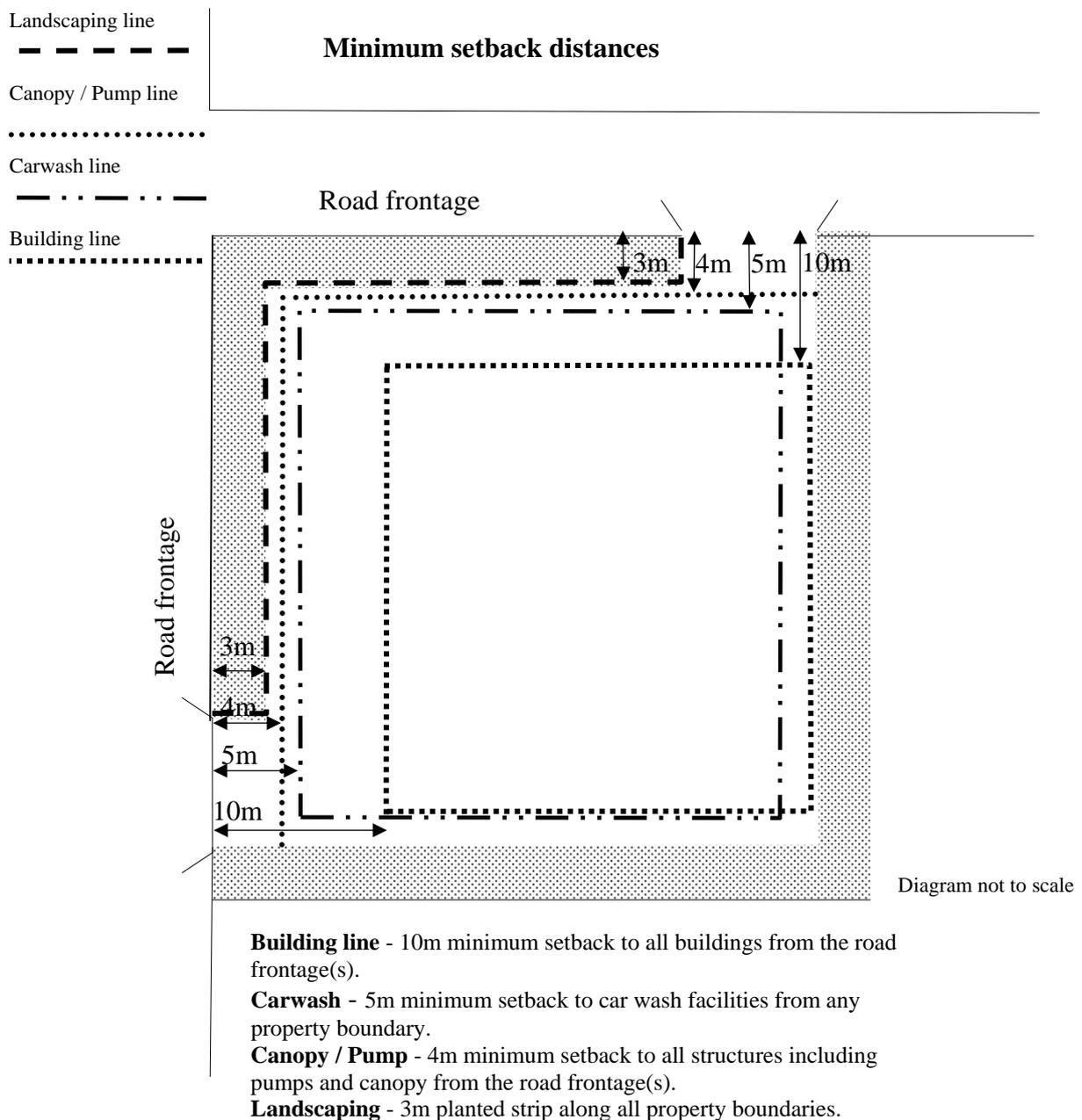
Delete: in P2.1

- “(1) (a) is not located within 50 metres of a sensitive receiving environment;”

Insert: in P5.1

- “(1) (d) is not located within 50 metres of a sensitive receiving environment;”

Insert: Revised Diagram 1 – Setbacks for Service Stations



see model 06.24

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

MODEL 06.24

Division 24 - Service Station

6.24.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S2.1</p>	<p><u>Site Layout and Building Design -</u></p> <p>(1) Buildings and structures are compatible with the scale and character of adjoining and nearby uses.</p>	<p>P2.1</p>	<p>(1) The use -</p> <p>(a) is not located within 50 metres of a sensitive receiving environment;</p> <p>(b) overall building height is less than 8.5 metres above ground level;</p> <p>(c) buildings are located a minimum of 10 metres behind the front street boundary, or on corner lots, the front street boundaries;</p> <p>(d) structures including the petrol pump canopy are located a minimum of 4 metres from the front boundary.</p> <p>Note -</p> <p>Refer to Diagram 1 - Setbacks for service stations.</p>
<p>S5.1</p>	<p><u>Environmental Impacts -</u></p> <p>(1) Noise, air and vibration emissions generated by the use from air pumps, water supply or automatic car wash facilities are mitigated by -</p> <p>(a) providing measures to minimise air and vibration emissions;</p> <p>(b) providing noise attenuation measures that are designed and located to minimise nuisance to sensitive receiving environments;</p> <p>(c) locating car wash facilities to avoid spray drift onto adjoining properties.</p>	<p>P5.1</p>	<p>(1) For the use -</p> <p>(a) no probable solution identified;</p> <p>(b) all plant and machinery is located, enclosed or otherwise attenuated to -</p> <p>(i) ensure noise measured as the $L_{Amax,adj,T}$ parameter at the boundary of the lot or premises, does not exceed -</p> <p style="margin-left: 20px;">a. 5 dB(A) above background noise levels between 7am - 10pm;</p> <p style="margin-left: 20px;">b. 3 dB(A) above background noise levels between 10pm - 7am;</p> <p>(ii) comply with any approval issued under the <i>Environmental Protection Act 1994</i>;</p> <p>(c) the setback for car wash facilities is a minimum of 5</p>

Assessable Development	
Specific Outcomes	Probable Solutions
	<p>metres from any property boundary.</p> <p>(d) is not located within 50 metres of a sensitive receiving environment;</p> <p>Note -</p> <p>The $L_{Amax,adj,T}$ parameter is defined in the <i>Noise Measurement Manual</i> (Environmental Protection Agency 2000).</p>

Diagram 1 -Setbacks for service stations

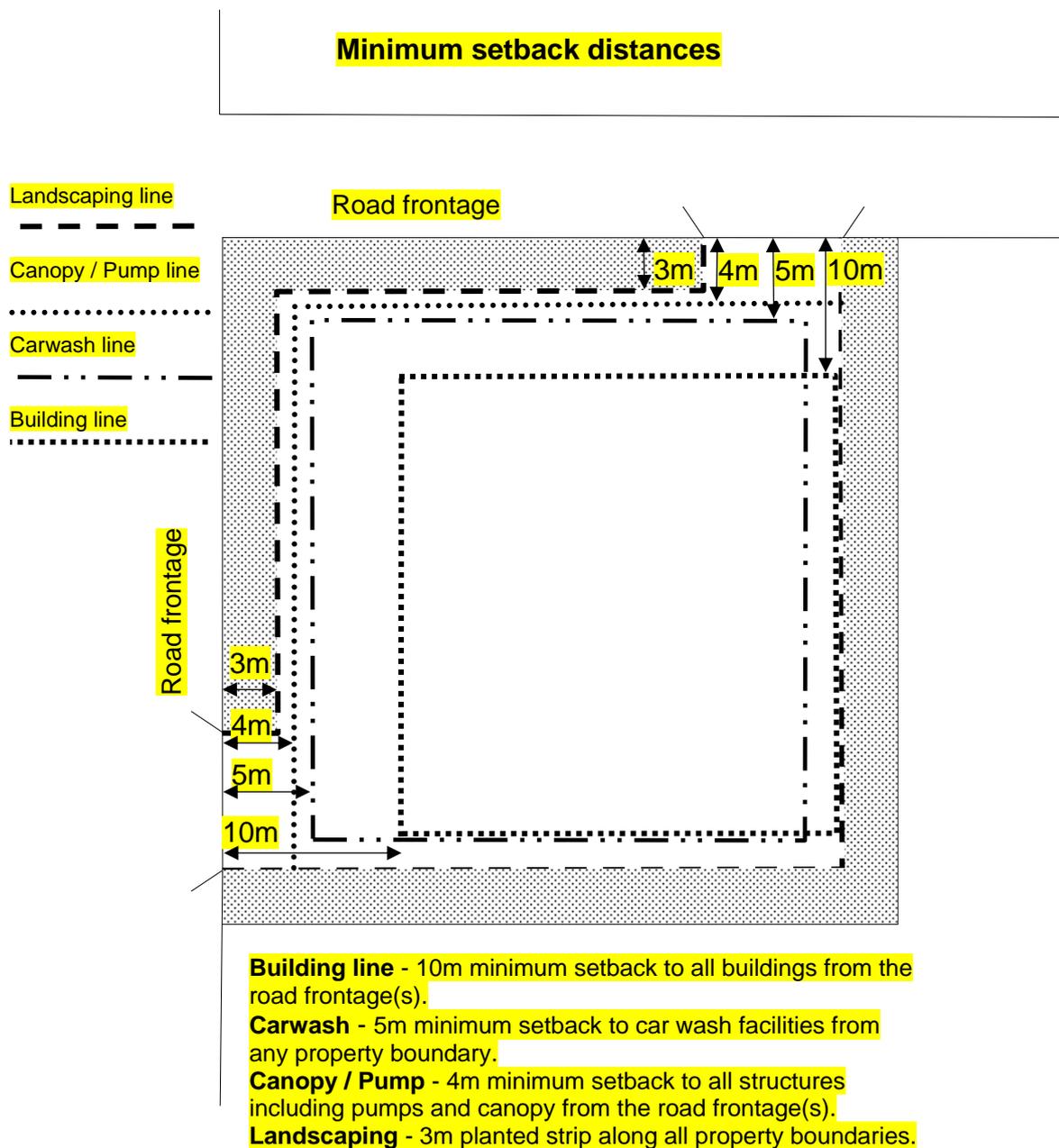


Diagram not to scale

Amendments to Part 6 – Use Codes

Amendment 06.25: Division 25 – Small Lot House

Explanation

6.25.1 Introduction

The Building Act 1975 (as amended) Alternative Provisions to the Queensland Development Code (QDC) have been incorporated into Small Lot House Code. This amendment is to reflect the QDC in terms of visual privacy.

Insert a new section 6.25.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2

This new section details:

- The role of Building Act 1975 (as amended) Alternative Provisions in the Planning Scheme
- The Building Act 1975 (as amended) Alternative Provisions relating to -
 - Boundary Setbacks;
 - Built to Boundary Walls.
- The role of the Building Assessment Provisions in the Planning Scheme;
- The Building Assessment Provisions relating to –
 - Access and Parking;
 - Visual Privacy.
- How non-compliance with the Building Act 1975 (as amended) alternative provisions and the Building Assessment Provisions affects the level of assessment

Building Act 1975 (as amended) Building Assessment Provisions have been identified by a notation in bold and italics following the provision.

6.25.5 Acceptable Solutions applicable to Self-Assessable Development

The Self Assessable provisions for a Small Lot House state that, “The use is located on a lot that - (a) is greater than 400m² and less than 500m² whereas a small lot reconfiguration allows 400m² to 499m².” Because of the “greater” requirement, a small lot house could not be constructed as self assessable development on the minimum size small lot.

In addition, modification is required to identify the individual Building Assessment Provision. The self-assessable section has been modified as follows:

- A1(6) Parking provision has been modified and gives reference to a new table of parking dimensions at rear of code (Table 2);
- Privacy provision measurements have been changed from 6 metres to 1.5 metres to reflect the QDC standard.

In reference to s6.25.5 A1.9, the existing wording allows an interpretation for proposals for multiple individual garages resulting in total garage frontages greater than 6m. This is not the intent of this provision. A note has been added to ensure total garage frontages do not accumulatively exceed 6m or 50% of the building frontage, whichever is the lesser.

6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

The Specific Outcome and Probable Solution column has been modified to reflect the performance based criteria and probable solutions from the QDC.

Table 1 - Building Siting and Design Requirements

Table 1 has been modified to reflect the performance based criteria and probable solutions from the QDC.

Table 2 – Minimum Parking Space Dimensions

The minimum parking provision dimensions are consistent with the QDC and are now included in 'Table 2 - Minimum Parking Space Dimensions' for easier referencing and implementation.

Section P6

A note has been added to remove any doubt about the maximum allowable garage opening width provisions.

Proposed Amendments

Amend: 6.25.1 Introduction

Insert: new 1(a)

- (a) Building Act 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 (section 6.25.2);

Insert: new section 6.25.2

6.25.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

- (1) The provisions of the *Queensland Development Code* (QDC) MP1.1 and MP1.2 apply to the development. To the extent that the Small Lot House Code conflicts with a provision in QDC MP1.1 and MP1.2, the Small Lot House Code prevails. The Small Lot House Code also contains specific outcomes and probable solutions that are nominated as –
 - (a) *Building Act, 1975* (as amended) “Alternative Provisions” to QDC MP1.2;
 - (b) Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006*.

Note -

This code nominates some alternative planning scheme provisions to the QDC in respect of setbacks and built to boundary walls. The access and parking and visual privacy provisions have been nominated as Building Assessment Provisions for the purpose of Section 10 of the *Building Regulation 2006*.

Non compliance with only the acceptable solutions for self assessable development in relation to visual privacy will not elevate the level of assessment of a proposal from the self assessable development to assessable development under the Redlands Planning Scheme. In these instances, the local government will undertake the functions of a referral agency with Concurrence Agency jurisdiction under IPA to assess and determine these matters.

For example, if the proposal complies with the acceptable solutions for self assessable development in every respect except for a side boundary setback only, the matter of non compliance would be referred to Council for a referral agency consideration and response and will not require a development application.

- (2) The following provisions are Building Act, 1975 alternative provisions –
 - (a) S3(1) and P3(1);
- (3) The following provisions are Building Assessment Provisions for the purpose of section 10 of the Building Regulation, 2006 –
 - (a) S4(1) and P4(1);
 - (b) S6(1) and P6(1).

Amend: 6.25.5 Acceptable Solutions applicable to Self-Assessable Development

Delete: A1 (1) (a)

- (a) is greater than 400m² and less than 500m²;

Insert: new A1 (1) (a)

- (a) is equal to or greater than 400m² and less than 500m²;

Delete: A1 (5)

- (5) Where it is proposed that habitable room windows will be within 6 metres and within an angle of 45 degrees, and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy between dwelling units is protected by -
 - (a) sill heights being a minimum of 1.5 metres above floor level; or
 - (b) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or
 - (c) providing fixed external screens that are -
 - (i) solid translucent screens; or
 - (ii) perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;
 - (iii) are offset a minimum of 300mm from the wall of the building;

Insert - new A1 (5)

- (5) Where it is proposed that windows or balconies are less than 1.5 metres to the side or rear boundary, privacy between dwellings units is protected by providing screens, sill heights or obscure glazing in accordance with QDC MP1.1 A5 and MP1.2 A5;

Delete: A1 (6)

- (6) Car parking for the use complies with the criteria detailed in Part 9 - Schedule 1 - Access and Parking, Table 1 - Minimum On-Site Vehicle Parking Requirements;

Insert: new A1 (6)

- (6) The use has -

- (a) a minimum of two car parking spaces on the premises, one of which is covered;
- (b) parking space dimensions comply with Table 2 - Minimum Parking Space Dimensions;

Insert: new Note between 6.25.5 A1 (7) and (8)

Note -

Table 2 - Minimum Parking Space Dimensions reflects QDC MP1.1 A8 and MP1.2 A8.

Insert: new Note under section 6.25.5 A1 (9)

Note -

To remove any doubt, the maximum garage opening requirement is the total (accumulative) allowable garage opening width to the street inclusive of all garages, carports or alike on the premise.

Amend: 6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Insert: notation at bottom of S3

(Building Act, 1975 Alternative Provision to QDC MP1.1 P1 and P2 and MP1.2 P1 and P2)

Insert: notation at bottom of P3

(Building Act, 1975 Alternative Provision to QDC MP1.1 A1 and A2 and MP1.2 A1 and A2)

Insert: notation at bottom of S4

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Delete: P4 (1)

- (1) Where it is proposed that habitable room windows will be within a distance of 6 metres and within an angle of 45 degrees, and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy is protected by -
- (a) sill heights being a minimum of 1.5 metres above floor level; or
 - (b) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or
 - (c) providing fixed external screens that are, refer to Diagram 1 -
 - (i) solid translucent screens; or
 - (ii) perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable;
 - (iii) are offset a minimum of 300mm from the wall of the building.

Insert: new P4 (1)

- (1) Where it is proposed that windows or balconies are less than 1.5 metres to the side of rear boundary, privacy between dwelling units is protected by -
- (a) sill heights being a minimum of 1.5 metres above the adjacent floor level; or
 - (b) obscure glazing for any part of a window that is below 1.5 metres above the adjacent floor level; or
 - (c) providing fixed external screens that are, refer to Diagram 1 -
 - (i) solid translucent screens; or
 - (ii) perforated panels of trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;
 - (iii) are offset a minimum of 300mm from the wall of the building.

Insert: notation at bottom of P4

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Delete: S6 (1)

- (1) Vehicle parking and access -
- (a) is safe and convenient for residents and visitors;
 - (b) has an appropriate number of car parking spaces to cater for residents and visitors;
 - (c) does not dominate the streetscape or building form when viewed from the street;
 - (d) is compatible with the overall building design in terms of height, roof form, detail, materials and colour.

Insert: new S6 (1)

- (1) The use -
- (a) has sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, having regard to –
 - (i) the availability of public transport;
 - (ii) the availability of on-street parking;
 - (iii) the desirability of on-street parking in respect to the streetscape;
 - (iv) the residents likelihood to have or need a vehicle;
 - (b) provides a safe and convenient access for residents and visitors;
 - (c) provides car accommodation that does not dominate the appearance of the building when viewed from the street.

Insert: notation at bottom of S6

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Delete: P6 (1)(a)

- (a) complies with the criteria detailed Part 9 - Schedule 1 - Access and Parking, Table 1 - Minimum On-site Vehicle Parking Requirements;

Insert: new P6 (1)(a)

- (a) has a minimum of two car parking spaces, one of which is covered;

Insert: new P6 (1)(b)

- (b) parking space dimensions which comply with Table 2 - Minimum Parking Space Dimensions;

Insert: new Note below P6 (f)

Note -

To remove any doubt, the maximum garage opening requirement is the total (accumulative) allowable garage opening width inclusive of all garages, carports or alike on the premise.

Insert: notation after the above mentioned Note

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Table 1 - Building Siting and Design Requirements

Delete:

Front Setback	<ul style="list-style-type: none">(1) In newly developing areas, where a front setback has not been established in the street -<ul style="list-style-type: none">(a) the dwelling is setback at least 6 metres from any road alignment where the road is higher in order than a Collector Road; or(b) the dwelling is setback at least 3 metres from any road alignment in any other case; or(2) In areas where a front setback is established the use is located between the setbacks of other dwelling units in the street.
Side Setback	<ul style="list-style-type: none">(3) Minimum 1.5 metres to wall and 900mm for eaves and window hoods.
Rear Setback	<ul style="list-style-type: none">(4) Minimum 4 metres; or(5) Minimum 2.5 metres for lots which have an average depth of 25 metres or less.
Built to Boundary	<ul style="list-style-type: none">(6) Walls are located on the southern side of the lot to improve solar access with the northern setback increased to a minimum of 2 metres, or as required by the front setback;(7) The built to boundary wall -<ul style="list-style-type: none">(a) is a maximum of 15 metres in total length with a maximum length of 9 metres without articulation;(b) articulation is consistent with the side and rear setback criteria above;(c) has no windows or doors to the boundary;(d) is an average height of 3 metres;(e) is a maximum height of 3.5 metres.

Insert :

Front Setback	The <i>Queensland Development Code</i> , MP1.1 A1(a) and (b), A2(a) and (b) and MP1.2, A1(a) and (b), A2(a) and (b) applies.
Side Setback	
Rear Setback	
Built to Boundary	

Insert: new Table 2

Table 2 – Minimum Parking Space Dimensions

Type	Minimum Dimensions
Single Uncovered	4.9 metres x 2.6 metres wide
Single Covered	5.0 metres x 3.0 metres wide
Double Covered	5.0 metres x 5.5 metres wide
Single Garage	6.0 metres x 3.0 metres wide internally
Double Garage	6.0 metres x 5.7 metres wide internally

see model 06.25

**see also – 04.14
04.23
04.24**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 06.25

Division 25 - Small Lot House

6.25.1 Introduction

- (1) This division contains the provisions for Small Lot House Code, that incorporates -
 - (a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section 6.25.2)
 - (b) Compliance with the Small Lot House Code (section 6.25.2 6.25.3);
 - (c) Overall Outcome of the Small Lot House Code (section 6.25.3 6.25.4);
 - (d) Acceptable Solutions applicable to Self-Assessable Development (section 6.25.4 6.25.5);
 - (e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.25.5 6.25.6);

6.25.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

- (1) The provisions of the *Queensland Development Code* (QDC) MP1.1 and MP1.2 apply to the development. To the extent that the Small Lot House Code conflicts with a provision in QDC MP1.1 and MP1.2, the Small Lot House Code prevails. The Small Lot House Code also contains specific outcomes and probable solutions that are nominated as –
 - (a) *Building Act, 1975* (as amended) “Alternative Provisions” to QDC MP1.1 and MP1.2;
 - (b) Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006*.

Note -

This code nominates some alternative planning scheme provisions to the QDC in respect of setbacks and built to boundary walls. The access and parking and visual privacy provisions have been nominated as Building Assessment Provisions for the purpose of Section 10 of the *Building Regulation 2006*.

Non compliance with only the acceptable solutions for self assessable development in relation to visual privacy will not elevate the level of assessment of a proposal from the self assessable development to assessable development under the Redlands Planning Scheme. In these instances, the local government will undertake the functions of a referral agency with Concurrence Agency jurisdiction under IPA to assess and determine these matters.

For example, if the proposal complies with the acceptable solutions for self assessable development in every respect except for a side boundary setback only, the matter of non compliance would be referred to Council for a referral agency consideration and response and will not require a development application.

- (2) The following provisions are *Building Act, 1975* alternative provisions –
 - (a) S3(1) and P3(1);
- (3) The following provisions are Building Assessment Provisions for the purpose of section 10 of the *Building Regulation, 2006* –
 - (a) S4(1) and P4(1);
 - (b) S6(1) and P6(1).

6.25.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The use is located on a lot that -</p> <p>(a) is greater than 400m² and less than 500m² is equal to or greater than 400m² and less than 500m²;</p> <p>(b) has a frontage greater than 14 metres;</p> <p>(2) Building height, site coverage, setbacks and building length criteria complies with Table 1 - Building Siting and Design Requirements, excluding built to boundary criteria;</p> <p>(3) The use does not include any built to boundary walls;</p> <p>(4) In sub-area UR2 -</p> <p>(a) external masonry building walls do not extend more than 4.5 metres above ground level;</p> <p>(b) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding;</p> <p>(c) roofing material is sheet metal, such as corrugated iron;</p> <p>(5) Where it is proposed that habitable room windows will be within 6 metres and within an angle of 45 degrees, and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy between dwelling units is protected by-</p> <p>(a) sill heights being a minimum of 1.5 metres above floor level; or</p> <p>(b) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or</p> <p>(c) providing fixed external screens that are -</p> <p>(i) solid translucent screens; or</p> <p>(ii) perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;</p> <p>(iii) are offset a minimum of 300mm from the wall of the building;</p> <p>(5) Where it is proposed that windows or balconies are less than 1.5 metres to the side or rear boundary, privacy between dwellings units is protected by providing screens, sill heights or obscure glazing in accordance with QDC MP1.1 A5 and MP1.2 A5;</p> <p>Note -</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.</p> <p>Where these are used, they should be integrated with the building design and have minimal negative affect on the resident's or neighbour's amenity.</p> <p>(6) Car parking for the use complies with the criteria detailed in Part 9 – Schedule 1 – Access and Parking, Table 1 – Minimum On-Site Vehicle Parking Requirements;</p> <p>(6) The use has -</p> <p>(a) a minimum of two car parking spaces on the premises, one of which is covered;</p> <p>(b) parking space dimensions comply with Table 2 - Minimum Parking Space Dimensions;</p> <p>(7) The maximum slope of the driveway does not exceed 1 in 4;</p> <p>Note -</p> <p>Table 2 - Minimum Parking Space Dimensions reflects QDCC MP1.1 A8 and MP1.2 A8.</p>

Self-Assessable Development

Acceptable Solutions

- (8) Carports and garages -
- (a) are located a minimum of 6 metres behind the front property boundary
 - (b) where the building is 2 storey, is recessed beneath the upper storey by at least 1.2 metres;
- (9) In the Urban Residential and Medium Density Residential Zone, where the small lot house incorporates a garage that is classified as part of the class 1a building and faces the street, the garage opening does not exceed 6 metres or 50 percent of the building frontage, whichever is the lesser;

Note -

To remove any doubt, the maximum garage opening requirement is the total (accumulative) allowable garage opening width to the street inclusive of all garages, carports or alike on the premise.

- (10) Open space consists of -
- (a) a minimum of 25m² at ground level that has a minimum dimension of 4 metres and is directly accessible from the main living area;
 - (b) where additional private open space is provided above ground, it has a minimum of 10m² with a minimum dimension of 2.5 metres;
 - (c) the finished level of the private open space area is not steeper than 1 in 14;
 - (d) the private open space area -
 - (i) receives at least 3 hours of sunlight between 9am and 3pm on June 21 over 100 percent of the area;
 - (ii) is orientated within 20 degrees of north;
- (11) Service facilities include -
- (a) an open air clothes drying facility that is a minimum of 10m² and located in a sunny, ventilated and convenient site that is screened from view from the street;
 - (b) a waste and recycling bin storage area that is sited greater than 6 metres from the road frontage and capable of accommodating two waste bins;
 - (c) storage space that -
 - (i) is a minimum of 3m²;
 - (ii) is accessible from external areas;
 - (iii) is lockable;
 - (iv) has a minimum internal height of 2.1 metres;
 - (v) is screened from public view;

Note -

- This space may form part of a carport or garage.
- Storage areas are exclusive of private open space areas.

- (12) Fencing -
- (a) forward of the building frontage are not more than -
 - (i) 1.2 metres in height above ground level where of solid construction; or
 - (ii) 1.8 metres in height above ground level where the fence is at least 30 percent transparent - refer to [Diagram 2](#);
 - (b) on side and rear boundaries that adjoin open space / parkland are a maximum of 1.2 metres in height;
 - (c) does not block or interrupt overland flow paths;
- (13) Exterior shading devices are used to protect habitable rooms from summer sun such as overhanging balconies, wide eaves, verandahs, pergolas and window shutters.

6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S3.	<p><u>Site Layout and Building Design</u></p> <p>(1) Layout and design enhances built form of the surrounding streetscape by -</p> <ul style="list-style-type: none"> (a) contributing to the establishment of an attractive streetscape in new areas; (b) ensuring the use addresses the street frontage; (c) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials; (d) ensuring building height is consistent with the predominant height and scale of surrounding properties; (e) ensuring setbacks complement the existing streetscape and maximise private open space areas, solar access and provide for service areas; (f) building to the boundary facilitates - <ul style="list-style-type: none"> (i) improved solar access for the dwelling unit and adjoining dwelling unit through increased setbacks on northern boundary; (ii) appropriate length, height and articulation of built to boundary walls. <p>(Building Act, 1975 Alternative Provision to QDC MP1.1 P1 and P2 and MP1.2 P1 and P2)</p>	P3.	<p>(1) The use complies with the following requirements -</p> <ul style="list-style-type: none"> (a) building height, site coverage, setbacks, built to boundary and building length criteria - detailed in Table 1 - Building Siting and Design Requirements; (b) solar access to habitable rooms and private open space of adjoining dwelling units - <ul style="list-style-type: none"> (i) is not reduced to less than 3 hours between 9am and 3pm on June 21; or (ii) where existing overshadowing by building and fences is greater than this, sunlight is not reduced by a further 20 percent. <p>(Building Act, 1975 Alternative Provision to QDC MP1.1 A1 and A2 and MP1.2 A1 and A2)</p> <p>Note -</p> <p>To assist in achieving the specific outcome refer to Site Development Plan, Site Analysis Plan and Streetscape Analysis in Planning Scheme Policy 8 - Housing.</p>
S4.	<p><u>Visual Privacy</u></p> <p>(1) Privacy between dwelling units on adjoining sites is achieved by effective building design and the location of windows and open space areas to prevent overlooking into habitable rooms or private open space areas.</p> <p>(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)</p> <p>Note -</p>	P4.	<p>(1) Where it is proposed that habitable room windows will be within a distance of 6 metres and within an angle of 45 degrees, and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy is protected by -</p> <ul style="list-style-type: none"> (a) sill heights being a minimum of 1.5 metres above floor level; or (b) providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level; or

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices.</p> <p>Where these are used, they should be integrated with the building design and have minimal negative affect on the resident's or neighbour's amenity.</p>		<p>(c) providing fixed external screens that are, refer to Diagram 1 -</p> <p>(i) solid translucent screens; or</p> <p>(ii) perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable;</p> <p>(iii) are offset a minimum of 300mm from the wall of the building.</p> <p>(1) Where it is proposed that windows or balconies are less than 1.5 metres to the side of rear boundary, privacy between dwelling units is protected by -</p> <p>(a) sill heights being a minimum of 1.5 metres above the adjacent floor level; or</p> <p>(b) obscure glazing for any part of a window that is below 1.5 metres above the adjacent floor level; or</p> <p>(c) providing fixed external screens that are, refer to Diagram 1 -</p> <p>(i) solid translucent screens; or</p> <p>(ii) perforated panels of trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable;</p> <p>(iii) are offset a minimum of 300mm form the wall of the building.</p> <p><i>(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)</i></p>
S6.	<p><u>Access and Parking</u></p> <p>(1) Vehicle parking and access -</p> <p>(a) is safe and convenient for residents and visitors;</p> <p>(b) has an appropriate number of car parking spaces to cater for residents and visitors;</p> <p>(c) does not dominate the</p>	P6.	<p>(1) The use -</p> <p>(a) complies with the criteria detailed Part 9 - Schedule 1 - Access and Parking, Table 1 - Minimum On-site Vehicle Parking Requirements;</p> <p>(a) has a minimum of two car</p>

Assessable Development

Specific Outcomes

Probable Solutions

streetscape or building form when viewed from the street;
 (d) is compatible with the overall building design in terms of height, roof form, detail, materials and colour.

- (1) The use -
- (a) has sufficient space for on-site carparking to satisfy the projected needs of residents and visitors, appropriate for –
 - (i) the availability of public transport;
 - (ii) the availability of on-street parking;
 - (iii) the desirability of on-street parking in respect to the streetscape;
 - (iv) the residents likelihood to have or need a vehicle;
 - (b) provides a safe and convenient access for residents and visitors;
 - (c) provides car accommodation that does not dominate the appearance of the building when viewed form the street.

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

- parking spaces, one of which is covered;
- (b) parking space dimensions which comply with Table 2 - Minimum Parking Space Dimensions;
- (c) locates carports and garages a minimum of 6 metres behind the front property boundary - refer to [Diagram 4](#);
- (d) where the building is 2 storey, recesses carports and garages beneath the upper storey by at least 1.2 metres;
- (e) where in the Urban Residential or Medium Density Residential Zone and includes a garage that faces the street, and is classified as part of the class 1a building, has an opening that does not exceed 6 metres or 50 percent of the building frontage, whichever is the lesser - refer to [Diagram 5](#);
- (f) has a maximum driveway slope of 1 in 4.

Note -

To remove any doubt, the maximum garage opening requirement is the total (accumulative) allowable garage opening width inclusive of all garages, carports or alike on the premise.

(Building Assessment Provision for the purpose of section 10 of the Building Regulation 2006)

Note -

The maximum slope for a driveway of 1 in 6 is the local government's desired standard.

Table 1 - Building Siting and Design Requirements

Standard	Requirement
Building Height	<p>(1) The use does not exceed -</p> <ul style="list-style-type: none"> (a) a maximum building height of 8.5 metres above ground level; (b) 2 storey; <p>(2) The use is located within a three dimensional envelope that is a maximum of -</p> <ul style="list-style-type: none"> (a) 4.5 metres above ground level at the side and rear boundaries and increasing at 45 degrees to a maximum height of 8.5 metres above ground level; (b) 4.5 metres above ground level with a maximum mean of 3.5 metres within 6 metres of the front boundary <p>Refer to Diagram 6.</p>
Site Coverage	(1) 50 percent, unless specified differently in a zone code.
Front Setback	<p>(2) In newly developing areas, where a front setback has not been established in the street -</p> <ul style="list-style-type: none"> (a) the dwelling is setback at least 6 metres from any road alignment where the road is higher in order than a Collector Road; or (b) the dwelling is setback at least 3 metres from any road alignment in any other case; or <p>(3) In areas where a front setback is established the use is located between the setbacks of other dwelling units in the street.</p>
Side Setback	(4) Minimum 1.5 metres to wall and 900mm for eaves and window hoods.
Rear Setback	<p>(5) Minimum 4 metres; or</p> <p>(6) Minimum 2.5 metres for lots which have an average depth of 25 metres or less.</p>
Built to Boundary	<p>(7) Walls are located on the southern side of the lot to improve solar access with the northern setback increased to a minimum of 2 metres, or as required by the front setback;</p> <p>(8) The built to boundary wall -</p> <ul style="list-style-type: none"> (a) is a maximum of 15 metres in total length with a maximum length of 9 metres without articulation; (b) articulation is consistent with the side and rear setback criteria above; (c) has no windows or doors to the boundary; (d) is an average height of 3 metres; (e) is a maximum height of 3.5 metres.
Front Setback	<p>The <i>Queensland Development Code</i>, MP1.1 A1(a) and (b), A2(a) and (b) and MP1.2, A1(a) and (b), A2(a) and (b) applies.</p>
Side Setback	
Rear Setback	
Built to Boundary	

Building Length	(1) A maximum of 25 metres, that may be in two parts provided combined length does not exceed 25 metres, including garages, decks, verandahs and is articulated at a maximum length of 9 metres. Excludes unenclosed covered walkways, with a maximum height 2.5 metres and maximum width 1.2 metres.
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Table 2 - Minimum Parking Space Dimensions

Type	Minimum Dimensions
Single Uncovered	4.9 metres x 2.6 metres wide
Single Covered	5.0 metres x 3.0 metres wide
Double Covered	5.0 metres x 5.5 metres wide
Single Garage	6.0 metres x 3.0 metres wide internally
Double Garage	6.0 metres x 5.7 metres wide internally

Amendments to Part 7 – Other Development Codes

Amendment 07.01: Division 1 – Advertising Devices

Explanation

The maximum height and width requirements for signage in the Acceptable Solutions conflict with the requirements in Part 9 Schedule 8 – Specific Advertising Devices. As A1.(1)(a) of the Acceptable Solutions nominates compliance with Schedule 8 as being acceptable for Self Assessable Development, then A1.(1)(c) is contradictory and should be deleted to remove the contradiction.

Proposed Amendments

Amend: Section 7.1.4 Acceptable Solutions applicable to Self-Assessable Development - A1.(1)(c)

Delete: (c) has a maximum height of 2 metres and a width of 1.2 metres

Following provisions to be renumbered accordingly.

see model 07.01

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 07.01

Division 1 - Advertising Devices

Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The advertising device -</p> <ul style="list-style-type: none">(a) is listed and complies with Table 1 of Part 9 - Schedule 8 - Specific Advertising Devices;(b) complies with Diagrams 1, 2 and 3 of Part 9 - Schedule 8 - Specific Advertising Devices;(c) has a maximum height of 2 metres and a width of 1.2 metres;(c) does not alter the shape or outline of a building by extending beyond or above walls, parapets or roofs;(d) is not illuminated, does not flash, is not audible and contains no moving parts;(e) is located on the premises to which the sign relates; or <p>(2) For specific uses -</p> <ul style="list-style-type: none">(a) an advertising device for a home business or bed and breakfast -<ul style="list-style-type: none">(i) is less than 0.25m² in size;(ii) displays only the occupier's name, business name, telephone number, website and email address;(iii) is attached to front fencing or building façade;(iv) has a maximum height of 1.5 metres above ground level; or(b) an advertising device for a rural enterprise or display dwelling -<ul style="list-style-type: none">(i) is less than 1m² in size;(ii) is entirely within the premises or on the premises fence facing a road;(iii) has a maximum height of 2 metres above ground level and a width of 1.2 metres for free standing signs; or <p>(3) The advertising device is required by law to be erected for any purpose relating to providing public notice of an application as required under federal, state or local government statutory provisions; or</p> <p>(4) The advertising device is contained wholly within a building and no part is visible from public outdoor areas.</p>

Amendments to Part 7 – Other Development Codes

Amendment 07.04: Division 4 – Domestic Driveway Crossover

Explanation

Under the current scheme, secondary domestic driveway crossovers are being approved when on corner lots and when complying with Access and Parking Code, and the Domestic Driveway Crossover Code. This presents three issues.

- 1) The Access and Parking Code is not triggered by code assessable applications and therefore should not be used for assessing applications.
- 2) There are currently insufficient and inadequate provisions in the Domestic Driveway Crossover Code to properly assess applications (perhaps the reason Development Assessment (Infrastructure) is using the Access and Parking Code).

As a general principle, Council should only allow a single access point per lot. In only exceptional circumstances may a second access point be granted, but this should be subject impact assessment. Relaxation may only be appropriate where it can be demonstrated that other design constraints have been taken into consideration (some of which are already contained in the Domestic Driveway Crossover Code). Design constraints not considered include:

- traffic volumes
- topography
- sight distance requirements
- location of intersections, medium openings, other driveways, etc
- queue and turn lane lengths at signalised intersections
- location of existing services, bus stops, taxi ranks, traffic control devices (in addition to utility infrastructure)
- significant vegetation (in addition to street trees)
- road hierarchy type and requirements of State transport authorities (if relevant)
-

In addition, access to developments should not be permitted through bus stops and/or taxi ranks.

These design constraints and additional considerations have been included in the proposed Domestic Driveway Crossover Code.

Proposed Amendments

Amend: 7.4.3 Overall Outcomes of the Domestic Driveway Crossover Code

Delete: in section 7.4.3 - (2)(a)(ii)

- (ii) are sited and constructed to not adversely impact on utility infrastructure;

Insert:

- (ii) are sited and constructed to not adversely impact on infrastructure and significant vegetation including street trees;

Amend: 7.4.4 Acceptable Solutions applicable to Self-Assessable Development

Delete: in A1

- (2) Only one crossover is provided per street frontage;

Insert: in A1

- (2) Only one crossover is provided to the premises;

.....

- (4) The domestic driveway crossover must not front an existing or future Arterial, sub-Arterial or Trunk Collector road as highlighted in Diagram 7 – Movement Network in Part 3 – Desired Environmental Outcomes, Division 2 - Strategic Framework;
- (5) To allow for the construction of the crossover –
 - (a) significant vegetation or street trees must not be cleared;
 - (b) infrastructure must not be interfered with including bus stops, taxi ranks, traffic control devices and utilities;

Delete: Assessable Development table

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	(1) The domestic driveway crossover - <ul style="list-style-type: none"> (a) is suitable for vehicular access consistent with the domestic use of the lot or premises; (b) does not adversely impact on streetscape amenity and existing or proposed street trees; (c) maintains a level footpath or verge profile for pedestrian and cyclist movement; (d) does not damage or interfere with the location, function, maintenance or access to utility infrastructure; (e) allows for the uninterrupted flow of stormwater run-off along the - <ul style="list-style-type: none"> (i) kerb and channel; or (ii) drainage pipe; or (iii) drainage swale. 	P1.	(1) The domestic driveway crossover - <ul style="list-style-type: none"> (a) serves a dwelling house, dual occupancy or small lot house; (b) is limited to one crossover per street frontage; (c) splays and tapers do not protrude over adjoining property boundaries at any point within the verge; (d) does not result in the removal or damage to existing street trees; (e) is not located where it will conflict with proposed street trees; (f) is of a slope that results in a continuous even surface along the verge or constructed footpath; (g) is finished in a non-slip surface that is of a colour and design that compliments the streetscape; (h) has no impact on

Assessable Development			
Specific Outcomes		Probable Solutions	
			<p>above or below ground utility infrastructure, including electrical service pillars;</p> <p>(i) where the lot or premises is fronted by a road with -</p> <p>(i) kerb and channel, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RSC-2 - Domestic Driveway Crossover for Kerb and Channel with the crossover not exceeding 6 metres;</p> <p>or</p> <p>(ii) a drainage pipe, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RSC-16 - Domestic Driveway Crossover for Pipe Crossing; or</p> <p>(iii) a drainage swale, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RSC-17 - Domestic Driveway Crossover for Drainage Swale.</p>

Insert: new Assessable Development table

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	<p><u>General -</u></p> <p>(1) The domestic driveway crossover is suitable for vehicular access consistent with the domestic use of the lot or premises.</p> <p>(2) The maximum number of driveways accessing a lot or premises is one, unless it can be shown that multiple driveways will improve ingress/egress, internal traffic operation, and pedestrian safety.</p>	P1.	<p>(1) The domestic driveway crossover serves a dwelling house, dual occupancy or small lot house;</p> <p>(2) The domestic driveway crossover is limited to one crossover per premises;</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	(3) Splays and tapers do not protrude over adjoining property boundaries at any point within the verge.		(3) No probable solution identified.
S2.	<p><u>Safety -</u></p> <p>(1) Driveways are designed for the -</p> <ul style="list-style-type: none"> (a) volume of traffic generated by the use; (b) road type to which access is required; (c) existing and predicted future traffic volumes of the road to which access is sought; <p>(2) Clear unobstructed sight distances must be available to pedestrians, cyclists and drivers of vehicles;</p> <p>(3) Intersections, medium openings and other driveways must be sufficiently separated from the domestic driveway crossovers.</p>	P1.	(1) The domestic driveway crossover must not front an existing or future Arterial, sub-Arterial or Trunk Collector road as highlighted in Diagram 7 – Movement Network in Part 3 – Desired Environmental Outcomes, Division 2 - Strategic Framework;
S3.	<p><u>Streetscape Amenity-</u></p> <p>(1) The domestic driveway crossover does not adversely impact on streetscape amenity including -</p> <ul style="list-style-type: none"> (a) significant vegetation; (b) existing or proposed street trees; 	P1.	(1) The domestic driveway crossover –
			<ul style="list-style-type: none"> (a) does not result in the removal or damage to existing street trees or significant vegetation; (b) is not located where it will conflict with proposed street trees;
S4.	<p><u>Pedestrian and Cycle Access-</u></p> <p>(1) The domestic driveway crossover maintains a level footpath or verge profile for pedestrian and cyclist movement.</p>	P1.	(1) The domestic driveway crossover is –
			<ul style="list-style-type: none"> (a) of a slope that results in a continuous even surface along the verge or constructed footpath; (b) finished in a non-slip surface that is of a colour and design that compliments the streetscape.

Assessable Development			
Specific Outcomes		Probable Solutions	
S5.	<p><u>Infrastructure-</u></p> <p>(1) The domestic driveway crossover does not damage or interfere with the location, function, maintenance or access to infrastructure;</p>	P1.	<p>(1) Infrastructure must not be interfered with including bus stops, taxi ranks, traffic control devices and utilities;</p> <p>(2) The domestic driveway crossover has no impact on above or below ground utility infrastructure, including electrical service pillars;</p>
S6.	<p><u>Stormwater-</u></p> <p>(1) The domestic driveway crossover does not allow for the uninterrupted flow of stormwater run-off along the -</p> <p>(a) kerb and channel; or</p> <p>(b) drainage pipe; or</p> <p>(c) drainage swale.</p>	P1.	<p>(1) Where the lot or premises is fronted by a road with -</p> <p>(a) kerb and channel, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-2 - Domestic Driveway Crossover for Kerb and Channel with the crossover not exceeding 6 metres; or</p> <p>(b) a drainage pipe, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-16 - Domestic Driveway Crossover for Pipe Crossing; or</p> <p>(c) a drainage swale, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-17 - Domestic Driveway Crossover for Drainage Swale.</p>

see model 07.04

Officer Recommendation

It is recommended that the above amendments to the Domestic Driveway Crossover Code be endorsed by Council.

MODEL 07.04

Division 4 - Domestic Driveway Crossover

7.4.3 Overall Outcomes of the Domestic Driveway Crossover Code

- (1) The overall outcomes are the purpose of the Domestic Driveway Crossover Code.
- (2) The overall outcome sought for the Domestic Driveway Crossover Code is the following –
 - (a) to ensure the domestic driveway crossover -
 - (i) provides safe access from the edge of a road carriageway to the property boundary of lots where the use of the premises is either a dwelling house, dual occupancy or small lot house;
 - ~~(ii) are sited and constructed to not adversely impact on utility infrastructure;~~
 - (ii) are sited and constructed to not adversely impact on infrastructure and significant vegetation including street trees;
 - (iii) are constructed so that stormwater flows along the kerb and channel, drainage pipe or drainage swale are not diverted into private properties;
 - (iv) facilitates pedestrian and cycle access by conforming to the footpath or verge profile.

7.4.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<ol style="list-style-type: none">(1) The domestic driveway crossover provides access to a dwelling house, dual occupancy or a small lot house;(2) Only one crossover is provided per street frontage;(2) Only one crossover is provided to the premises;(3) Where the lot or premises is fronted by a road with -<ol style="list-style-type: none">(a) kerb and channel, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-2 - Domestic Driveway Crossover for Kerb and Channel with the crossover width not exceeding 6 metres; or(b) a drainage pipe, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-16 - Domestic Driveway Crossover for Pipe Crossing; or(c) a drainage swale, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-17 - Domestic Driveway Crossover for Drainage Swale.(4) The domestic driveway crossover must not front an existing or future Arterial, sub-Arterial or Trunk Collector road as highlighted in Diagram 7 – Movement Network in Part 3 – Desired Environmental Outcomes, Division 2 - Strategic Framework;(5) To allow for the construction of the crossover –

- (a) significant vegetation or street trees must not be cleared;
- (b) infrastructure must not be interfered with including bus stops, taxi ranks, traffic control devices and utilities;

Note -

During construction, allowing sediment to access a waterway or stormwater system, or placing sediment in a place where it may access a waterway or stormwater system is a breach of the *Environmental Protection (Water) Policy 1997*.

Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
S1-	P1-
S1-	P1-
(1) The domestic driveway crossover	(1) The domestic driveway crossover
(a) is suitable for vehicular access consistent with the domestic use of the lot or premises;	(a) serves a dwelling house, dual occupancy or small lot house;
(b) does not adversely impact on streetscape amenity and existing or proposed street trees;	(b) is limited to one crossover per street frontage;
(c) maintains a level footpath or verge profile for pedestrian and cyclist movement;	(c) splays and tapers do not protrude over adjoining property boundaries at any point within the verge;
(d) does not damage or interfere with the location, function, maintenance or access to utility infrastructure;	(d) does not result in the removal or damage to existing street trees;
(e) allows for the uninterrupted flow of stormwater run-off along the	(e) is not located where it will conflict with proposed street trees;
(i) kerb and channel; or	(f) is of a slope that results in a continuous even surface along the verge or constructed footpath;
(ii) drainage pipe; or	(g) is finished in a non-slip surface that is of a colour and design that compliments the streetscape;
(iii) drainage swale.	(h) has no impact on above or below ground utility infrastructure, including electrical service pillars;
	(i) where the lot or premises is fronted by a road with
	(i) kerb and channel, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RSC-2 - Domestic Driveway Crossover for Kerb and Channel with the crossover not exceeding 6 metres; or
	(ii) a drainage pipe, the crossover is designed,

			<p>sited and constructed in accordance with Standard Drawing R-RSC-16 – Domestic Driveway Crossover for Pipe Crossing; or</p> <p>(iii) a drainage swale, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RSC-17 – Domestic Driveway Crossover for Drainage Swale.</p>
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Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S1.</p>	<p>General -</p> <p>(1) The domestic driveway crossover is suitable for vehicular access consistent with the domestic use of the lot or premises.</p> <p>(2) The maximum number of driveways accessing a lot or premises is one, unless it can be shown that multiple driveways will improve ingress/egress, internal traffic operation, and pedestrian safety.</p> <p>(3) Splays and tapers do not protrude over adjoining property boundaries at any point within the verge.</p>	<p>P1.</p>	<p>(1) The domestic driveway crossover serves a dwelling house, dual occupancy or small lot house;</p> <p>(2) The domestic driveway crossover is limited to one crossover per premises;</p> <p>(3) No probable solution identified.</p>
<p>S2.</p>	<p>Safety -</p> <p>(1) Driveways are designed for the -</p> <ul style="list-style-type: none"> (a) volume of traffic generated by the use; (b) road type to which access is required; (c) existing and predicted future traffic volumes of the road to which access is sought; <p>(2) Clear unobstructed sight distances must be available to pedestrians, cyclists and drivers of vehicles;</p>	<p>P1.</p>	<p>(1) The domestic driveway crossover must not front an existing or future Arterial, sub-Arterial or Trunk Collector road as highlighted in Diagram 7 – Movement Network in Part 3 – Desired Environmental Outcomes, Division 2 - Strategic Framework;</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	(3) Intersections, medium openings and other driveways must be sufficiently separated from the domestic driveway crossovers.		
S3.	<p><u>Streetscape Amenity-</u></p> <p>(1) The domestic driveway crossover does not adversely impact on streetscape amenity including -</p> <p>(a) significant vegetation;</p> <p>(b) existing or proposed street trees;</p>	P1.	<p>(1) The domestic driveway crossover –</p> <p>(a) does not result in the removal or damage to existing street trees or significant vegetation;</p> <p>(b) is not located where it will conflict with proposed street trees;</p>
S4.	<p><u>Pedestrian and Cycle Access-</u></p> <p>(1) The domestic driveway crossover maintains a level footpath or verge profile for pedestrian and cyclist movement.</p>	P1.	<p>(1) The domestic driveway crossover is –</p> <p>(a) of a slope that results in a continuous even surface along the verge or constructed footpath;</p> <p>(b) finished in a non-slip surface that is of a colour and design that compliments the streetscape.</p>
S5.	<p><u>Infrastructure-</u></p> <p>(1) The domestic driveway crossover does not damage or interfere with the location, function, maintenance or access to infrastructure;</p>	P1.	<p>(1) Infrastructure must not be interfered with including bus stops, taxi ranks, traffic control devices and utilities;</p> <p>(2) The domestic driveway crossover has no impact on above or below ground utility infrastructure, including electrical service pillars;</p>
S6.	<p><u>Stormwater-</u></p> <p>(1) The domestic driveway crossover does not allow for the uninterrupted flow of stormwater run-off along the -</p> <p>(a) kerb and channel; or</p> <p>(b) drainage pipe; or</p> <p>(c) drainage swale.</p>	P1.	<p>(1) Where the lot or premises is fronted by a road with -</p> <p>(a) kerb and channel, the crossover is designed, sited and constructed in accordance with Standard Drawing R-<u>RCC-2</u> - Domestic</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
			<p>Driveway Crossover for Kerb and Channel with the crossover not exceeding 6 metres; or</p> <p>(b) a drainage pipe, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-16 - Domestic Driveway Crossover for Pipe Crossing; or</p> <p>(c) a drainage swale, the crossover is designed, sited and constructed in accordance with Standard Drawing R-RCC-17 - Domestic Driveway Crossover for Drainage Swale.</p>

Amendments to Part 7 – Other Development Codes

Amendment 07.05: Division 05 – Domestic Outbuilding

Explanation

Currently the RPS allows for open carports forward of the front building line with a minimum front boundary setback of 3 metres. This conflicts with the QDC which states that carports may only be located within the front boundary setback if there is no alternative siting available. This amendment rectifies this conflict with the QDC.

References to the Investigation Zone have been removed from this Division.

Missing letter in 7.5.5 Self Assessable Development - Acceptable Solutions in A1 (2) (b) "36m² maximum gross floor are;" to be replaced with "36m² maximum gross floor area;"

Proposed Amendment

Delete - in 7.5.5 Self Assessable Development A1 (2) (b)

- (b) 36m² maximum gross floor are;

Insert:

- (b) 36m² maximum gross floor area;

Table 2 - Minimum Setbacks for Domestic Outbuildings

Delete - in column 1 "Zone"

- Investigation

Delete – 1(b) in the "Minimum Setbacks" column for open carport

- (b) where forward of the front building line, is setback a minimum of 3 metres from the front boundary – refer to Diagram 3.

Insert – new 1b

- (b) where forward of the front building line, minimum road setback as per the QDC MP 1.2 A1(c) – refer to Diagram 3.

see model 07.05

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 07.05

Division 5 - Domestic Outbuilding

7.5.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The domestic outbuilding is located on a lot that contains a dwelling house or small lot house;</p> <p>(2) The domestic outbuilding complies with -</p> <ul style="list-style-type: none"> (a) Table 1 - Criteria for Domestic Outbuildings by Lot Size Category; (b) in the SMBI Residential Zone, 36m² maximum gross floor are area; (c) where more than one domestic outbuilding will be on the lot, the combined gross floor area of all domestic outbuildings does not exceed the gross floor area criteria for the applicable lot size category specified in Table 1 - Criteria for Domestic Outbuildings by Lot Size Category;

Table 2 - Minimum Setbacks for Domestic Outbuildings

Zone	Minimum Setbacks	
<ul style="list-style-type: none"> ■ Conservation ■ Emerging Urban Community ■ Environmental Protection ■ Investigation ■ Park Residential ■ Rural Non-Urban 	<p>(1) For lots that are less than 2 hectares in area, front, side and rear setback are 10 metres; or</p> <p>(2) For lots that are 2 hectares or greater in area, front, side and rear setbacks are -</p> <ul style="list-style-type: none"> (a) 20 metres; or (b) 10 metres where screened by planted landscaping; or <p>(3) Sited wholly within a development envelope area, where applicable</p>	
<ul style="list-style-type: none"> ■ Local Centre 	<p>(1) No front setback requirement;</p> <p>(2) Side and rear setbacks -</p> <ul style="list-style-type: none"> (a) where the lot or premises is adjoining a residential zone - 3 metres or half the height of the building at that point; or (b) in all other cases - no requirement 	
<ul style="list-style-type: none"> ■ Low Density Residential ■ Medium Density Residential ■ Urban Residential 	When enclosed -	When an open carport -
	<p>(1) Front setback -</p> <ul style="list-style-type: none"> (a) the domestic outbuilding is located behind the front building line; <p>(2) Side, rear and corner setbacks as per the Queensland Development Code –</p> <ul style="list-style-type: none"> (a) Part 11, A1 and A2; or (b) Part 12, A1 and A2. 	<p>(1) Front setback -</p> <ul style="list-style-type: none"> (a) the domestic outbuilding is located behind the front building line; or (b) where forward of the front building line, is setback a minimum of 3 metres from the front boundary minimum road setback as per the QDC MP1.2 A1(c) - refer to Diagram 3.

Amendments to Part 7 – Other Development Codes

Amendment 07.06: Division 06 – Excavation and Fill

Explanation

Retaining Walls + Excavation and Fill

Retaining walls in the current RPS triggered as exempt development, which includes all associated excavation and fill. Consequently, excessively large retaining walls may be lawfully erected, despite having adverse amenity and visual impacts on the surrounding area. To improve Council's ability to assess large retaining walls, retaining walls over a certain size will trigger assessable development against the planning scheme as well as the Building Act. This will give Council statutory power to consider the broader impacts of large retaining walls.

In practical terms retaining walls up to 1 m high will be self assessable. Walls between 1m and 2.5 m (8.2ft) high will be code assessable. Retaining walls over 2.5m high will become impact assessable.

Provisions have also been included into the Specific Outcomes and Probable Solutions to place the onus on the applicant to demonstrate why other design solutions or land uses would not be more appropriate to the site than the construction of large retaining walls.

P1. (2) and S1(2) have been incorporated to discourage slab on ground construction techniques for housing on sites with slopes over 10%. This is designed to move site development away from requiring large areas of cut and fill and large scale engineering works, the reforming of the topography of a site and large scale environmental impact to suit slab on ground construction. On sites with slopes in excess of 10% developers are encouraged to explore other housing design options more suited to the site.

Investigation Zone

References to the Investigation Zone should be removed from this part of the RPS.

Proposed Amendment

7.6.4 Acceptable Solutions applicable to Self-Assessable Development

Insert: After A1. (1) (d),

- (2) Excavation and fill does not adversely impact on the –
 - (a) safety of people and property by ensuring there is no surcharge loading over the zone of influence for a retaining wall;
 - (b) amenity of adjoining properties by ensuring –
 - (i) the total height of a retaining wall, including cut or fill being retained by the wall, and the setback of a retaining wall to a building or another retaining wall, is in accordance with the *Building Regulation*.
- (3) Ensuring retaining walls or structures -

- (a) are designed in accordance with *Australian Standard 4678:2002 - Earth Retaining Structures*;
- (b) have a design life of not less than 60 years;
- (c) for reconfiguration operational works, do not include timber materials.

Note -

Retaining wall construction and embankment gradients must also comply with the *Building Regulation*.

7.6.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Insert: In S1. new (1) (a) (iii) c.

- c. are unavoidably necessary as a consequence of sound site planning which is in accordance with the requirements set out in Policy 8 – Housing;

Delete: In P1. (1) (a) (iii),

- (iii) ensuring retaining walls or structures -
 - a. are setback at least half the height of the wall from any boundary of the site;
 - b. do not exceed 1 metre in height;
 - c. are stepped or terraced to incorporate landscaping;

Insert: In P1. (1) (a) (iii),

- (iii) ensuring retaining walls or structures -
 - a. are setback at least half the height of the wall from any boundary of the site;
 - b. do not exceed 2.5 metres in height;
 - c. are stepped or terraced 0.75 metre for every 1.5 metres in height to incorporate landscaping;

Insert: In P1. (1) (a) (iv),

- (iv) ensuring retaining walls or structures -
 - a. do not dominate over, and are of an appropriate scale to, buildings / structures and land uses in the locality;
 - b. are only proposed if alternative building design or land use cannot avoid their necessity;

Delete: In P1. (1) (b),

Schedule 5, Division 5 of the *Standard Building Regulation 1993*;

Insert: In P1. (1) (b),

Building Regulation;

Insert: In S1. new (2)

- (2) Where practical, excavation and fill is minimised by avoiding slab on ground construction methods in preference of post supported construction methods.

Insert: In P1. new (2)

- (2) Building design for developments on lots with slopes in excess of 10% utilise post supported construction methods in favour of slab on ground construction methods.

Table 1 - Area and Depth of Excavation and Fill by Zone where associated with Building Works

Amend: Table 1 – Area and Depth of Excavation and Fill by Zone where associated with Building Works

Delete: in column 1 “**Zone**”

- Investigation Zone

see model 07.06

see also 04.03 and 04.17

Officer Recommendation

It is recommended to amend The Redlands Planning Scheme in accordance with the proposed amendments as outlined above

- For the new retaining wall provisions, the zones to be amended (based on the park residential zone model 04.17), are all residential zones, all centre zones, all industrial zones, the conservation zone (excluding CN1 and CN2), the community purposes zone, the emerging urban community zone and the rural non urban zone
- For the CN1 and CN2 sub areas, the new retaining wall provisions are based on model 04.03

Model 07.06

Division 6 - Excavation and Fill

7.6.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Excavation or fill does not exceed -</p> <ul style="list-style-type: none">(a) 1 metre in depth from ground level, for the purpose of or incidental to building work; or(b) 300mm in depth for operational works;(c) 600m² in area for building or operational works;(d) operational works does not involve the removal of native plants of a height greater than 2 metres. <p>(2) Excavation and fill does not adversely impact on the –</p> <ul style="list-style-type: none">(a) safety of people and property by ensuring there is no surcharge loading over the zone of influence for a retaining wall;(b) amenity of adjoining properties by ensuring –<ul style="list-style-type: none">(i) the total height of a retaining wall, including cut or fill being retained by the wall, and the setback of a retaining wall to a building or another retaining wall, is in accordance with the <i>Building Regulation</i>. <p>(3) Ensuring retaining walls or structures -</p> <ul style="list-style-type: none">(a) are designed in accordance with <i>Australian Standard 4678:2002 - Earth Retaining Structures</i>;(b) have a design life of not less than 60 years;(c) for reconfiguration operational works, do not include timber materials. <p>Note -</p> <p>Retaining wall construction and embankment gradients must also comply with the <i>Building Regulation</i>.</p>

7.6.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p>S1. (1) Excavation and fill -</p> <p>(a) does not reduce the amenity of adjoining properties through -</p> <p>(i) the loss of solar access or privacy;</p> <p>(ii) the intrusion of negative visual or overbearing impacts;</p> <p>(iii) ensuring retaining walls or structures--</p> <p>a. are constructed of materials that are of a high quality appearance;</p> <p>b. incorporate landscaping or other features to assist reducing their visual bulk and length;</p> <p>c. are unavoidably necessary as a consequence of sound site planning which is in accordance with the requirements set out in Policy 8 – Housing;</p> <p>(b) is minimised by development being located and designed to –</p> <p>(i) prevent the unnecessary removal of native plants;</p> <p>(ii) protect existing and natural overland drainage systems;</p> <p>(iii) reduce erosion and sediment run-off;</p> <p>(c) protects the safety of people and property from -</p> <p>(i) drainage impacts such as the ponding or concentration of run-off or alteration of existing drainage systems;</p> <p>(ii) impacts associated with unstable fill;</p> <p>(iii) sub-standard retaining structures by ensuring -</p>	<p>P1. (1) Excavation and fill -</p> <p>(a) maintains the amenity of adjoining properties by -</p> <p>(i) for operational works -</p> <p>a. not exceeding a combined depth of 750mm;</p> <p>b. not exceeding an area of 1 hectare; or</p> <p>(ii) for building work - complies with Table 1;</p> <p>(iii) ensuring retaining walls or structures -</p> <p>a. are setback at least half the height of the wall from any boundary of the site;</p> <p>b. do not exceed 4 metre in height;</p> <p>c. are stepped or terraced to incorporate landscaping;</p> <p>(iii) ensuring retaining walls or structures -</p> <p>a. are setback at least half the height of the wall from any boundary of the site;</p> <p>b. do not exceed 2.5 metres in height;</p> <p>c. are stepped or terraced 0.75 metre for every 1.5 metres in height to incorporate landscaping;</p> <p>(iv) ensuring retaining walls or structures -</p> <p>a. do not dominate over, and are of an appropriate scale to, buildings / structures and land uses in the locality;</p> <p>b. are only proposed if alternative building design or land use cannot avoid their necessity;</p> <p>(b) protects the safety of people and property by -</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<ul style="list-style-type: none"> a. construction materials are durable; b. the structural strength of the walls is sufficient to support the works; <p>(2) Excavation and fill is minimised by avoiding slab on ground construction methods in preference of post supported construction methods.</p>	<ul style="list-style-type: none"> (i) where involving gradients or embankments comply with the <i>Building Regulation; Schedule 5, Division 5 of the Standard Building Regulation 1993;</i> (ii) ensuring retaining walls or structures - <ul style="list-style-type: none"> a. are designed in accordance with Section 3 of <i>Australian Standard 4678:2002 - Earth Retaining Structures;</i> b. have a design life of not less than 60 years; c. for reconfiguration operational works do not include timber materials; (iii) ensuring compaction is carried out in accordance with - <ul style="list-style-type: none"> a. <i>Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments;</i> b. <i>Australian Standard 2870:1996 - Residential slabs and footings - construction.</i> <p>(2) Building design for developments on lots with slopes in excess of 10% utilises post supported construction methods – not slab on ground construction methods.</p>

Table 1 - Area and Depth of Excavation and Fill by Zone where associated with Building Works

Zone	Building Work		
	Within the footprint of the building	Outside the footprint of the building	
	Maximum Depth	Maximum Area	Maximum Depth
<ul style="list-style-type: none"> ■ Conservation - excluding sub-areas CN1 and CN2; ■ Environmental Protection; ■ Emerging Urban Community - including sub-area EUC1; ■ Investigation Zone; ■ Island Industry - sub-area IS1 ■ Local Centre - sub-area LC1; ■ Low Density Residential; ■ Park Residential; ■ Point Lookout Tourist - including all sub-areas; ■ Point Lookout Centre; ■ Rural Non-Urban - excluding sub-areas RN1 and RN2; ■ SMBI Centre - including sub-area SC1 ■ Urban Residential - including sub-area UR2 and UR3; 	<p><i>As per Standard Building Regulation 1993</i></p>	<p>(1) 100m²</p>	<p>(1) 750mm</p>

Amendments to Part 7 – Other Development Codes

Amendment 07.11: Division 11 – Reconfiguration

Explanation

References to the Investigation Zone should be removed from this division of the RPS.

In Table 1, the word “Lot” has been removed from the Small Lot Type, to ensure consistency with the other lot types in Table 1.

In Table 1, for the Urban Residential Zone – Standard Lot Type – the Minimum Lot Frontage Width is “Not specified”. Diagram 1 attached to this section however shows the minimum width of a standard lot in the Urban Residential Zone as being “Minimum 18m”. To resolve the matter it is proposed to amend the width from Not Specified to Minimum 18m.

Frontage

The current definition of “Frontage” is limited to “... a boundary of a lot which abuts a road”. The assumption of this definition is that all road boundaries are parallel to the sides of the lot.

For irregular shaped blocks (i.e. blocks where the front boundary is not 90⁰ to the side boundaries), the current definition requires frontage to be measured in a line parallel to the road. This approach sometimes results in lots with an average width of less than 10 metres where the road boundary is angled to the side boundaries (ie not parallel) . This was not the desired outcome and thus the definition has been amended accordingly in Division 2 – Administrative Terms. A diagram has been included in the Reconfiguration of a Lot Code to support the interpretation of the definition.

Proposed Amendments

Amend: Section 7.11.3(2)(a)(ii) Overall Outcomes of the Reconfiguration Code

Delete:

“and Investigation Areas”

Replace:

“2005 – 2026” with “2009 – 2031”

Amend: Section 7.11.3(2)(l)(iii) Overall Outcomes of the Reconfiguration Code

Delete:

“and Investigation Zone”

Amend: Section 7.11.4 S1.7 (1) (b) Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: in Section 7.11.4 S1.7 (1) (b)

- (b) in the Investigation Zone - requires amendment to the *SEQ Regional Plan 2005 - 2026* following significant investigation including -
 - (i) optimum and most suitable use of the land;
 - (ii) form and intensity of development;
 - (iii) impact on the adjacent areas of scenic and conservation value;
 - (iv) protection and full public access to the coastline and the bay;
 - (v) impacts on external infrastructure;

Amend: Section 7.11.4 S2.1 (1) Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: “, and Investigation”

Amend: all references to *SEQ Regional Plan 2005 – 2026* to *SEQ Regional Plan 2009 - 2031*,

Amend: Section 7.11.4 S3 and P3 (1) (a) Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: in s7.11.4 S3

- (1) Minor reconfiguration ensures the lot(s) created -
 - (a) are capable of containing uses expected to locate within the lot(s);
 - (b) where for residential dwelling units, all assessment criteria of the specific dwelling unit type is able to be achieved including, but not limited to -
 - (i) siting and setbacks;
 - (ii) privacy;
 - (iii) solar access;
 - (iv) private open space;
 - (v) service areas;
 - (c) where small lots provide a frontage width that is in proportion to the depth of the lot

Insert:

- (1) Minor reconfiguration must provide lot(s) -
 - (a) that are suitable for future intended land uses;
 - (b) where for residential dwelling units, that comply with all assessment criteria for the specific dwelling unit type, which includes but is not limited to -
 - (i) siting and setbacks;
 - (ii) privacy;
 - (iii) solar access;
 - (iv) private open space;
 - (v) service areas;
 - (c) with a frontage width that is in proportion to the depth of the lot.

Amend: Diagram 1 – Graphical Representation of the SEQ Regional Plan 2005 – 2026

Delete: Diagram 1 Graphical Representation of the SEQ Regional Plan 2005 - 2026

Insert: new Diagram 1 Graphical Representation of the SEQ Regional Plan 2009 - 2031

Amend: Table 1 – Creating Lots by Standard Format Plan, whether or not having a Community Management Statement

Delete: Investigation Zone provisions.

Delete: in the Urban Residential Zone for a Standard Lot Type

- Not specified

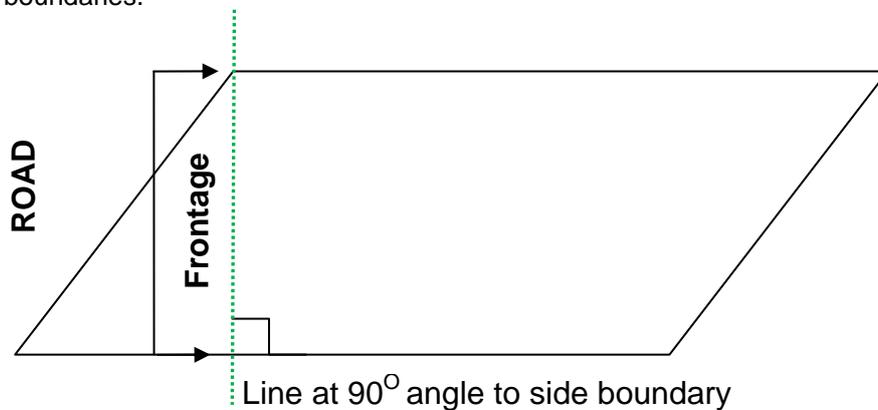
Insert:

- Minimum 18 metres

Insert: new Diagram 4

Diagram 4 – Measuring frontage – non-standard lot

Where the front boundary is not at 90° to the side boundaries.

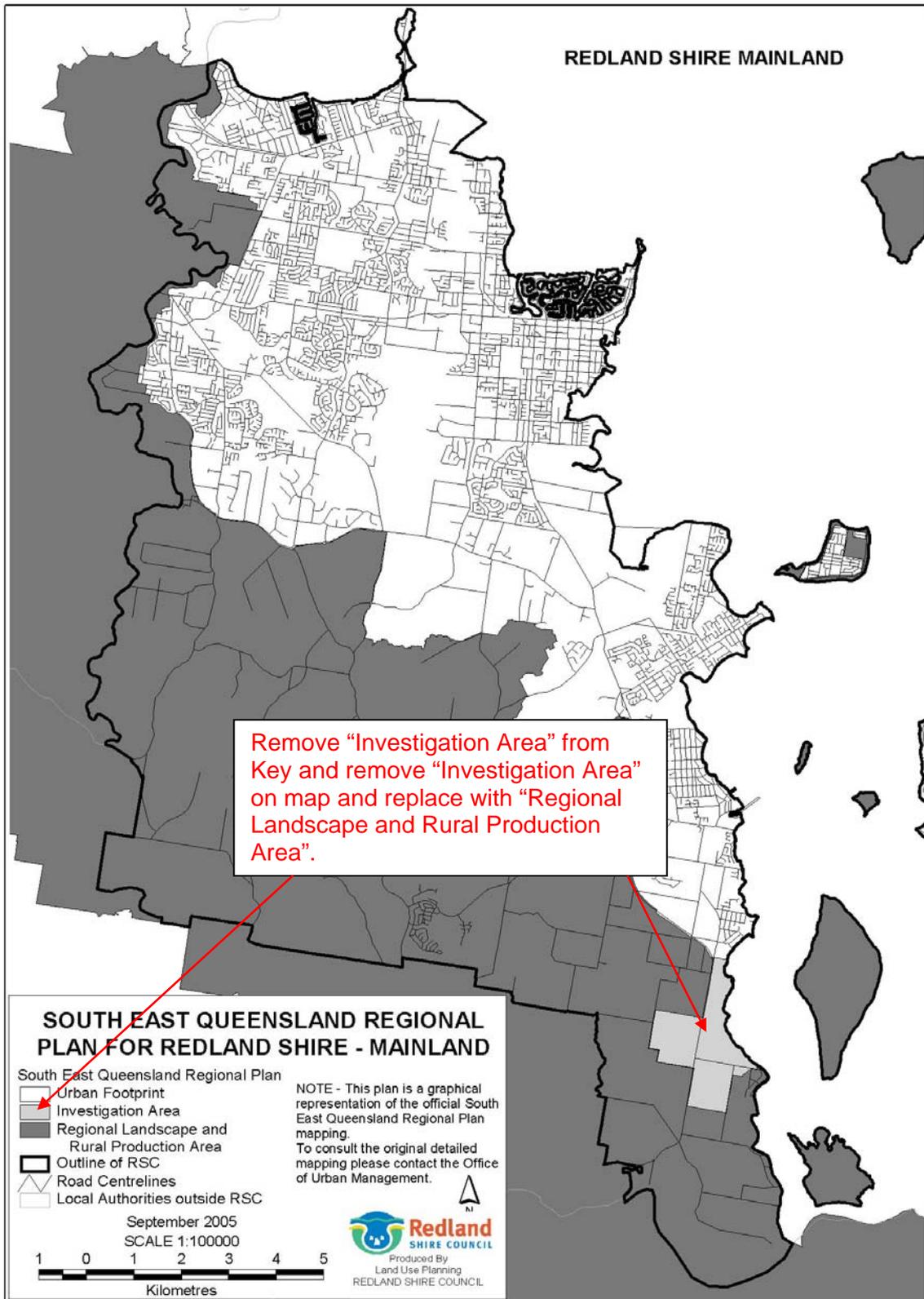


see model 07.11
see also report and model 09.03.02

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Diagram 1 – NEW Graphical Representation of the SEQ Regional Plan 2009 - 2031



Model 07.11

Division 11 - Reconfiguration

7.11.3 Overall Outcomes of the Reconfiguration Code

- (1) The overall outcomes are the purpose of the Reconfiguration Code.
- (2) The overall outcomes sought for the Reconfiguration Code are the following -
 - (a) reconfiguration supports the *SEQ Regional Plan 2005–2026 2009 - 2031*
 - (i) Strategic Directions, Principles, Policies;
 - (ii) Regulatory Provisions as they relate to the Regional Landscape and Rural Production ~~and Investigation Areas~~;
 -
 - (l) in certain zones reconfiguration does not create additional lots due to -
 - (i) locational and servicing constraints;
 - (ii) need to minimise fragmentation of land;
 - (iii) need for land capability investigation and forward planning processes, specifically in the Emerging Urban Community Zone ~~and Investigation Zone~~;

7.11.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.7	<p><u>Infrastructure -</u></p> <p>(1) In the following zones, Standard Format Plan reconfiguration is inconsistent due to -</p> <ul style="list-style-type: none"> (a) in Emerging Urban Community Zone - requires significant investigation to determine areas available for more intense forms of development. Until investigations are complete no further fragmentation of the land occurs; or (b) in the Investigation Zone - requires amendment to the SEQ Regional Plan 2005–2026 following significant investigation including - <ul style="list-style-type: none"> (i) optimum and most suitable use of the land; (ii) form and intensity of development; (iii) impact on the adjacent areas of scenic and conservation value; (iv) protection and full public access to the coastline and the bay; (v) impacts on external 	P1.7	<p>(1) The creation of Standard Format Plan lots is not undertaken in these zones.</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>infrastructure;</p> <p>(b) in Marine Activity - sub-area MA2 - Beveridge Road, Victoria Point - existing lot sizes are suited to proposed uses, further reconfiguration will hinder ability to undertake these uses; or</p> <p>(c) in Point Lookout Tourist - all sub-areas - existing lot sizes are suited to proposed uses being integrated tourist accommodation, further reconfiguration will hinder ability to undertake these uses; or</p> <p>.....</p>		
S2.1	<p><u>Lot Size and Layout in all Zones -</u></p> <p>(1) Reconfiguration is in accordance with the <i>SEQ Regional Plan 2005 - 2026-2009 - 2031</i>, as it applies to the Regional Landscape and Rural Production, and Investigation Areas by compliance with, Part H - Regulatory Provisions of the Plan;</p>	P2.1	<p>(1) No probable solution identified;</p> <p>Note -</p> <p>Refer to Diagram 1 - SEQ Regional Plan 2006 - 2026 2009 - 2031 which is a graphic representation of land in the Regional Landscape and Rural Production, and Investigation Areas.</p>
S3.	<p><u>Minor Reconfiguration -</u></p> <p>(1) Minor reconfiguration ensures the lot(s) created -</p> <p>(a) are capable of containing uses expected to locate within the lot(s);</p> <p>(b) where for residential dwelling units, all assessment criteria of the specific dwelling unit type is able to be achieved including, but not limited to -</p> <p>(i) siting and setbacks;</p> <p>(ii) privacy;</p> <p>(iii) solar access;</p> <p>(iv) private open space;</p> <p>(v) service areas;</p> <p>(c) where small lots provide a frontage width that is in proportion to the depth of the lot</p> <p>(1) Minor reconfiguration must provide lot(s) -</p> <p>(a) that are suitable for future intended land uses;</p> <p>(b) where for residential dwelling units, that comply with all assessment criteria for the specific dwelling unit type,</p>	P3.	<p>(1) Minor reconfiguration where creating lot(s) -</p> <p>(a) the lot size, and frontage comply with Table 1 -</p> <p>(i) the reconfiguration plan incorporates a three dimensional envelope that illustrates that the built form of the resulting use is capable of being contained on the proposed lot and will satisfy the outcomes sought for that resulting use;</p> <p>(ii) lots do not exceed a frontage to depth ratio of 1 in 4;</p> <p>(b) for a dual occupancy - the use is approved and building and other works are substantially begun, at lock up, before any subsequent Community Management Statement reconfiguration occurs;</p> <p>Note -</p> <p>■ The three dimensional envelope</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>which includes but is not limited to -</p> <ul style="list-style-type: none"> (i) siting and setbacks; (ii) privacy; (iii) solar access; (iv) private open space; (v) service areas; <p>(c) with a frontage width that is in proportion to the depth of the lot.</p> <p>Note -</p> <ul style="list-style-type: none"> ■ It is recommended that for lots less than 500m² or with an frontage of 14 metres or less that the reconfiguration and material change of use are submitted concurrently to ensure sufficient information is available to allow the local government, with certainty, to consider issuing a development permit for the creation of a lot. ■ Where doubt exists with the local government as to the ability of the lot to be used for its intended purpose and achieve the outcomes being sought for that use further information may be required to satisfy the local government's consideration of the reconfiguration application. 	<p>detailed in P3.(1)(a)(i) form a component of the conditions of any approved development permit.</p>

Diagram 1 - Graphical Representation of the SEQ Regional Plan 2005 - 2026

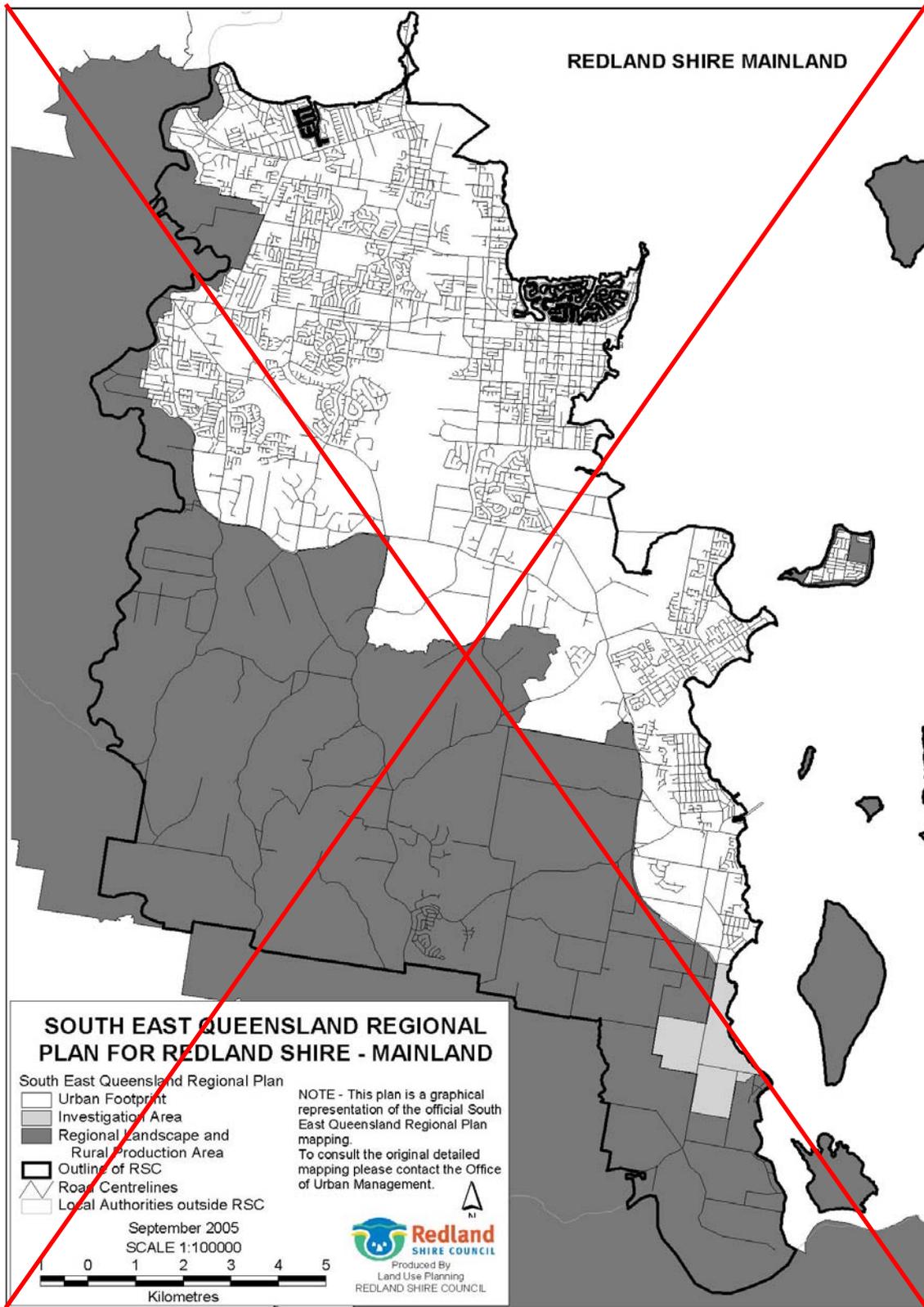


Diagram 1 - Graphical Representation of the SEQ Regional Plan 2009 - 2031

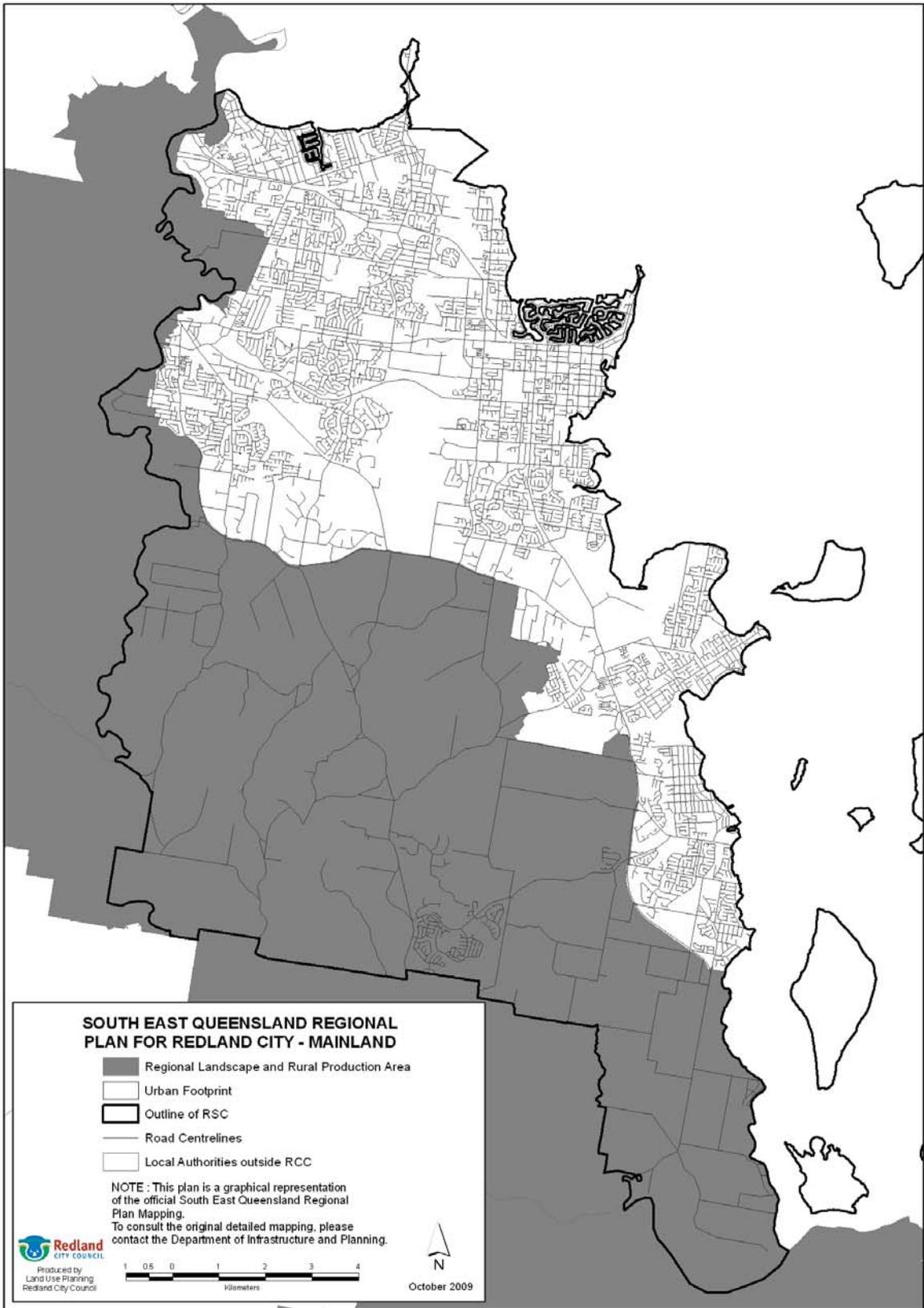


Table 1 - Creating Lots by Standard Format Plan, whether or not having a Community Management Statement

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage Average Lot Width
Urban Residential Zone			
Including sub-area UR1 and UR2	Standard (refer to Diagram 1 - Standard Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ 500-700m² 	<ul style="list-style-type: none"> ■ Not Specified ■ Minimum 18 m
	Small Lot	<ul style="list-style-type: none"> ■ 400-499m² (for minor reconfigurations) ■ 350-499m² (for major and medium reconfigurations) 	<ul style="list-style-type: none"> ■ 10 meters
	Corner	<ul style="list-style-type: none"> ■ 800m² 	<ul style="list-style-type: none"> ■ 20 metres - including any truncation
	Internal (refer to Diagram 3 - Internal Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ 800m² excluding accessway; or ■ 700m² excluding accessway and where having a boundary greater than 15 metres adjoining the Open Space Zone 	<ul style="list-style-type: none"> ■ Street front lot - 18 metres including any truncation; ■ Accessway - <ul style="list-style-type: none"> ▶ one internal lot - 4.5 metres; or ▶ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created
	Irregular (refer to Diagram 2 - Irregular Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 15 x 25 metre rectangle suitable for building 	<ul style="list-style-type: none"> ■ 9 metres at the front building line
Sub-area UR3 - Amity Point	Inconsistent in this sub-area		
Investigation-Zone			
Inconsistent in this zone – except where complying with Part H – Regulatory Provisions of the SEQ Regional Plan 2005 – 2016			

Diagram 1 - Standard Lot in Urban Residential Zone -

Lot size and frontage will vary depending on the relevant zone.

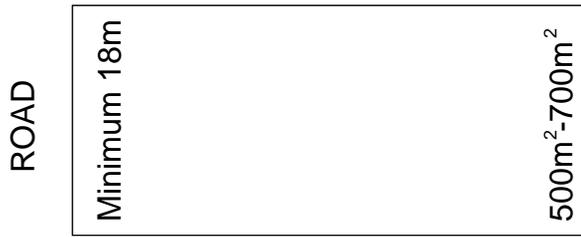


Diagram 2 - Irregular Lot in Urban Residential Zone -

Size of rectangle and lot frontage at front building line will vary depending on the relevant zone.

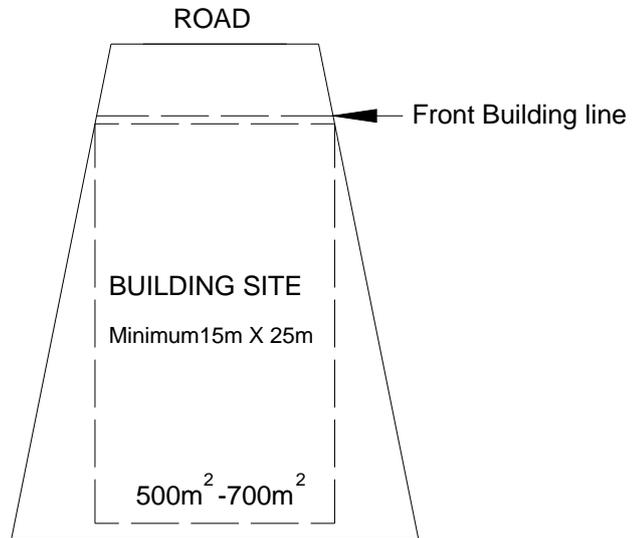


Diagram 3 - Internal Lot in Urban Residential Zone -

Size of internal lot, frontage width of street front lot and accessway width will vary depending on the relevant zone.

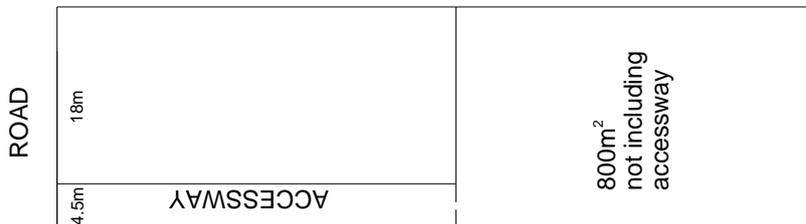
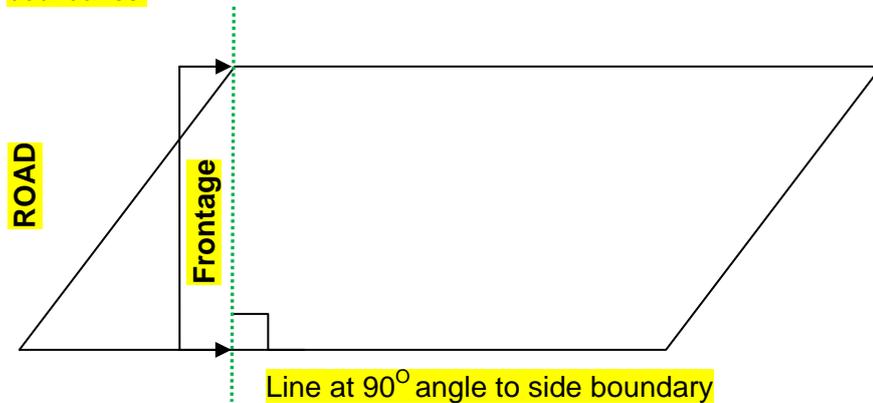


Diagram 4 – Measuring frontage – non-standard lot

Where the front boundary is not at 90° to the side boundaries.



Amendments to Part 8 – General Codes

Amendment 08.03: Division 03 – Centre Design

Explanation

Building Height

It is proposed to amend the title and structure of Table 1 – “Maximum Height to the Top of the Floor Level of Highest Habitable Room / Commercial Storey” to Table 2 – “Maximum Building Height” and to delete the indicative number of storeys in the “Maximum Height to the Top of the Floor Level of Highest Habitable Room / Commercial Storey” column (column 3) from the table. The reason for this amendment is that confusion has arisen regarding the application of the table and the third column in the table which has the same wording as the table name.

It is considered that the indicative storeys shown in the column 3 do not assist in the application of the provisions as storey heights can vary within the overall building height. It is believed that there are sufficient other design provisions contained in the Built Form and Density Outcomes to meet the same objectives.

The current wording has also been amended in section S1 to remove any confusion regarding its meaning.

Public Toilets

The issue has been raised about the provision of public toilets in commercial centres. Under the 1988 transitional planning scheme, a provision existed under Division 4 – Special Requirements in Relation to Particular Zones; Shopping and Commercial Zones which stated:

13(p) where the proposed development includes the construction of shops or commercial premises with a combined floor area in excess of six hundred (600) square metres, public toilet facilities shall be provided in accordance with the requirements of the Council.”

This requirement for the provision of Public Conveniences in commercial developments was not carried across into the new planning scheme. Currently the requirement for public toilets is dealt with under “Part F2 Sanitary and Other Facilities” of the Building Code of Australia (BCA) at the building application stage. Private building certifiers may sign off on the need or otherwise for public toilets based on their own calculations of the need under the BCA.

The BCA bases its requirements on the predicted number of persons using the building – in this instance a Class 6 building which includes shops, department stores, shopping centres, restaurants, cafés and the like. The BCA states that public sanitary facilities are only required in department stores and shopping centres if the building accommodates more than 600 people and in restaurants, cafés and bars only if the building accommodates more than 20 people.

Estimates of the number of people that a building (or use) can accommodate are generally established by the building certifier. Council may, if it considers that the circumstances warrant it, introduce provisions into its planning scheme which require the provision of public toilets at levels above those set by the BCA, but not at levels below those set by the BCA.

As a means of including the requirement for public toilets into the commercial provisions of the planning Scheme, it is proposed to include appropriate wording into the Specific

Outcomes and Probable Solutions of the Centre Design Code. In addition, appropriate provisions are proposed to be incorporated into the Amenity requirements of the Overall Outcomes for the Major, District, Neighbourhood, and Local Centre zones.

The attached recommendations propose that some level of public toilet facility be provided in the above zones where a development, or group of developments, exceeds 1000m² of GFA.

Proposed Amendments

Amend: Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Delete: in S1.1 and P1.1

<p>S1.1</p>	<p><u>Building Form and Design -</u></p> <p>(1) The height buildings -</p> <p>(a) does not overwhelm of dominate the centre;</p> <p>(b) respects the desired streetscape;</p> <p>(c) ensures a high quality appearance when viewed from both within and external to the centre.</p>	<p>P1.1</p>	<p>(1) The height if the top of the floor slab of the highest habitable room is limited to the levels identified in <u>Table 1 – Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey.</u></p>
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Insert:

<p>S1.1</p>	<p><u>Building Form and Design -</u></p> <p>(1) Building heights -</p> <p>(a) do not overwhelm or dominate the centre;</p> <p>(b) respect the desired streetscape;</p> <p>(c) ensures a high quality appearance when viewed from both within the centre and external to the centre.</p>	<p>P1.1</p>	<p>(1) The height to the highest point of the roof line is limited to the levels identified in the Maximum Building Height column of <u>Table 1 – Maximum Building Height.</u></p>
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Insert: new S8 and P8

<p>S8</p>	<p><u>Public Toilets -</u></p> <p>Commercial developments provide toilets within the building (or group of buildings) for the comfort and convenience of the general public.</p>	<p>P8</p>	<p>(1) Development with a GFA of over 1,000m² (or comprises of a group of buildings with a combined GFA of over 2,000m²) provides public toilet facilities commensurate with the size and use of the development;</p> <p>(2) Public toilet facilities are readily accessible and open to the general public during the trading hours of the uses within the development.</p>
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Amend: Table 1 - Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey

Delete: heading

Table 1 - Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey

Insert: new heading

Table 1 - Maximum Building Height

Delete:

In column 3 delete all bracketed references to storeys for every zone and sub-area.

Delete:

In column 2 delete the word “**Overall**” from the title of the column.

**see model 8.03
refer to report 04.14**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 08.03

Division 3 - Centre Design

8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.1	<p>(1) The height buildings - (a) does not overwhelm of</p> <p>(1) Building heights - (a) do not overwhelm or dominate the centre; (b) respect the desired streetscape; (c) ensures a high quality appearance when viewed from both within and external to the centre.</p>	P1.1	<p>(1) The height if the top of the floor slab of the highest habitable / commercial room is limited to the levels identified in Table 1 - Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey.</p> <p>(1) The height to the highest point of the roof line is limited to the levels identified in the Maximum Building Height column of Table 1 - Maximum Building Height.</p>
S8	<p>Public Toilets -</p> <p>Commercial developments provide toilets within the building (or group of buildings) for the comfort and convenience of the general public.</p>	P8	<p>(1) Development with a GFA of over 1,000m² (or comprises of a group of buildings with a combined GFA of over 2,000m²) provides public toilet facilities commensurate with the size and use of the development;</p> <p>(2) Public toilet facilities are readily accessible and open to the general public during the trading hours of the uses within the development.</p>

Table 1 – Maximum Building Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey

Location	Maximum Overall Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey
Major Centre Zone		
Capalaba		
Sub-area MC1	Refer to Part 4 - Division 12 - Major Centre Zone - Map 1 - Capalaba Height Limits	23 metres (8 storey)/ 14 metres (5 storey)/ 8 metres (3 storey) (depending on location within the sub-area)
Sub-area MC2	14 metres	8 metres (3 storey)
Cleveland		
Sub Area MC3	20 metres	14 metres (5 storey)
Sub-area MC4	14 metres	8 metres (3 storey)
Sub-area MC5	26 metres	20 metres (7 storey)
Sub-area MC6	20 metres	14 metres (5 storey)
Sub-area MC7	14 metres	8 metres (3 storey)
Sub-area MC8	20 metres	14 metres (5 storey)
Victoria Point		
Sub-area MC9	14 metres	8 metre (3 storey)
Sub-area MC10	14 metres	8 metre (3 storey)
Sub-area MC11	14 metres	8 metre (3 storey)
Sub-area MC12	14 metres	8 metre (3 storey)
District Centre Zone	14 metres	8 metres (3 storey)
Neighbourhood Centre Zone	10.5 metres	4.5 metres (2 storey)
Sub-area NC1	10.5 metres	4.5 metres (2 storey)
Sub-area NC2	14 metres	8 metres (3 storey)
Sub-area NC3	10.5 metres	4.5 metres (2 storey)
Local Centre Zone	10.5 metres	4.5 metres (2 storey)

Amendments to Part 8 – General Codes

Amendment 08.04: Division 04 – Commercial Industry

Explanation

In 8.4.4 Self Assessable Development - Acceptable Solutions in A1. (1)(b) there is no third option (i.e. (c)) after (b) so the "or" after (b) is not required. The inclusion of this word creates confusion in the interpretation of the provisions. This is a minor amendment which does not affect the outcomes of the planning scheme.

Proposed Amendments

Amend: 8.4.4 Self Assessable Development - Acceptable Solutions

Delete: in A1. A1. (1)(b) after (b) Island Industry Zone.

"; or"

Delete: in A1. A1. (1)(b)

“; or”

Insert: “.”

see model 8.04

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 08.04

Division 4 – Commercial Industry Activity

8.4.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The commercial industry activity is located in either the -</p> <p>(a) Commercial Industry Zone; or</p> <p>(b) Island Industry Zone. ; or</p> <p>(2) Is for a tenancy change only;</p> <p>(3) Involves only minor building work to an existing building;</p> <p>(4) Complies with Part 9 - Schedule 1 - Access and Parking - Table 1 - Minimum On-Site Vehicle Parking Requirements specified for the proposed use in terms of -</p> <p>(a) minimum number of parking spaces;</p> <p>(b) minimum design vehicle.</p> <p>Note -</p> <ul style="list-style-type: none">■ If not self-assessable the use is to achieve the assessment criteria stated for that use in column 3 of the table of assessment for material change of use of premises for the relevant zone.■ Credit is given for parking spaces already provided for the existing use provided that this use was lawfully established. Refer to explanatory note to Table 1 in Part 9 - Schedule 1 - Access and Parking.■ If for an Environmentally Relevant Activity, a development approval for the use is obtained under the <i>Environmental Protection Act 1994</i>.

Amendments to Part 8 – General Codes

Amendment 08.05: Division 05 – Development Near Underground Infrastructure

Explanation

In Section 8.5.4 A.1 (2) and (3) the word "that" appears incorrectly and needs to be replaced with the word "than". Terms should refer to "less than" rather than "less that".

Proposed Amendments

Amend Section 8.5.4 A.1 parts (2) and (3) to remove the word "that" where it is mistakenly used and replace it with the word "than".

Officer Recommendation

In Section 8.5.4 A.1 (2)

Delete -

- (2) Where development is less than 1.5 metres, but is not located over a sewer main less than 300mm in diameter -

Insert -

- (2) Where development is less than 1.5 metres, but is not located over a sewer main less than 300mm in diameter -

In Section 8.5.4 A.1 (3)

Delete -

- (3) Where development is domestic outbuilding and located over a gravity sewer main less than 300mm in diameter, the domestic outbuilding -

Insert -

- (3) Where development is domestic outbuilding and located over a gravity sewer main less than 300mm in diameter, the domestic outbuilding -

see model 8.05

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

MODEL 08.05

Division 5 – Development Near Underground Infrastructure

8.5.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Development is –</p> <ul style="list-style-type: none">(a) not within 2 metres horizontal distance of underground utility infrastructure that is greater than 300mm in diameter; or(b) not within 1.5 metres horizontal distance of underground utility infrastructure that is less than 300mm in diameter, including connection points;(c) clear of any maintenance holes, pits or connection point by -<ul style="list-style-type: none">(i) a minimum distance of 2.4 metres vertically;(ii) a minimum horizontal distance of 1 metre from the outer edge of any maintenance holes or pits;(iii) maintaining a 2 metre x 2 metre clear area.(d) not within a dedicated underground utility infrastructure easement; or <p>Note -</p> <p>For the purpose of this code 'underground utility infrastructure' is limited to water reticulation; sewerage reticulation and stormwater drainage operated by the local government or under the responsibility of the local government.</p> <p>Uses and other development are compliant with Australia <i>Standard 3500.2:2003 National Plumbing and Drainage – Sanitary Plumbing and Drainage</i>, when in proximity to existing or proposed underground utility infrastructure.</p> <p>(2) Where development is less that than 1.5 metres, but is not located over a sewer main less that than 300mm in diameter -</p> <ul style="list-style-type: none">(a) footings extend to at least 300mm below the zone of influence and the piers or continuous footings are located a minimum horizontal distance of 1 metre from the underground utility;(b) walls and floors achieve a minimum of 1 metre horizontal distance from the underground utility; or <p>Note -</p> <p>Refer to Diagram 1 – Zone of Influence.</p> <p>(3) Where development is domestic outbuilding and located over a gravity sewer main less that than 300mm in diameter, the domestic outbuilding -</p> <ul style="list-style-type: none">(a) has a minimum clearance of 600mm vertically from the underground utility;(b) is not within 1.5 metres horizontal distance from a connection point;(c) has a maximum length and/or width of 6 metres;(d) has a fabric-reinforced flat slab foundation not exceeding 175mm thick;(e) has no footings or piers in the foundation; or <p>Note -</p> <p>The flat-slab is designed by the manufacturer or by an RPEQ (Civil) experienced in design of foundations, and is constructed on well compacted ground.</p> <p>(4) Where development is retaining wall located near or over a gravity sewer, the retaining wall –</p> <ul style="list-style-type: none">(a) is no more than 1 metre in height;(b) has a minimum clearance of 600mm vertically from the underground utility;

Amendments to Part 9 – Schedules

Amendment 09.01: Schedule 01 – Access and Parking

Explanation

Table 1 – Access and Parking – Apartment Building and Multiple Dwelling

The carparking requirements for Apartment Building and Multiple Dwelling set in Table 1 are currently one (1.0) space per dwelling unit and one space per four dwelling units (0.25) for visitors. Concern has been raised by Councillors that these provisions are proving inadequate in new development. This report suggests that the Apartment Building requirements more closely reflect the existing Multiple Dwelling requirements which are similar, but have a higher parking requirement for developments located away from public transport.

This will raise the requirement for owner parking for Apartment Buildings and Multiple Dwellings from 1 space to 1.5 spaces per unit with visitor spaces remaining the same at 0.25 per unit in proximity to public transport and raise the requirement from 1.5 to 2 spaces per unit for owner parking with 0.5 spaces for visitors where the development is not within the parameters of being in proximity to public transport. In line with the Multiple Dwelling provisions also, tandem car parking will not be acceptable in meeting visitor parking requirements.

Table 1 – Access and Parking – Display and Sale Activity

Currently this requirement includes parking areas and access driveways in the total floor area for calculating total parking spaces. Given access driveways and car parks are generally not floor space or work areas, display and sales activity developments have been providing more parking spaces than necessary. The intent of this requirement is to ensure outdoor display areas are included in parking calculations. This may or may not include accessways or parking areas. To ensure parking calculations are accurate, an Applicant should provide in a development application a plan highlighting the areas being used to calculate parking numbers.

Table 1 – Access and Parking – Mixed Commercial

In Part 9, Schedule 1 under "Commercial Uses" in the "Use" column, reference is made to "Other Commercial Uses or if "Mixed Commercial". The term *Mixed Commercial* is not defined in the RPS and so some confusion arises as to when the parking requirements assigned to the Use are applicable.

By the carparking standards applied to this provision it can be ascertained that the term is meant to include a building that incorporates retail/commercial uses on one or more levels in conjunction with residential uses on one or more levels. The existing administrative term "Mixed Use" fits this objective. Therefore the term Mixed Commercial should be replaced with Mixed Use.

Table 7 - Minimum Car Space Widths

In Table 1 – Minimum On-site Vehicle Parking Requirements, mobile home parks and multiple dwellings require boat storage. However, the schedule does not specify

what dimensions are required for boat storage. This amendment specifies in a note under Table 7 a minimum boat parking space of 2.4m x 6m.

Proposed Amendments

Table 1 – Access and Parking

Delete: existing parking provisions for “Apartment Building”.

<u>Apartment Building</u>	1 space per dwelling unit plus 1 visitor space per 4 dwelling units	WCV
---------------------------	--	-----

Insert: new parking provisions for “Apartment Building” as follows:

<u>Apartment Building</u>	Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit		WCV
		A	B	
	Small (<75m ²) or 1 bedroom	1.0	1.5	
	Other	1.5	2	
	Visitor spaces	0.25	0.5	
<p>Dwelling Unit location -</p> <p>A = Any part of the site is within 800 metres of a pedestrian entry to a railway station, or within 400 metres of a bus stop that provides a minimum of 10 return services per day including Saturdays, during normal business hours. Both distances are walking distance.</p> <p>B = Any other circumstance.</p> <p>Note -</p> <p>Tandem car parking associated with individual dwelling units are not acceptable in meeting visitor parking requirements.</p>				

Delete: in existing parking provisions for “Multiple Dwelling”.

Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit	
	A	B
Other	1.0	2

Insert: in existing parking provisions for “Multiple Dwelling” as follows:

Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit	
	A	B
Other	1.5	2

Table 1 – Access and Parking – Display and Sale Activity

Delete:

Display and Sale Activity	1 space per 100m ² of total development area - including access, parking, service and outdoor work areas - plus 1 space per 40m ² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.	AV
---	---	----

Insert:

Display and Sale Activity	1 space per 100m ² of gross floor area including outdoor work areas used to display goods, plus 1 space per 40m ² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.	AV
---	---	----

Table 1 – Access and Parking

Delete: “Mixed Commercial”

Insert: “Mixed Use”

Table 7 - Minimum Car Space Widths

Insert: note under Table 7 - Minimum Car Space Widths

Note -

The minimum length and width for boat storage is 2.4m x 6m. This dimension is determined on the basis of a standard 2m runabout boat. Dimensions can be reviewed as a part of the development assessment process.

see model 09.01

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 09.01

Schedule 1 - Access and Parking

Table 1 - Minimum On-Site Vehicle Parking Requirements

Use	Minimum Number of Car Parking Spaces		Minimum Service Vehicle Space Requirements
Residential Uses			
<u>Apartment Building</u>	1 space per dwelling unit plus 1 visitor space per 4 dwelling units		WCV
<u>Apartment Building</u>	Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit	
		A	B
	Small (<75m ²) or 1 bedroom	1.0	1.5
	Other	1.5	2
	Visitor spaces	0.25	0.5
<u>Apartment Building</u>	<p style="background-color: #d3d3d3;">Dwelling Unit location -</p> <p style="background-color: #d3d3d3;">A = Any part of the site is within 800 metres of a pedestrian entry to a railway station, or within 400 metres of a bus stop that provides a minimum of 10 return services per day including Saturdays, during normal business hours. Both distances are walking distance.</p> <p style="background-color: #d3d3d3;">B = Any other circumstance.</p> <p style="background-color: #d3d3d3;">Note -</p> <p style="background-color: #d3d3d3;">Tandem car parking associated with individual dwelling units are not acceptable in meeting visitor parking requirements.</p>		WCV
<u>Display and Sale Activity</u>	<p style="background-color: #d3d3d3;">1 space per 100m² of total development area including access, parking, service and outdoor work areas plus 1 space per 40m² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.</p> <p style="background-color: #d3d3d3;">1 space per 100m² of gross floor area including outdoor work areas used to display goods, plus 1 space per 40m² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.</p>		AV

Use	Minimum Number of Car Parking Spaces	Minimum Service Vehicle Space Requirements														
<p>Other Commercial Uses or if -</p> <ul style="list-style-type: none"> ■ Mixed Commercial ■ Mixed Use 	<p>As determined by the local government</p> <p>5 spaces per 100m² gross leaseable area directly accessible from ground level, plus an additional 3.5 spaces per 100m² gross leaseable area on the first floor level plus 2.5 spaces per 100m² of gross leaseable area on any other level plus provision of car parking spaces for dwelling units or tourist accommodation at the rate specified for that use.</p>	<p>As determined by the local government</p> <p>HRV</p>														
<p><u>Multiple Dwelling</u></p>	<table border="1"> <thead> <tr> <th rowspan="2">Dwelling Unit size or number of rooms</th> <th colspan="2">Car parking spaces per dwelling unit</th> </tr> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>Small (<75m²) or 1 bedroom</td> <td>1.0</td> <td>1.5</td> </tr> <tr> <td>Other</td> <td>1.0-1.5</td> <td>2</td> </tr> <tr> <td>Visitor spaces</td> <td>0.25</td> <td>0.5</td> </tr> </tbody> </table>	Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit		A	B	Small (<75m ²) or 1 bedroom	1.0	1.5	Other	1.0-1.5	2	Visitor spaces	0.25	0.5	<p>SRV where less than 10 dwelling units</p> <p>HRV where 10 or more dwelling units</p>
	Dwelling Unit size or number of rooms		Car parking spaces per dwelling unit													
		A	B													
	Small (<75m ²) or 1 bedroom	1.0	1.5													
	Other	1.0-1.5	2													
Visitor spaces	0.25	0.5														
<p>Dwelling Unit location -</p> <p>A = Any part of the site is within 800 metres of a pedestrian entry to a railway station, or within 400 metres of a bus stop that provides a minimum of 10 return services per day including Saturdays, during normal business hours. Both distances are walking distance.</p> <p>B = Any other circumstance.</p>																
<p>Note -</p> <p>Tandem car parking associated with individual multiple dwelling units are not acceptable in meeting visitor parking requirements.</p>																
<p>Boat storage is provided at the rate of 1 space per 8 dwelling units where the development is located in Cleveland, Thorneside, Wellington Point, Ormiston, Victoria Point, Redland Bay, Dunwich and Amity Point.</p>																

Table 7 - Minimum Car Space Widths

Minimum Width	User Type
2.4 metres	<ul style="list-style-type: none"> ■ Reserved parking with low turnover rates, such as employee car parking areas at industrial and commercial premises.
2.5 metres	<ul style="list-style-type: none"> ■ Public car parking areas with low turnover rates, such as sporting venues.
2.6 metres	<ul style="list-style-type: none"> ■ Public car parking areas with moderate turnover rates, such as a local shopping or medical centre. ■ Reserved spaces where passengers and goods can be expected to be loaded or unloaded, such as tenant car parking areas in residential buildings.

	<ul style="list-style-type: none"> ■ Visitor parking at commercial, industrial and residential premises.
2.7 metres	<ul style="list-style-type: none"> ■ Small public car parking areas with high turnover rates, typical duration of stay 30 minutes, particularly centres up to 1000m² gross floor area, and fast foods outlets.
3.2 metres	<ul style="list-style-type: none"> ■ Parking spaces reserved for people with disabilities.

Note -

The minimum length and width for boat storage is 2.4m x 6m. This dimension is determined on the basis of a standard 2m runabout boat. Dimensions can be reviewed as a part of the development assessment process.

Amendments to Part 9 – Schedules

Amendment 09.03.01: Division 01 – Dictionary – Uses

Explanation

Centre

This definition has been introduced in line with changes to the DEOs (refer to report 03.01 DEOs) as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores).

Dual Occupancy and Multiple Dwelling

Dual Occupancy means the use of premises for residential accommodation that comprises two dwelling units on one lot whether attached or detached. Multiple Dwelling means the use of premises for three or more dwelling units on a lot, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing. Both of these definitions include a reference to the term 'lot'. However, given that the definition of a 'lot' in the Redlands Planning Scheme includes such lots within a group title arrangement, the definition of Dual Occupancy and Multiple Dwelling does not convey the correct meaning for such uses. Consequently the word 'lot' in the dual occupancy and multiple dwelling definitions can be deleted as premises means: (a) a building or other structure; or (b) land (whether or not a building or other structure is situated on the land).

Dwelling House

The dwelling house definition has been amended to include two ancillary activities (family day care and group dwelling). These two activities have their own definition which is found in Schedule 3 – Dictionary, Division 2 – Administrative Terms.

Home Business

The current definition of "Home Business" is very open and may be subject to abuse. While the definition allows for a business to operate out of a dwelling there are no limitations currently on that activity. Two critical elements that are missing are a requirement for the business operator to reside in the house and control over the extent of the business within the residential setting. It is recommended that the current definition be amended to ensure that the person engaged in the Home Business is resident on the site and that the business is subordinate to the principal use of the dwelling as a residence.

Insert - a new definition – "Retaining Wall"

A new definition is required for retaining walls, as a result of the proposed amendments to include retaining walls as assessable development. The new definition will consider current provisions in the Building Code of Australia, the *Building Regulation* and recent court judgements.

Proposed Amendment

Centre

Include a definition for Centre –

Insert -

Centre	Means the City Centres geographically defined by the extent of the Centre zones in the case of District, Neighbourhood and Local Centres, and Map 5.2.1 Capalaba Principal Activity Centre, Map 5.2.2 Cleveland Principal Activity Centre and Map 5.2.3 Victoria point Major Centre.
---------------	--

Dual Occupancy and Multiple Dwelling

Amend Dual Occupancy definition –

Delete –

Dual Occupancy	Means the use of premises for residential accommodation that comprises two dwelling units on one lot whether attached or detached.
-----------------------	--

Insert -

Dual Occupancy	Means the use of a premise for residential accommodation that comprises two dwelling units whether attached or detached.
-----------------------	--

Amend Multiple Dwelling definition –

Delete –

Multiple Dwelling	Means the use of premises for three or more dwelling units on a lot, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing.
--------------------------	--

Insert -

Multiple Dwelling	Means the use of premises for three or more dwelling units on a premises, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing.
--------------------------	---

Dwelling House

Amend Dwelling House definition –

Delete –

Dwelling House	Means the use of a lot for a single detached dwelling unit on a lot greater than or equal to 500m ² . Note - If the lot is smaller than 500m ² refer to Small Lot House definition.
-----------------------	--

Insert -

Dwelling House	Means the use of a lot for a single detached dwelling unit on a lot greater than or equal to 500m ² . The use also includes an ancillary
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	<p>activity being -</p> <p>(a) family day care; and (b) group dwelling.</p> <p>Note -</p> <p>If the lot is smaller than 500m² refer to Small Lot House definition.</p>
--	--

Home Business

Amend Home Business definition –

Delete –

Home Business	Means the use of premises for a business activity located either within a dwelling unit, an extension to a dwelling unit, or outside of a dwelling unit but on the same premises.
----------------------	---

Insert -

Home Business	<p>Means the use of a premises for a business activity which is located within a dwelling unit, a domestic outbuilding, or the curtilage of the dwelling unit, where the business is:</p> <ul style="list-style-type: none"> • subordinate to the residential use of the dwelling unit; • owned and operated by a person permanently living in the dwelling unit.
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Insert - new definition Retaining Wall

Retaining Wall	Means a structure that holds back or supports soil when the natural ground level has been altered.
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see model 09.03.01

see also – 09.03.02

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

Model 09.03.01

Schedule 3 - Dictionary

Division 1 - Uses

Use	Definition
Centre	Means the City Centres geographically defined by the extent of the Centre zones in the case of Major, District, Neighbourhood, Local, Point Lookout and SMBI Centre zones and by <i>Diagram 11 Capalaba Principal Activity Centre, Diagram 12 Cleveland Principal Activity Centre and Diagram 13 Victoria Point Major Centre</i> as contained in <i>Part 3 Division 2 (Strategic Framework)</i> of the Redland Planning Scheme.
Dual Occupancy	Means the use of a premise for residential accommodation that comprises two dwelling units on one lot whether attached or detached.
Dwelling House	Means the use of a lot for a single detached dwelling unit on a lot greater than or equal to 500m ² . The use also includes an ancillary activity being - <ul style="list-style-type: none"> (a) family day care; and (b) group dwelling. <p>Note -</p> <p>If the lot is smaller than 500m² refer to Small Lot House definition.</p>
Home Business	<p>Means the use of premises for a business activity located either within a dwelling unit, an extension to a dwelling unit, or outside of a dwelling unit but on the same premises.</p> <p>Means the use of a premises for a business activity which is located within a dwelling unit, a domestic outbuilding, or the curtilage of the dwelling unit, where the business is:</p> <ul style="list-style-type: none"> (a) subordinate to the residential use of the dwelling unit; (b) owned and operated by a person permanently living in the dwelling unit.
Multiple Dwelling	Means the use of premises for three or more dwelling units on a lot premises, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing.
Retaining Wall	Means a structure that holds back or supports soil when the natural ground level has been altered.

Amendments to Part 9 – Schedules

Amendment 09.03.02: Division 02 – Dictionary – Administrative Terms

Explanation

Create a new definition – “Defined Flood Event”

The planning scheme has established that uses and other development should avoid the risk of flooding by not being undertaken on land below the 1 percent Annual Exceedance Probability (AEP) which is equivalent to the 1 in 100 year Average Recurrence Interval (ARI) which applies to flood and storm tide events.

For the purposes of the planning scheme it is proposed to include a definition of defined flood event (DFE) for the planning scheme area which will equate to the 1 percent AEP flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is the greater. This will make reference to accepted flood levels easier in the planning scheme.

Create a new definition – “Family Day Care”

The dwelling house use definition has been amended to include ancillary activities, one of which is family day care. Consequently, as the term family day care is being used in the dwelling house definition, an administrative definition for family day care has been created. Traditionally, Council has supported the Child Care Act through its planning scheme. The superseded planning scheme contained a definition of dwelling house that was designed to work in tandem with the Child Care Act. Currently, the definition of dwelling house under the Redlands Planning Scheme does not mention anything about home based child minding hence the creation of the administrative definition for family day care.

Create a new definition – “Group Dwelling”

The dwelling house use definition has been amended to include ancillary activities, one of which is group dwelling. Consequently, as the term group dwelling is being used in the dwelling house definition, an administrative definition for group dwelling has been created. A group housing definition is required to deal with housing for disabled persons and their supervisors and/or carers.

Create a new definition – “Major Drainage System”

Terminology used in the Queensland Urban Drainage Manual (QUDM) is used in the Redlands Planning Scheme. The inclusion of a new major drainage system definition simply uses the QUDM definition for major drainage system.

Amend “Minor Building Work”

The minor building work definition is proposed to be amended to make it comply with the current *Building Regulation 2006* by:

1. making reference to:
 - (a) Schedule 1 – “Prescribed building work for Act, section 21” (self-assessable development)

- (b) Schedule 2 – “Building work prescribed as exempt development for IPA” (exempt development); and
- including a statement that the building work must be located above the 1% AEP flood level.

These new schedules in the *Building Regulation 2006* set out the uses and circumstances under which owners of properties can undertake their own assessment of certain structures (minor building works).

Insert - new definition – “Minor Drainage System”

Terminology used in the QUDM is used in the Redlands Planning Scheme. The inclusion of a new minor drainage system definition simply uses the QUDM definition for minor drainage system. The minor drainage system terminology is currently used in the Redlands Planning Scheme in the definition of overland flow path and is also referred to throughout the infrastructure works planning scheme policy. It would be sensible to define minor drainage system as the term is currently used in the Redlands Planning Scheme.

Amend “Out-of-centre”

Amend in line with changes to the DEOs (refer to report 03.01a DEOs) as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores). This definition now relates to the amended definition of “Centre” in the “Use definitions. See report and model 09.03.01

Amend “Zone of Influence”

Zone of influence has a slightly different meaning in the Building Regulation 2006 for a retaining wall. Therefore, the definition in the RPS has been amended to include the meaning contained in this regulation.

Insert - new definition – “Surcharge loading”

This term is used in the level of assessment tables for retaining walls. The definition is consistent with that contained in the Building Regulation 2006.

Amend “Frontage”

The current definition of “Frontage” is limited to “... a boundary of a lot which abuts a road”. The assumption of this definition is that all road boundaries are parallel to the sides of the lot.

For irregular shaped blocks (i.e. blocks where the front boundary is not 90⁰ to the side boundaries), the current definition requires frontage to be measured in a line parallel to the road. This approach sometimes results in lots with an average width of less than 10 metres where the road boundary is angled to the side boundaries (ie not parallel). This was not the desired outcome and thus the definition has been amended accordingly in Division 2 – Administrative Terms. A diagram has been included in the Reconfiguration of a Lot Code (see Model 07.11) to support the interpretation of the definition.

Amend “Native Plants”

Environmental Management advises that the current definition of “Native Plants” used in the scheme is outdated and should be replaced to better describe local flora.

Amend “Native Animals”

Environmental Management advises that the current definition of “Native Animal” used in the scheme is also outdated and should be replaced to better describe local fauna.

Proposed Amendments

Insert - new definition – Defined Flood Event

Defined Flood Event	Means the 1 percent AEP (Annual Exceedance Probability) flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is the greater.
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Insert - new definition – Family Day Care

Family Day Care	Means any dwelling unit used, or intended for use, for the reception and minding or care of children where such premises provide home-based care and are registered under the provisions of the Section 12 of the <i>Child Care Act 2002</i> and as licensed under the <i>Child Care Regulation 2003</i> .
------------------------	--

Insert - new definition – Group Dwelling

Group Dwelling	<p>Means the use of premises for providing residential accommodation being a building comprising one dwelling unit on one lot where the household involves -</p> <ul style="list-style-type: none">(a) unrelated persons who require supervision, assistance or care; and(b) adults residing on the premises providing such supervision, assistance or care. <p>The number of persons residing in the premises does not exceed more than -</p> <ul style="list-style-type: none">(a) 6 persons who require supervision, assistance or care; and(b) 2 other persons who are providing supervision, assistance or care. <p>Example of a group dwelling – A half-way house or a house for physically or intellectually impaired persons or persons recovering from a psychiatric illness.</p>
-----------------------	--

Insert - new definition – Major Drainage System

Include –

Major Drainage System	Means that part of the overall stormwater drainage system (including natural flow paths and creeks) which controls flow greater than those controlled by the minor drainage system, including street flows not contained in the minor system.
------------------------------	---

Amend - Minor Building Work definition

Delete - part (a) of the definition–

Minor Building Work	Means building work - (a) identified as exempt or self-assessable development in accordance with Schedule 1 of the <i>Building Regulation 2006</i> ; or
----------------------------	--

Insert - new part (a)

Minor Building Work	Means building work - (a) identified as exempt or self-assessable development in accordance with Schedule 1 and 2 of the <i>Building Regulation 2006</i> as amended, and where located above the 1% AEP flood level; or
----------------------------	--

Insert - new definition – Minor Drainage System

Include –

Minor Drainage System	Means that part of the overall stormwater drainage system which controls flows from the minor design storm event eg. kerb and channel, inlets, underground drainage etc. for the purposes of providing pedestrian safety, convenience and vehicle access.
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Amend - Out-of-Centre definition

Delete- existing Out-of-Centre definition

Out-of-Centre	Means a location that is clearly separate from a centre but within the defined urban area in the planning scheme.
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Insert - new Out-of-Centre definition

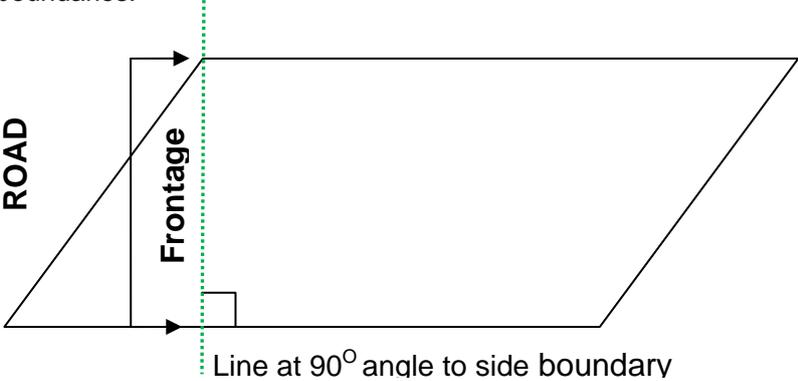
Out-of-Centre	Means a location that is outside of a “Centre” as defined by this planning scheme.
----------------------	--

Amend – Frontage

Delete -

Frontage	Means a boundary of a lot which abuts a road.
-----------------	---

Insert -

<p>Frontage</p>	<p>Means a boundary of a lot which abuts a road and includes an average width parallel to the road or angled frontages where the front boundary is not at 90° to the side boundaries.</p> <p><i>Measuring frontage – non-standard lot</i> Where the front boundary is not at 90° to the side boundaries.</p> 
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Amend – Native Animals

Delete -

<p>Native Animals</p>	<p>Means animal species that existed in the Redland City area prior to the year 1600AD.</p>
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Insert -

<p>Native Animals</p>	<p>Means terrestrial, arboreal and aquatic fauna that has and does occur naturally on the land, in the waters and in the sky of the Redland City area and neighbouring local government areas. This includes the progeny, larvae, pupae, eggs or genetic or reproductive material of an animal.</p> <p>The definition does not include animals that have been introduced to the Redlands after European arrival.</p>
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Amend – Native Plants

Delete -

<p>Native Plants</p>	<p>Means plant species that existed in the Redland City area prior to the year 1600AD and occurred within a historic natural range within parts of the City. This term also includes indigenous plants which are known as locally native plants.</p>
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Insert -

Native Plants	Means locally native plants or trees, living or dead, and their allies that have evolved and existed naturally in the Redland City area and neighbouring local government areas. This includes the whole or any part of the flowers, seeds or genetic or reproductive material of a plant. Native vegetation does not include: <ul style="list-style-type: none">○ Plants or trees that are not locally native or that have been introduced to the Redlands after European arrival;○ Plants or trees planted for cultivation, harvesting or grown for commercial purposes;○ Declared weed species.
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Insert - new definition – Surcharge loading

Surcharge loading	Has the meaning given by the <i>Building Regulations 2006</i> .
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Amend - Zone of influence

Insert - following on from the current sentence in the definition

Zone of Influence	Means the area under the ground, which is deemed to be loaded by the footings of the building, structure or special structure. <i>For a retaining wall, zone of influence means the volume of soil stratum behind a wall that affects the wall's structural integrity.</i>
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**see model 09.03.02
see also model 07.11**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

Division 2 - Administrative Terms

Note -

Index for Administrative Terms

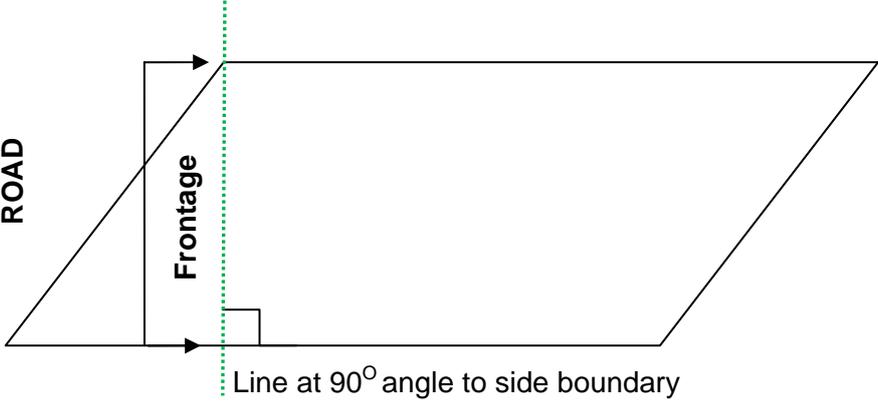
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Administrative Term	Definition
Defined Flood Event	Means the 1 percent AEP (Annual Exceedance Probability) flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is the greater.
Family Day Care	Means any dwelling unit used, or intended for use, for the reception and minding or care of children where such premises provide home-based care and are registered under the provisions of the Section 12 of the <i>Child Care Act 2002</i> and as licensed under the <i>Child Care Regulation 2003</i> .
Frontage	<p>Means a boundary of a lot which abuts a road and includes an average width parallel to the road or angled frontages where the front boundary is not at 90° to the side boundaries.</p> <p>Measuring frontage – non-standard lot Where the front boundary is not at 90° to the side boundaries.</p>  <p>Line at 90° angle to side boundary</p>
Group Dwelling	<p>Means the use of premises for providing residential accommodation being a building comprising one dwelling unit on one lot where the household involves -</p> <ul style="list-style-type: none"> (a) unrelated persons who require supervisions, assistance or care; and (b) adults residing on the premises providing such supervision, assistance or care. <p>The number of persons residing in the premises does not exceed more than -</p> <ul style="list-style-type: none"> (a) 6 persons who require such supervision, assistance or care; and (b) 2 persons who are providing such supervision, assistance or care. <p>Example of a group dwelling - A half-way house or a house for physically or intellectually impaired persons or persons recovering from a psychiatric illness.</p>
Major Drainage System	Means that part of the overall stormwater drainage system (including natural flow paths and creeks) which controls flow greater than those controlled by the minor drainage system, including street flows not contained in the minor system.
Minor Building Work	<p>Means building work -</p> <ul style="list-style-type: none"> (a) identified as exempt or self-assessable development in accordance with Schedules 1 and 2 of the <i>Building Regulation 2006</i> as amended, and where located above the 1% AEP flood level; or (b) in the following zones - <ul style="list-style-type: none"> (i) any Centre Zone, Commercial Industry Zone, General Industry Zone, Island Industry Zone or Marine Activity Zone, where - <ul style="list-style-type: none"> a. the gross floor area does <u>not</u> increase by more than 20 percent of the existing gross floor area or 50m², whichever is the lesser; or b. an additional storey is <u>not</u> created; or (c) for the installation of 'low impact facilities' as defined by the <i>Telecommunications Act 1997</i>, <i>Telecommunications (Low Impact Facilities) Determination 1997</i> and <i>Amendment No.1 of 1999</i>.

Administrative Term	Definition
	This term does not include alterations to, demolition of or additions to an item listed in Schedule 4 - Heritage Place Register.
Native Animals	<p>Means animal species that existed in the Redland City area prior to the year 1600AD.</p> <p>Means terrestrial, arboreal and aquatic fauna that has and does occur naturally on the land, in the waters and in the sky of the Redland City area and neighbouring local government areas. This includes the progeny, larvae, pupae, eggs or genetic or reproductive material of an animal.</p> <p>The definition does not include animals that have been introduced to the Redlands after European arrival.</p>
Native Plants	<p>Means plant species that existed in the Redland City area prior to the year 1600AD and occurred within a historic natural range within parts of the City. This term also includes indigenous plants which are known as locally native plants.</p> <p>Means locally native plants or trees, living or dead, and their allies that have evolved and existed naturally in the Redland City area and neighbouring local government areas. This includes the whole or any part of the flowers, seeds or genetic or reproductive material of a plant. Native vegetation does not include:</p> <ul style="list-style-type: none"> • Plants or trees that are not locally native or that have been introduced to the Redlands after European arrival; • Plants or trees planted for cultivation, harvesting or grown for commercial purposes; • Declared weed species.
Minor Drainage System	Means that part of the overall stormwater drainage system which controls flows from the minor design storm event e.g. kerb and channel, inlets, underground drainage etc. for the purposes of providing pedestrian safety, convenience and vehicle access.
Out-of-Centre	<p>Means a location that is clearly separate from a center but within the defined urban area in the planning scheme.</p> <p>Means a location that is outside of a "Centre" as defined by this planning scheme.</p>
Zone of Influence	<p>Means the area under the ground, which is deemed to be loaded by the footings of the building, structure or special structure.</p> <p>For a retaining wall, zone of influence means the volume of soil stratum behind a wall that affects the wall's structural integrity.</p>
Surcharge loading	Has the meaning given by the <i>Building Regulations</i> .

Amendments to Part 9 – Schedules

Amendment 09.05: Schedule 05 – Lot Sizes

Explanation

- An inconsistency has been discovered in the frontage requirements for lots considered suitable for Multiple Dwelling use in the Urban Residential zone.

In Part 4 Division 24 – Urban Residential zone for a Multiple Dwelling to be Self Assessable in sub-areas UR1 and UR2 the premises are required to:

- be 1200m² or more in area; and
- have a frontage of **20** metres or more.

However, in Part 9 Schedule 5 Table 1 – Use Lot Size, lots in areas UR1 and UR2 that are to be used for Multiple Dwellings must have a lot size of greater than 1200m² and a minimum lot frontage/width of **25** metres.

It is considered that the 25 metre figure in Schedule 5 -Table 1 should be amended to 20 metres to bring it into accordance with the level of assessment requirements for the Multiple Dwelling use in the Urban Residential zone.

- Provisions relating to the Investigation zone are to be removed from the Redlands Planning Scheme.
- All references to “inconsistent” in Schedule 5 – Table 1 have been removed because they are no longer relevant.

Proposed Amendment

Part 9 Schedule 5 Table 1 – Use Lot Sizes

Delete:

Use	Zone	Minimum Lot Area	Minimum Lot Frontage/ Width
Multiple Dwelling and Aged Persons and Special Needs Housing	Urban Residential - only in sub-areas UR1 and UR2	Greater than 1200m ²	25 metres
		Inconsistent	

Insert -

Use	Zone	Minimum Lot Area	Minimum Lot Frontage/ Width
Multiple Dwelling and Aged Persons and Special Needs Housing	Urban Residential - only in sub-areas UR1 and UR2	Greater than 1200m ²	20 metres

Delete: for Dwelling Houses in Table 1 – Use Lot Size

“Investigation”

Delete: in Table 1 – Use Lot Size, column 3 “Minimum Lot Frontage/ Width”

All single references to “Inconsistent” and “Inconsistent - except in sub-area MDR1”

Amend: Under the Use – Multiple Dwelling and Aged Persons and Special Needs Housing in the “Zone” column –

Delete:

Urban Residential – only in sub-areas UR1 and UR2

Insert:

Urban Residential

see model 09.05

Also see report 04.24

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 09.05

Schedule 5 - Lot Sizes

Table 1 - Use Lot Size

Use	Zone	Minimum Lot Area	Minimum Lot Frontage/ Width
Dwelling House	Urban Residential - including sub-areas UR1, UR2 and UR3	500m ²	Not specified
	Medium Density Residential - excluding sub-areas MDR1, MDR2 and MDR3	500m ²	Not specified
	Low Density Residential	<ul style="list-style-type: none"> ■ 2000m²; or ■ As existing at adoption of the planning scheme 	Not specified
	Point Lookout Residential	500m ²	Not specified
	SMBI Residential - including sub-area SR1	500m ²	Not specified
	Park Residential	<ul style="list-style-type: none"> ■ 6000m²; or ■ As existing at adoption of the planning scheme 	Not specified
	Rural Non-Urban	<ul style="list-style-type: none"> ■ 20 hectares; or ■ As existing at the adoption of the planning scheme 	Not specified
	<ul style="list-style-type: none"> ■ Emerging Urban Community Investigation ■ Environmental Protection Conservation 	As existing at adoption of the planning scheme	Not specified

Use	Zone	Minimum Lot Area	Minimum Lot Frontage/ Width
Small Lot House	<u>Urban Residential</u> - including sub-areas UR1, UR2 and UR3	Greater than 400m ² and less than 500m ²	10 metres
	<u>Medium Density Residential</u> - excluding sub-area MDR1, MDR2 and MDR3	Greater than 400m ² and less than 500m ²	10 metres
	<u>SMBI Residential</u> - including sub-area SR1	Greater than 400m ² and less than 500m ²	14 metres
	<u>Point Lookout Residential</u>	Greater than 400m ² and less than 500m ²	10 metres
Dual Occupancy	<u>Urban Residential</u> - including sub-areas UR1 and UR2	Greater than 800m ²	20 metres
		Inconsistent	
	<u>Medium Density Residential</u> - excluding sub-areas MDR1, MDR2 and MDR3	Greater than 700m ²	20 metres
		Inconsistent	
	<u>Point Lookout Residential</u>	As existing at adoption of the planning scheme	As existing at adoption of the planning scheme
		1000m ² being - 1 dwelling unit per 500m ² excluding accessway	As existing at adoption of the planning scheme
Multiple Dwelling and Aged Persons and Special Needs Housing	<u>Urban Residential</u> - only in sub-areas UR1 and UR2	Greater than 1200m ²	20 25 metres
		Inconsistent	
	<u>Medium Density Residential</u> - including sub-areas MDR1,	Greater than 800m ²	20 metres

Use	Zone	Minimum Lot Area	Minimum Lot Frontage/ Width
	MDR2 and MDR3	Inconsistent – except in sub-area MDR4	
	<u>Point Lookout Residential</u>	As existing at adoption of the planning scheme 1500m ² being - 1 dwelling unit per 500m ² excluding accessway	As existing at adoption of the planning scheme As existing at adoption of the planning scheme
Apartment Building	<u>Medium Density Residential - only in sub-area MDR1, MDR2 and MDR3</u>	Greater than 1200m ²	25 metres
		Inconsistent – except in sub-area MDR4	
Uses other than Housing	All Zones	<ul style="list-style-type: none"> ■ Lot size as required to - <ul style="list-style-type: none"> ▶ comply with the overall outcomes of the relevant zone code; ▶ facilitate uses proposed in these zones; ▶ comply with the relevant use code, where a specific use code exists; ▶ maintain or enhance social, economic and environmental values 	

Amendments to Part 9 – Schedules

Amendment 09.06: Schedule 06 – Movement Network and Road Design

Explanation

Two amendments are proposed to Schedule 6 to clarify terminology and provisions relating to road function and design. The first adds a note (Note 9) to Table 1 to clarify the design requirement for bus routes on collector streets.

The second amendment proposes changes to Table 3 – Southern Moreton Bay Island Roads Design Characteristics. These changes are as a result of a drainage study for the SMBI “Southern Moreton Bay Islands Concept Drainage Design – July 2007” carried out by GHD consultants. The report identified needed changes to the design of roads on the islands to better cater for runoff and drainage. The proposed amendments better define the street types on the islands and the construction standards required.

Proposed Amendments

Schedule 6 - Movement Network and Road Design
Table 2 - Road Design (other than Industrial Roads)

Amend Table 2 to include new Note 9

Design Characteristic	Access Place	Access Street	Collector Street	Trunk Collector Street	Sub-Arterial Road	Arterial Road
Bus Route	No	No	Where appropriate ⁹	Yes	Yes	Refer to the local government; or the State government if a state-controlled road

Notes-

⁹ A minimum pavement width of 11 metres is provided for bus routes on Collector Streets on the mainland.

Table 3 - Southern Moreton Bay Island Roads Design Characteristics

Delete -

Road Description	Design Characteristics
Roads in SMBI Centre and Island Industry Zones	<ul style="list-style-type: none"> • 7 metre wide bitumen carriageway with kerb and channelling; or • Carriageway width may be extended to 11 - 14 metres where opportunities allow for angle or parallel on-street parking.
Collector Roads	<ul style="list-style-type: none"> • 6 metre wide paved carriageway, preferably with grassed swales, where servicing between 100 and 300 lots. Refer to standard drawing R-RSC-20.
Access Place and Access Street	<ul style="list-style-type: none"> • 3.5 metre wide reinforced concrete carriageway, preferably with grassed swales, where servicing less than 100 lots. Refer to standard drawing R-RSC-20.

Insert:

Road Description	Design Characteristics
Roads in SMBI Centre and Island Industry Zones (Traffic catchment 1000 lots or greater)	<ul style="list-style-type: none"> • Minimum 7 metre wide sealed pavement with kerb and channel; or • Pavement width may be extended to 11 - 14 metres where opportunities allow for angle or parallel on-street parking.
Trunk Collector Street	<ul style="list-style-type: none"> • Minimum 11 metre wide sealed pavement, with kerb and channel
Collector Street (Traffic catchment 200- 1000 lots)	<ul style="list-style-type: none"> • Minimum 7 metre wide sealed pavement, with kerb and channel or grassed swales where suitable. Refer to standard drawing R-RSC-20.
Access Street (Traffic catchment 30- 200 lots)	<ul style="list-style-type: none"> • Minimum 6 metre wide sealed pavement, with kerb and channel or grassed swale where suitable. Pavement may be rigid or flexible.
Access Place (Traffic catchment less than 30 lots)	<ul style="list-style-type: none"> • Minimum 3.5 metre wide sealed pavement, preferably with grassed swale. Pavement may be rigid or flexible. Refer to standard drawing R-RSC-20.

see model 09.06

Officer Recommendation

It is recommended that Council accept the proposed changes to the Tables to incorporate clarifying notes in Table 1 and the amended Table 3

Model 09.06

Schedule 6 - Movement Network and Road Design

Table 2 - Road Design (other than Industrial Roads)

Design Characteristic	Road Type					
	Access Place	Access Street	Collector Street	Trunk Collector Street	Sub-Arterial Road	Arterial Road
On-Road Cycling Facilities	No	No	No	<ul style="list-style-type: none"> ■ On carriageway and verge; ■ Both sides; ■ Exclusive Bicycle Lane 1.5 to 2 metres⁸. 	<ul style="list-style-type: none"> ■ On carriageway and verge; ■ Both sides; ■ Bicycle Lane 2 metres⁸. 	Refer to the local government; or the State government if a state-controlled road
Bus Route	No	No	Where appropriate ⁹	Yes	Yes	Refer to the local government; or the State government if a state-controlled road
Kerbing	Mountable kerb and channel	Mountable kerb and channel	Mountable kerb and channel	Barrier kerb and 450mm channel	Barrier kerb and 450mm channel	Refer to the local government; or the State government if a state-controlled road
Grade desirable	<ul style="list-style-type: none"> ■ 12 percent 	<ul style="list-style-type: none"> ■ 8 percent 	Refer to the local government; or the State government if a state-controlled road			
Absolute maximum	<ul style="list-style-type: none"> ■ 16 percent 	<ul style="list-style-type: none"> ■ 12 percent 				

Notes -

- ¹ For arterial roads designed to carry 30,000 to 60,000 vehicles per day refer to *Queensland Streets* page 6.4.
- ² May provide access to major developments such as educational facilities, shopping centres and larger industrial sites depending on proposed access treatments.
- ³ Slow points reduce vehicle speeds to 40km/h or less and include t-intersections, roundabouts, bends or other traffic control devices.
- ⁴ Measured from the property boundary of the crossroad to the centre of the cul-de-sac head.
- ⁵ Measured property boundary to property boundary.
- ⁶ Plus landscaping area to be determined by the local government.
- ⁷ Measured from lip of channel to property boundary.
- ⁸ Directional signage is required if connecting to an existing network route.
- ⁹ A minimum pavement width of 11 metres is provided for bus routes on Collector Streets on the mainland.

Table 3 - Southern Moreton Bay Island Roads Design Characteristics

Road Description	Design Characteristics
Roads in SMBI Centre and Island Industry Zones	<ul style="list-style-type: none"> ■ 7 metre wide bitumen carriageway with kerb and channeling; or ■ Carriageway width may be extended to 11 - 14 metres where opportunities allow for angle or parallel on-street parking.
Collector Roads	<ul style="list-style-type: none"> ■ 6 metre wide paved carriageway, preferably with grassed swales, where servicing between 100 and 300 lots. Refer to standard drawing R-RSC-20.
Access Place and Access Street	<ul style="list-style-type: none"> ■ 3.5 metre wide reinforced concrete carriageway, preferably with grassed swales, where servicing less than 100 lots. Refer to standard drawing R-RSC-20.
Roads in SMBI Centre and Island Industry Zones	<ul style="list-style-type: none"> ■ Minimum 7 metre wide sealed pavement with kerb and channel; or ■ Pavement width may be extended to 11 - 14 metres where opportunities allow for angle or parallel on-street parking.
Trunk Collector Street (Traffic catchment 1000 lots or greater)	<ul style="list-style-type: none"> ■ Minimum 11 metre wide sealed pavement, with kerb and channel.
Collector Street (Traffic catchment 200- 1000 lots)	<ul style="list-style-type: none"> ■ Minimum 7 metre wide sealed pavement, with kerb and channel or grassed swales where suitable. Refer to standard drawing R-RSC-20.
Access Street (Traffic catchment 30- 200 lots)	<ul style="list-style-type: none"> ■ Minimum 6 metre wide sealed pavement, with kerb and channel or grassed swale where suitable. Pavement may be rigid or flexible.
Access Place (Traffic catchment less than 30 lots)	<ul style="list-style-type: none"> ■ Minimum 3.5 metre wide sealed pavement, preferably with grassed swale. Pavement may be rigid or flexible. Refer to standard drawing R-RSC-20.

Amendments to Part 9 – Schedules

Amendment 09.09: Schedule 09 – Street Trees

Explanation

This amendment arises from the 3 year review of the Vegetation Enhancement Strategy which was reported to the Planning and Policy committee on the 5th December 2007.

The report advised Council that:

An increase in the percentage of native trees and a reduction in exotic species used in streetscapes are required to improve habitat values of streetscapes for native fauna including koalas. This supports the Draft Biodiversity Strategy, the State Koala Plan and Council's Koala Conservation and Management Policy and Strategy.

Delonix regia (Poinciana) has been retained because of special cultural values whilst all other exotic species have been removed from this list. It may be noted that Delonix regia will be managed in specific identified precincts whilst isolated plantings will not be managed by the additional replacement of this species.

This direction was enshrined in Policy Statement 2 of the revised VES as follows:

- The use of 100% locally native and/or Australian native species in Council managed lands including streetscape plantings with special management for Delonix regia (poincianas).*

Council was advised in the report that adoption of the revised VES would necessitate the replacement of Schedule 9 in the Planning Scheme with a revised list of species.

On the 19th December 2007 Council resolved to approve the reviewed Vegetation Enhancement Policy and Strategy 2007. The current amendment simply brings Schedule 9 of the RPS into line with the planting lists contained in VES 2007.

Proposed Amendments

It is proposed to amend the Table contained in Schedule 9 – Street Trees, by deleting a number of exotic species and including a new native species.

Delete - the following trees be deleted from Part 9 - Schedule 9

Botanical name	Common name	Origin	Koala Food Tree	Height (metres)	Vegetation Association ¹							
					Note - refer to Maps 1 and 2 in Schedule 10							
					R	BB	GG	SG	QB	LR	SW	NSI
<i>Bauhinia blakeana</i>	Hong Kong orchid tree	Exotic		6								
<i>Bauhinia variegata</i>	Purple orchid tree	Exotic		6								
<i>Bauhinia variegata candida</i>	White orchid tree	Exotic		6								
<i>Caesalpinia ferrea 2</i>	Leopard tree	Exotic		15								

Botanical name	Common name	Origin	Koala Food Tree	Height (metres)	Vegetation Association ¹							
					Note - refer to Maps 1 and 2 in Schedule 10							
					R	BB	GG	SG	QB	LR	SW	NSI
<i>Jacaranda mimosifolia</i> (infill only)	Jacaranda	Exotic		10								
<i>Lagerstroemia indica</i>	Chinese crepe myrtle	Exotic		6								
<i>Lagerstroemia speciosa</i>	Pride of India	Exotic		6								
<i>Metrosideros excelsa</i>	New Zealand Christmas tree	Exotic		8								
<i>Tabebuia rosea</i>	Trumpet tree	Exotic		6								

Insert - the following tree be inserted into Part 9 - Schedule 9

Botanical name	Common name	Origin	Koala Food Tree	Height (metres)	Vegetation Association ¹							
					Note - refer to Maps 1 and 2 in Schedule 10							
					R	BB	GG	SG	QB	LR	SW	NSI
<i>Flindersia brayleyana</i>	Queensland maple	Native		30	✓	✓	✓	✓	✓	✓	✓	✓

see model 09.09

Officer Recommendations

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 09.09

Schedule 9 - Street Trees

Botanical name	Common name	Origin	Koala Food Tree	Height (metres)	Vegetation Association ¹							
					Note - refer to Maps 1 and 2 in Schedule 10							
					R	BB	GG	SG	QB	LR	SW	NSI
<i>Alphitonia excelsa</i>	Soap tree	Indigenous		8	✓	✓	✓	✓	✓	✓	✓	✓
<i>Araucaria heterophylla</i> (with permission)	Norfolk Island pine	Other Native		24								
<i>Banksia integrifolia</i> ²	Coastal banksia	Indigenous		10		✓		✓		✓	✓	✓
<i>Banksia serrata</i>	Saw banksia	Indigenous		5								✓
<i>Bauhinia blakeana</i>	Hong Kong orchid tree	Exotic		6								
<i>Bauhinia variegata</i>	Purple orchid tree	Exotic		6								
<i>Bauhinia variegata candida</i>	White orchid tree	Exotic		6								
<i>Brachychiton acerifolius</i> ²	Flame tree	Other Native		10								
<i>Buckinghamia celcissima</i> ²	Ivory curl tree	Other Native		6								
<i>Caesalpinia ferrea</i> ²	Leopard tree	Exotic		15								
<i>Callistemon viminalis</i> "Dawson River" ²	Weeping bottle brush	Other Native		5								
<i>Corymbia citriodora</i>	Spotted gum	Indigenous	✓	25				✓				
<i>Cupaniopsis anacardioides</i> ²	Tuckeroo	Indigenous		7		✓			✓	✓		✓
<i>Delonix regia</i>	Poinciana	Exotic		8								
<i>Elaeocarpus reticulatus</i>	Blueberry ash	Indigenous		5	✓							✓
<i>Eucalyptus siderophloia</i>	Grey ironbark	Indigenous	✓	30			✓	✓	✓	✓	✓	
<i>Eucalyptus microcorys</i> ²	Tallowood	Indigenous	✓	36	✓	✓	✓	✓				
<i>Eucalyptus propinqua</i>	Grey gum	Indigenous	✓	15	✓							
<i>Eucalyptus ptychocarpa</i> ²	Swamp bloodwood	Other Native		6								
<i>Eucalyptus seeana</i> ²	Narrow leaf grey gum	Indigenous	✓	12			✓	✓	✓		✓	
<i>Eucalyptus tessellaris</i>	Moreton Bay ash	Other Native		12								
<i>Flindersia australis</i>	Crows ash	Indigenous		16	✓					✓		
<i>Flindersia brayleyana</i>	Queensland maple	Native		30	✓	✓	✓	✓	✓	✓	✓	✓
<i>Flindersia xanthoxyla</i>	Yellow wood	Indigenous		8	✓							
<i>Grevillea baileyana</i>	White oak	Other Native		8								

Botanical name	Common name	Origin	Koala Food Tree	Height (metres)	Vegetation Association ¹							
					Note - refer to Maps 1 and 2 in Schedule 10							
					R	BB	GG	SG	QB	LR	SW	NSI
<i>Harpullia pendula</i> ²	Tulipwood	Indigenous		8	✓							
<i>Jacaranda mimosifolia</i> (infill only)	Jacaranda	Exotic		10								
<i>Lagerstroemia indica</i>	Chinese crepe myrtle	Exotic		6								
<i>Lagerstroemia speciosa</i>	Pride of India	Exotic		6								
<i>Lophostemon confertus</i>	Brush box	Indigenous	✓	15	✓	✓	✓	✓	✓	✓	✓	✓
<i>Lophostemon suaveolens</i>	Swamp box	Indigenous	✓	10			✓	✓	✓		✓	
<i>Melaleuca argentea</i>	Silver paperbark	Other Native		15								
<i>Melaleuca leucadendron</i> b.l & f.l ²	Weeping paperbark	Other Native		8								
<i>Melaleuca quinquenervia</i> ²	Broad leaf paperbark	Indigenous	✓	9		✓		✓	✓	✓	✓	✓
<i>Metrosideros excelsa</i>	New Zealand Christmas tree	Exotic		8								
<i>Pittosporum rhombifolium</i>	Holly wood	Other Native		6								
<i>Syzygium leuhmanii</i>	Small leaf lillypilly	Indigenous		6	✓							
<i>Syzygium oleosum</i>	Blue lillypilly	Indigenous		8	✓							
<i>Tabebuia rosea</i>	Trumpet tree	Exotic		6								
<i>Tristaniaopsis laurina</i>	Water gum	Indigenous		7	✓							
<i>Waterhousia floribunda</i> ²	Weeping lillypilly	Other Native		8								
<i>Xanthostemon chrysanthus</i> ²	Golden penda	Other Native		6								

Notes -

¹ R: Rainforest/Vine Forest; BB: Blackbutt and Scribbly Gum Open Forest; GG: Grey Gum and Spotted Gum Open Forest; SG: Scribbly Gum Open Forest; QB: Queensland Blue Gum and Rainforest/Melaleuca Wetlands; LR: Littoral Rainforest; SW: Swamp She-Oak Forest; NSI: North Stradbroke Island (Point Lookout only).

² These species are highly preferred.

Amendments to Part 9 – Schedules

Amendment 09.13: Schedule 13 – Special Facilities

Explanation

Section 1.4.2 of the *Integrated Planning Act 1997* (IPA) provides for the protection of existing lawful uses. Specifically, the Act does not allow a Planning Scheme or amendment to:

- (a) stop the use from continuing; or
- (b) further regulate the use; or
- (c) require the use to be changed.

The Transitional 1988 Planning Scheme incorporated certain premises in ‘Special Facilities’ zones, to reflect specific developments which, due to their nature, were not able to be appropriately located in another zone. The Redlands Planning Scheme avoids “spot zonings” and does not include a ‘Special Facilities’ zone or similar. In order to preserve the development rights of these existing lawful uses (in accordance with s1.4.2 of IPA, and now s.682 of SPA) a Schedule is proposed to identify these developments and allow them to proceed in accordance with their original approvals.

Due to the existence of s1.4.3 of IPA and s.682 of SPA, the Redlands Planning Scheme is required to be amended to preserve existing lawful use rights. The preservation of these rezoning approvals extends to any modifications to the approvals that have been effected under the provisions of the *Local Government (Planning and Environment) Act 1990*.

Proposed Amendments

Insert a new schedule: Schedule 13 - Special Facilities

see model 09.13

Officer Recommendation

It is recommended that Council adopt a new Schedule 13 - Special Facilities be created to allow existing developments in the Special Facilities Zone under the Superseded Planning Scheme to continue in accordance with the original approval.

MODEL 09.13

Schedule 13 - Special Facilities

1.1 Purpose

- (1) This Schedule comprises of certain lots which were zoned "Special Facilities" under the Superseded Planning Scheme. It is intended to preserve use rights in respect of those lots.

1.2 Applicability

- (1) Any Material Change of Use proposal for a purpose specified for the lot in the below Schedule will be 'exempt' development subject to the development complying with the conditions of approval and approved Plan of Development.
- (2) Where the proposal does not comply with relevant conditions of approval or Council's approved Plan of Development, the assessment of the proposal will be subject to the Level of Assessment Table within the relevant zone.

1.3 Schedule

Table 1 – Schedule of Special Facilities

Index	Property Location (RPD)	Approved Use	Council File Reference
1	9-15 Cuphea Street, Russell Island (Lot 1 on RP154155)	Returned Soldier's Club	C1377
2	1 Fraser Street, Dunwich (Lot 20 on D9042)	Service Station	R1215 / P509*
3	23-27 Mallon Street, Dunwich (Lot 12, 13 & 14 on D90426)	Returned Soldier's Club	BD117230
4	143-145 Dickson Way, Dunwich (Lot 75 on SL8056)	Mobile Home Park	R501 / P420*
5	75 Dickson Way, Point Lookout (Lot 2 on CP903122)	Bowls Club, Masonic Lodge and Community Facilities	MC007613
6	100 Cane Street, Redland Bay (Lot 1 on RP845617)	Aged Persons Home	C950 / C1286
7	103-113 Dart Street, Redland Bay (Lots 173-177 on RP30541 & Lot 172 on RP905195)	Aged Persons Home	C950 / C2323 / MC006094
8	30-36 Gordon Road, Redland Bay (Lot 10 on SP171385)	General Industry (Plumbing Fabrication Workshop and Services)	Microfiche 6928*
9	721-727 Redland Bay Road, Redland Bay (Lot 1 on RP149315)	Service Station	R1001 / C1020
10	36-40 Bunker Road, Victoria Point (Lot 2 on RP192688) & 42-56 Bunker Road, Victoria Point (Lot 4 on SP145383)	Retirement Village (Victoria Manor)	C1664 / R892
11	337-341 & 343 Redland Bay Road, Thornlands (Lot 22 & 23 on SP109497)	Retirement Village (Finlandia Village Rest Home)	Microfiche 23554 / R843*
12	67-75 Dinwoodie Road, Thornlands (Lot 20 on SP118723 & Lot 21 on RP14839)	Aged Persons Home	R843*

13	424-426 Mount Cotton Road, Capalaba (Lot 1 on RP857456)	Service Station	R1095 / C1347
14	230 Bloomfield Street, Cleveland (Lot 5 on RP809709)	Service Station	R956 / R1268
15	206-210 Middle Street, Cleveland (Lot 22 on RP900329)	RSL	C2741 / MC010041 / MC006140 / MC005123
16	49-51 Shore Street West, Cleveland (Lot 11 on RP154679)	Grand View Hotel	Microfiche 5308 / 11904 / 24716 / 28530*
17	128 Shore Street North, Cleveland (Lot 1 on SP106844)	Professional Office, Restaurant and Caretakers Residence	Microfiche 1720 MC008563 / 8261
18	332 Finucane Road, Alexandra Hills (Lot 1 on RP218292)	Alexandra Hills Hotel/Motel	C1352 / R71 / MC006272
19	70-72 Cambridge Drive, Alexandra Hills (Lot 2 on RP177014)	Service Station and Shop (Gross Floor Area not exceeding 100m ²)	R999 / C670
20	96 Finucane Road, Alexandra Hills (Lot 100 on RP200275)	Service Station and Shop (Gross Floor Area not exceeding 100m ²)	MC005961 / C1078
21	536 Main Road, Wellington Point (Lot 2 on RP75302)	Service Station and Shop (Gross Floor Area not exceeding 100m ²)	R1084
22	29-33 Valley Road, Wellington Point (Lot 17 on RP218270)	Child Care Centre	Microfiche 37283 - records box 540*
23	43 Mond Street, Thorneside (Lot 2 on RP148002)	Mobile Home Park	C860
24	187-191 Quarry Road, Thorneside (Lot 40 on RP137876)	Service Station, Shop and Refreshment Establishment (Gross Floor Area not exceeding 100m ²)	Microfiche 10697 / R1000 / R127 / R167

Note -

Where there is an asterisk (*) next to the file reference in column 4, reference should be made to the conditions of approval in the development permit.

1.4 Definition of Uses

(1) Uses listed under Column 3 of the schedule should be defined with reference to the Redland Shire Planning Scheme 1988.

Amendments to Part 11 – Planning Scheme Policies

Amendment 11.03: Policy 03 – Contributions and Security Bonding

Explanation

Contents

The Contents page needs to be amended to incorporate new Chapter 5A. Chapter 5A – Framework for Infrastructure Contributions (Land for Community Facilities – Mainland) was adopted by Council on the 24th June 2009 and came into effect on the 29th June 2009. This is a minor change that will allow easier access to the new policy provision within the Scheme.

Chapter 2 - Car Parking

This amendment to Chapter 2 – Car Parking of the Planning Scheme Policy 3 – Contributions and Security Bonding replaces the current cash in lieu for on-site car parking by a new simplified version. The amendment proposes to remove incentives to developers to contribute cash in lieu of on-site car parking. It further simplifies implementation by removing differential rates for different types of developments. Additionally, Table 1 - Unit Rates for 2004/2005 Financial Year has been taken out as the current car parking contributions are as per Council's Fees and Charges. By removing Table 1, this chapter of the Planning Scheme Policy will no longer require amending each financial year.

Chapter 5 – Open Space

Currently, valuation of land for Park contribution purposes is required immediately prior to reconfiguration (application stage during IDAS). Given there can be a substantial time separation between the valuation and the payment of the contribution (often years), valuations can become out-of-date and therefore valuations on which the contributions are calculated and paid contributions are often not in line with market prices at the time of land development. To ensure contributions are more accurate, valuations should be undertaken at the time that the contributions are paid.

In the Note¹ under Table 1 - contributions for a Local Park in this Chapter mention is made of the standards of provision include a local park being a minimum size of 2000m². This conflicts with Council's current Open Space Plan which describes the minimum size of a Local Park as being 5000m². The notation is proposed to be amended to bring it into line with Council's adopted Open Space Plan.

Chapter 6 - Security Bonding

This amendment has been requested internally. It has been requested that the provisions contained in Chapter 6 relating to security bonding against the provision of As Constructed information be deleted in its entirety. It is argued that these information bonds are too hard to implement as each site is substantially different, the administration of the bonds is difficult and time-consuming and that they are simply an unnecessary layer of bonding whose objectives can be otherwise met by other existing bonding measures.

At present, as-constructed bonds are not returned until such time as the Performance Bond is returned. The Performance Bond can serve as a suitable bond to ensure the submission of as constructed drawings. In daily practice 5% of the projected cost of the development

works is paid to Council as a performance bond. Release of the performance bond is conditional upon compliance with all conditions, which include the submission of as-constructed drawings. The removal of the As-Constructed Information Bonds provisions will serve to simplify bonding arrangements for both Council and applicants.

Proposed Amendments

Planning Scheme Policy 3 – Contributions and Security Bonding - Contents

Insert: Between Chapters 5 and 6-

Chapter 5A – Framework for Infrastructure Contributions (Land for Community Facilities – Mainland)

- 3.5A.1 Purpose
- 3.5A.2 Background
- 3.5A.3 Network Planning Assumptions
- 3.5A.4 Process for Determining Developer Contributions
- 3.5A.7 Charge Areas
- 3.5A.7 Calculating Infrastructure Contributions
- 3.5A.7 Form of Contribution
- 3.5A.8 Terms and Definitions

Chapter 2 - Car Parking

The amendments to Chapter 2 – Car Parking are quite substantial. Please refer to model 11.03 for more detail.

3.2.1 Purpose

Delete: existing 3.2.1 (2)

Insert: new 3.2.1 (2) as follows:

- (2) The purpose of this policy is to support the local dimension of the planning scheme by -
 - (a) allowing to implement long stay (greater than 4 hours duration) parking to be located at strategic off-street location(s) at the discretion of the local government;
 - (b) determining the circumstances under which payment in-lieu of on-site car parking will be accepted by the local government;
 - (c) determining the amount for payment; setting out the requirements for the implementation of payment in-lieu of on-site car parking provision.

Insert: add new points (3) and (4)

- (3) The policy determines the amount of payment from developers seeking relief in on-site car parking requirements set out in Part 9 - Schedule 1 - Access and Parking.
- (4) The policy indicates the intention of the local government to supply shared and consolidated parking infrastructure within the areas shown in Schedule B,

Maps 1-3 but it does not create an obligation on the local government to supply the parking infrastructure at any particular location, time or by any particular way.

3.2.2 Applicability

Delete: existing “3.2.2 Applicability”.

Insert: new “3.2.2 Applicability” as follows:

3.2.2 Applicability

- (1) Applications for payment in-lieu of parking requirements will be considered for areas shown in Schedule B, Maps 1-3.
- (2) The policy applies to non-residential assessable developments in areas shown in Schedule B, Maps 1-3 assessed under the scheme.
- (3) Generally parking required by a particular development is provided on-site. However, there are circumstances where the provision of shared and consolidated car parking at strategic locations in centres identified in Schedule B, Maps 1-3 will provide opportunity to serve broader community interests and to deliver desired environmental outcomes (DEO 4).
- (4) Development applications will be assessed individually in relation to the eligibility for payment in-lieu of on-site car parking.

3.2.3 Contributions

Delete: existing “3.2.3 Contributions”

Insert: new “3.2.3 Rationale as follows:

3.2.3 Rationale

- (1) With the growth in a range of semi-urban and urban activities in major centres and some lower order centres of the City, identified in Schedule B, Maps 1-3, parking demand in these centres is growing while the opportunities for additional supply is constrained. The supply is constrained due to ever increasing land value and associated developments.
- (2) A shared and consolidated car parking strategy is being promoted throughout all centres identified in Schedule B, Maps 1-3 in order to -
 - (a) address the imbalance between the demand and supply of car parking;
 - (b) support existing businesses;
 - (c) offer opportunities for continued economic growth with the more efficient provision of essential access and car parking facilities in centres;
 - (d) promote efficient use of urban space consumed for the provision of car parking;
 - (e) increase the occupancy rates of parking bays.

3.2.4 Definitions

- Amend point (1)

Delete: (1) Agreement - means an agreement between the local government and an owner applying for off street car parking relief.

Insert: (1) Agreement - means an infrastructure agreement made under section 348 of the *Sustainable Planning Act 2009* between the local government and an owner applying for off street car parking relief.

- Amend point (3)

Delete: Owner - means an owner or authorised agent applying for relief from the requirement to provide off-street car parking.

Insert: Owner - means the owner or authorised agent of any land to which the development application applies.

- Amend point (4)

Delete: “garage” and insert “multi level parking structures”

Insert: “pedal” before cycles.

Insert: new points (5), (6), (7) and (8)

(5) Development - means the development to which the application to which the application for relief from the requirement to provide on-site car parking relates.

(6) Development Application - means the development application to which the application for relief from the requirement to provide on-site car parking relates.

(7) Applicant - means the applicant in respect of the development application.

(8) Developer - means the applicant or the owner as they case may be.

3.2.5 Authority

- Amend point (1)

Delete:

(1) The local government may authorise agreements with owners and occupants of buildings or structures that will provide car parking relief, to the extent set out in the agreements. These agreements are in accordance with the requirements of the planning scheme for the provision and maintenance of on-site parking facilities. Owners may be exempted if specified in the agreements from the necessity of providing or maintaining such parking facilities.

Insert:

- (1) The local government may authorise imposition of a condition requiring a contribution towards infrastructure that will provide car parking relief, to the extent set out in the agreements. These agreements are in accordance with the requirements of the planning scheme for the provision of on-site parking facilities. Owners may be exempted if specified in the agreements from the necessity of providing or maintaining such parking facilities.

- Amend point (2)

Delete:

- (2) Where a portion, or the entire car parking requirement as specified in Part 9 - [Schedule 1](#) - Access and Parking -
 - (a) is not proposed to be provided on the site of the proposed development; or
 - (b) is deemed by the local government to be inappropriate;

the developer will be required by the local government to provide payment in-lieu of car parking for the number of parking bays not provided on the development site.

Insert:

- (2) Where a portion, or the entire car parking requirement as specified in Part 9 - [Schedule 1](#) - Access and Parking is -
 - (a) not proposed to be provided on the site of the proposed developments consistent with Probable Solution P1; or
 - (b) deemed by the local government to be inappropriate in relation to Specific Outcomes S1 (e.g. where access to Public Transport is good);

the developer will be conditioned to enter into an agreement with the local government to establish the obligations, or to secure the performance of a party to the agreement about a condition under Chapter 2, Part 2 of IPA to provide payment in-lieu of car parking for the number of parking bays not provided on the development site.

Insert: new point (3)

- (3) Where the local government has imposed development conditions the condition of approval will state the requirements of entering into an infrastructure agreement under section 3.5.34 of IPA. Such agreements will set out a payment plan (e.g. how, when and to whom payment is to be made; default and penalty provision).

3.2.6 General Provisions

- Amend point (1)

Delete: "agreement is executed, or at such other times as is thereby provided"

Insert: "conditions of approval are set out."

- Amend point (2)

Delete: “agreement mentioned in section 3.2.6(1) will provide for a rate of payment to be determined by the local government based on an interest rate which is the prime rate at the time the agreement is executed”

Insert: “time for payment shall be as specified in the conditions and details contained in the infrastructure agreement.”

- Amend point (5)

Delete: existing point (5)

Insert: new point (5) as follows:

“(5) In the event a development approval lapses after payment of the contribution but prior to its expenditure, any refund to the developer or retention by the local government shall be the subject of payment plan provided in the infrastructure agreement.

Delete: existing point (8)

Replace: in existing point (9) delete “owner” and replace with “developer”.

- Amend point (10)

Delete: (10) Applications for payment in-lieu of parking requirements will only be considered within the area described in Schedule B.

Insert: (10) Payment in-lieu of parking requirements will only be considered for developments within the area described in Schedule B.

Re-number: renumber existing points (9) and (10) as points (8) and (9) respectively.

3.2.7 Application

Change title of this section to ‘Application for Contribution in-lieu of Parking’

Insert: new point (2)

(2) The application for payment in lieu of parking must be made by the applicant with the written consent of the owner concurrently with the development application.

Amend new point (3)

Delete: (3) The procedure for processing an application for payment in-lieu of parking contributions is established by the Committee and will be integrated with the development application assessment process.

Insert: (3) The procedure for processing an application for payment in-lieu of parking contributions is as established by the Committee concurrently with the processing of development applications.

3.2.8 Local Government – Responsibilities

Delete existing points (1) and (2)

Insert new points (1) and (2) as follows:

- (1) The local government will collect and manage all monies payable under agreements made in accordance with the provisions of this policy and where such monies are paid, other than by a lump sum, the local government will specify, for inclusion in the agreement prior to final approval by the local government, the number, frequency and amount of installments together with any interest.
- (2) On full payment of the money to be paid under the provision of this policy, the Committee will inform the local government of the fact and will recommend to the local government that the owner or occupant be released from the provisions of the agreement.

3.2.9 Parking Reserve Fund

- Amend point (1)

Delete: “or paid pursuant to any such agreement,”

Insert: in its place: “in accordance with this policy”

Insert: at the end of the sentence after “facilities” – “in the vicinity of the development, not necessarily within the area shown in Schedule B.”

Insert: new point (2)

- (2) An infrastructure charge levied and collected for local works on state infrastructure if any (such as improvement of road to access car parking) shall be separately accounted for.

Renumber: renumber existing point (2) as point (3)

Schedule A - Payment in-lieu-of Car Parking Contribution Formula

Delete: the whole of schedule A

Insert: new Schedule A as follows:

Schedule A - Payment in-lieu-of Car Parking Contribution Formula

- (1) The developer provides capital towards public parking based on one of the two following formulas depending on the type of parking facility planned by the local government. The formulas take into consideration the variation in land costs and current estimated construction costs of a parking space. It is assumed that an average car parking space requires 31.25m² of land in a surface facility, equivalent to parking space yield rate of 32 per 1000m² of gross land area, and 35.75m² of land in a parking structure, equivalent to the parking yield rate of 28 spaces per 1000m² of gross land area.

- (2) In areas of centres, where the local government intends to provide or plan for a shared and consolidated parking facility in the form of multi-deck garage, the following formula will be used to determine the applicant's contribution in lieu of on-site car parking -

$$\text{CIL} = [\text{C} + (\text{L} \times 35.75)/\text{S}] \times \text{P}$$

- (3) In areas of centres, where the local government intends to provide or plan for a shared and consolidated parking facility in the form of surface lot, the following formula will be used to determine the applicant's contribution in lieu of on-site car parking –

$$\text{CIL} = [\text{C} + (\text{L} \times 31.25)/\text{S}] \times \text{P}$$

Note -

Where -

L = estimated average land cost as determined by recent sales or valuation, per square metre of retail or office commercial land within the area shown in [Schedule B](#) or 1000 metres of the proposed development as determined by local government;

35.75 = the number of square metres of land required to develop one parking space in a hypothetical multi-storey car parking facility;

31.25 = the number of square metres of land required to develop one parking space in a hypothetical surface lot parking facility;

C = current estimated cost of constructing one parking space in a hypothetical parking facility (multi-storey garage or surface lot as applicable);

P = number of parking spaces for which payment in lieu of parking is desired;

S = number of storey's or levels in the parking structure proposed for the purpose of estimating contributions;

CIL = total amount of cash in lieu of on-site car parking payment.

Schedule B - Policy Area

Amend Map 1 - Cleveland Contribution Area

Table 1 - Unit Rates for 2004/2005 Financial Year

Delete: entire Note "Unit Rates of Construction and Land"

Delete: entire Table 1

Chapter 5 – Open Space

Section 3.5.6 Monetary Contribution for Open Space

Delete: in s3.5.6 (3) (b) (i): the words "... immediately prior to its reconfiguration..."

Delete: at the end of s3.5.6 (3)(b) (i) d. the word "or"

Insert: after s3.5.6 (3) (i) d.

- (e) be carried out no less than one (1) month prior to contributions being paid to Council; or

Delete: entire s3.5.6 (3) (c) as follows

- (c) where the development application does not contain an acceptable valuation as part of the supporting information to the application, the local government may require as part of an Information Request a requirement that an acceptable valuation be provided;

Note¹ at the end of “Table 1 – Contributions for Local Park”

Delete:

The standards of provision include the local park being a minimum size of 2000m² -
■ with 50 percent of this 2000m² above the 1 percent AEP;

Insert:

The standards of provision include the local park being a minimum size of 5000m² -
■ with 50 percent of this 5000m² above the defined flood event (DFE);

Chapter 6 - Security Bonding

3.6.2 Applicability

Delete: point (1)(e) “As Constructed information.”

3.6.4.1 Types of Security Bonds

Delete: In (1) “The five broad categories..”

Insert: In (1) “The four broad categories..”

Delete: dot point (1)(d) “As Constructed Information Bonds.”

Re-number: existing dot point (1)(e) to dot point (1)(d)

3.6.4.5 As Constructed Information Bonds

Delete: entire section.

3.6.4.6 Maintenance Bonds

Re-number: existing section 3.6.4.6 to section 3.6.4.5

see models 11.03.02 11.03.05 11.03.06
--

Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 11.03.02

Chapter 2 - Car Parking

3.2.1 Purpose

- (1) The access and parking requirements of the planning scheme detail that the local government may accept payment in-lieu of the provision of on-site car parking spaces.
- (2) The purpose of this policy is to support the local dimension of the planning scheme by -
 - (a) allowing to implement long stay (greater than 4 hours duration) parking to be located at strategic off-street location(s) at the discretion of the local government;
 - (b) determine determining the circumstances under which payment in-lieu of on-site car parking will be accepted by the local government;
 - (c) determine determining the amount for payment;
 - (d) set setting out the requirements for the implementation of payment in-lieu of on-site car parking provision.
- (3) The policy determines the amount of payment from developers seeking relief in on-site car parking requirements set out in Part 9 - Schedule 1 - Access and Parking.
- (4) The policy indicates the intention of the local government to supply shared and consolidated parking infrastructure within the areas shown in [Schedule B, Maps 1-3](#) but it does not create an obligation on the local government to supply the parking infrastructure at any particular location, time or by any particular way.

3.2.2 Applicability

- (1) Applications for payment in-lieu of parking requirements will be considered for -
 - (a) areas shown in [Schedule B, Maps 1-3](#).
 - (b) specific commercial, sport and recreation, tourist and community uses that are within -
 - (i) 400 metres of a local or neighbourhood centre; or
 - (ii) 800 metres of a major or district centre; or
 - (c) other areas as resolved by the local government from time to time.
- (2) The policy applies to non-residential assessable developments in areas shown in [Schedule B, Maps 1-3](#) assessed under the scheme.
- (3) In general, Generally parking required by a particular development is provided on-site. However, there are circumstances where the provision of shared and consolidated car parking at strategic locations in a centre centres identified in [Schedule B, Maps 1-3](#) will serve provide opportunity to serve a broader community interest and to deliver desired environmental outcomes (DEO 4).
- (4) Development applications will be assessed individually in relation to the eligibility for payment in-lieu of on-site car parking.
- (5) Payments will generally be accepted only from developments that are -
 - (a) non-residential;
 - (b) located in centres, as approved by the local government;
 - (c) located at sites where -
 - (i) access to the site is undesirable; or
 - (ii) access will not be granted by the local government or State Government agencies;
 - (iii) as a result no on-site car parking provision is proposed; or
 - (iv) in the opinion of the local government, it is impractical or undesirable to provide the full number of car parking spaces on-site.

3.2.3 Contributions Rationale

- (1) With the growth in a range of semi-urban and urban activities in major centres and some lower order centres of the City Shire, identified in [Schedule B, Maps 1-3](#), parking demand in these centres is growing while the opportunities for additional supply is constrained. The supply is constrained due to ever increasing land value and associated developments.
- (2) A shared and consolidated car parking strategy is being promoted throughout all centres identified in [Schedule B, Maps 1-3](#) in order to address -
 - (a) address the imbalance between the demand and supply of car parking;
 - (b) to support existing businesses;
 - (c) to offer opportunities for continued economic growth with the more efficient provision of essential access and car parking facilities in centres;
 - (d) promote efficient use of urban space consumed for the provision of car parking;
 - (e) increase the occupancy rates of parking bays.
- ~~(3) This policy represents a mechanism to implement the shared and consolidated car parking strategy of the local government.~~
- ~~(4) The policy enables the local government to determine the amount of payment from development applications seeking relief in on-site car parking requirements as set out in Part 9 - [Schedule 1 - Access and Parking](#).~~

3.2.4 Definitions

- (1) Agreement - means an infrastructure agreement between the local government and an owner applying for off street car parking relief, under section 3.5.34 of IPA.
- (2) Committee - means the relevant Committee of the local government for the Shire.
- ~~(3) Owner - means an the owner or authorised agent applying for relief from the requirement to provide off-street car parking of any land to which the development application applies.~~
- (4) Parking facility - means an off-street surface car parking area, or structures, lot or garage multi-level parking structures where motor vehicles, including pedal cycles, may be parked or stored temporarily.
- (5) Development - means the development to which the application to which the application for relief from the requirement to provide on-site car parking relates.
- (6) Development Application - means the development application to which the application for relief from the requirement to provide on-site car parking relates.
- (7) Applicant - means the applicant in respect of the development application.
- (8) Developer - means the applicant or the owner as they case may be.

3.2.5 Authority

- (1) The local government may authorise agreements with owners and occupants of buildings or structures the imposition of a condition requiring a contribution towards infrastructure that will provide car parking relief, to the extent set out in the agreements. These agreements are in accordance with the requirements of the planning scheme for the provision and maintenance of on-site parking facilities. Owners may be exempted if specified in the agreements from the necessity of providing or maintaining such parking facilities.
- (2) Where a portion, or the entire car parking requirement as specified in Part 9 - [Schedule 1](#) - Access and Parking is -

- (a) is not proposed to be provided on the site of the proposed development developments consistent with Probable Solution P1; or
- (b) is deemed by the local government to be inappropriate in relation to Specific Outcomes S1 (e.g. where access to Public Transport is good);

the developer will be required by the local government to be conditioned to enter into an agreement with the local government to establish the obligations, or to secure the performance of a party to the agreement about a condition under Chapter 2, Part 2 of IPA to provide payment in-lieu of car parking for the number of parking bays not provided on the development site.

- (3) Where the local government has imposed development conditions the condition of approval will state the requirements of entering into an infrastructure agreement under section 3.5.34 of IPA. Such agreements will set out a payment plan (e.g. how, when and to whom payment is to be made; default and penalty provision).

3.2.6 General Provisions

- (1) Each agreement authorised under section 3.2.5(1) will provide for the payment to the local government of a sum of money as calculated by the contribution formula in [Schedule A](#) at the time the agreement is executed, or at such other times as is thereby provided conditions of approval are set out.
- (2) In the event of an owner or occupant being able to satisfy the local government that they are unable to make payment in a lump sum in accordance with section 3.2.6(1), the agreement mentioned in section 3.2.6(1) will provide for a rate of payment to be determined by the local government based on an interest rate which is the prime rate at the time the agreement is executed time for payment shall be as specified in the conditions and details contained in the infrastructure agreement.
- (3) The formulas set forth in [Schedule A](#) for determining the payment are subject to annual review by the local government.
- (4) Construction cost for car parking space and per square metre land value will also be subject to annual review. In the event a regular review is not undertaken, the consumer price index (CPI) will be applied to determine the new price of construction cost and land value. The revision of rates is done annually on 1st July.
- (5) In the event that an owner or occupant who has entered into such an agreement does not commence construction of the building for which a building permit was issued within two (2) years of issue
 - (a) the agreement is null and void and all rights, exemptions and privileges derived by the owner or occupant under the agreement will cease;
 - (b) twenty (20) percent of the sum calculated in accordance with section 3.2.6(1) will be retained by the local government;
 - (c) any balance paid in excess of that amount will be refunded to the owner or occupant.
- (5) In the event a development approval lapses after payment of the contribution but prior to its expenditure, any refund to the developer or retention by the local government shall be the subject of payment plan provided in the infrastructure agreement.
- (6) The sums retained by the local government under section 3.2.6(4)(b) will remain in the fund mentioned in section 3.2.9(1).
- (7) Each agreement authorised under section 3.2.5(1) will contain a description of the premises sufficient for registering in a proper register.
- (8) When registered, the amounts payable under such agreement, until paid, will be lien upon the premises described and will be collected by the local government in the same manner and with the same remedies as provided for the collection of rates.
- (8) Nothing in this policy will be interpreted to provide or vest any owner developer with a special right, privilege or interest of any kind in any parking facility which may result from this policy.

- (9) ~~Applications for~~ Payment in-lieu of parking requirements will only be considered ~~for developments~~ within the area described in [Schedule B](#).

3.2.7 Application ~~for Contribution in-lieu of Parking~~

- (1) Every owner or occupant will make a written application in the form and in a manner approved by the local government.
- (2) ~~The application for payment in lieu of parking must be made by the applicant with the written consent of the owner concurrently with the development application.~~
- (3) The procedure for processing an application for payment in-lieu of parking contributions is ~~as established by the Committee and will be integrated concurrently with the processing of development application applications assessment process.~~

3.2.8 Local Government - Responsibilities

- (1) The local government will collect and manage all monies payable ~~under agreements made in accordance with the provisions of this policy and where such monies are paid, other than by a lump sum, the local government will specify, for inclusion in the agreement prior to final approval by the local government, the number, frequency and amount of installments together with any interest.~~
- (2) On full payment of the money to be paid under ~~any registered agreement the provision of this policy,~~ the Committee will inform the local government of the fact and will recommend to the local government that the owner or occupant be released from the provisions of the agreement.
- (3) A certificate is issued stating that the money paid under the agreement is fully paid, and is registered in the appropriate register maintained by the local government.

3.2.9 Parking Reserve Fund

- (1) All money paid, ~~or paid pursuant to any such agreement,~~ in accordance with this policy is collected into a special account known as the Parking Reserve Fund and the monies in the special fund will be expended only for the provisions of new public off-street parking facilities ~~in the vicinity of the development, not necessarily within the area shown in Schedule B.~~
- (2) An infrastructure charge levied and collected for local works on state infrastructure if any (such as improvement of road to access car parking) shall be separately accounted for.
- (3) The auditor in their annual report will report on the activities and position of the special account described in section 3.2.9(1).

Schedules

Schedule A - Payment in-lieu-of Car Parking Contribution Formula

- (1) The owner or occupant developer provides capital towards public parking based on one of the two following formulas depending on the type of parking facility planned by the local government. The formulas take into consideration the variation in land costs throughout the Shire and current estimated construction costs of one a parking space in either a parking structure or in a surface car parking facility. It is assumed that an average car parking space requires 31.25m² of land in a surface facility, equivalent to parking space yield rate of 32 per 1000m² of gross land area, and 35.75m² of land in a parking structure, equivalent to the parking yield rate of 28 spaces per 1000m² of gross land area.
- (2) The applicant will enjoy no right of ownership in such a parking space to the cost of which they have contributed. There is no guarantee that the local government will build a parking space at any particular time or that it will build it in a location that will be of advantage to the applicant. Further, if the parking space is built near the applicant's use it will be utilised for public parking and will not be allocated to the individual use of the applicant in any way.
- (3) Depending upon the nature or size of developments, and size of parking relief, contribution on land is proposed to vary from 75 percent to 100 percent, and contribution on construction to vary from 75 percent to 90 percent of actual land sale price and the cost of construction. In general, lower contribution is suggested for smaller development and higher contribution for large scale development.
- (4) Payment in-lieu-of car parking policy is a mechanism to implement the local government's shared and consolidated car parking (SACP) strategy. Accordingly, the formulas reduce the parking space charge by SACP factor, varying from 50 percent to 100 percent, as a matter of policy to give effect to consolidating car parking spaces in a more desirable location. This reduction is also meant to encourage developers to share on-site car parking spaces for use by general public and not just by their customers, thereby allowing efficient use of car parking spaces in the centre.
- (2) In areas of centres, where the local government intends to provide or plan for a shared and consolidated parking facility in the form of multi-deck garage, the following formula will be used to determine the applicant's contribution in lieu of on-site car parking -

$$CIL = [C + (L \times 35.75)/S] \times P$$

- (3) In areas of centres, where the local government intends to provide or plan for a shared and consolidated parking facility in the form of surface lot, the following formula will be used to determine the applicant's contribution in lieu of on-site car parking -

$$CIL = [C + (L \times 31.25)/S] \times P$$

Parking Space in Car Parking Structures

- (4) The formula to determine the owner's contribution takes into consideration land costs and current estimated costs of one car space, averaging 35.75m² per space, in a multi-level parking structure -

- (a) for any project requiring relief for 1 - 4 parking spaces -

$$CIL = \{[(C \times 0.75) + (L \times 35.75 \times 0.75)/S] \times P_i\} \times P$$

(75 percent of construction cost and 75 percent of land cost)

- (b) for a major renovation or addition to an existing building requiring relief for 5 - 20 parking spaces -

$$CIL = \{[(C \times 0.80) + (L \times 35.75 \times 0.90)/S] \times P_i\} \times P$$

(80 percent of construction cost and 90 percent of land cost)

(c) for a new development requiring relief for 5 – 20 parking spaces –

$$CIL = \{[(C \times 0.80) + (L \times 35.75 \times 1.00)/S] \times P_i\} \times P$$

(80 percent of construction cost and 100 percent of land cost)

(d) for any development requiring relief for more than 20 parking spaces –

$$CIL = \{[(C \times 0.90) + (L \times 35.75 \times 1.00)/S] \times P_i\} \times P$$

(90 percent of construction cost and 100 percent of land cost).

Note -

Where -

- L = estimated average land cost as determined by recent sales or valuation, per square metre of retail or office commercial land within the area shown in [Schedule B](#) or 1000 metres of the proposed development as determined by local government;
- 35.75 = the number of square metres of land required to develop one parking space in a hypothetical multi-storey car parking facility;
- 31.25 = the number of square metres of land required to develop one parking space in a hypothetical surface lot parking facility;
- C = current estimated cost of constructing one parking space in a hypothetical multi-storey car parking facility (multi-storey garage or surface lot as applicable);
- P_i = shared and consolidated car parking (SACP) strategy factor;
- P = number of parking spaces for which payment in lieu of parking is desired;
- S = number of storeys or levels in the parking structure proposed for the purpose of estimating contributions;
- CIL = total amount of cash in lieu of on-site car parking payment.

Parking Space in Surface Car Park

(5) The formula to determine the owner's or occupant's contribution takes into consideration land costs and current estimated costs of one car space, averaging 31.25m² per space, in a surface car park –

(a) for any project requiring relief for 1 – 4 parking spaces –

$$CIL = \{[(C \times 0.75) + (L \times 31.25 \times 0.75)] \times P_i\} \times P$$

(75 percent of construction cost and 75 percent of land cost)

(b) for a major renovation or addition to an existing building requiring relief for 5 – 20 parking spaces –

$$CIL = \{[(C \times 0.80) + (L \times 31.25 \times 0.90)] \times P_i\} \times P$$

(80 percent of construction cost and 90 percent of land cost)

(c) for a new development requiring relief for 5 – 20 parking spaces –

$$CIL = \{[(C \times 0.80) + (L \times 31.25 \times 1.00)] \times P_i\} \times P$$

(80 percent of construction cost and 100 percent of land cost)

(d) for any development requiring relief for more than 20 parking spaces –

$$CIL = \{[(C \times 0.90) + (L \times 31.25 \times 1.00)] \times P_i\} \times P$$

(90 percent of construction cost and 100 percent of land cost)

Note—

Where—

L = estimated average land cost as determined by recent sales or valuation, per square metre of retail or office commercial land within 1000 metres of the proposed development;

31.25 = the number of square metres required to develop one parking space in a hypothetical surface parking facility;

C = current estimated cost of constructing one parking space in a hypothetical surface parking facility;

P_f = shared and consolidated car parking (SACP) strategy factor;

P = number of parking spaces for which payment in lieu of parking is desired;

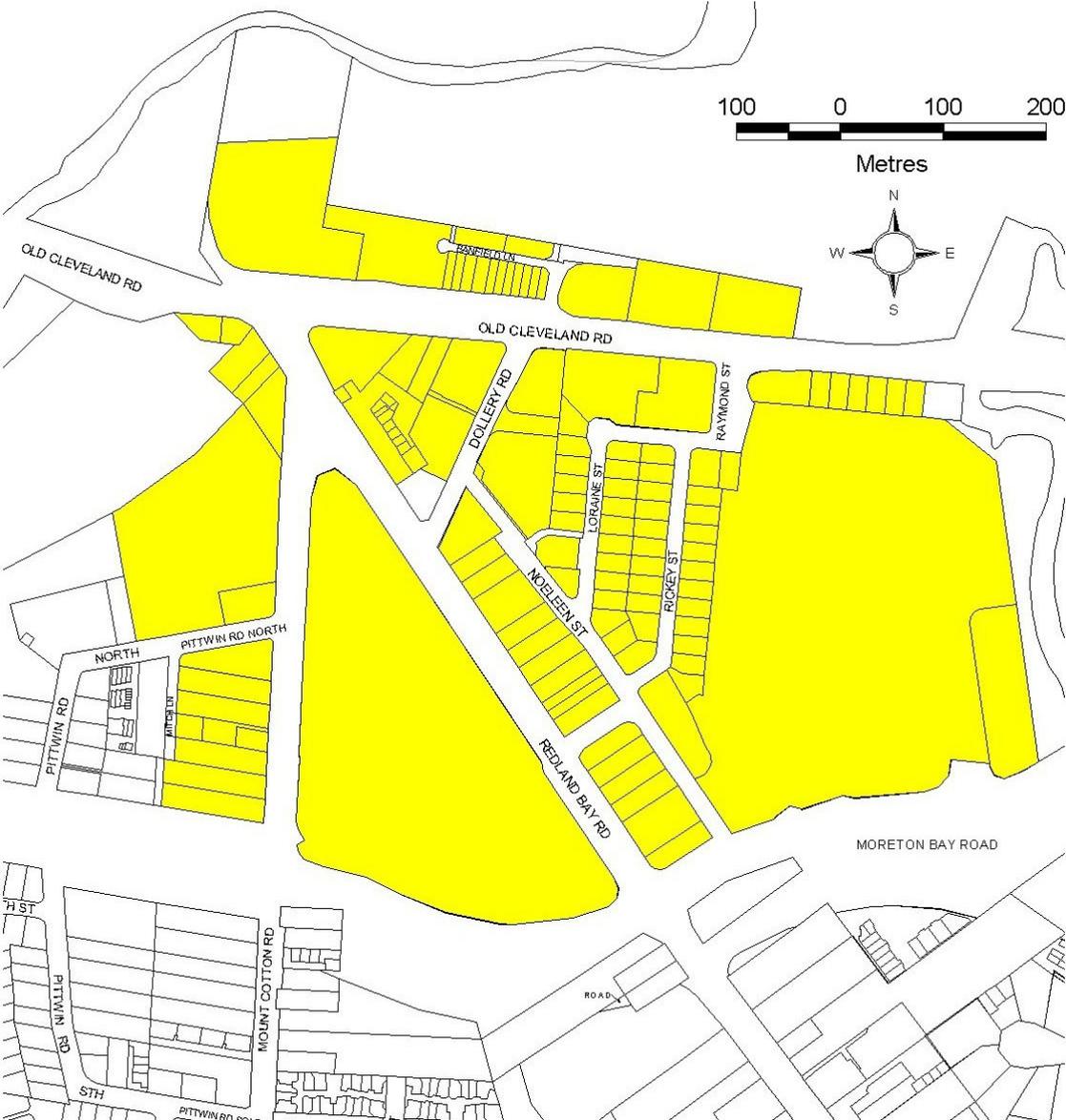
GIL = cash in lieu of parking payment.

Schedule B - Policy Application Area

Map 1 - Cleveland Contribution Area (Map ID: CLV 1)



Map 2 - Capalaba Contribution Area (Map ID CAP 1)



Map 3 - Wellington Point Contribution Area (Map ID WPT 1)



Note -**Unit Rates of Construction and Land**

The following table, which does not form part of the policy, indicates an estimate of the unit rates of construction cost and land cost relevant to some centres or locations identified currently for implementing payment in lieu of car parking policy. These unit rates are to be reviewed and updated annually.

Table 1 – Unit Rates for 2004/2005 Financial Year

Location	Map ID	Unit Rate of Construction (per space)	Land Value (\$qm)
Cleveland	CLV-1	\$14644	\$714
Cleveland		\$4035	\$433
Capalaba	CAP-1	\$14470	\$426
Capalaba		\$4035	\$300
Wellington Point	WPT-1	\$14470	\$370
Wellington Point		\$4035	\$315
Other		\$4035	As per valuation

Model 11.03.05

Chapter 5 - Open Space

3.5.6 Monetary Contribution for Open Space

....

- (3) For all other standard format reconfiguration whether or not community management statement -
- (a) the monetary contribution -
 - (i) is based on an acceptable valuation;
 - (ii) equates to -
 - a. 33.6m² per additional lot for a local park and as required in [Table 1](#) - Contributions for a Local Park;
 - b. 67.2m² per additional lot for a District Park;
 - (b) for the purposes of section 3.5.6 the term “acceptable valuation” means -
 - (i) a valuation undertaken by a registered valuer determined by reference to the market value of the land the subject of the application immediately prior to its reconfiguration and must -
 - a. have regard to any development approval to change the use of the land;
 - b. be based on the total area of the land the subject of the application as a serviced engloba parcel including any land proposed to be dedicated for open space purposes;
 - c. not take into account any value added to the land by the installation of reticulated urban services to each lot with the proposed reconfiguration or change in use of the land;
 - d. not take into account any land dedicated to, or otherwise taken or used by, the local government for roads, pathways, bikepaths, drainage reserves or areas set aside for stormwater quality treatment; ~~or~~
 - e. be carried out no more than one (1) month prior to contributions being paid to Council; or
 - (ii) a valuation obtained by the local government where -
 - a. the applicant either refuses or fails to provide the local government with an acceptable valuation; or
 - b. the local government does not agree with the valuation submitted by an applicant for the purpose of calculating a contribution under section 3.5.6;
 - (c) ~~where the development application does not contain an acceptable valuation as part of the supporting information to the application, the local government may require as part of an Information Request a requirement that an acceptable valuation be provided;~~

Note -

The 33.6m² is calculated by a need of 1.2 hectares of local park land per 1000 people with 2.8 persons per dwelling unit, 12000/1000 x 2.8 = 33.6m². The 67.2m² is calculated by a need of 2.4 hectares of district park land per 1000 people with 2.8 persons per dwelling unit, 24000/1000 x 2.8 = 67.2m².

- (c) ~~(d)~~ the monetary contribution for open space as required in s3.5.6(3) may be adjusted by the local government to reflect any dedication of land for open space purposes and/or if the applicant is required to carry out any works within the area of land dedicated for open space purposes.

Note¹ -

The standards of provision include the local park being a minimum size of 2000m² 5000m²-

- with 50 percent of this 2000m² 5000m² above the 4-percent AEP defined flood event (DFE);
- does not include land affected by bushland habitat, ecological corridor or koala coast on the Habitat Protection Overlay;
- does not include land affected by waterway, wetland or Moreton Bay buffers, in the overlay of the same name.

Chapter 6 - Security Bonding

3.6.1 Purpose

3.6.2 Applicability

- (1) The policy applies to -
 - (a) all infrastructure external to the premises;
 - (b) all public infrastructure contained within the premises;
 - (c) landscaping works;
 - (d) areas of particular performance during completion of works under a development permit;
 - ~~(e) As-Constructed information.~~

3.6.3 Definitions

3.6.4 Security Bonds

3.6.4.1 Types of Security Bonds

- (1) The ~~five~~ **four** broad categories of security bonds adopted by the local government are -
 - (a) Performance Bonds;
 - (b) Significant Vegetation Protection Bonds;
 - (c) Uncompleted Works Bonds;
 - ~~(d) As-Constructed Information Bonds;~~
 - (e) Maintenance Bonds.

3.6.4.2 Performance Bonds

3.6.4.3 Significant Vegetation Protection Bonds

3.6.4.4 Uncompleted Works Bonds

~~3.6.4.5 As-Constructed Information Bonds~~

- ~~(1) As a result of the local government review of the As-Constructed information and On-Maintenance inspection of the completed works, the As-Constructed information and/or documentation may require amendment. If this is necessary and it is appropriate to place the development On-Maintenance, then the As-Constructed Information Bond is applicable before the On-Maintenance approval is issued.~~
- ~~(2) Before the local government formally accepts the development works On-Maintenance where amended As-Constructed information is required, the applicant is to lodge a bond for the security of the preparation of As-Constructed information, as applicable, of~~

~~(a) \$2000 per additional lot for reconfigurations; or~~

~~(b) \$1000 per additional dwelling unit for a material change of use; or~~

~~(c) 2.5 percent of the construction costs of a building for a material change of use, whichever is the greater.~~

~~(3) Amendments to As-Constructed drawings or documentation required by the local government are completed and the information resubmitted to the satisfaction of the local government.~~

~~(4) Once the As-Constructed information is resubmitted, 60 percent of the As-Constructed Information Bond is returned. The remaining 40 percent of the bond is returned after the final As-Constructed information is approved by the local government.~~

~~(5) The resubmission of the As-Constructed information is required within one month of the development going On-Maintenance.~~

~~(6) Non-compliance with resubmission of amended As-Constructed information within this period may result in -~~

~~(a) the On-Maintenance period being extended for the time that the As-Constructed data is outstanding; or~~

~~(b) the As-Constructed information bond being forfeited to cover all costs incurred by the local government in the capture and presentation of information.~~

~~3.6.4.6-~~

3.6.4.5 Maintenance Bonds

- (1) Maintenance Bonds are security bonds submitted to the local government by the applicant to cover the costs of maintenance works on development works or landscaped areas during the On-Maintenance period as a defects liability bond.
- (2) All works and landscaped areas that are to be transferred to the local government are maintained by the applicant for a period specified in Part 11 - Planning Scheme [Policy 9](#) - Infrastructure Works or other period advised by the local government.
- (3) The On-Maintenance period commences following inspection by the local government of the completed and compliant condition of the works.
- (4) The particular bond amount is indicated as a condition of development approval.
- (5) The Maintenance Bond is the greater value of either -
 - (a) 5 percent of the agreed development works obligations; or
 - (b) \$2500.
- (6) Where there is possibility for dispute over the Maintenance Bond amount a bill of quantities is required.
- (7) A fully priced bill of quantities certified by a professional engineer of Queensland is submitted to the local government detailing the development works obligations that are to be transferred to the local government and are to be maintained by the applicant for a period specified in Part 11 - Planning Scheme [Policy 9](#) - Infrastructure Works or other period advised by the local government.
- (8) Maintenance Bonds are refundable after formal acceptance by the local government of the works Off-Maintenance and the transfer of the applicable works to the local government.

Amendments to Part 11 – Planning Scheme Policies

Amendment 11.04: Policy 04 – Ecological Impacts

Explanation

The existing Planning Scheme Policy 04 – Ecological Impacts requires revision to separate the procedural guidelines relating to assessing development applications for ecological matters, and the policy matters that relate specifically to the Habitat Protection Overlay.

It is intended that the sections of the existing policy that relate to assessing development applications for ecological matters will be drafted as a new guideline. The policy matters that relate to the Habitat Protection Overlay will be addressed by the new draft Planning Scheme Policy 04 – Habitat Protection, Management and Enhancement.

The draft Planning Scheme Policy 04 – Habitat Protection, Management and Enhancement also incorporates and reflects recent changes to the legislative and policy framework for the management and protection of habitat, including:

- The recently passed *Sustainable Planning Act 2009* and *Sustainable Planning Regulation 2009*
- The recently released *State Planning Policy 2/10 – Koala conservation in South East Queensland* and the *South East Queensland Koala Conservation State Planning Regulatory Provisions*
- Recent changes to the *Vegetation Management Act 1999* relating to clearing regrowth vegetation

The draft Scheme Policy 04 – Habitat Protection, Management and Enhancement also references best practice Biodiversity Friendly Urban Design, for which Redland City Council is currently preparing a draft Planning Scheme Policy.

Council's Environmental Management Group has previously advised that a number of changes needed to be made to the Tables included as appendices to the existing Planning Scheme Policy 04 – Ecological Impacts. The Tables have now been updated and included as appendices to the Council's Biodiversity Strategy, which was approved by Council on the 7th May 2008. Therefore, the new Planning Scheme Policy 04 - Habitat Protection, Management and Enhancement does not include these tables in its appendices.

Proposed Amendments

Delete: remove current Planning Scheme Policy 4 (PSP 4) – “Ecological Impacts”.

Insert: new Planning Scheme Policy 4 (PSP 4) – Habitat Protection, Management and Enhancement.

see model 11.04

Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above and by:

1. Deleting the existing PSP 4 - Ecological Impacts
2. Adopting the new PSP 4 - Habitat Protection, Management and Enhancement.

MODEL 11.04

Planning Scheme Policy No. 4

Habitat Protection, Management and Enhancement

4.1. Introduction

Redland City covers large areas of natural coastline, the coastal islands of Moreton Bay, remnant bushland, and developed urban and rural areas. It is well recognised as one of the most biologically diverse areas of Queensland with an abundance of sub-tropical plants and animals. The wildlife habitats are diverse - ranging from tall eucalypt forest, to fresh and saltwater wetlands and unique island ecosystems. Redland City is part of a unique area on the eastern seaboard having tropical northern species and temperate southern species overlapping at the limit of their respective distributions.

This biodiversity is valued by residents. However, Redland City is part of Australia's fastest growing metropolitan region. It is no longer a rural Shire with some townships. Rather, it is now an expanding urban area in a bushland and coastal setting on the edge of the greater Brisbane metropolis. This growth is placing significant pressure on the ecosystems and the wildlife of the Redlands. In the Redlands, 19 plant species and 46 animal species are listed as vulnerable, rare or endangered. The threats to the survival of these animal and plant species include land clearing, habitat alteration, introduced pest species, and human activities.

The challenge is to protect, manage, restore and enhance this biodiversity while accommodating managed urban growth.

Redland City Council has responded to this challenge with -

- policies such as the Local Law 6 - Protection of Vegetation, the Koala Conservation and Management Policy and Strategy, the Bushland Habitat and Corridor Plan, the Redland City Environmental Inventory, the Vegetation Enhancement Strategy;
- programs such as the Land for Wildlife, the Rural Support Program, the Bushcare Program, Voluntary Conservation Agreements and Your Back Yard Garden.

The Redland City community is committed to -

- the retention of native vegetation;
- the recovery of threatened plant and animal species;
- the prevention of species degradation; and
- the maintenance and enhancement of ecological processes.

The Redlands Planning Scheme also responds to this challenge. Through its Zones and Overlays, the planning scheme identifies areas where plants, animals, and habitats are such that detailed and comprehensive analysis of these ecological values will be required to assist in the assessment of development proposals.

4.2. Purpose

- (1) The purpose of the Habitat Protection Overlay Code and Planning Scheme Policy is to ensure that development protects and provides for the long-term management and improvement of environmental values. These values include -
 - (i) habitats necessary for the long-term life of native plants, animals and ecosystems;
 - (ii) corridors, networks and areas that help movement of native animals;

- (iii) koala habitat;
 - (iv) native animals, native plants and ecosystems that are common, vulnerable, rare or endangered as defined by the *Vegetation Management Act (the VM Act) 1999* and the *Nature Conservation Act (the NC Act) 1992*.
- (2) To achieve this goal Council has adopted 2 key policy positions and their key actions:
- (a) Biodiversity Policy (Corporate POL 3070) –
 - (i) maintaining viability of ecosystems by retaining all remaining remnant vegetation (remaining 30 %) on the mainland, North Stradbroke Island and the Southern Moreton Bay Islands;
 - (ii) enhancing habitat on the mainland by increasing cover of remnant vegetation by at least 1600 h (8%) by 2031 to address SEQ NRM resource condition targets, through protection of existing non – remnant vegetation regrowth and new plantings;
 - (b) Vegetation Enhancement Policy (Corporate POL – 2609) – developing and implementing specific vegetation enhancement programs to maintain and enhance the City’s environmental values and biodiversity.

4.3. Applicability

- (1) This policy applies to all development applications where a lot or premises is wholly or partly covered by any one of the categories shown on the Habitat Protection Overlay maps.
- (2) Most development applications are assessable development under the Habitat Protection, Management and Enhancement Overlay Code (the Code);
- (3) The Code applies to a development application where a lot or premises is wholly or partly covered by any one of the categories shown on the Code maps;
- (4) The Code Maps identify ecological rather than cadastral boundaries and may cut across land tenure boundaries;
- (5) Often the valued ecological feature may be largely adjacent to or located on a neighbouring lot that may not be considered as part of the development site;
- (6) The objectives of the Code and Planning Scheme Policy are to-
 - (a) direct urban development and vegetation clearing away from areas with more ecological value to areas with less ecological value. Depending on the scale of the development proposal, the degree of detail may be at the regional, district, local or individual allotment scale;
 - (b) protect and manage valued areas down to the size of individual allotment(s) in the course of development that occurs on the lot or adjacent to it;
 - (c) achieve net gain where clearing of significant vegetation must take place for a development to proceed, ensuring that additional vegetation will replace more than the area of vegetation that is cleared;
 - (d) achieve consolidation or enhancement where no clearing takes place as part of a development, ensuring that enhancement plantings will consolidate or enhance the habitat networks and ecological values present. Enhancement plantings will provide a net gain in vegetation.

4.4. Interpretation

- (1) Part 9 – Schedule 3 – Dictionary defines terms used in the policy.
- (2) Section 4.18 – Glossary also defines terms used in the policy.

4.5. Principles of Habitat Protection, Management and Enhancement

- (3) The Habitat Protection Overlay Code and Planning Scheme Policy 4 require that development applications demonstrate consideration of measures to protect and enhance existing environmental values through various measures. This may involve preferential siting of a Development Envelope and any associated clearing of vegetation so there is no, or minimal, interference with the site's environmental values. Where this is unavoidable, the application must demonstrate a viable vegetation offset of at least equal to the area or density or number of native vegetation cleared to provide an increase in vegetation in accordance with the principle of net gain.
- (4) The Biodiversity Policy identifies a target of net gain for remnant vegetation within the Council area to 2031. There are clear Council policies to buffer development from bushland or marine habitat, or enhancement corridors. Council's policy is clear that there may be opportunities for habitat enhancement by re-vegetation of cleared or degraded areas with native plants. Enhancement plantings should be designed to consolidate, buffer or link important habitats or corridors.
- (5) Council's vision for a sustainable future for biodiversity, set out in Redland City Council's *Biodiversity Strategy 2008-2012*, is "to protect what we have, to rehabilitate what has been degraded and better our understanding of the unknown".
- (6) The Redland City Council's *Biodiversity Strategy 2008 – 2012* recognises eleven broad principles that underpin the protection, management and enhancement of habitat in the City. The principles are -

Principle 1: In order to protect biodiversity, all the important habitat types in the City must be protected and managed not just the ones that are easiest to protect or that we most like;

Principle 2: In Redland City we protect and manage habitat areas for all the species present and, where information is available, act to the benefit of individual species where possible;

Principle 3: The more like natural bush, the greater the habitat value of an area. Management should aim for complex, diverse, multi-layered bush with understorey that closely approximates that which existed prior to European settlement;

Principle 4: Our first priority is to protect and manage the habitat we have because once it is lost it is gone for good;

Principle 5: Many cleared areas provide some habitat and freedom of movement for native animals, which can be essential to their survival. These values must be recognised, managed and enhanced if wildlife is to be protected in Redlands;

Principle 6: In replacing habitat, allow the bush to regenerate naturally wherever possible and where replanting is required, provide clear guidance regarding appropriate standards for replanting work;

Principle 7: In addition to managing 'generalised' habitats for wildlife, the local government must address the specific survival needs of some species of concern and some ecosystems and some areas of concern;

Principle 8: Core habitat areas must be protected and maintained as 'reservoirs' and sanctuaries for wildlife in the network of habitat across the landscape;

Principle 9: Patches of bushland must be protected managed and enhanced for their value as habitat, particularly those in lowland areas that function as 'nodes' in the network of habitat and corridors across the landscape;

Principle 10: A web of wildlife corridors and linkages must be maintained and established to allow wildlife to move across the landscape and in particular between habitats;

Principle 11: Barriers to wildlife movement must be identified and managed preferably removed wherever possible, to promote safe movement of animals across the landscape and in particular between habitats.

4.6. Relationship to Local Law 6 - Protection of Vegetation

- (1) Local Law No. 6 - Vegetation Protection and Vegetation Protection Orders under the Local Law protect vegetation on private land;
- (2) Local Law No. 6 states that, "unless permitted, a person must not damage protected vegetation" and details the maximum penalties. The local law also outlines possible remediation actions include replanting/regeneration of native vegetation. Replanting and regeneration are discussed further in section 4.15;
- (3) For the purposes of Section 24 of *Local Law No.6 – Protection of Vegetation*, native vegetation within the Koala Habitat, Bushland Habitat, Enhancement Corridor, Enhancement Habitat, Enhancement Linkage and Marine Habitat areas depicted on the Habitat Protection Overlay Map is protected vegetation. This includes any vegetation that is on an allotment that may be subdivided under its current zone.

4.7. Relationship to the Vegetation Management Act 1999

- (1) The definition of 'assessable development' under schedule 3, part 1, column 2 of the *Sustainable Planning Regulation 2009*, and relationship to the *Vegetation Management Act 1999 (VM Act)*, establish that clearance of some non-remnant vegetation is not included as 'assessable development' under the *Sustainable Planning Act (SPA) 2009*;
- (2) Vegetation defined as 'category X' under the VM Act - being some non-remnant or regrowth, is specifically exempted under the VM Act and the SP Act definitions of 'assessable development';
- (3) Regrowth areas are also recognised and protected for their high conservation values in Redland City mainly but not exclusively through -
 - (a) Zones and in particular the Conservation and Environmental Protection zones;
 - (b) The Habitat Protection Overlay Code. All native vegetation is protected to the extent specified in the Habitat Protection Overlay.

Note – The VM Act protects some regrowth vegetation from clearing. The Department of Environment and Resource Management can provide advice on what regrowth vegetation is protected.

4.8. Relationship to the Sustainable Planning Act 2009

- (1) The *Sustainable Planning Act 2009* prohibits the clearing of native vegetation as assessable development that is –
 - (a) Operational work that is the clearing of native vegetation that is not for a relevant purpose under the VM Act, section 22A.

4.9. Terminology of the Habitat Protection, Management and Enhancement Overlay

- (1) The Habitat Protection Overlay Code includes the following maps and categories -
 - (a) Koala Habitat;
 - (b) Bushland Habitat;
 - (c) Marine Habitat;
 - (d) Enhancement Area;

- (e) Enhancement Corridor;
 - (f) Enhancement Link;
- (2) Habitat Areas (including Koala Habitat, Bushland Habitat and Marine Habitat) are those areas of flora or fauna habitat with minimal disturbance or in a near natural condition and covers all areas of Federal, State and Regional biodiversity or conservation significance -
- (a) Habitat Areas are characterised by:
 - (i) Large tracts of remnant native bushland with varying degrees of disturbance ranging from a relatively undisturbed natural state to sites for large lot residential uses. These areas may have significant native flora and / or fauna habitat values;
 - (ii) estuarine and freshwater wetlands above high tide mark on the mainland coast, waterways and the island environments of Moreton Bay;
 - (iii) all Ramsar or other internationally recognised wetlands;
 - (b) The Koala Habitat category of the Habitat Protection Overlay mainly covers private land with zones that allow for urban development that is likely to remove koala habitat. The protection afforded to this category is in addition to that provided by the *Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006 – 2016*;
 - (c) In particular, the Koala Habitat outcomes focus on retention of koala habitat trees (where practicable), and ensuring adequate buffers are in place between retained koala habitat trees and urban development. Where koala habitat trees are removed, they are replaced in sufficient quantities so there is a net gain of koala habitat trees;
 - (d) The Marine Habitat category includes large areas between high and low tides adjacent to the mainland of the City where significant tidal habitat exists, including mangroves, salt marshes and mudflat habitat areas, tidal wetlands on the mainland coast, associated waterways and island environments of Moreton Bay;
- (3) Enhancement Areas (including Enhancement Areas, Enhancement Corridors and Enhancement Links) are cleared or disturbed areas that are part of the local, district and regional habitat movement networks of native animals and plants. The areas provide opportunities for improved connection with significant bushland habitats for both flora and fauna, contributing to the long term survival of species and biodiversity within the Redlands;
- (a) The existing quality of vegetation and other land uses in the enhancement areas may limit the movement of native animals. Replanting to improve movements of native animals in Enhancement Areas contributes to the long-term survival of native animal populations, such as koalas;
 - (b) Enhancement Areas are:
 - (i) areas where native animal habitation or nesting should be encouraged and enhanced through replanting of native vegetation and other artificial habitat enhancements such as nesting boxes or refuge poles for koalas. This category provides opportunities for re-vegetation of degraded or cleared areas that may have previously exhibited ecological values of significance or which exhibit potential for consolidation or re-establishment of such areas;
 - (ii) Enhancement Corridors and Links category areas are cleared or degraded areas where there are opportunities for enhancement to create or consolidate wildlife corridors between significant habitats. These category areas are typically sited along drainage lines, waterways, foreshores, or between existing patches of vegetation, or known fauna movement corridors;
 - (iii) Enhancement Areas may provide native wildlife with a reasonable freedom of movement to nearby habitat and/or vegetation. Barriers to native animal movements should be avoided in the future and safe crossings implemented where needed to cross railways or roads.

4.10. Basic Habitat Protection Measures for Development

- (1) Every zone in the planning scheme includes overall outcomes that require uses and other development to either -
 - (a) retain native vegetation; or
 - (b) use plant species that are native and characteristic to the area; or
 - (c) a combination of both.
- (2) Vegetation may only be removed from the development site -
 - (a) within the designated development envelope area (where applicable);
 - (b) where necessary for the construction of works and services;
 - (c) where necessary for the construction of access to designated development envelopes, dams or similar development components;
 - (d) where necessary for public safety, or continuing health of desired native specimens;
- (3) Designation of development envelopes must include an appropriately sized buffer to significant or protected vegetation on the site or adjacent property or road reserve. Development must be located within a development envelope that is of sufficient size to contain all reasonably expected uses and associated activities, including but not limited to-
 - (a) buildings and structures;
 - (b) infrastructure;
 - (c) access and parking;
 - (d) wastewater disposal;
 - (e) domestic gardens and exotic lawns;
 - (f) cut and fill batters;
 - (g) domestic animal exercise or livestock areas;
 - (h) operation of all motorised vehicles including motorcycles;
 - (i) recreational areas.
- (4) All uses and other development that is assessable under the Code must meet a basic standard of habitat protection, that is -
 - (a) development -
 - (i) is located with an appropriate buffer from areas identified as Habitat Protection to minimise the edge effects of weed infestation, pedestrian and vehicle access, fires, etc;
 - (ii) does not remove native plants from identified within areas or individual trees identified as protected vegetation by *Local Law No. 6 – Protection of Vegetation*;
 - (iii) co-locates road works, services and driveways wherever practicable to minimise loss or disturbance of native vegetation, particularly large trees;
 - (iv) on lots with development envelopes circular, one-way driveways are not acceptable unless it can be demonstrated that these are necessary because of -
 - a. topography; or
 - b. natural constraints; or
 - c. a requirement to preserve a natural feature such as a significant large tree.
 - (b) any re-vegetation or landscaping must use native plants identified in the Vegetation Enhancement Strategy as being suitable to the location;

- (c) any weed species identified in the Vegetation Enhancement Strategy must be removed from the entire site;
- (d) accessway and roadway design should limit vehicle speed to 30km per hour in areas of known fauna movement corridors or habitats;
- (e) accessways between roads and the development or development envelope must be located and designed to minimise the need for vegetation clearance and to allow for infrastructure provision;
- (f) fencing must be located within the development envelope (where applicable) and outside any land shown as marine habitat, bushland habitat, enhancement corridor. Fencing must also be designed as fauna friendly (refer to section 4.16.3);
- (g) development does not result in artificial light being directed into a Habitat Protection area during night time hours.

4.11. Additional Measures for Koala Habitat

- (1) The Koala Habitat outcomes focus on koala habitat trees and aim to achieve three main outcomes -
 - (a) retention of koala habitat and koala habitat trees;
 - (b) ensuring that adequate buffers are in place between retained koala habitats and urban development;
 - (c) ensuring that where koala habitat trees are removed, they are replaced and there is a net gain of koala habitat trees.
- (2) Koala Habitat is defined in the State Government's *State Planning Policy 2/10 – Koala Conservation in South East Queensland* and the *South East Queensland Koala Conservation State Planning Regulatory Provisions* as an area that is *bushland habitat, rehabilitation habitat or other area of habitat value, excluding areas where koalas are generally not present.*
- (3) Koala habitat trees are food trees of the genera *Corymbia*, *Eucalyptus* genera, *Lophostemon* or *Melaleuca* and a preferred shelter species such as *Angophora*, as defined in the State Government's *State Planning Policy 2/10 – Koala Conservation in South East Queensland* and the *South East Queensland Koala Conservation State Planning Regulatory Provisions.*

4.12. Additional Measures for Enhancement Areas

- (1) Enhancement areas aim to increase habitat opportunities and improve movement of native animals between habitat areas;
- (2) These outcomes will be achieved by ensuring uses and developments-
 - (a) minimise removal of native plants within an enhancement area, particularly mature trees, plants that form corridors for movement of native animals, trees along fence lines, and groups of trees;
 - (b) plant within the lot or premises vegetation that is at least equal in area to that removed and includes species listed in Schedule 10 of the planning scheme. Appropriate species may also be selected from the Vegetation Enhancement Strategy as being suitable to the location;
 - (c) identify and retain habitat trees, including standing trees with hollows, ground logs and bush rocks, wherever possible;
 - (d) where the corridor or link is less than 100 metres wide, replant native vegetation of appropriate species to expand the corridor or link to a minimum of 100 metres in width, wherever possible;
 - (e) minimise edge effects on the enhancement area, corridor or link;

- (f) limit fencing and other barriers to wildlife movement within the corridor or link and use fauna friendly fencing as a priority where fauna movement corridors are to be encouraged.

4.13. Ecological Enhancement

4.13.1. Objectives of Ecological Enhancement

- (1) Council requires that development enhance ecological values, features, processes and habitat. *The Biodiversity Strategy 2008 – 2012* and *the Vegetation Enhancement Strategy 2007* provide Council's overall strategy;
- (2) There are additional requirements for enhancement in minor and major waterway buffers under the *Waterways, Wetlands and Moreton Bay Overlay Code*;
- (3) The primary objectives of ecological enhancement under the Habitat Protection Overlay are to -
 - (a) create habitat for the benefit of native plants and animals by -
 - (i) increasing the extent of bushland areas in identified strategic locations to establish or embellish Habitat Protection Areas noted on the Overlay code Map;
 - (ii) increasing the terrestrial and aquatic habitat opportunities available in bushland areas;
 - (iii) create or improve existing movement pathways for native animals between habitat areas;
 - (iv) introduce management and carry out works to improve the ecological condition or ecological processes in degraded and threatened areas, particularly to minimise edge effects or consolidate known fauna movement corridors;
 - (v) introduce management, carry out works, or undertake actions that target recovery of significant species, and in particular those that are listed as vulnerable, rare or endangered.

Note -

The objectives of ecological enhancement are generalised to cover many species of fauna and flora present or potentially present at a site. Many species have very specific habitat requirements, and the management protocols have been developed to accommodate the most common species. Specific management planning may be required for selected species.

4.14. Revegetation with Locally Appropriate Native Plants

4.14.1. Specifications for Replanting or Regenerating Native Vegetation

- (1) Replanting involves planting seeds, seedlings or tubestock in the ground and undertaking active management to nurture them through the first few years until they are well established;
- (2) Regeneration involves active management to encourage regrowth of native plants from the seedbank and rootstock that exist in the soil;
- (3) In comparing the two methods -
 - (a) regeneration is usually far less expensive and provides established cover in a shorter period of time;
 - (b) regeneration can be harnessed to reduce, or sometimes replace the need to replant with seedlings, provided the resulting vegetation community grows more quickly or to a better standard than that which would have been achieved by planting of seedlings.
- (4) Species selection for replanting is to be in accordance with -

- (a) the local vegetation association detailed in Redland City Council's *Vegetation Enhancement Strategy*, and on-site observations. The *Vegetation Enhancement Strategy* can be obtained from the Council online at www.redland.qld.gov.au;
- (b) site specific requirements at a level of detail not covered in the generalised approach in (a).

(5) Planting requirements -

- (a) After planting, management requirements including -
 - (i) A weed management program to remove the weeds, stabilise the soil with mulch and subsequently replant using native species. Weed management on-site should remove declared and environmental weeds and must be ongoing throughout the monitoring and maintenance period. ;
 - (ii) a plant maintenance schedule must be followed to assist in a successful revegetation program. Unless otherwise required, the following program of compliance reporting is required to be submitted to Council -
 - a. after the initial planting stage;
 - b. six months after planting;
 - c. twelve months after planting;

(6) The responsibility for appropriate plant maintenance is the proponents'. Regular compliance reports must be prepared by the proponent and include photos of the vegetation, and any detail of plants that have required replacement. Where plants have died, two (2) plants will be required to be planted as replacement plantings.;

(7) A performance bond is required to ensure compliance with the revegetation plan. The level of the bond will be calculated to be the costs associated with reinstating the land if the local government were required to carry out the work and on going maintenance of the land. The life of the contract is twelve (12) months which commences once the initial planting inspection has been carried out and the performance bond has been lodged with the local government;

(8) Half of the bond will be released six (6) months after the initial planting subject to compliance reporting and possibly also inspection by local government compliance officers. The balance will be released following the final site inspection at twelve months and subject to the success of the revegetation works.

4.14.2. Specifications for Topsoil Management

- (1) Topsoil contains important seedbank and plant regeneration material that may be used for regeneration at low cost following its removal from construction areas;
- (2) Topsoil should be stockpiled on site and later spread in cleared, degraded or bare areas in accordance with the ecological assessment report, or as determined through site assessment, to encourage regeneration of native plants.

4.14.3. Specifications for Translocation of Flora and Fauna

- (1) For fauna management and translocation -
 - (a) at the operational works stage, and at least 14 days before commencement of any vegetation removal, dewatering or earthworks, the developer must appoint an accredited wildlife spotter to examine the site for presence of fauna, and to supervise clearing operations;
 - (b) before seeking a pre-start meeting at the operational works stage, the applicant must provide a complete copy of the accredited spotter's current Rehabilitation Permit;
 - (c) operational works will not be permitted to commence until Council has sighted this permit;

- (d) the spotter should attend the pre-start meeting if available;
- (e) prior to the pre-start meeting, the spotter should provide the local government with a plan indicating the broad range of fauna expected on the site, the proposed method of operation, and any expected constraints;
- (f) during clearing operations, the clearing contractor must -
 - (i) liaise with the on-site spotter;
 - (ii) ensure that each tree or other feature identified by the spotter as being a risk to wildlife if felled, disturbed or dewatered, is not damaged or disturbed until the spotter advises that it is appropriate to do so;
- (g) before commencement of and during clearing operations, it is the responsibility of the spotter to -
 - (i) be present at the site of clearing, dewatering, and other operations;
 - (ii) identify any tree or feature with wildlife present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree;
 - (iii) advise the contractor of the precise location of each such tree or other feature;

(2) Flora management and translocation -

- (a) prior to any clearing of vegetation, those trees to be removed should be tagged and approved by the local government to ensure minimal disturbance to the existing native vegetation;
- (b) at this stage, the local government may also tag any significant understorey species identified in the ecological assessment report, or otherwise identified, for translocation prior to clearing operations commencing.

4.15. Creating or Improving Movement Pathways for Native Animals

4.15.1. Directing Native Animals Away from Threats

- (1) The design and siting of development should incorporate principles of Biodiversity Friendly Urban Design (BFUD) in order to -
 - (a) address the safe movement of native animals through the development site;
 - (b) direct native animals away from those parts of uses and development that potentially pose a threat;
 - (c) threats may arise from a variety of sources including farming machinery, industrial machinery, swimming pools, guard dogs, road traffic, lighting, security fencing, domestic animals, noise and deep or steep-sided drains.
- (2) native animals will be protected from these threats by design that -
 - (a) provides buffer between source of threat and habitat or movement networks;
 - (b) provides ways for native animals to move safely away from the threats;
 - (c) modifies the threat so that it's potential to harm is substantially reduced.

4.15.2. Design of Roads and Access ways to Address Wildlife¹ Movements

- (1) Specific design requirements in relation to existing roads include -
 - (a) addressing and incorporating the requirements of the *Draft Action Plan to Reduce Koala Hits from Vehicles in Redland Shire (2004)* or subsequent editions, including

¹ In the Redland City design of roads that addresses the movement of macropods, koala or possums is considered (as a surrogate) to address all wildlife

the general recommendations relating to road treatments for the precinct in which the development is located -

(i) specific recommendations for road treatment by location in the precinct in which the development is located covering use of -

- fauna exclusion fencing;
- fauna “funnelling” fences or other structures;
- underpasses;
- culvert upgrades or retrofits;
- proposed overpass structures;
- proposed underpass structures;
- lighting;
- strategic treatment locations.

(b) Ensuring structures are designed to encourage use by target fauna which have inherent aversion to particular environments. For example, some species will not cross open spaces, confined spaces, narrow spaces, lighted or dark spaces;

(2) Specific design requirements in relation to new roads and access ways internal to developments including -

(i) applying the approach and recommendations of the *Draft Action Plan to Reduce Koala Hits from Vehicles in Redland Shire (2004)* or subsequent editions;

(ii) applying the recommendations of *Fauna Sensitive Road Design Volume 1 Past and Existing Practices* (or subsequent editions), which is available from the Queensland Department of Main Roads, including use of the following measures-

- dry underpass passages of sufficient dimensions to accommodate wildlife (i.e. ensuring appropriate setback of bridge abutments from watercourses);
- large pipe or small box culvert to accommodate fauna;
- revegetating the entrances to culverts to provide habitat and cover for animals entering or exiting;
- refuge poles for koalas, possums and gliders entering or exiting;
- wildlife fencing on both sides of roads to direct animals to culverts.

4.15.3. Fauna Friendly Fences

(1) Fences are one of the major obstacles to fauna movement, especially where they are erected across habitat areas and corridors. Fences create physical barriers to fauna movement and have the potential to disrupt the feeding, migration, breeding and social patterns of fauna within that area;

(2) Where a lot or premises is wholly or partly covered by the Habitat Protection Overlay maps fauna friendly fencing² must be used;

(3) In urban areas outside of the Habitat Protection Overlay Code, the Planning Scheme requires fences to be climbable by koalas. Where this is the case the fence does not have to cater for all other native animals;

(4) The purpose of fauna friendly fencing is to meet requirements for property boundary definition, security, privacy and the containment of livestock, in a manner that does not inhibit the movement of native animals between properties;

² In Redland City a fence is considered to be fauna friendly if it does not inhibit the movement of a macropod, koala or possum.

- (5) These requirements can be achieved without building a fence. For example -
- (a) Property Definition - A constructed fence may not be necessary to define a property boundary. Consideration should be given to garden edges or low wooden posts to subtly define boundaries exposed to the public. Where this is not possible, the old rural style fence of plain wire strands and wooden posts allows for the uninhibited movement of native fauna while defining boundaries;
 - (b) Privacy - The privacy of a property can be enhanced through the use of vegetation. A combination of native trees, shrubs and ground covers can effectively screen areas while enhancing the amenity and habitat value of the area. If the alignment of the property were such that privacy is a great concern, a more solid fence with a 30cm gap at the bottom would be considered Fauna Friendly;
- (6) The movement of animals through existing fences can be improved by planting a variety of native trees and shrubs along the fence line, possibly either side of fence line as a continuous link, which fauna can use to climb over the fence until such time that a Fauna Friendly Fence can be erected. Sections or parts of the fencing could also be removed (for example the lowest strand wire), and replanted to integrate the fence and vegetation. Alternatively if climbing animals are the prime consideration then poles or other structures attached to the fence can provide adequate grip for a native animal to climb over;
- (7) Barbed wire and electrified fencing must be kept to a minimum and used only where essential for separation and management of stock. Where barbs are used consider short barbs and the use of bunting and reflective tags to increase visibility;
- (8) Given the vast variety in animal size, shape and methods of mobility, no single fence design can be classed as friendly to all fauna. A fence that is friendly to one species of native animal is not necessarily friendly to all. Advice should be sought from Redland City Council to determine specific requirements in accordance with Biodiversity Friendly Urban Design best practice;
- (9) Fauna proof fencing may be necessary in some areas to ensure fauna do not move into an area where threats are present. Fauna proof fences are discussed in section 14.17.2.

4.15.4. Overcoming Noise as a Barrier to Wildlife Movement

- (1) Noise is a major obstacle to fauna movement. Noise, especially at night, also has the potential to disrupt native animals during the feeding, migration, breeding and social interaction, all of which may have negative impact on the long term survival of species.
- (2) Action must be taken to minimise the noise directed into habitat areas or across movement pathways. The Habitat Protection Overlay identifies the location of these wildlife areas.
- (3) Any noise or ecological assessment report should identify -
- (a) areas where noise levels are an issue;
 - (b) the location of existing noise sources;
 - (c) the location of new potential noise sources;
 - (d) the location of noise measurement points;
 - (e) where design has incorporated noise abatement.

4.15.5. Overcoming Lighting as a Barrier to Wildlife Movement

- (1) Artificial lighting is a major obstacle to fauna movement. Artificial light, especially at night, also has the potential to disrupt native animals during the feeding, migration, breeding and social interaction – all of which may have negative impact on the long term survival of species.

- (2) Action must be to minimise the artificial light directed into habitat areas or across movement pathways. The Habitat Protection Overlay identifies the location of these wildlife areas.
- (3) Any lighting or ecological assessment report should identify -
 - (a) areas where light levels are an issue;
 - (b) the location of existing light sources;
 - (c) the location of new potential light sources;
 - (d) the location of light measurement points;
 - (e) where design has incorporated light abatement.
- (4) Advice should be sought from Redland City Council to determine specific requirements, in accordance with Biodiversity Friendly Urban Design best practice.

4.16. Improve Ecological Condition or Processes in Degraded and Threatened Areas

4.16.1. Site Cleanup and Waste Management

- (1) Hazards and wastes must be removed from the development site, with particular attention paid to the future public access areas, such as open space and conservation areas. This includes -
 - (a) any wastes as defined in the Environmental Protection Act 1994;
 - (b) machinery, fencing, and equipment left over from past uses and practices, especially that from farming, nursery, horticultural, light industrial, mechanical and manufacturing activities;
 - (c) items of rubbish and litter.

4.16.2. Controlling Domestic Pets and Stock

- (1) Development should ensure that domestic pets, especially dogs and cats, and stock do not enter wildlife habitat areas, movement corridors and links. The Habitat Protection Overlay identifies the location of these wildlife areas;
- (2) Development design and siting should protect native wildlife by -
 - (a) confining pets, especially dogs and cats, within the development envelope (where applicable);
 - (b) confining domestic pets and stock away from wildlife areas identified by the Habitat Protection Overlay;
 - (c) using fauna proof fencing around confined areas and allowing fauna to move freely through the remainder of the property;
 - (d) Advice should be sought from Redland City Council to determine specific requirements, in accordance with Biodiversity Friendly Urban Design best practice.

Note -

A fauna proof fence is for example a solid, vertical, 1800mm high fence, free of overhanging vegetation. Most fencing allows some fauna movement. Even chain wire allows small animals to move through and can be climbed by koalas.

The presence of a dog or cat alone does not deter native fauna from entering a property. Similarly, pets will and do pursue native wildlife deep into habitat areas causing stress and predation. Also, stock moving into wildlife habitat areas can have significant negative impacts including soil compaction, waterway pollution, and weed propagation.

4.16.3. Controlling Pest Animals

- (1) If a pest species is identified on the site, the developer or responsible person must:
 - a) Ascertain if there is a resident population that depends on the site for basic needs including but not restricted to shelter or food; and
 - b) Obtain advice from Redland City's Animal Management Unit; and
 - c) Take reasonable action to manage the pest population according to the control objective identified in the *Redland Shire Pest Management Plan 2006-2010*.
- (2) Where approvals for development could result in the potential for more domestic pets, Redland City Council may seek to amend its local laws relating to control of animals to exclude dogs from areas within areas covered by the Habitat Protection Overlay;
- (3) Where the lot contains or is adjacent a roosting site for wader birds, proposals for fencing to exclude dogs and stock from disturbing the wader birds.

4.16.4. Stabilise Active Erosion

- (1) The requirements for rehabilitating areas affected by erosion are set out in the Planning Scheme [Policy 14](#) - Waterways, Wetlands and Moreton Bay and include -
 - (a) re-profiling and stabilisation of the soil;
 - (b) follow up measures, such as replanting, use of geotextiles or rock gabion, to control erosion;
 - (c) safeguards to minimise the ecological impacts of works, machinery, in drainage lines and waterways;
 - (d) within an enhancement corridor, marine habitat or bushland habitat, the rehabilitation must include re-creation of habitat including rills and riffles, snags, stream bed rocks and overhangs;
 - (e) on-going management must also be undertaken to ensure successful rehabilitation of areas affected by erosion.
- (2) The above requirements are general. Specific requirements for each development site will be determined on a case by case basis. For examples of erosion and sediment control refer to Chapter 4 - Erosion Prevention and Sediment Control in Planning Scheme [Policy 9](#) - *Infrastructure Works*.

4.17. Glossary

Accredited spotter	An accredited spotter is a person or company holding a current Rehabilitation Permit issued by the Department of Environment and Resource Management under Section 275(d) of the <i>Nature Conservation Regulation 1994</i> . All native fauna are protected under the <i>Nature Conservation Act 1992</i> .
Biodiversity	The variety of all life forms: the different plants, animals and micro-organisms, the genes they contain and the ecosystems they form. It is a concept that emphasises the inter-relatedness of the biological world. It is often considered at three levels: genetic diversity, species diversity and ecosystem diversity
Corridor	An area of land and/or water, including areas above and below ground, which: functions to allow wildlife movement between habitat areas; provides wildlife refuges and habitat; provides habitat connectivity; supports the maintenance of biodiversity by providing connectivity; or supports the maintenance of ecological processes by providing connectivity
Ecological Feature	Any feature which forms a component of the ecology of an area
Ecological Processes	The physical and chemical processes which underpin the ecology of an area, including the hydrological and riparian processes of wetlands, waterways and coasts; the successional, plant dispersal, recruitment and fire regime processes of terrestrial and aquatic vegetation communities; soil formation, stabilisation, erosion and deposition; fauna and flora population dynamic
Ecological Value	The ability or quality of the habitat or ecosystem to support the full range of native flora and/or fauna species known to occur in that habitat type.
Ecosystem	A community of organisms interacting with one another and the environment in which they live
Edge Effects	Effects occurring at or near the boundary between different landscape or habitat types, including changed microclimatic conditions, increased exposure to wind and light (natural and artificial), changes in the water regime, increased predation, displacement of some species by more aggressive species including weeds, domestic animals and edge specialists, and changes in vegetation composition and/or structure reduction in habitat from lawns and other development-related buffer zones
Enhancement	the introduction to a place of additional individuals of one or more organisms, species or elements of habitat or geodiversity that naturally exist there
Geotextile	Geotextiles are permeable fabrics which, when used in association with soil, have the ability to separate, filter, reinforce, protect, or drain.
Net gain	Providing an environmental offset that ensures that the ecological value is better than that which was destroyed or removed. Generally expressed as a ratio (for example 1 tree removed requires 3 trees to be planted).
Offset	An environmental offset is an action taken to counter-balance any unavoidable negative environmental impacts that might result from an activity or a development. Environmental offsets are measures taken which are outside the scope

	of the activities of the development, to counter-balance adverse environmental impacts. An offset can be located within or outside the geographic site of the activity or development.
Rock gabion	A cylindrical structure for filling with earth and stones used in engineering for stabilisation
Species	A group of plants, animals or micro-organisms that have a high degree of similarity and generally can interbreed only among themselves
Viability	The capacity of an ecosystem, flora or fauna community, species population or supporting ecological process (eg. energy, water or nutrient cycles) to persist in the long term without significant adverse change
Wildlife habitat	Wildlife habitat includes trees whether living, dead or fallen, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces and aquatic feature such as dams and waterways.

Amendments to Part 11 – Planning Scheme Policies

Amendment 11.09: Policy 09 – Infrastructure Works

Explanation

Chapter 2 - Documentation and General Conditions

9.2.6 Information Required For On-Maintenance

9.2.6.8 Stormwater Drainage

To ensure that Council receives adequate documentation about Water Sensitive Urban Design infrastructure items for asset management and maintenance purposes, additional items such as swales, bio-retention swales, sediment basins, bio-retention basins, constructed stormwater wetlands, infiltration measures and sand filters should be added to section 9.2.6.8 Stormwater Drainage after dot point (1)(f). Additionally, a note below dot point (1) stating that this is not a complete list should also be added.

Figure 1 - On -Maintenance Inspection List

A requirement for written confirmation from Energex that there is/will be electricity supply has been added to the On-Maintenance Inspection list. This is to ensure that electricity can be provided to the site.

Terminology

- The term "road reserve" refers to a reserve that has been dedicated for road purposes which is fairly uncommon. As such the term has been deleted and the more appropriate term "dedicated road" has been inserted where required.
- Under s9.2.6.4, the certification of drawings refers to a "Registered\Licensed Surveyors signature" - and in the notes refers to a registered surveyor as "a person or a body corporate registered as a surveyor by the Surveyors board of Queensland under the Surveyors Act 1977." Surveyors now work under the *Surveyors Act 2003* and in accordance with the *Survey and Mapping Infrastructure Act 2003*, which use the term Cadastral Surveyor. Therefore, to ensure terminology is consistent with current legislation, the term Licensed Surveyor has been replaced with the term Cadastral Surveyor.

Chapter 5 - Road and Path Design

9.5.14 Pedestrian and Bicycle Paths

9.5.14.3 Path Requirements

This amendment involves the slight rewording of a small part of dot point (3). The content is still the same however the wording is clearer.

Chapter 6 - Stormwater Management

9.6.3 Legislative Framework

9.6.3.1 Context

- Dot point (2)(e) refers to the *South East Queensland Regional Water Quality Management Strategy* (SEQWRMS). This amendment updates dot point (2)(e) and now refers to the *SEQ Healthy Waterways Strategy*.
- Dot point (10) has been amended to refer to the *Water Sensitive Urban Design Technical Guidelines for SEQ*. This is to ensure that clearer specification assists in getting better outcomes at asset handover after the maintenance period expires.

9.6.3.2 WSUD Planning Process

9.6.3.2.1 Stage 1 - Scoping Phase

- Amend dot point (1)(b)(ii)(a) to provide more detail and clarification.
- Delete dot point (1)(b)(iii) and replace with dot point (1)(b)(iv) which has been amended to provide more detail and clarification.
- Dot point (1)(b)(v) becomes dot point (1)(b)(iv) and remains unchanged.

9.6.3.2.2 Stage 2 - Development of a Stormwater Strategy

Diagram 2 - Sketch Depicting Stormwater Treatment Train

This diagram is amended slightly to show the point of piped stormwater discharge from development.

9.6.4 Standards

9.6.4.1 Stormwater Management Systems

This section specifies the design standards for stormwater management systems. This section has been amended to include reference to the *Water Sensitive Urban Design Technical Guidelines for SEQ*. The *Water Sensitive Urban Design Technical Guidelines for SEQ* are the recognised design guideline for Water Sensitive Urban Design infrastructure in SEQ. The guidelines reference and compliment the Queensland Urban Drainage Manual.

9.6.4.7 Design Frequency

A note has been added underneath dot point (3)(a) which states that pedestrian bridges and pathways over waterways are designed such that they do not endanger or negatively impact on upstream properties during a 1% AEP storm event.

Table 2

Table 2 details fractions impervious and coefficients. This table has been amended to provide more detail by specifying the fractions impervious and coefficients for the majority of the zones in the Redlands Planning Scheme.

9.6.5 Roof and Inter-lot Drainage

9.6.5.1 General

Dot point (3) has been amended to provide greater clarification that the purpose of private easements is to facilitate maintenance and an overland flow path.

9.6.5.2 Urban Residential Roof Drainage

- Dot point (3) has been amended to state that roof drainage is provided through a downhill lot with preferably only one upper lot. Currently it states only one upper lot however sometimes roof drainage through a downhill lot with only one upper lot cannot be achieved. Additionally, reference has been made to diagram 3 for more clarification.
- Dot point (4) has been amended to include reference to standard drawing R-RSC-7.
- Dot point (6) has been amended to state that there will be no penalty in terms of increased head loss or flow on the street drainage system where the Level I or Level II, maximum 2 rear lots roof drainage system connects.

9.6.5.3 Urban Residential Inter-lot Drainage

Dot point (2) has been amended to reduce the catchment size.

Chapter 8 - Sewerage Reticulation

9.8.3 General

9.8.3.3 Local Government Roads

Dot point (2) has a typographical error. This amendment simply corrects this typographical error. The dot point specifies a ratio for a concrete mix however, 'mix' is misspelt as 'mid'.

9.8.4 Location of Sewers

9.8.4.2 Centre and Industrial Zones

The last sentence of dot point (4) has been amended to state that no approvals will be given to build over sewers greater than or equal to 300mm diameter. Currently this provision states approval will not be given to build over sewers greater than 150mm diameter however, it has been common practice to give approvals for building over sewers greater than 150mm diameter but not greater than 300mm hence the need to amend this provision.

Chapter 9 - Electrical Reticulation and Street Lighting

9.9.3 General

To ensure adequate electrical supply is available to allotments, a new dot point has been added to require electrical consultants to forward to the local government written confirmation from Energex that adequate existing and future supply will be available for development electricity demands associated with proposed and future stages of the subject site.

9.9.4.5 Existing Dedicated Roads (including Road Widening)

This amendment is in regards to standards for connecting electricity infrastructure for minor infill residential reconfigurations. The amendment will ensure proposed infrastructure will comply with Energex standards.

9.9.4.6 Existing Houses/Buildings

In section 9.9.4.6, an additional provision is required to specify that overhead electricity and telecommunication services must be converted to underground services where an existing dwelling/building remains within the limits of a development of more than two lots.

Chapter 10 - Parks and Open Space

9.10.5 Open Space Land Characteristics

Table 2 - Land Description

Specific Outcome S1.2 (1)(i) of the Reconfiguration Code states: “The movement network associated with reconfiguration - provides a continuous road adjacent to foreshore areas and maximises road frontages to open space areas”. Specific Outcome S1.1 also outline numerous benefits of providing an esplanade road to open space areas. However, developers draw Council’s attention to Table 2 in Chapter 10 of the Infrastructure Works Code which identifies a reduced amount of road frontage to open space and subsequently Council’s ability to achieve a maximum road frontage to open space areas is questioned. Consequently, Table 2 has been amended to support S1.2 (1)(i) of the Reconfiguration Code. Table 2 has been amended to require 100 percent frontage to local road where adjoining a foreshore or conservation area and a minimum of 50 percent frontage to active recreation parks with more than one frontage.

The document currently describes the size of local parks ranging from 2000m² to 2 hectares, as determined by the local government based on suburb by suburb gap assessment. This conflicts with Council’s current Open Space Plan which describes the minimum size of a Local Park as being 5000m². This chapter is proposed to be amended to bring it into line with Council’s adopted Open Space Plan by describing the local park range as being 5000m² to 2 hectares.

Appendix 1 – Standard Drawings

Two new standard drawings have been included. This includes Index Standard Drawings General (G-RCC-1) and Fencing – Temporary Star Picket and Log Bollard Fencing (G-RCC-2). All standard drawings have now been re-badged with Redland City Council logo and name. Numbers will remain the same except that they will be prefixed RCC instead of RSC. References to RSC drawing numbers in the RPS will be progressively updated to RCC drawing numbers.

Proposed Amendments

Chapter 2 - Documentation and General Conditions

9.2.6 Information Required For On-Maintenance

9.2.6.8 Stormwater Drainage

Insert - after (1)(f) –

- (g) Swales.
- (h) Bio-retention swales.
- (i) Sediment basins.
- (j) Bio-retention basins.

- (k) Constructed stormwater wetlands.
- (l) Infiltration measures.
- (m) Sand filters.

Insert - Note after (1)(m) –

- **Note –**
This is not a complete list. In conceptually designing a stormwater treatment train using the principles of Water Sensitive Urban Design preference should be given to ‘at source’ treatments spread between individual lots and common areas such as streetscapes and parks, over spatially larger end-of-line treatments such as constructed wetlands. At source treatments may include rain gardens, rain tanks, grassed swales or bio-retention systems between lots on common land or incorporated into the streetscape / road corridor.

The detailed design of the stormwater water quality treatment system should identify asset valuation, life cycle costs and construction / maintenance costs and requirements of individual asset items.

The Water Sensitive Urban Design Technical Design Guidelines for South East Queensland indicates how to identify construction and maintenance costs and requirements.

Figure 1 - On -Maintenance Inspection List

Insert - under the heading “As-Constructed certified drawings”

Confirmation that electrical As-Constructed information has been submitted to Energex

Terminology

In Section 9.2.5.4 (4)

Delete - “road reserves”

Insert - “dedicated roads”

In Section 9.2.5.5 (1) (a), (i) and (m)

Delete - “road reserve”

Insert - “dedicated road”

In Section 9.2.5.8(1)(a)

Delete - “road reserve”

Insert - “dedicated road”

In Section 9.2.5.9(2)(a)

Delete - “road reserve”

Insert - “dedicated road”

In Section 9.2.5.12(1)(a)

Delete - “road reserve”

Insert - “dedicated road”

In Section 9.2.6.4 (3)

Delete - “or Licensed Surveyor”

Insert - “Cadastral Surveyor”

In Section 9.2.6.4 (3) [Certification example above the Note]

Delete - “Registered/Licensed”

Insert - “Cadastral Surveyor”

In the Note in Section 9.2.6.4 (3)

Delete –

- A registered surveyor is a person or a body corporate registered as a surveyor by the Surveyors board of Queensland under the Surveyors Act 1977.
- A Licensed Surveyor is a registered surveyor that the Queensland Surveyors Board has endorsed to perform cadastral surveys under the Surveyors Act 1977.

Insert -

- A Cadastral Surveyor is a person or a body corporate registered as a surveyor by the Surveyors board of Queensland under the Surveyors Act 2003.

In Section 9.2.6.4 (5)

Delete - “Licensed/Registered”

Insert - “Cadastral”

In Section 9.2.10.1(6)

Delete – “road reserve”

Insert - “dedicated road”

In Section 9.2.10.3 (3)(a)

Delete – “Licensed”

Insert - “Cadastral”

In Section 9.2.10.5(1)

Delete – “road reserves”

Insert - “dedicated roads”

In Section 9.2.10.7 (1)

Delete – “road reserves”

Insert - “dedicated roads”

In Section 9.2.11(1)(a)

Delete – “road reserve”

Insert - “dedicated road”

see model 11.09.02

Chapter 5 - Road and Path Design

9.5.14 Pedestrian and Bicycle Paths

9.5.14.3 Path Requirements

Delete -

- (3) Depending on the location and function, path paving widths are provided to local government requirements. Pedestrian paths are designed to provide sufficient space for pedestrians with prams or strollers. Pedestrian paths are not less than 1.5 metres in width and should exceed that minimum where pedestrian demand is high in locations such as at commercial sites. At such locations the local government may require the paving to extend the full width of the verge, from the property alignment to the kerb. Refer to standard drawings [R-RSC-5 and R-RSC-8](#).

Insert –

- (3) Depending on the location and function, path paving widths are provided to local government requirements. Pedestrian paths are designed to provide sufficient space for pedestrians with prams or strollers. Pedestrian paths are not less than 1.5 metres in width and should exceed that minimum where pedestrian demand is high. At commercial sites the paving is constructed the full width of the verge, from the property alignment to the kerb, excluding approved landscape areas. Refer to standard drawings [R-RCC-5 and R-RCC-8](#).

see model 11.09.05

Chapter 6 - Stormwater Management

In 9.6.3 Legislative Framework

9.6.3.1 Context

Delete – (2)(e)

- (e) *South East Queensland Regional Water Quality Management Strategy (SEQWRMS)*;

Insert –

- (e) *SEQ Healthy Waterways Strategy*;

Delete -

- (10) Ensure the design of the stormwater system maintains an acceptable level of maintenance.

Insert –

- (10) Ensure the design of the stormwater system maintains an acceptable level of maintenance prescribed by the WSUD Technical Design Guidelines for SEQ.

In 9.6.3.2 WSUD Planning Process

9.6.3.2.1 Stage 1 - Scoping Phase

Delete - (1)(b)(ii)(a)

- (a) development has an upstream catchment area of 5 hectares or more; or

Insert –

- (a) development has an upstream catchment or sub-catchment area of 5 hectares or more contributing to the minor piped drainage system. (The sum of the sub-catchments discharging to a natural flow path may be larger than 5 hectares as shown on diagram 2); or

Delete - (1)(b)(iii)

- (iii) drainage flowpaths which intersect at an existing road sag and have an upstream area greater than 5 hectares, are retained for the full natural width of the 1 percent AEP flood level on the downstream side of the road in order to preserve the natural drainage lines;

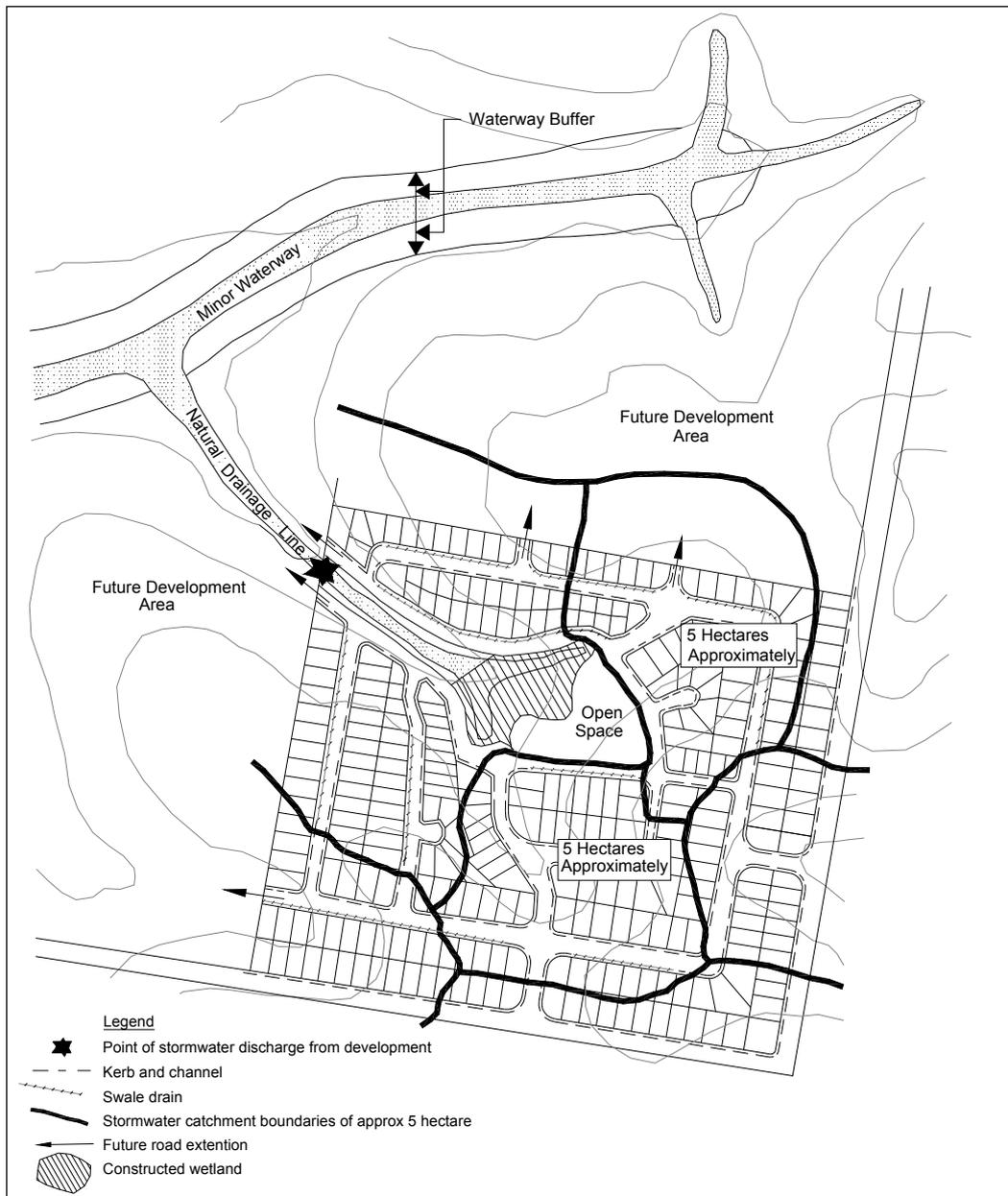
Insert –

- (iii) roads and or a minor piped drainage system may be constructed along natural drainage lines if the upstream catchment or sub-catchment is less than 5 hectares and the 1 percent AEP flood event is designed in accordance with this policy;

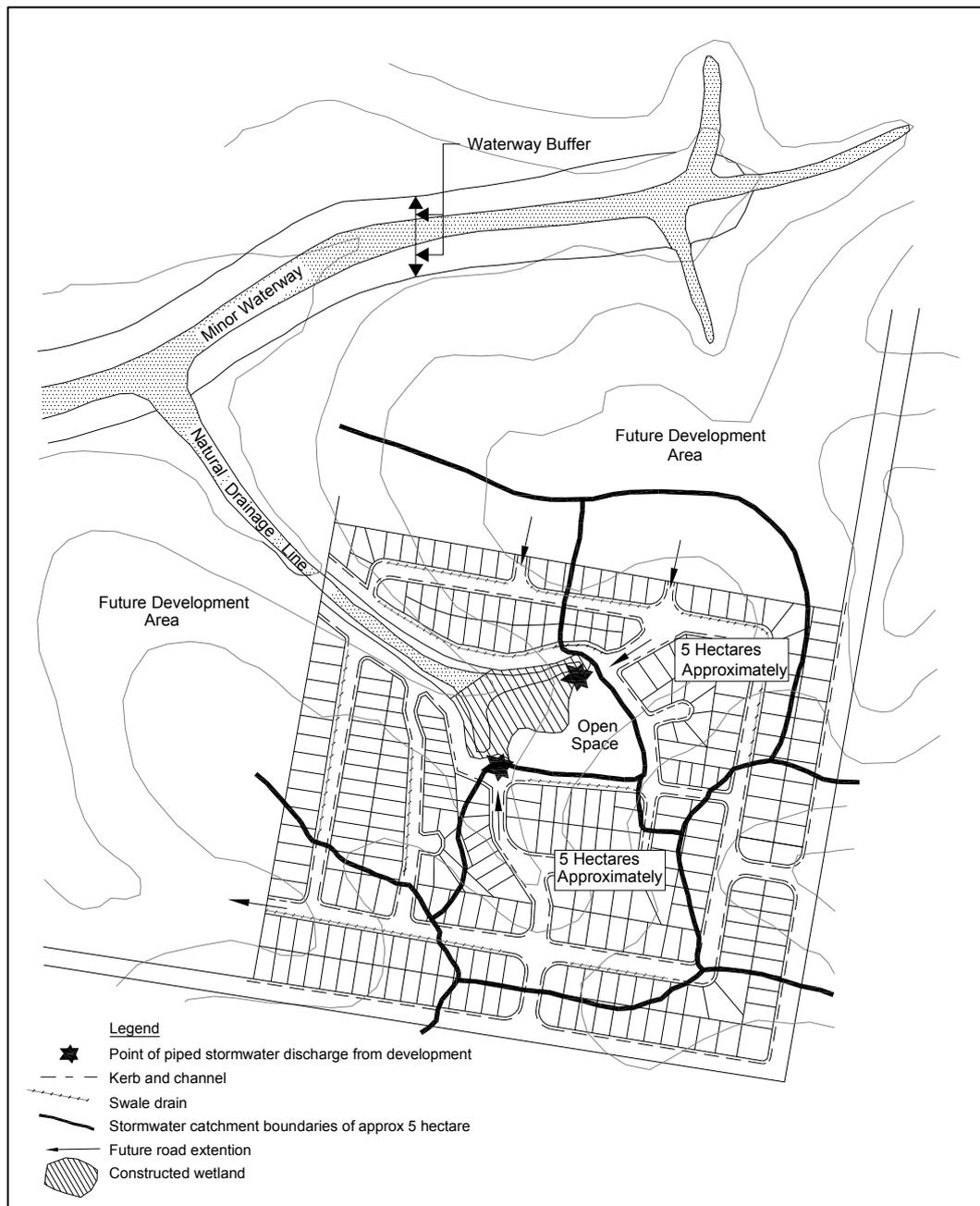
In 9.6.3.2.2 Stage 2 - Development of a Stormwater Strategy

Diagram 2 - Sketch Depicting Stormwater Treatment Train

Delete – Diagram 2 - Sketch Depicting Stormwater Treatment Train



Insert – new Diagram 2 - Sketch Depicting Stormwater Treatment Train



In 9.6.4 Standards

9.6.4.1 Stormwater Management Systems

Delete –

Stormwater management systems are designed in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM), and Australian Rainfall and Runoff (ARR), except when it is otherwise specified in this chapter of the policy.

Insert –

Stormwater management systems are designed in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the WSUD Technical Design Guidelines for SEQ, except when it is otherwise specified in this chapter of the policy.

9.6.4.7 Design Frequency

Insert - note under (3)(a)

Note -

Pedestrian bridges and pathways over waterways are designed such that they do not endanger or negatively impact on upstream properties during a 1% AEP storm event.

Insert - new (3)(c)

- (c) Above ground car parks are to be trafficable in the 1 percent AEP to a maximum flow depth of 200mm. Basement car parks can be constructed below the 1 percent AEP provided that there are suitably waterproofed perimeter walls and air vents, entry/exit ramps at the car park entrance that are above the designated flood, and water pumps that are available in an emergency;

Table 2

Delete – Table 2

Fractions Impervious and Coefficients					
Description	Fraction Impervious (includes roads) f	100% AEP C	50% AEP C	10% AEP C	1% AEP C
Medium Density Residential Zone (including sub-area MDR 1)	0.80			0.85	1.00
Urban Residential Zone Fee Simple Lots. 300m ²	0.80		0.72	0.85	1.00
400m ²	0.70		0.70	0.82	0.98
500m ²	0.60		0.68	0.80	0.96
(Urban Res.) 550m ²	0.55		0.67	0.79	0.95

	600m ²	0.50		0.66	0.78	0.94
	700m ²	0.45		0.65	0.77	0.92
	800m ²	0.40		0.65	0.76	0.91
	900m ²	0.35		0.64	0.75	0.90
Low Density Res.	2000m ²	0.30		0.62	0.73	0.88
Park Residential	6000m ²	0.20		0.60	0.71	0.85
Parks & Open Space		0.00	0.53	0.56	0.66	0.79
Canal Estates		0.75			0.84	1.00
Central Business		1.00			0.90	1.00
Commercial		0.90			0.88	1.00
Industrial		0.90		0.75	0.88	1.00
Roads and car parking areas		0.90		0.75	0.88	1.00

Insert – new Table 2

Fractions Impervious and Coefficients					
Description	Fraction Impervious (includes roads) f	100% AEP C	50% AEP C	10% AEP C	1% AEP C
Residential Zones					
Medium Density Residential Zone (including sub-area MDR 1)	0.80			0.85	1.00
Urban Residential Zone					
300m ²	0.80		0.72	0.85	1.00
400m ²	0.70		0.70	0.82	0.98
500m ²	0.60		0.68	0.80	0.96
550m ²	0.55		0.67	0.79	0.95
600m ²	0.50		0.66	0.78	0.94
700m ²	0.45		0.65	0.77	0.92
800m ²	0.40		0.65	0.76	0.91
900m ²	0.35		0.64	0.75	0.90
Low Density Res. 2000m ²	0.30		0.62	0.73	0.88
SMBI Residential (see above)					
Point Lookout Tourist (see above)					
Centre Zones					
Major Centre	1.00			0.90	1.00
District Centre	0.90			0.88	1.00
Local Centre	0.90			0.88	1.00
Neighbourhood Centre	0.90			0.88	1.00
Point Lookout Centre	0.90			0.88	1.00
SMBI Centre	0.90			0.88	1.00
Industrial Zones					

Commercial Industry	0.90		0.75	0.88	1.00
General Industry	0.90		0.75	0.88	1.00
Island Industry	0.90		0.75	0.88	1.00
Marine Activity	0.90		0.75	0.88	1.00
Environmental Zones					
Park Residential 6000m ²	0.25	0.53	0.60	0.71	0.85
Parks & Open Space	0.20	0.53	0.56	0.66	0.79
Conservation	0.20	0.53	0.56	0.66	0.79
Environmental Protection	0.20	0.53	0.56	0.66	0.79
Other Zones					
Rural Non-Urban	0.20		0.56	0.66	0.79
Roads and car parking areas	0.90		0.75	0.88	1.00
Community Purposes - * To be determined by the Local Government					
<ul style="list-style-type: none"> ▪ Cemetery ▪ Community Facility ▪ Education Facility ▪ Emergency Services ▪ Hospital ▪ Place of Worship ▪ Infrastructure ▪ Future Transport/Trail Corridor ▪ Future Integrated Transport and Marine Facilities 					

In 9.6.5 Roof and Inter-lot Drainage

9.6.5.1 General

Delete -

- (3) Private easements in favour of the upstream property owners are provided over Level III and V inter-lot drainage pipes. The easement width is to encompass the drainage infrastructure and will generally be a minimum width of 1.5 metres.

Insert –

- (3) Private easements in favour of the upstream property owners are provided over Level III and V inter-lot drainage pipes. The easement width is to encompass the drainage infrastructure and will generally be a minimum width of 1.5 metres. The easement is to facilitate property owner maintenance and an overland flow path.

9.6.5.2 Urban Residential Roof Drainage

Delete -

- (3) Notwithstanding the detail in QUDM Figure 5.18.1(b), roof drainage is provided via a 150mm diameter pipe through a downhill lot with only one upper lot and the lower lot connected to the pipe and discharging to the lower street.

Insert –

- (3) Notwithstanding the detail in QUDM Figure 5.18.1(b), roof drainage is provided via a 150mm diameter pipe through a downhill lot with preferably only one upper lot and the lower lot connected to the pipe and discharging to the lower street. Refer to Diagram 3 in this section.

Delete -

- (4) Roofwater connection points provided to each upper lot are located 4 metre upstream from the lower side property boundary and 1 metre past the alignment of the sewer line.

Insert –

- (4) Roofwater connection points provided to each upper lot are located 4 metre upstream from the lower side property boundary and 1 metre past the alignment of the sewer line. Refer to standard drawing number R-RCC-7.

Delete -

- (6) There will be no penalty in terms of increased head loss or flow on the street drainage system where the Level I or Level II, maximum 2 lots roof drainage system connects.

Insert –

- (6) There will be no penalty in terms of increased head loss or flow on the street drainage system where the Level I or Level II, maximum 2 rear lots roof drainage system connects.

9.6.5.3 Urban Residential Inter-lot Drainage

Delete -

- (2) Notwithstanding the requirements of QUDM, where a potential catchment of approximately 0.5 hectares, approximately 8 lots, will contribute overland stormwater flow along the upper side of the rear boundary of adjoining lower lots, an inter-lot drainage system is provided.

Insert –

- (2) Notwithstanding the requirements of QUDM, where a potential catchment of approximately 0.25 hectares, approximately 4 lots, will contribute overland stormwater flow along the upper side of the rear boundary of adjoining lower lots, a level 111 inter-lot drainage system is provided.

see model 11.09.06

Chapter 8 - Sewerage Reticulation

In 9.8.3 General

9.8.3.3 Local Government Roads

Delete -

- (2) Trenching and backfilling at sewer crossings of existing local government roads are to comply generally with the details in the local government's approved standard drawings. The pipe is bedded in sand surround, then back-filled for a minimum depth of 450mm with lean mix concrete (1:20 mix). A 40mm thick AC road surface is placed over the lean mix back-fill and is to extend 200mm each side of the trench.

Insert –

- (2) Trenching and backfilling at sewer crossings of existing local government roads are to comply generally with the details in the local government's approved standard drawings. The pipe is bedded in sand surround, then back-filled for a minimum depth of 450mm with lean mix concrete (1:20 mix). A 40mm thick AC road surface is placed over the lean mix back-fill and is to extend 200mm each side of the trench.

In 9.8.4 Location of Sewers

9.8.4.2 Centre and Industrial Zones

Delete -

- i. The local government may require the relocation of an existing sewer which conflicts with a proposed building site. If relocation is not feasible, the developer may seek the approval of the local government to build over the sewer. In such cases, foundations are to bridge the sewer. No approval will be given to build over sewers greater than 150mm diameter.

Insert –

- (4) The local government may require the relocation of an existing sewer which conflicts with a proposed building site. If relocation is not feasible, the developer may seek the approval of the local government to build over the sewer. In such cases, foundations are to bridge the sewer. No approval will be given to build over sewers greater than or equal to 300mm diameter.

see model 11.09.08

Chapter 9 - Electrical Reticulation and Street Lighting

In 9.9.3 General

Insert - after (1)

- (2) The electrical consultant is to forward to the local government written confirmation from Energex that adequate existing and future supply will be available for development electricity demands associated with proposed and future stages of the subject site. Where applicable, a copy of the Terms and Conditions letter issued by Energex is forwarded to the local government at the time that the application for development approval is submitted.

In 9.9.4.5 Existing Dedicated Roads (including Road Widening)

Insert - after (3)

- (4) Minor infill residential reconfigurations of one lot into two on an existing road may be connected to an existing overhead electrical service provided no new poles are located within the road reserve and “flying-fox” wire connections in accordance with Energex standards, are not located across a road.

In 9.9.4.6 Existing Houses/Buildings

Delete: -

Where an existing dwelling/building is to remain within the limits of a development then any existing overhead electricity and telecommunications service to the building are converted to underground.

Insert: -

Where an existing dwelling/building is to remain within the limits of a development of more than two lots, then any existing overhead electricity and telecommunications service to the building are converted to underground.

see model 11.09.09

Chapter 10 - Parks and Open Space

In 9.10.4 Definitions and Functions of Parks and Open Spaces

In 9.10.4(2)(a)(i)

Delete – 2000m²

Insert – 5000m²

In 9.10.5 Open Space Land Characteristics

Table 2 - Land Description

Delete – in Table 2 - Land Description for “Local recreation” in the column “Frontage Visibility / Surveillance”

50 percent frontage to local road

100 percent of embellishments are visible from access point

Insert – in Table 2 - Land Description for “Local recreation” in the column “Frontage Visibility / Surveillance”

100 percent frontage to local road where adjoining a foreshore or conservation area

A minimum of 50 percent frontage to active recreation parks with more than one frontage

100 percent of embellishments are visible from access point

see model 11.09.10

Appendix 1 – Standard Drawings

- G-RCC-1 Index Standard Drawings General; and
- G-RCC-2 Fencing – Temporary Star Picket and Log Bollard Fencing

see model 11.09.17

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 11.09.02

Chapter 2 - Documentation and General Conditions

9.2.5.4 Layout and stage plan

- (1) For large developments, the layout plan shows the relationship of all new roads to each other, and to existing roads adjoining the development.
- (2) Where development is planned in stages, the boundaries of proposed stages are shown on the plan, and the stages identified by numbering.
- (3) Existing and proposed streets which are adjacent to or fronting the proposal are included on the layout plans.
- (4) All services, natural features, significant trees and the like are shown on existing **road reserves dedicated roads**.
- (5) Details of the permanent survey mark, including the AHD level from which the levels were transferred, are included.

9.2.5.5 Plan of each new road

- (1) The plan of each road includes -
 - (a) **road reserve dedicated road** boundaries;
 - (b) lot boundaries, both existing and proposed;
 - (c) centreline or other construction line;
 - (d) chainages on centreline or construction line;
 - (e) bearings of the centreline or construction line;
 - (f) offsets if the construction line is not the centreline;
 - (g) tangent point chainages of each curve;
 - (h) radius and tangent length of each curve;
 - (i) **road reserve dedicated road** boundaries, centreline, and bearing of each intersecting road;
 - (j) chainage of the intersection point of road centrelines;
 - (k) channel lip lines, kerb types, lip radii and chainage of all tangent points of lip lines;
 - (l) edge of pavement, where no kerb and channel is proposed;
 - (m) dimensioned **road reserve dedicated road**, verge, footpath and pavement widths, where these differ from the standard cross section;
 - (n) location and details of signs and road markings proposed;

.....

9.2.5.8 Type cross sections of roads

- (1) A standard cross section is shown for each road, including -

- (a) ~~road reserve~~ dedicated road width;
- (b) pavement widths, lip to lip dimension;
- (c) road verge widths;
- (d) concrete footpath and cycle paths;
- (e) crossfalls of pavement and road verges;
- (f) pavement depth;
- (g) type of kerb and channel;
- (h) type of pavement surfacing.

9.2.5.9 Cross sections of roads

- (1) A cross section is shown for each chainage on each road;
- (2) Cross sections show -
 - (a) ~~road reserve~~ dedicated road boundaries;
 - (b) pavement centreline, or other construction lines;
 - (c) natural surface;
 - (d) design cross section;
 - (e) crossfall of pavement and road verge, pavement and road verge widths, and pavement depths, wherever these differ from the standard cross section.

9.2.5.12 Stormwater drainage catchment plan

- (1) The catchment plan shows all catchments, including external areas contributing to the stormwater drainage design, and the following -
 - (a) ~~road reserve~~ dedicated road boundaries;
 - (b) lot boundaries;
 - (c) peg lines and chainages;
 - (d) finished surface contours at not more than 2 metres vertical interval or 30 metres horizontal interval with spot levels where 0.5 metre contours are more than 30 metres apart, all on AHD;
 - (e) identification of drainlines;
 - (f) access chambers, catchpits, location and type of stormwater improvement devices or associated infrastructure;
 - (g) drainage easements where required over underground drainlines and outlets.
- (2) Waterway longitudinal sections and cross sections are included in the drainage plans at intervals not exceeding 100 metres in order to determine flood levels.

9.2.6.4 Certification of Drawings

.....

- (3) All As-Constructed drawings are certified As-Constructed Works by a Registered Cadastral Surveyor or Licensed Surveyor (Queensland), in the form of a note on each drawing. This will indicate that the location, the levels and the dimensions shown thereon are a correct record of an As-Constructed survey performed in accordance with the prescribed accuracy standards. The required certificate is -

As-Constructed Works
It is certified that the locations, levels and dimensions of the infrastructure shown herein are a true representation of the constructed works and that the As-Constructed survey was performed to the prescribed accuracy standards.
Registered/Licensed Cadastral Surveyors signature.....
Company Title

Notes -

- A registered surveyor Cadastral Surveyor is a person or a body corporate registered as a surveyor by the Surveyors board of Queensland under the Surveyors Act 1977 2003.
- ~~A Licensed Surveyor is a registered surveyor that the Queensland Surveyors Board has endorsed to perform cadastral surveys under the Surveyors Act 1977.~~

- (4) The accuracy of surveyed As-Constructed features is ± 0.10 metres horizontally and ± 0.02 metres vertically. Finished surface contours accurately represent the surface such that 90 percent of levels obtained by survey would fall within 0.1 of a metre of the level indicated by the contours. Spot levels over fill areas are accurate to ± 0.05 metres unless specified otherwise by the local government.
- (5) The Licensed/Registered Cadastral Surveyor's certification provided to the local government confirms that -
- (a) road construction provides minimum verge widths and pavement widths in accordance with the approved engineering drawings;
 - (b) stormwater drainage pipes and access chambers are within easements and/or drainage reserves provided in accordance with the development approval;
 - (c) roof water and inter-lot drainage construction and sewerage construction are in correct relationship to property boundaries as required by the local government's standards.

9.2.6.8 Stormwater Drainage

- (1) The various stormwater drainage infrastructure types and associated details for which the local government requires digital As-Constructed information are listed below. An As-Constructed survey is required to establish the infrastructure levels and locations and to determine the required dimensions.
- (a) Stormwater Access chambers -
 - (i) Access chamber number;
 - (ii) Type of access chamber. Refer to approved standard drawings [D-0010 to D-0017](#);
 - (iii) Access chamber surface level.
 - (b) Catchpits -
 - (i) Catch pit surface level at centre of grate on lip line of channel;

- (ii) Type of catch pit. Refer to approved standard drawings [D-RSC-3](#), [D-RSC-4](#), [D-RSC-6](#), [D-0067](#).
- (c) Stormwater Lines -
 - (i) Upstream invert level;
 - (ii) Downstream invert level;
 - (iii) Pipe diameter;
 - (iv) Pipe material and class;
 - (v) Length of line - (centre access chamber to centre access chamber).
- (d) Field inlets -
 - (i) Surface level at centre of grate;
 - (ii) Type of field inlet. Refer to approved standard drawing [D-0050](#).
- (e) Open Drains and overland flow paths -
 - (i) Invert levels at 20 metre intervals.
- (f) Stormwater catchment boundaries.
- (g) Swales.
- (h) Bio-retention swales.
- (i) Sediment basins.
- (j) Bio-retention basins.
- (k) Constructed stormwater wetlands.
- (l) Infiltration measures.
- (m) Sand filters.

Note -

This is not a complete list. In conceptually designing a stormwater treatment system using the principles of Water Sensitive Urban Design preference should be given to 'at source' treatments spread between individual lots and common areas such as streetscapes and parks, over spatially larger end-of-line treatments such as constructed wetlands. At source treatments may include rain gardens, rain tanks, grassed swales or bio-retention systems between lots on common land or incorporated into the streetscape / road corridor.

The detailed design of the stormwater water quality treatment system should identify asset valuation, life cycle costs and construction / maintenance costs and requirements of individual asset items.

The Water Sensitive Urban Design Technical Design Guidelines for South East Queensland indicates how to identify construction and maintenance costs and requirements.

- (2) The final electronic hydrology and hydraulic calculation files for minor and major stormwater flows are provided on hardcopy and CDROM.

9.2.11 General Conditions of Development

9.2.10.1 Pre-Construction

- (6) At least seven (7) days notice is given to the local government for any work proposed within an existing ~~road reserve~~ dedicated road under local government jurisdiction. This notice is in the form of a Road Opening Permit application, which includes full details of the proposed work to be undertaken within the ~~road reserve~~ dedicated road. Details of temporary warning signs to be

installed in association with these works are also submitted for local government examination prior to the work being carried out. No work commences until the local government's Water Officer (contact Redland Water and Waste) has been contacted to determine the location of water mains in the area which may affect the proposed work. Any damage to local government property including water mains, sewers, services, roads, footpaths, underground drainage or other infrastructure is made good or paid for in full by the developer before the development works are accepted On-Maintenance and/or Survey Plans signed and sealed by the local government.

9.2.10.3 Survey

- (1) A Plan of Survey, calculated only, and based on property closure surveys, is made available to the local government prior to the installation of sewer and water reticulation works, roof water / lot drainage works, telecommunication works and electrical reticulation and street lighting works. The plan is used to verify the location of the abovementioned services within the field during the construction process.
- (2) Survey information supplied to the local government in connection with engineering design drawings, As-Constructed information, and cadastral boundaries are supplied in accordance with the requirements of section 9.2.7 of this policy - Survey Control.
- (3) At the time of submission of a Plan of Survey for signing and sealing by the local government, the applicant also provides -
 - (a) A **Licensed Cadastral** Surveyor's certificate, which indicates that the road and drainage construction is correct in relation to the property and easement alignments as required by the approved engineering design;
 - (b) Real property surveys and plans that conform to the approved engineering design. Where necessary, lot calculations and surveys are varied to provide approved road verge widths.

9.2.10.5 Clearing and Earthworks

- (1) Trees within existing **road reserves dedicated roads** are not damaged nor removed without the approval of the local government's Representative.
 - (a) Where vegetation is removed, the vegetation waste is disposed of by either -
 - (i) Milling;
 - (ii) Chipped and/or mulched; or
 - (iii) Disposal to an approved waste disposal facility;

9.2.10.7 Roadworks

- (1) Prior to commencement of Construction Works within existing **road reserves dedicated roads**, the Contractor is to obtain a Road Opening Permit.
 - (a) The Contractor is to prepare a plan of the works illustrating the warning signs, barricades and any lighting required to maintain safety in accordance with Queensland Transport requirements; the Manual of Uniform Traffic Control Devices; Roadworks Signing Guide; and/or any other Code/ Standard as may be deemed appropriate by the local government. The Contractor is to submit the plan/s with an application for a Road Opening Permit and a program for the completion of the work. The plan/s is certified and approved by the Principal Consultant Engineer prior to its submission to the local government;

9.2.11 Further Advice

- (1) The Civil Engineer responsible for the supervision of the proposed development works is responsible for the submission of a Roadworks Management Plan for local government approval seven (7) days prior to the commencement of works on site -

- (a) With regards to the implementation of sediment and erosion control throughout the site and along the road reserve dedicated road /s adjacent to the development, these works are undertaken in accordance with the approved engineering drawings and specifications. Refer to the local government's Erosion Prevention and Sediment Control Code and Chapter 4 of this policy - Erosion Prevention and Sediment Control for the approved construction specification. Should the measures fail to meet with best engineering practice and/or the local government's Planning Policy, the measures are amended as required to meet the required performance standards. The Contractor may choose to liaise with both the Civil Consulting Engineer and the local government's Designated Representative as to the most appropriate practice/s to adopt in order to achieve the required performance standards. However, the responsibility for implementation of erosion and sediment control devices remains with the Contractor;

Figure 1 - On -Maintenance Inspection List

Location.....

Prior to an On-Maintenance inspection, please complete the following -

	N/A	Attached
As-Constructed certified drawings		
Roads and associated drainage	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input type="checkbox"/>
Drainage calculations	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
Silt/Erosion control	<input type="checkbox"/>	<input type="checkbox"/>
Confirmation that electrical As-Constructed information has been submitted to Energex	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Inspection and Testing certificates		
Compaction of fill	<input type="checkbox"/>	<input type="checkbox"/>
Level 1 and/or site classification	<input type="checkbox"/>	<input type="checkbox"/>
Sub grade compaction	<input type="checkbox"/>	<input type="checkbox"/>
CBR 15 material quality	<input type="checkbox"/>	<input type="checkbox"/>
CBR 15 compaction-100 percent standard	<input type="checkbox"/>	<input type="checkbox"/>
Subgrade course material quality	<input type="checkbox"/>	<input type="checkbox"/>
Subgrade course compaction-100 percent standard	<input type="checkbox"/>	<input type="checkbox"/>
Base course material quality	<input type="checkbox"/>	<input type="checkbox"/>
Base course compaction-98 percent modified	<input type="checkbox"/>	<input type="checkbox"/>
Bituminous (chip) seal application rates	<input type="checkbox"/>	<input type="checkbox"/>
AC core compactions-92 percent	<input type="checkbox"/>	<input type="checkbox"/>
AC core depth- 25mm/ 40mm	<input type="checkbox"/>	<input type="checkbox"/>
Subsoil drain filter media grading	<input type="checkbox"/>	<input type="checkbox"/>
Grading to sewer bedding/surround material	<input type="checkbox"/>	<input type="checkbox"/>
Grading to water main bedding/surround material	<input type="checkbox"/>	<input type="checkbox"/>
Grading to stormwater drainage bedding material	<input type="checkbox"/>	<input type="checkbox"/>
Water main pressure tests	<input type="checkbox"/>	<input type="checkbox"/>
Water main bacteria test	<input type="checkbox"/>	<input type="checkbox"/>
Water meter installation details	<input type="checkbox"/>	<input type="checkbox"/>
Water main trench compaction	<input type="checkbox"/>	<input type="checkbox"/>
Sewer inspection and testing certification	<input type="checkbox"/>	<input type="checkbox"/>
Sewer pressure tests	<input type="checkbox"/>	<input type="checkbox"/>
Sewer main trench compaction	<input type="checkbox"/>	<input type="checkbox"/>
Sewer main closed circuit television report	<input type="checkbox"/>	<input type="checkbox"/>

.....

MODEL 11.09.05

Chapter 5 - Road and Path Design

9.5.14.1 Path Requirements

- (1) The cross-section of the verge conforms to the details in approved standard drawing [R-RCC-8](#) except where otherwise approved by the local government.
- (2) Unless otherwise required by the conditions of approval, path paving is provided on both sides of all collector streets and trunk collector streets except those in Park Residential developments. Refer standard drawing [R-RCC-15](#) for more details.

Depending on the location and function, path paving widths are provided to local government requirements. Pedestrian paths are designed to provide sufficient space for pedestrians with prams or strollers. Pedestrian paths are not less than 1.5 metres in width and should exceed that minimum where pedestrian demand is high. ~~in locations such as at commercial sites. At such locations the local government may require the paving to extend the full width of the verge, from the property alignment to the kerb.~~ At commercial sites the paving is constructed the full width of the verge, from the property alignment to the kerb, excluding approved landscaped areas. Refer to standard drawings [R-RCC-5](#) and [R-RCC-8](#)

- (3) A shared bicycle/pedestrian path to commuter path standards as defined in *AUSTROADS Part 14, section 6.6.1* with links to local roads and or cycle routes is required along arterial, sub arterial and trunk collector roads. Refer standard drawing [R-RCC-15](#).

Chapter 6 - Stormwater Management

9.6.3 Legislative Framework

9.6.3.1 Context

- (1) The local government's approved specifications for stormwater construction works conform to *AUS-SPEC # 1- Construction*, except as amended in this policy.
- (2) The Stormwater Management Code and this chapter of the policy aim to ensure that development within the local government area is consistent with Ecologically Sustainable Development (ESD) and the requirements of -
 - (a) *Integrated Planning Act 1997*;
 - (b) *Environmental Protection Act 1994*;
 - (c) *Environmental Protection (Water) Policy 1997*;
 - (d) the local government *Corporate Plan*;
 - (e) *South East Queensland Regional Water Quality Management Strategy (SEQWRMS) SEQ Healthy Waterways Strategy*;
 - (f) *Redland Shire Council Urban Stormwater Management Plan 2002*.
- (3) to the release of stormwater through outlets across beaches or into waters with poor circulation.
- (4) Ensure the design of the stormwater system maintains an acceptable level of maintenance prescribed by the *WSUD Technical Design Guidelines for SEQ*.
- (5) The Stormwater Management Code and policy provides a mechanism to implement commitments made in the local government Urban Stormwater Management Plan (USMP). The provisions contained within the code and policy reflects best practice methods of achieving these goals.

9.6.3.2 WSUD Planning Process

9.6.3.2.1 Stage 1 - Scoping Phase

Information obtained during the Scoping Phase should include but not be limited to the following -

(1) Aquatic Features

Provide maps, at an appropriate scale, showing, in plan view, the location of the following in relation to property boundaries and the proposed works -

- (a) Waterways, Wetlands and Moreton Bay (WWMB) -
- (b) Natural Drainage Lines -
 - (i) the applicant identifies the 1 percent annual exceedance probability (AEP) flood level for all natural drainage lines (NDL's) identified on the Waterway, Wetlands and Moreton Bay Overlay;
 - (ii) the natural drainage flowpath areas identified as below the 1 percent AEP flood event level are preserved or enhanced in a natural state where the -
a. development has an upstream catchment area of 5 hectares or more; or

- a. development has an upstream catchment or sub-catchment area of 5 hectares or more contributing to the minor piped drainage system. (The sum of the sub-catchments discharging to a natural flow path may be larger than 5 hectares as shown on diagram 2); or
- b. premises has an area of 2500m² or greater;
- (iii) drainage flowpaths which intersect at an existing road sag and have an upstream area greater than 5 hectares, are retained for the full natural width of the 1 percent AEP flood level on the downstream side of the road in order to preserve the natural drainage lines ;
- (iii) roads and or a minor piped drainage system may be constructed along natural drainage lines if the upstream catchment or sub-catchment is less than 5 hectares and the 1 percent AEP flood event is designed in accordance with this policy;
- (iv) roads may be constructed along natural drainage lines if the upstream catchment is less than 5 hectares in order to cater for the 1 percent AEP flood level event;
- (v) the minimum width preserved for a natural drainage line is 15 metres;



Diagram 2 - Sketch Depicting Stormwater Treatment Train



9.6.4 Standards

9.6.4.1 Stormwater Management Systems

Stormwater management systems are designed in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM), and Australian Rainfall and Runoff (ARR) and the WSUD Technical Design Guidelines for SEQ, except when it is otherwise specified in this chapter of the policy.

Note -

References in this chapter of the policy are to clause or table numbers in the QUDM unless stated otherwise.

9.6.4.7 Design Frequency

- (1) The major system design is 1 percent AEP (100 years ARI).
- (2) The minor system design is in accordance with the local government planning scheme Stormwater Management Code, Table 1. Table 1 is generally in accordance with QUDM **Table 5.06.4 7.02.1.**
- (3) In addition to Table 1 of the Stormwater Management Code, the following design frequencies apply -
 - (a) Pedestrian bridges over waterways, pedestrian paths and recreation equipment in active and passive recreation areas are above the 50 percent AEP. The underside of the bridge deck support is above the design water surface level;

Note -

Pedestrian bridges and pathways over waterways are designed such that they do not endanger or negatively impact on upstream properties during a 1% AEP storm event.

- (b) Floor levels of amenities buildings, which are not connected to the sewerage reticulation system in parks or recreation areas, are above the 10 percent AEP. Those connected to the sewerage reticulation system are above the 1 percent AEP;
- (c) **Above ground car parks are to be trafficable in the 1 percent AEP to a maximum flow depth of 200mm. Basement car parks can be constructed below the 1 percent AEP provided that there are suitably waterproofed perimeter walls and air vents, entry/exit ramps at the car park entrance that are above the designated flood, and water pumps that are available in an emergency;**
- (d) Open area sporting areas and playing fields are above the 100 percent AEP;
- (e) Urban residential Level III inter-lot drainage is designed for a 50 percent AEP flood level.

Table 2

Fractions Impervious and Coefficients					
Description	Fraction Impervious (includes roads) f	100% AEP C	50% AEP C	10% AEP C	1% AEP C
Residential Zones					
Medium Density Residential Zone (including sub-area MDR 1)	0.80			0.85	1.00
Urban Residential Zone					
Fee Simple Lots. 300m ²	0.80		0.72	0.85	1.00
400m ²	0.70		0.70	0.82	0.98
500m ²	0.60		0.68	0.80	0.96
(Urban Res.) 550m ²	0.55		0.67	0.79	0.95
600m ²	0.50		0.66	0.78	0.94
700m ²	0.45		0.65	0.77	0.92
800m ²	0.40		0.65	0.76	0.91
900m ²	0.35		0.64	0.75	0.90
Low Density Res. 2000m ²	0.30		0.62	0.73	0.88
SMBI Residential (see above)					
Point Lookout Tourist (see above)					
Centre Zones					
Major Centre	1.00			0.90	1.00
District Centre	0.90			0.88	1.00
Local Centre	0.90			0.88	1.00
Neighbourhood Centre	0.90			0.88	1.00
Point Lookout Centre	0.90			0.88	1.00
SMBI Centre	0.90			0.88	1.00
Industrial Zones					
Commercial Industry	0.90		0.75	0.88	1.00
General Industry	0.90		0.75	0.88	1.00
Island Industry	0.90		0.75	0.88	1.00
Marine Activity	0.90		0.75	0.88	1.00
Environmental Zones					
Park Residential 6000m ²	0.20 0.25	0.53	0.60	0.71	0.85
Parks & Open Space	0.00 0.20	0.53	0.56	0.66	0.79
Conservation	0.20	0.53	0.56	0.66	0.79
Environmental Protection	0.20	0.53	0.56	0.66	0.79
Canal Estates	0.75			0.84	1.00
Central Business	1.00			0.90	1.00
Commercial	0.90			0.88	1.00
Industrial	0.90		0.75	0.88	1.00
Other Zones					
Rural Non-Urban	0.20		0.56	0.66	0.79
Roads and car parking areas	0.90		0.75	0.88	1.00
Community Purposes - * To be determined by the Local Government					
■ Cemetery					
■ Community Facility					
■ Education Facility					

<ul style="list-style-type: none"> ■ Emergency Services ■ Hospital ■ Place of Worship ■ Infrastructure ■ Future Transport/Trail Corridor ■ Future Integrated Transport and Marine Facilities 					
--	--	--	--	--	--

9.6.5 Roof and Inter-lot Drainage

9.6.5.1 General

- (3) Private easements in favour of the upstream property owners are provided over Level III and V inter-lot drainage pipes. The easement width is to encompass the drainage infrastructure and will generally be a minimum width of 1.5 metres. **The easement is to facilitate property owner maintenance and an overland flow path.**

9.6.5.2 Urban Residential Roof Drainage

- (1) As a minimum, provision is made for a Level I or Level II roof drainage connection for all Urban Residential Zone lots in new reconfigurations.
- (2) A roof drainage system is provided for Urban Residential Zone lots, which are subject to run-off from higher lots. The standard is QUDM Level II. Roof drainage Level II may be used where no more than one line of higher lots contributes runoff to the lower lots before a street intervenes.
- (3) Notwithstanding the detail in QUDM Figure 5.18.1(b), roof drainage is provided via a 150mm diameter pipe through a downhill lot with **preferably** only one upper lot and the lower lot connected to the pipe and discharging to the lower street. **Refer to Diagram 3 in this section.**
- (4) Roofwater connection points provided to each upper lot are located 4 metre upstream from the lower side property boundary and 1 metre past the alignment of the sewer line. **Refer to standard drawing number R-RSC-7.**
- (5) Notwithstanding the requirements of QUDM, the trunk drainage system is designed essentially without consideration of the Level I and Level II roof drainage system where only two lots are connected, except for the location of stormwater inlets and access chambers. Catchment boundaries remain unchanged.
- (6) There will be no penalty in terms of increased head loss or flow on the street drainage system where the Level I or Level II, maximum 2 **rear** lots roof drainage system connects.

9.6.5.3 Urban Residential Inter-lot Drainage

- (1) Urban Residential Zone developments in which proposed lots would naturally discharge run-off onto existing or possible future lower lots, or in which higher land would naturally discharge run-off onto proposed lots, will require an inter-lot roof and surface drainage system to Level III standard.
- (2) Notwithstanding the requirements of QUDM, where a potential catchment of approximately **0.5** **0.25** hectares, approximately **8** **4** lots, will contribute overland stormwater flow along the upper side of the rear boundary of adjoining lower lots, **an a level 111** inter-lot drainage system is provided.

Model 11.09.09

Chapter 9 - Electrical Reticulation and Street Lighting

9.9.3 General

- (1) The Applicant is to appoint a suitably qualified electrical consultant for the design of electrical reticulation and street-lighting who is a Registered Professional Engineer of Queensland (RPEQ).
- (2) The electrical consultant is to forward to the local government written confirmation from Energex that adequate existing and future supply will be available for development electricity demands associated with proposed and future stages of the subject site. Where applicable, a copy of the Terms and Conditions letter issued by Energex is forwarded to the local government at the time that the application for development approval is submitted.
- (3) Design and construction work on Energex's assets is carried out by an Energex approved consultant and contractor. The applicant or consulting Engineer submits certified documentation and drawings to the local government showing Energex and Telstra's acceptance of the proposed design. For -
 - (a) reconfiguration works, copies of these agreements are forwarded to the local government prior to sealing of the survey plans;
 - (b) other works, copies are forwarded on completion of the works.
- (4) Certificates and As-Constructed certified drawings are supplied to Energex and, where applicable, to the Department of Main Roads on completion of all works.

9.9.4.5 Existing Dedicated Roads (including Road Widening)

- (1) Where overhead electricity reticulation exists along frontage of the development and all the proposed lots are to take access off the existing dedicated road -
 - (a) the low voltage (240V) and 11kV are converted to underground and all lots supplied underground from consumers' service pillars;
 - (b) redundant overhead lines and power poles are removed.
- (2) Where the overhead electricity reticulation exists along the frontage of the development, but the proposed lots are to take access and have electricity supply from an internal road system, conduits are installed for either the future undergrounding of the existing 11kV component or for new proposed future 11kV.
- (3) If the supply for the development is taken from existing overhead mains, then the supply is installed underground from the nearest existing overhead pole at or outside the development boundary. It is unacceptable to install new overhead conductors across the road or extend spans of overhead lines down a footpath to new underground termination poles.
- (4) Minor infill residential reconfigurations of one lot into two on an existing road may be connected to an existing overhead electrical service provided no new poles are located within the road reserve and overhead wire connections are not located across a road.

9.9.4.6 Existing Houses/Buildings

Where an existing dwelling/building is to remain within the limits of a development of more than two lots, then any existing overhead electricity and telecommunications service to the building are converted to underground.

Model 11.09.10

Chapter 10 - Parks and Open Space

9.10.4 Definitions and Functions of Parks and Open Spaces

(1) Parks and open space are defined by -

- (a) the catchment they serve;
- (b) the distance traveled by the user to the park or open space;
- (c) the function they perform.

(2) Definitions for parks are -

(a) Local Park -

- (i) is a park for the people of a residential neighbourhood within 500 - 800 metres safe walking distance of 90 - 95 percent of dwellings served. The size of local parks range from 2000m² 5000m² to 2 hectares, as determined by the local government based on suburb by suburb gap assessment. It provides recreation opportunities closest to home primarily for young children. Activity is usually of an informal nature. The park may have a swing set and seating and often a kick about space. Good supervision and safety considerations are essential as these parks are often small with close street frontage and adjoining residences.

9.10.5 Open Space Land Characteristics

(1) The land characteristics of open space are based on their function, accessibility and expected facilities.

(2) [Table 2](#) identifies minimum access, frontage, visibility and surveillance, shape, slope and buffers of land for open space.

Table 2 - Land Description

Open Space Type	Access	Frontage Visibility/ Surveillance	Shape	Slope	Buffering / Setback
Local Recreation	Via a safe 5-10 minute walk for 90-95 percent of residents within 500-800 metres along local footpath or a 10 metres wide lane	50 100 percent frontage to local road where adjoining a foreshore or conservation area A minimum of 50 percent frontage to active recreation parks with more than one frontage 100 percent of embellishments are visible from access point	Regular, no less than 40 metres wide	Not greater than 20 percent. Allows safe access, including disabled, to all embellishments. Kickabout/ informal play areas may be gently sloped/ rolling to allow safe ball play.	Land identified on Flood Prone, Storm Tide and Drainage Constrained Land, Habitat Protection or Waterways, Wetlands and Moreton Bay Overlay achieve the requirements of the relevant Overlay Code, including any setbacks or buffers.
District Recreation	Via a 30-45 minute walk, 15-20 minute ride or 10 minute drive along local and major roads for 90-95 percent of residents within 2.5-5 kilometres	30 percent frontage to major road preferred	Generally regular. Linear foreshore parks no less than 100 metres wide		

Amendments to Part 11 – Planning Scheme Policies

Amendment 11.16: Policy 16 – Safer by Design

Explanation

A minor spelling error appears in Section 16.2 (1) where the word private has been misspelled by leaving the 'e' off the end of the word.

..... Redland City Council aims to enhance safety and security in a range of public, semi-public and privat spaces.

Proposed Amendments

In 16.2 Context (1)

Delete:

The word "privat"

Insert:

The word "private"

see model 11.16

Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Model 11.016

Planning Scheme Policy 16 – Safer by Design

16.2 Context

- (1) The intent of this policy is to maintain Redland City's status as a safe place to live, work and visit by enhancing perceptions of safety and improving quality of life. Under the Corporate Plan and Redlands Planning Scheme, Redland City Council aims to enhance safety and security in a range of public, semi-public and ~~privat~~ private spaces. This policy assists developers, designers, planners and property owners to understand and implement the principles of safe design.

Amendments to Mapping

Amendments to Mapping 1 KRA 71 and underlying Zonings

Explanation

The following two resolutions have previously been passed by Council.

Item No 15.2 of the General Meeting Minutes refers:

At the General Meeting of 25 March 2009, Council resolved as follows:

To investigate withdrawing KRA71 from the Redlands Planning Scheme and replacing the zoning with the original Officer's Recommendation which was rural non urban/conservation.

and

Item No 10.1 of the General Meeting Minutes refers.

At the General Meeting 28 October 2009, Council resolved as follows:

1. **To amend the Extractive Resource Overlay Map, Sheet 1 of 2 Mainland, of the Redlands Planning Scheme:**
 - a) **by removing the area shown as a new quarry [key regional resource (KRA 71)] and amend the buffer accordingly from the Barro Quarry Mt Cotton Road Mt Cotton described by the following lots:**
 - i) **Lot 238 on SP218968;**
 - ii) **Lot 162 on S31962;**
 - iii) **Lot 370 on S311071;**
 - b) **the extent of the amendment should only reflect the retention of the existing quarry (extractive resource). The key regional resource buffer should also be amended to reflect this position;**
2. **Request the State Government to remove KRA 71 through a formal review process for the State Planning Policy 02/07 under the provisions of the Sustainable Planning Act 2009.**

The Land Use Planning Group has undertaken the actions directed by Council. In relation to the first resolution, an investigation into the removal of KRA 71 was presented to Council.

As a consequence of the second resolution of Council, revised zoning and overlay maps have been produced and are presented as part of this amendment package.

KRA 71 has been removed from the Extractive Resources Overlay and the buffers on the adjoining extractive industry area has been adjusted accordingly.

The underlying zoning of the subject land was originally proposed by Council as a mix of “Conservation” and “Rural Non Urban” in the draft RPS prior to the KRA 71 being nominated by the State. This was in accordance with the established rules for conversion of zones from the transitional 1988 planning scheme, the 1998 Strategic Plan preferred dominant land use designations and the Environmental inventory as it stood at the time.

Prior to the adoption of the planning scheme, and at the State’s direction, all of the land under KRA 71 was required to be zoned Rural Non Urban only, thereby negating the conservation value of the land in favour of its resource value.

In compliance with Council’s resolutions, the underlying zonings have been reviewed in accordance with the original zone conversion rules which applied to the preparation of the planning scheme and the latest adopted version of the Environmental Inventory (V4.1).

This has resulted in some of the land under the KRA 71 reverting to the Conservation zone with the balance remaining in the Rural Non Urban zone.

Proposed Amendments

1. On the Extractive Resources Overlay map delete Key Resource Area designation KRA 71 from the map and its attendant buffer area.
2. On Council’s zoning maps reinstate the Conservation zone over part of the KRA 71 area in accordance with the Environmental Inventory V4.1 and the original zoning rules established for the preparation of the Redlands Planning Scheme.

see maps

- **Zoning Map – Map 1 of 2**
- **Extractive resources Overlay Map**

Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

Amendments to Mapping

Amendments to Mapping 2 Other Items

Explanation

A number of mapping items were programmed to be raised with Council as part of the earlier Workshops but were not addressed at the time due to time constraints. These items from Workshop 3 (17 December 2009) are brought to Council's attention now with recommendations for action to be taken.

Item 1

The following recommendations 1 and 2 arise out of the SMBI drainage review.

- Process followed for SMBI drainage review
 - Identification of privately owned drainage constrained land
 - Review of drainage constraints
 - Review of environmental values

840 private lots identified with major drainage constraints reviewed using latest contour information. Of the 840 lots, 459 located wholly below the flood or storm tide level and 381 partially affected or identified as Drainage Constrained Land.

Of the 381 lots partially constrained, 130 lots identified with more than 350m² land above flood levels [Note: 350m² adopted for review as potentially sufficient room for a dwelling house and its servicing requirements.]

The list of 130 lots included lots where further assessment of issues such as flood free access was required and where a more detailed drainage analysis would be required to determine if a dwelling house could be located on the lot. Conservation zone Sub-Area CN1 includes lots with drainage constraints and environmental values.

Environmental values on the 130 lots were reviewed using:

- Conservation Priority Areas Mapping 2001; and
- Vegetation Management Act – Ecosystem & Essential Habitat Mapping.

This was done to determine if there were any environmental values on the lots that warranted protection through continued inclusion within the Conservation zone Sub-Area CN1. Based on this review, 105 lots were identified with medium to very high conservation values and/or included in VMA mapping. The environmental values and drainage constraints on remaining 25 lots was reviewed in detail by officers from IPG & EMG.

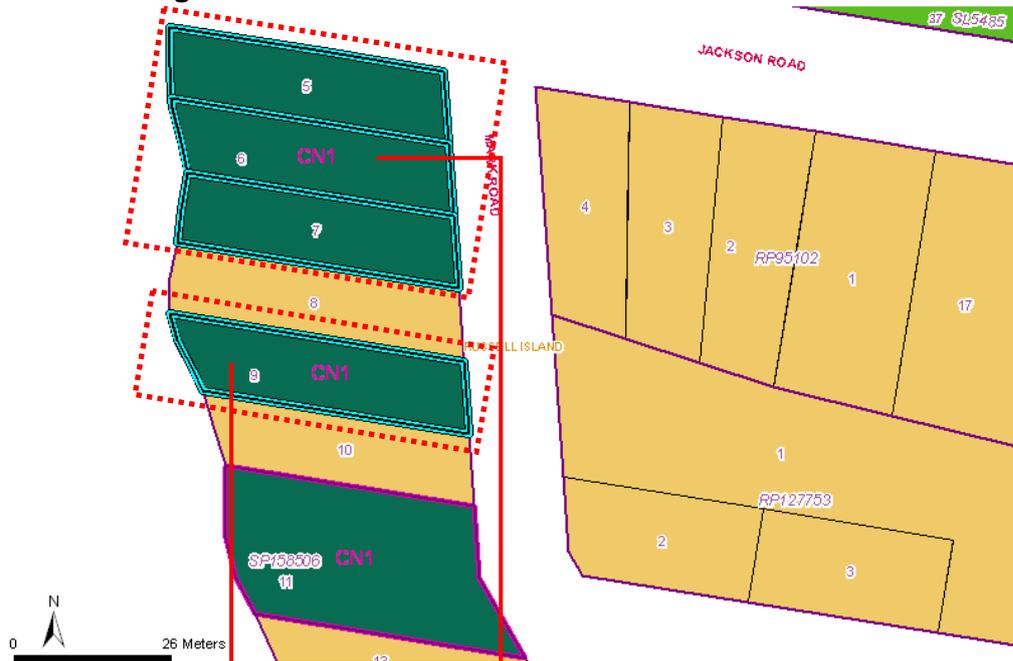
Officers from LUP, EMG & IPG further reviewed the environmental values, drainage constraints and ability to access each of the 25 lots. Lots which met the following criteria were identified:

- No concern regarding the drainage constraints affecting the ability to locate a dwelling house and its servicing requirements on the lot;
- Limited environmental values on the majority of the lot that warranted protection through continued inclusion in the Conservation zone Sub-Area CN1; and
- Could be provided with unrestricted flood free access.

Five (5) lots met this criteria and are being recommended for inclusion within the SMBI Residential Zone. For all of the other lots reviewed there was agreement amongst officers from LUP, EMG & IPG that the drainage constraints and/or environmental values identified

on the lots were sufficient to support the lots remaining in the Conservation zone Sub-Area CN1 zone.

Current Zoning



Proposed Zoning

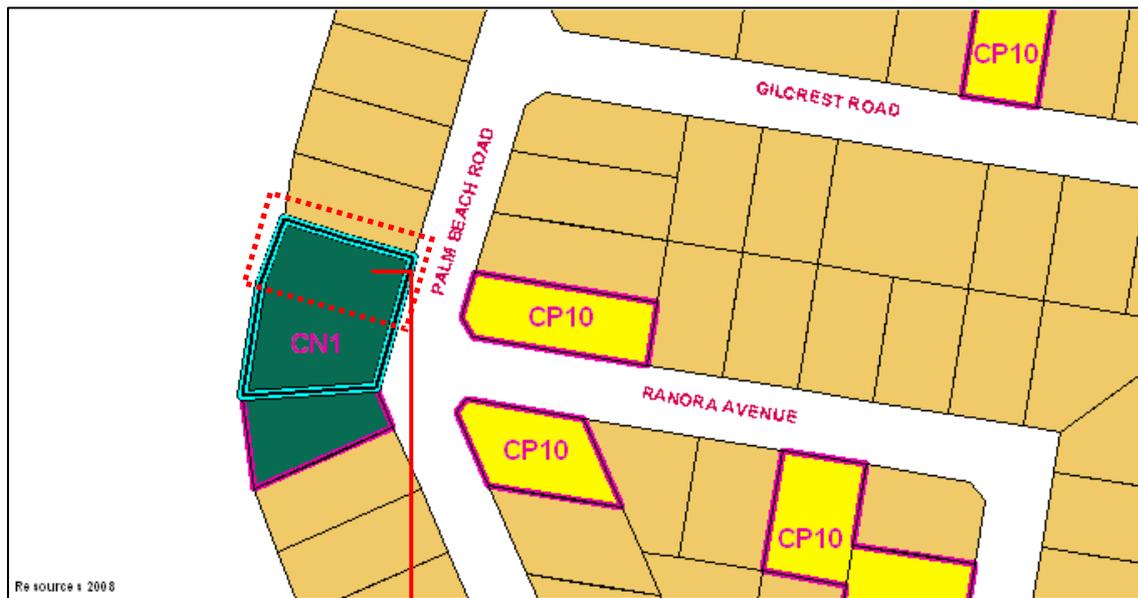


Recommendation 1

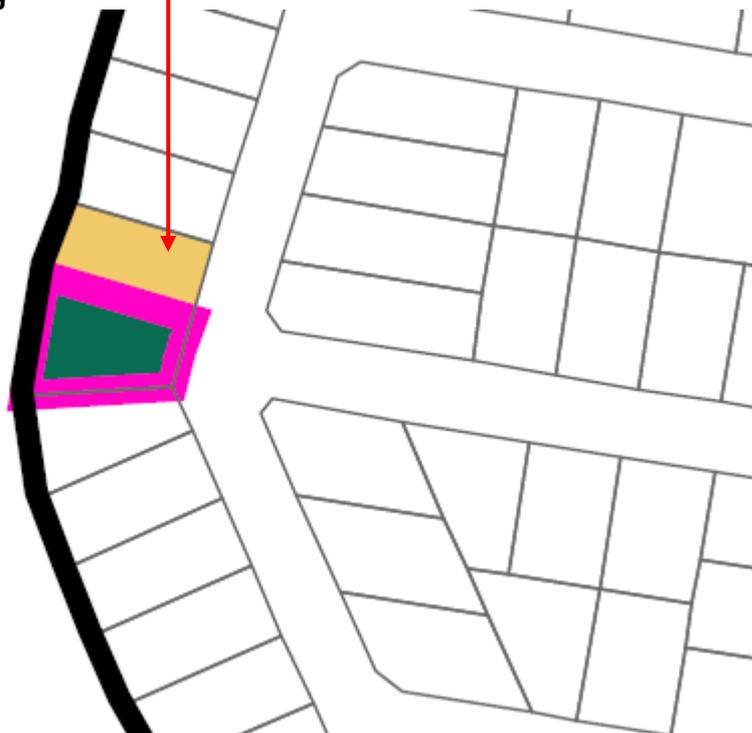
That the following lots be included within the SMBI Residential zone:

- 46-48 Mark Road, Russell Island [Lot 5 & 6 on RP95102];
- 44 Mark Road, Russell Island [Lot 7 on RP95102];
- 40 Mark Road, Russell Island [Lot 9 on RP95102];

Current Zoning



Proposed Zoning



Recommendation 2

- a) That the northern section of 142 Palm Beach Road, Russell Island [Lot 437 on SP162716] be included in the SMBI Residential zone.
- b) That the southern section of 142 Palm Beach Road, Russell Island [Lot 437 on SP162716] is required for drainage purposes and should remain in the Conservation zone Sub-Area CN1.

Item 2

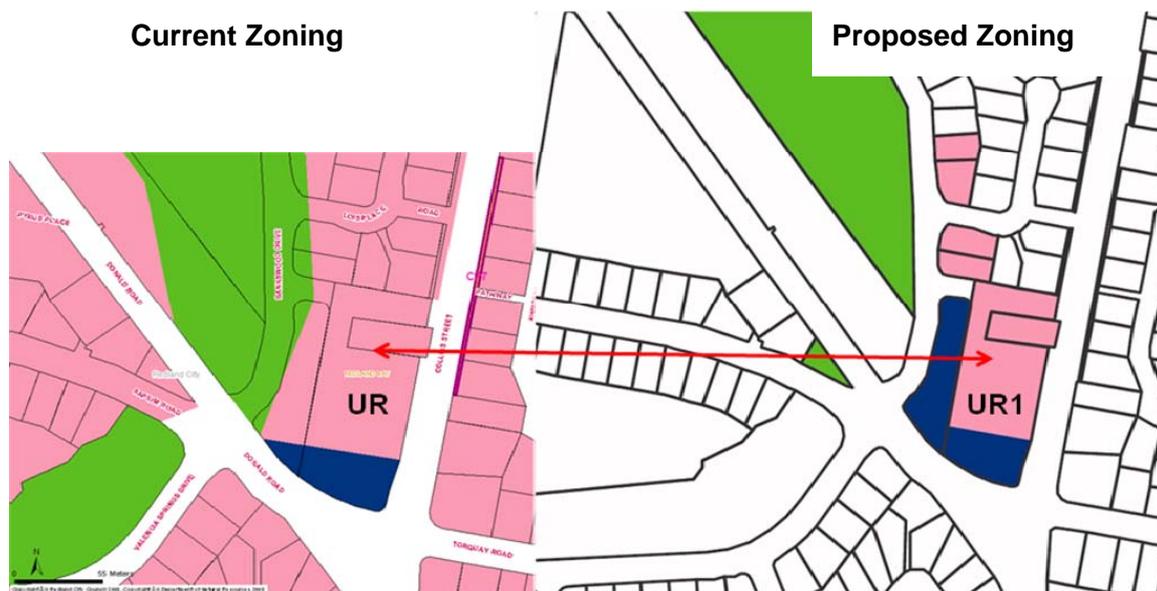
At Workshop 2 (25 November 2009) plans showing all proposed zoning changes across the city (at that time) were presented to Councillors. Councillors were requested to review these amendments and raise any concerns or further changes they felt were necessary.

Two Councillors raised 2 enquiries re zoning changes.

The first item raised by a Councillor was the proposed change in zoning from UR to UR1 of two lots at Redland Bay.

This rezoning was proposed by LUPG to provide increased density on a site directly adjoining the new Local Centre on Donald Road, Bankswood Drive, Collins Street, Redland Bay. This location will allow more residents to easily access and support the local services provided by the Centre and will allow better design options for addressing the interface between the Local Centre and the surrounding residential area.

The site is large, meets the minimum site requirements for multiple dwellings in the UR1 sub-area and is considered suitable for multiple dwellings up to 2 storeys in height. Under the UR1 zoning multiple dwellings up to 2 stories would be Code assessable on this site.



Recommendation 3

That the following lots be removed from the Urban Residential zone and be included within the Urban Residential – sub area UR1 zone:

- 91 Collins Street, Redland Bay [Lot 1 SP 208432]
- 89 Collins Street, Redland Bay [Lot 1 RP 98600]

The second item raised by a Councillor was the rezoning of a piece of Community Purpose CP6 (Place of Worship) land to CP3 (Educational Facility).

Faith Lutheran School in Beveridge Road has purchased land from the adjoining church and incorporated it into the school site. As a result, the church zoning has carried across into the school site. The proposal is to rezone the CP6 land that has transferred to the school to the more appropriate CP 3 zone. LUPG supports the proposal.



Recommendation 4

That the portion of the land now incorporated into the Faith Lutheran School site - 1 Beveridge Road, Thornlands [Lot 10 SP 196645] – zoned Community Purposes - CP6 (Place of Worship) sub-area now be included in the Community Purposes CP3 (Educational Facility) sub area.

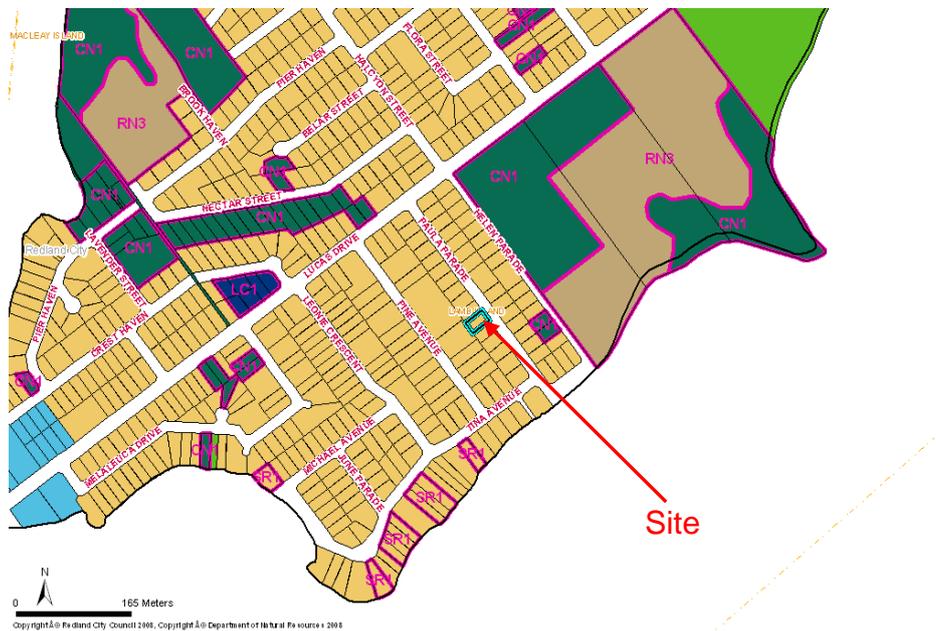
Item 3

As part of investigation for the Surplus Council Land Project 07, IPG advised that 21 Paula Parade, Lamb Island (Lot 47 on RP127422) lot should be retained for drainage purposes. Based on this advice it was included within the Retention Schedule of the Surplus Council Land Project 07 and proposed to be retained in Council ownership and included within the Conservation Zone Sub-Area CN1.

After further review, IPG has advised that the lot is now not required for drainage purposes.

The lot was disposed of through land exchange and is now in private ownership.

The lot is therefore proposed to be removed from the proposed 2A amendments (SMBI Res to CN1) and to remain within its existing SMBI Residential Zone.



Recommendation 5

That 21 Paula Parade, Lamb Island (Lot 47 on RP127422) to be removed from the proposed 2A amendments (SMBI Res to CN1) and to remain within its existing SMBI Residential Zone.

see maps

- **Zoning Maps – Maps 1 and 2**

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed Recommendations 1-5 as set out above.

Attachment 1

Friday, 25 June 2010

Redlands Planning Scheme Summary of Amendments

AMENDMENT PACKAGE 2A



Redland
CITY COUNCIL

Notes:

RPT – refers to whether a draft report has been prepared

MOD – refers to whether a draft model has been prepared.

1 – column 4 “**COUNCILLOR RESPONSE DURING WORKSHOPS**” refers to Council's position (as a majority) expressed during the RPS Amendment 2A Workshops in relation to particular proposed amendments and policy matters.

AMENDMENT 2A PACKAGE – SUMMARY OF PROPOSED CHANGES

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
CONTENTS					
Contents Section					
In the Contents under Part 4 –Zones “Division 8 – Investigation Zone” to be removed.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	00.01	00.01
PART 1 INTRODUCTION					
PART 1					
<ul style="list-style-type: none"> Deletion of references to the Investigation Zone Delete section 1.2.2 (4)(h) and 1.2.5 (7)(h) 	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	01.02	01.02
Amend section 1.2.10 Designation of Land for Community Infrastructure.	This section currently states that development under a designation is exempt development to the extent it is self assessable or assessable under the RPS, and for reconfiguration of a lot. This provision doesn’t take into account that development could still be assessable or self assessable if triggered by Schedule 3 in the Sustainable Planning. As such, this section is amended to affirm that assessable development could still be triggered by Schedule 3 in the Sustainable Planning Regulations.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	01.02	01.02
PART 3 DESIRED ENVIRONMENTAL OUTCOMES					
PART 3 – DEO’s , Division 1 – Desired Environmental Outcomes					
<ul style="list-style-type: none"> Amend section 3.1.7 (1)(c) remove the words “including areas as depicted on Map 1 – Integrated Employment Area,”. Amend 3.1.7 (1)(h) by deleting “on land located at Kinross Road, Thornlands, and on land bounded by Taylor, Boundary and Springacre Roads, Thornlands.” Delete Map 1 – Integrated Employment Area. Amend section 3.1.7 (1) (a) Desired Environmental Outcome No. 6 - Economic Development to include a provision about out-of-centre development 	<ul style="list-style-type: none"> Provisions relating to the Integrated Employment Area have been removed from the SEQ Regional Plan. As such, the RPS has been amended accordingly. A court judgement on 6 November 2009 essentially concluded that the Alexandra Hills District Centre can comprise lots surrounding the Alexandra Hills Shopping Centre and not simply lots zoned District Centre. According to the court judgement, the RPS does not state that the “Alexandra Hills District Centre” is intended to mean “District Centre Zone”. <p>This precedent could attract further out-of-centre developments, which may jeopardise the intent of the RCC’s centre hierarchy. As such, provisions clearly defining the boundaries of centres are required. Provisions confirming that <i>Centres</i> imply and mean Centre “Zones” have also been included.</p>	Amendment drafted. Refer to relevant report and model for more information.	Support for amendments regarding IEA. In relation to “out-of-centre development” potential refinement of wording in consultation with legal services required.	03.01	03.01
PART 3 – DEO’s , Division 2 – Strategic Framework					
Deletion of section 3.2.3 (1)(g). Amend Strategy Diagrams 1, 4 and 5 in 3.2.5 to delete the Investigation Zone.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	03.02	03.02

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<ul style="list-style-type: none"> Deletion of 3.2.3 (1)(l) required. Amend 3.2.3 (4)(c) remove the words “A large area of land to the south of Boundary Road Thornlands and bounded by Taylor Road to the west and Springacre Road to the east has been identified to provide a significant long term contribution to satisfying the future business and employment needs for the City. The Local Growth Management Strategy, required for completion by June 2007, will be a key tool in determining if or when the investigation of this area for future long term integrated employment purposes may commence.” Amend Strategy Diagram 3 in 3.2.5 to delete the “Potential Future Integrated employment Area”. 	Provisions relating to the Integrated Employment Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	03.02	03.02
PART 4 ZONES					
PART 4 – ZONES, Division 2 – Community Purposes Zone					
4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises. Changes to the recommended flood levels in Table 4 – Recommended Flood Levels for Community Infrastructure.	Some of the flood levels in Table 4 are incorrect due to a typographical error. This is simply correcting these errors. The flood levels are merely a reflection of the SPP 1/03. Removal of CP10 Sub-Area as a result of 1C amendments.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.02	04.02
PART 4 – ZONES, Division 3 – Conservation Zone					
4.3.4 Conservation Zone - Table of Assessment for Material Change of Use of Premises. A statement has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.03	04.03
PART 4 – ZONES, Division 4 – District Centre Zone					
<ul style="list-style-type: none"> 4.4.7 Overall Outcomes for District Centre Zone Code 4.4.8 Specific Outcomes and Probable Solutions applicable to Assessable Development Provisions have been added to clearly define the boundaries of centres. Provisions to confirm that <i>Centres</i> imply and mean Centre “Zones” have also been included.	Proposed amendments are in line with changes to the DEOs (refer to report and model 03.01 DEOs) as a result of a court judgement made on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported in principle. Potential refinement of wording in consultation with legal services required.	04.04	04.04
PART 4 – ZONES, Division 5 – Emerging Community Zone					
Section 4.5.5 Emerging Urban Community Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises. - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.05	04.05
PART 4 – ZONES, Division 6 – Environmental Protection Zone					
4.6.4 Environmental Protection Zone - Table of Assessment for Material Change of Use of Premises. A statement has been incorporated explaining that non-compliance with only	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more	Not discussed during workshop.	04.06	04.06

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.		information.			
<ul style="list-style-type: none"> 4.6.5 Environmental Protection Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises <p>Additional assessment criteria added to column 3.</p>	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.06	04.06
PART 4 – ZONES, Division 8 – Investigation Zone					
Removal of entire Division 8 relating to the Investigation Zone.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.08	04.08
PART 4 – ZONES, Division 11 – Low Density Residential Zone					
4.11.4 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises - A statement has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development.	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	04.08	04.08
4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	04.08	04.08
PART 4 – ZONES, Division 14 – Medium Density Residential Zone					
<ul style="list-style-type: none"> 4.14.3 Assessment criteria for development in the Medium Density Residential Zone <ul style="list-style-type: none"> Insert new sub-area MDR5 under "Note - Summary of Medium Density Residential Zone sub-areas" 4.14.4 Medium density Residential Zone – Table of Assessment for Material Change of Use of Premises <ul style="list-style-type: none"> Minor amendments and rewording, inclusion of MDR5 into level of assessment table 4.14.7 Overall Outcomes for Medium Density Residential Zone Code <ul style="list-style-type: none"> New provisions added in relation to new sub-area MDR5 <p>Mobile Home Parks will be code Assessable in sub-area MDR5 (the two existing sites), Impact Inconsistent in sub-areas MDR 1, 2, and 3 and Impact Assessable in the balance of the zone.</p>	Currently the two mobile home park sites in the City are zoned Medium Density Residential. Mobile home parks and multiple dwellings are both code assessable developments within this zone (apart from MDR's 1, 2 and 3 where they are impact inconsistent) and subsequently the RPS does not protect the mobile home parks from redevelopment to multiple dwellings. As mobile home parks have specific locational requirements and are intended to cater for a specific housing market. It is intended to create a new Medium Density sub-area, MDR5, to ensure the ongoing viability of this type of use in the Medium Density zone. The sub area would include the two existing mobile home parks. Small service and convenience facilities – shops and commercial offices and refreshment establishments up to 200m ² each will be allowed to be undertaken as part of a mixed use development within the mobile home park primarily as a convenience function for park residents.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	04.14	04.14
In Table 2 (Maximum Overall Building Height), delete column 3 - Maximum Height to top of the floor level of highest habitable room.	Confusion has arisen regarding the application of the table and the second column in the table which has the same wording as the table name. Given there are sufficient design provisions contained in the Built Form and Density Outcomes, the third column serves no practical purpose.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	04.14	04.14

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.14.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.14	04.14
PART 4 – ZONES, Division 16 – Open Space Zone					
4.16.7 Overall Outcomes for Open Space Zone Code - New section (iv) added under 2 (a) to state “Open Space zoned land on the allotment is transferred to the Crown with Council as land trustee ...” - New section (2) added under S1.3 with a heading MCU – and a statement saying “...open spaced zoned land to be transferred to the Crown with Council as land trustee etc”.	Required to tie in requirement for land zoned Open Space to be dedicated to Council as part of conditions of MCU approval. This amendment formalises RCC’s ability to take Open Space zoned land for land part of a split zoning allotment and subject to an MCU approval.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.16	04.16
4.16.8 Specific Outcomes and Probable Solutions applicable to Assessable Development - New section P1.3 (2) added referring to Chapter 5 – Open Space in Planning Scheme Policy 3 – Contributions etc					
Amend Table 1 - Inconsistent Uses to include reconfiguration.	Amendment required to reflect lot sizes schedule.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.16	04.16
PART 4 – ZONES, Division 17 – Park Residential Zone					
Overall Outcome 4.17.7(2)(a)(ii)a. Typographical error removed.	The word “an” inappropriately appears before the word “community”.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.4 Park Residential Zone - Table of Assessment for Material Change of Use of Premises - A note in column 2 of the level of assessment table for Relatives Apartment has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.8 Specific Outcomes and Probable Solutions applicable to Assessable Development. - Amend Overall and Specific Outcomes to state that the minimum lot size is 6,000m ² however a larger allotment may be required to accommodate slope, waterways, ecological values, fauna corridors and other constraints etc.	An amendment is required to state that the minimum lot size of 6,000 square metres may not always be achievable due to bio-physical constraints such as topography, the presence of waterways, wetlands, significant bushland and the siting of development envelopes.	Amendment drafted. Refer to relevant report and model for more information.	Position reflects discussions and directions previously given.	04.17	04.17
4.17.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises - Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.17	04.17
4.17.5 Medium Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises. - “Retaining Wall” added as a new use under the level of assessment table.	Retaining walls in the current RPS trigger exempt development, which includes all associated excavation and fill. Consequently, excessively large retaining walls are being lawfully erected, despite having adverse amenity and	Amendment drafted. Refer to relevant report and	Not discussed during workshop.		

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
	visual impacts on the surrounding area. To improve Council's ability to assess large retaining walls, proposed retaining walls over a certain size will trigger assessable development against the planning scheme as well as the Building Act. This will give Council statutory power to refuse excessively large retaining walls if required.	model for more information.		04.17	04.17
PART 4 – ZONES, Division 19 – Point Lookout Residential Zone					
4.19.5 Point Lookout Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Level of assessment for 'creating lots by subdividing another lot by Standard Format Plan' with a community management scheme (CMS) to be code assessable on Point Lookout/elsewhere.	Currently, section 4.19.5 requires impact assessment for 'creating lots by subdividing another lot by Standard Format Plan'. However, it appears common practice for SF Plans (Community Management Schemes) to be decided by code assessment on Point Lookout (and elsewhere), particularly following dual occupancy development approval. SF (CMS) plans should be code assessable and SF plans without CMS should remain impact assessable. This is because higher densities can be achieved with CMS.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.19	04.19
4.19.8 Specific Outcomes and Probable Solutions applicable to Assessable Development Specific outcome S2.3(1)(g) should be changed to: Setbacks – are 2 metres from the side boundary. Driveways, vehicle turning areas, car parking areas, garages and carports are not permitted in this setback area.	Specific outcome S2.3 (1)(g) reworded to ensure the intent of this specific outcome is more clear.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.19	04.19
PART 4 – ZONES, Division 21 – Rural Non-Urban Zone					
4.21.4 Rural Non-Urban Zone - Table of Assessment for Material Change of Use of Premises A note in column 2 of the level of assessment table for Relatives Apartment has been incorporated explaining that non-compliance with only the nominated acceptable solutions for self-assessable development will not elevate the level of assessment of a proposal from self assessable development to assessable development	Clarification required in relation to the <i>Building Act 1975</i> (as amended) alternative provisions, in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
4.21.5 Rural Non-Urban Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
4.21.18 – Specific Outcomes and Probable Solutions applicable to Assessable Development In sub area RNU1, definition amended for site cover to include access ways, wastewater disposal areas, hardstand areas etc	Certain development proposals on RNU1 zoned lots have been found to incorporate a relatively small building footprint but a much larger footprint for the other aspects of the development as noted above. In these circumstances, the applicant can demonstrate compliance with the RPS site coverage requirement however the overall development footprint is considerably greater and exceeds the 10% currently referred to in the RNU Code.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.21	04.21
PART 4 – ZONES, Division 23 – SMBI Residential Zone					
Include new table "Summary of Urban Residential Zone sub-areas" with Sub-area SR1, after Sections 4.23.3 and 4.23.6.	To maintain consistency with the other zone sub-area tables - administrative change only.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.23	04.23

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.23.4 SMBI Residential Zone - Table of Assessment for Material Change of Use of Premises. - The level of assessment requirements for built to boundary walls have been amended to reflect the requirements of the QDC.	Currently the RPS level of assessment requirements for built to boundary walls for a small lot house in the Urban Residential Zone conflicts with the QDC.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	04.23	04.23
PART 4 – ZONES, Division 24 – Urban Residential Zone					
4.24.3 Assessment criteria for development in the Urban Residential Note amended to omit reference to ‘investigation area’.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As such, the RPS needs to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises – Dual Occupancy, Dwelling House and Small Lot House.	The level of assessment goes from Code to Impact if built to boundary walls exceed 7 metres in total length whereas the QDC allows built to boundary walls up to 9 metres. This has created confusion amongst applicants. Also, the provisions have been written as double negatives adding to confusion. The amendments help to clarify the meaning of these provisions. The amendment will ensure there is consistency with the QDC and relevant use codes.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises - 4.24.4 Dual Occupancy – Code Assessable on “greater than 800m ² ” should read “800m ² or greater”.	Current wording excludes 800m ² lots - change of wording.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises Mobile Home Parks added to level of assessment table – developments in UR1 on sites over 1.5ha are code assessable. All other proposals impact assessable.	Mobile Home Parks are recognised as a form of affordable housing and are important to the overall housing mix in the city. Mobile Home Parks are at risk of redevelopment due to economic/commercial factors relating to the highest and best use of the land. Therefore, the aim of this amendment is to encourage the development of a limited number of Mobile Home Park opportunities on larger lots in the UR1 sub-area.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises - Dual Occupancy Dual occupancies made Impact Inconsistent on lots in UR below 800m ² and in sub-area UR2 on lots below 900m ² .	Concern raised about Dual Occupancies being approved in UR zone on lots under 800m ² via Impact Assessment. Contrary to Council intent for standard residential areas.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported in general. However, there are concerns that 800 – 900m ² duplex lots will be subdivided.	04.24	04.24
4.24.4 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises Additional assessment criteria added to column 3.	Under the current RPS, a proposed swimming pool is self assessable if it complies with the Acceptable Solutions of the Private Swimming Pool Code. Other relevant codes including the Development Near Underground Infrastructure Code, and Erosion and Sediment Control Code are currently only triggered for code assessment. As such, additional codes relevant to self assessable development have been included in the self assessment criteria listed in column 3.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.24	04.24

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
4.24.1 Specific Outcomes and Probable Solutions applicable to Assessable Development Provisions added to specify exact planting locations in road reserves and building setbacks, and to highlight the extent of planting required as a percentage of the site area. There are now no probable solutions to ensure there are more rigid controls for vegetation management in urban areas.	Stronger provisions are required to ensure native vegetation is being maintained and rehabilitated in urban areas.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	04.24	04.24
PART 5 OVERLAYS					
PART 5 – OVERLAYS, Division 1 – Acid Sulphate Soils Overlay					
Wording in section 5.1.8 A1 (2) and Diagram 1 amended.	Wording currently ambiguous relating to fill between 5 and 20 m AHD. A1.(2) refers to filling and excavation but does not deal with filling. Terminology inconsistent with SPP.	Amendment drafted. Refer to relevant report and model for more information..	Not discussed during workshop.	05.01	05.01
PART 5 – OVERLAYS, Division 3 – Bushfire Hazard Overlay					
5.3.8 Acceptable Solutions applicable to Self-Assessable Development Self assessable triggers refined.	Currently the RPS elevates self-assessable applications to Code where an allotment is affected by the Bushfire Overlay. The legislative provisions that deal with the construction of buildings is contained in Volume Two (Part 3.7.4)of the BCA and therefore the RPS can not elevate an application to Code. The RPS must identify the locations of the Bushfire prone area and the Building Act then prevails. Schedule 4 of the QDC and BCA call up the new Australian Standards for construction in bushfire areas.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.03	05.03
5.3.9 Probable Solution (2)(b) Minor amendment	This section currently reads, "...where shown as medium and SMBI bushfire hazard on this overlay map". It should read, "where shown as medium or SMBI bushfire hazard on this overlay map". The change ensures there is consistency throughout the code with the application of the word "or" instead of "and" when referring to the medium bushfire hazard and SMBI bushfire hazard overlay maps.	Amendment drafted. Refer to relevant report and model for more information..	Not discussed during workshop.	05.03	05.03
PART 5 – OVERLAYS, Division 6 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay					
5.6.8 Acceptable Solutions applicable to Self-Assessable Development 5.6.9 Specific Outcomes and Probable Solutions applicable to Assessable Development New self assessment criteria added, level of assessment tables in the zones amended to reflect new self assessable criteria, and minor word changes.	<ul style="list-style-type: none"> The word "passable" in 5.6.8 P1.(1)(e) is not a defined technical term – this should be replaced by the term "trafficable". For consistency with other terms in the RPS the words "1 percent AEP level" should be replaced with "defined flood event level". 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.06	05.06
PART 5 – OVERLAYS, Division 7 – Habitat Protection Overlay					
Complete review of Division 7.	Overlay and associated documents amended to address current ecological issues in Redlands, and changes in State legislation	Amendment drafted. Refer to relevant report and model for more information.	Raised at Workshops but not decided by Council.	05.07	05.07
PART 5 – OVERLAYS, Division 8 – Heritage Place and Character Precinct Overlay					
5.8.6 In this section reference is made to specific outcomes in section 5.8.9 when in fact the section number should be 5.8.8	Minor change. Error in numbering of relevant section.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.08	05.08
PART 5 – OVERLAYS, Division 12 – Waterways, Wetlands and Moreton Bay Overlay					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<p>In 5.12.7 Overall Outcomes of the Waterways, Wetlands and Moreton Bay Overlay Code</p> <ul style="list-style-type: none"> - Provisions added to overall outcomes in regards to hydrological function of waterways. <p>In 5.12.1 Table 1 – Minimum Buffer Distances and Re-vegetation Requirements</p> <ul style="list-style-type: none"> - Add 'Natural Drainage Lines' to Table 1 – Minimum Buffer Distances and Re-vegetation Requirements (see Environmental Management Group's comments). <p>In 5.12.9 - Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <ul style="list-style-type: none"> - New provision added in regards to development in proximity to natural drainage lines 	<p>Research has been undertaken that estimates the cost of revegetating all first order streams or Natural Drainage Lines in the Redlands catchment. The revegetation is required to reduce future sediment and nutrient pollution in Moreton Bay. Accordingly, Table 1 has been amended to include 'Natural Drainage Lines' as a new waterway category with a buffer requirement of 10 metres.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.12</p>	<p>05.12</p>
<p>In 5.12.6 – Compliance with the Waterways, Wetlands and Moreton Bay Code</p> <ul style="list-style-type: none"> - Removal of the word "self" from 5.12.6 (1)(b) 	<p>Amendment to correct minor wording error in probable solution.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.12</p>	<p>05.12</p>
<p>PART 5 – OVERLAYS, Division 13 – Landslide Hazard Overlay</p>					
<p>5.13.8 Acceptable Solutions applicable to Self-Assessable Development</p> <ul style="list-style-type: none"> - Add footnote ^{5,6,8} to section A1.(1)(b) - Add to the footnote under Diagram 1 	<p>Community infrastructure is not a defined term under the RPS so there has been some confusion as to what this provision means and what it is trying to achieve.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Not discussed during workshop.</p>	<p>05.13</p>	<p>05.13</p>
<p>PART 6 USE CODES</p>					
<p>PART 6 – USE CODES, Division 1 – Aged Persons and Special Needs Housing Code</p>					
<p>Amend sections 6.1.4. S3 (1) and 6.1.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Include provisions for MDR 4 sub area into Table 2.</p>	<p>Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments over 4 storeys. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact.</p> <p>In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table. Include provisions for MDR 4 which were omitted from the SET Overlay amendments.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.01</p>	<p>06.01</p>
<p>PART 6 – USE CODES, Division 4 – Apartment Building Code</p>					
<p>Amend sections 6.4.4. S3 (1) and 6.4.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Same as 6.18.</p>	<p>Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact.</p> <p>In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table.</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.04</p>	<p>06.04</p>
<p>PART 6 – USE CODES, Division 11 – Dwelling House Code</p>					
<p>Amend sections 6.11.5 A1. (11) and 6.11.6 P6. (d) to ensure openings of garages to street frontages are 6m in total for the premise not 6 metres total for individual garage openings.</p>	<p>References in this code to garage openings have been amended to ensure the provision clearly allows for a maximum total of 6 metres for all garage openings on the premises, not 6 metres total for individual garage openings. Occasions have arisen where the applicant has successfully argued on a small(10m wide) lot that they can build 2 garages across the frontage – one of</p>	<p>Amendment drafted. Refer to relevant report and model for more information.</p>	<p>Amendment supported</p>	<p>06.11</p>	<p>06.11</p>

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
	4.8m and one of 3m – because <u>each</u> garage does not individually exceed 6m. This results in the most of the frontage of the lot being occupied by garage doors, which was not the intent of the provision.				
PART 6 – USE CODES, Division 18 – Multiple Dwelling Code					
Amend sections 6.18.4. S3 (1) and 6.18.4. P3 (1) to improve provisions relating to roof design, form and function. Amend Table 2 to delete reference to Storeys. Same as 6.04.	Changes have been recommended to the Specific Outcomes and Probable Solutions to remove the requirement for pitched or gabled roofs on multi storey developments. Provisions have been included to require roof design is appropriate, functional, distinctive and articulated. Provisions have also been included to ensure that roofs can have multiple functions but should also have a low visual impact. In Table 2 - <i>Max. Height to the Top of the Floor Level of Highest Habitable Room</i> the indicative storeys (bracketed) are to be removed as they do not assist in the interpretation of the table.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	06.18	06.18
PART 6 – USE CODES, Division 21 – Relatives Apartment					
<ul style="list-style-type: none"> 6.21.1 Introduction - insert reference to the Building Act and QDC Insert a new section 6.21.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 6.21.5 Acceptable Solutions applicable to Self-Assessable Development - modified to identify the individual and various alternative provisions as per the QDC. 	There is confusion on the boundary setback and Built to Boundary requirements within the codes verse the Queensland Development Code provisions. The setback provisions in the Dwelling House Code are being addressed with the amendments via Alternate Provisions to the QDC, however this amendments failed to consider the setback and Built to Boundary requirements within the Small Lot and Relatives Apartment Codes. This is amendment is to ensure the RPS reflects the Building Act 1975 and QDC in terms of setbacks, built to boundary walls and visual privacy.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.21	06.21
6.21.6 Specific Outcomes and Probable Solutions applicable to Assessable Development - Additional provisions have been added to address these issues.	For detached relative apartments, there are currently no provisions regulating the distance a relative apartment must be from an associated dwelling house. Some developers are also building relative apartments and later subdividing, causing unacceptably small lot sizes in certain instances.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.21	06.21
PART 6 – USE CODES, Division 24 – Service Station					
Specific Outcomes/ Probable Solutions - Amend Probable Solution P2.1 (1)(c) to refer to street boundary and in the case of corner lots, street boundaries.	P2.1 (1)(c) "buildings are located a minimum of 10m behind the front boundary" does not match up with diagram 1 at the back of the Service Station use code.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
Specific Outcomes/ Probable Solutions - S2.1(1)(a) moved to environmental section as P5.1(1)(d)	P2.1 (1)(a) does not seem to relate to S2.1 and should be moved to the environmental impacts section of the code	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
Specific Outcomes/ Probable Solutions - Diagram 1 – Setbacks for Service Stations redrawn and more clearly labelled.	Diagram 1 needs to be made clearer with labels and states that it is for a corner block.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	06.24	06.24
PART 6 – USE CODES, Division 25 – Small Lot House					
<ul style="list-style-type: none"> 6.25.1 Introduction Insert a new section 6.25.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.2 6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development Table 1 - Building Siting and Design Requirements Table 2 – Minimum Parking Space Dimensions 	There is confusion on the boundary setback and Built to Boundary requirements within the codes verse the Queensland Development Code provisions. The setback provisions in the Dwelling House Code are being addressed with the amendments via Alternate Provisions to the QDC, however this amendments failed to consider the setback and Built to Boundary requirements within the Small Lot and Relatives Apartment Codes. This is amendment is to ensure the RPS reflects the Building Act 1975 and QDC in terms of setbacks, built to boundary walls and visual privacy.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	06.25	06.25
All amendments made to be consistent with the QDC and Building Act.					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
6.25.5 Acceptable Solutions applicable to Self-Assessable Development Provision amended to include small lot house as self assessable development on the minimum size small lot in the following manner: - The use is located on a lot that - (a) is equal to or greater than 400m ² and less than 500m ²	The Self Assessable provisions for a Small Lot House state that: "The use is located on a lot that - (a) is greater than 400m ² and less than 500m ² " whereas a small lot reconfiguration allows 400m ² to 499m ² . Because of the "greater" requirement a small lot house could not be constructed as self assessable development on the minimum size small lot.	Amendment drafted. Refer to relevant report and model for more information.	Minor, administrative or technical change or correction.	06.25	06.25
6.25.6 Specific Outcomes and Probable Solutions applicable to Assessable Development - amend 6.25.4 A1. (8) to bring into line with Dwelling House Code.	The purpose of the note is to remove any doubt about the maximum allowable garage opening width provisions.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	06.25	06.25
PART 7 OTHER DEVELOPMENT CODES					
PART 7 – OTHER DEVELOPMENT CODES, Division 1 – Advertising Devices					
In section 7.1.4 A1.(1)(c) Acceptable Solutions applicable to Self-Assessable Development Contrary provisions for advertising devices have been removed from the Acceptable Solutions. A1.(1)(c)	The maximum height and width requirements for signage in the Acceptable Solutions conflict with the requirements in Schedule 8 – Specific Advertising Devices.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.01	07.01
PART 7 – OTHER DEVELOPMENT CODES, Division 5 – Domestic Outbuilding					
Table 2 - Minimum Setbacks for Domestic Outbuildings Delete reference to investigation Zone	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.05	07.05
Table 2 - Minimum Setbacks for Domestic Outbuildings Setbacks amended to be consistent with QDC.	Current Alternative Provisions allow for an open carport to remain self assessable if it has a front setback of 3m, regardless of whether there is alternative siting available (i.e within a side setback). This is in conflict with the QDC requirements, which only allow for an open carport in the front setback where there is no alternative siting.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.05	07.05
In 7.5.5 Self Assessable Development - Acceptable Solutions in A1 (2) (b) "36m ² maximum gross floor are;" to be replaced with "36m ² maximum gross floor area;"	Administrative change. Correct spelling of "are" to "area".	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.05	07.05
PART 7 – OTHER DEVELOPMENT CODES, Division 6 – Excavation and Fill					
Table 1 – Area and Depth of Excavation and Fill by Zone where associated with Building Works. Delete reference to investigation Zone	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.06	07.06
7.6.4 Acceptable Solutions applicable to Self-Assessable Development Amend self assessment triggers to include minimum requirements for retaining walls.	Retaining walls in the current RPS triggered as exempt development, which includes all associated excavation and fill. Consequently, excessively large retaining walls are being lawfully erected, despite having adverse amenity and visual impacts on the surrounding area. To improve Council's ability to assess	Amendment drafted. Refer to relevant report and model for more	Amendment supported	07.06	07.06

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	large retaining walls, proposed retaining walls over a certain size will trigger assessable development against the planning scheme as well as the Building Act. This will give Council statutory power to consider the impacts of excessively large retaining walls if required.	information.			
7.6.5 Specific Outcomes and Probable Solutions applicable to Assessable Development Delete probable solutions for minimum retaining wall provisions and insert new provisions to be consistent with acceptable solutions.	As above	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.06	07.06
Change all level of assessment tables to include triggers for retaining walls. All zones apart from CN1 and CN2 are based on the model 04.17. CN1 and CN2 are based on the model 04.03.	As above	Amendment drafted. Refer to relevant models for more information.	Amendment supported	N/A	04.17 & 04.03
PART 7 – OTHER DEVELOPMENT CODES, Division 11 – Reconfiguration					
Table 1 – Creating Lots by Standard Format Plan, whether or not having a Community Management Statement - For a Standard Lot Type delete “Not specified” and insert “Minimum 18 metres” in its place.	The Minimum Lot Frontage Width is “Not specified”. Diagram 1 attached to this section, however, shows the minimum width of a standard lot in the Urban Residential Zone as being “Minimum 18m”.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	07.11	07.11
Section 7.11.4 S3 and P3 (1) (a) Specific Outcomes and Probable Solutions applicable to Assessable Development - Minor wording changes.	In Table 1, the word “Lot” has been removed from the Small Lot Type, to ensure consistency with the other lot types in Table 1.	Amendment required. Minimum amount of work	Not discussed during workshop.	07.11	07.11
<ul style="list-style-type: none"> Section 7.11.3(2)(a)(ii) Overall Outcomes of the Reconfiguration Code Section 7.11.3(2)(l)(iii) Overall Outcomes of the Reconfiguration Code Section 7.11.4 S1.7 (1) (b) Specific Outcomes and Probable Solutions applicable to Assessable Development Section 7.11.4 S2.1 (1) Specific Outcomes and Probable Solutions applicable to Assessable Development Diagram 1 – Graphical Representation of the SEQ Regional Plan 2005 – 2026 Table 1 – Creating Lots by Standard Format Plan, whether or not having a Community Management Statement All references to Investigation zone deleted.	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	07.11	07.11
PART 8 GENERAL CODES					
PART 8 – GENERAL CODES, Division 3 – Centre Design					
Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development Table 1 - Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey Minor wording change to P1.1.	To this point only the Maximum Overall Building Height column has been applied in Table 1. Rewording of the table name and wording in the RPS will remove ambiguity.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	08.03	08.03

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
<ul style="list-style-type: none"> Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development Part 4 Division 4 - 4.4.7 Overall Outcomes for District Centre Zone Code (c) Amenity Part 4 Division 10 - 4.10.7 Overall Outcomes for Local Centre Zone Code (c) Amenity Part 4 Division 12 - 4.12.7 Overall Outcomes for Major Centre Zone Code (d) Amenity In 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development <p>Insert new provisions in regards to public toilets in large shops.</p>	The issue has been raised about the provision of public toilets in commercial centres. Currently the requirement for public toilets are dealt with under the Building Code of Australia (BCA) at the building application stage, which could result in insufficient public amenities be provided. This amendment introduces a provision into the RPS to require public toilets for large shops - at levels above those set in the BCA.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	08.03	08.03
<p>Part 8 Division 3 – 8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <p>Section 8.3.4 S1.1 reworded - minor change.</p>	Section reworded to improve the English of the sentence and clarify the meaning of the provision.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.03	08.03
PART 8 – GENERAL CODES, Division 4 – Commercial Industry activity					
In 8.4.4 Self Assessable Development - Acceptable Solutions in A1. (1)(b) delete the "or" after "Island Industry Zone;". There is no third option (i.e. (c)) after (b) so the "or" is not required.	Minor administrative change to improve clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.04	08.04
PART 8 – GENERAL CODES, Division 5 – Development Near Underground Infrastructure					
In Section 8.5.4 A.1 (2) and (3) the word "that" appears incorrectly and has been replaced with the word "than". Terms should refer to "less than" rather than "less that".	Minor administrative change to improve clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	08.05	08.05
PART 8 – GENERAL CODES, Division 7 –Infrastructure Works					
<p>8.7.4 – Specific Outcomes and Probable Solutions applicable to Assessable Development</p> <p>Omit section 8.7.4 P2. (d).</p>	<p>Minor administrative change to improve clarity.</p> <p><i>Withdrawn at request of Infrastructure Planning</i></p>	Amendment drafted. Refer to relevant report and model for more information.			
PART 9 SCHEDULES					
PART 9 – SCHEDULES, Schedule 1 – Access and Parking					
Amend Table 1 – Access and Parking – Apartment Building	Concern has been raised that current parking provisions are inadequate for new developments. Apartment Building requirements more closely reflect the existing Multiple Dwelling requirements.	Amendment drafted. Refer to relevant report and model for more information.	Council position still to be determined.	9.01	09.01
Amend Table 1 – Access and Parking – Display and Sale Activity	This requirement currently includes parking areas and access driveways in the total floor area for calculating parking numbers. Given access driveways and car parks are generally not floor space or work areas, display and sales activity developments have been providing excessive parking spaces. The intent of this requirement is to ensure outdoor display areas are included in parking calculations, which may or may not include accessways or parking areas.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	9.01	09.01

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Table 1 – Access and Parking - Delete - “Mixed Commercial”, insert – “Mixed Use”	Part 9, Schedule 1 “Commercial Uses”. In the “Use” column reference is made to “Other Commercial Uses or if “Mixed Commercial”. The term Mixed Commercial is not defined in the RPS and so some confusion arises as to when the parking requirements assigned to the Use are applicable. By the carparking standards applied to this provision it can be ascertained that the term is meant to include a building that incorporates retail/commercial uses on one or more levels in conjunction with residential uses on one or more levels.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	9.01	09.01
Table 7 - Minimum Car Space Widths - This amendment specifies in a note under Table 7 a minimum boat parking space of 2.4m x 6m.	Mobile home parks and multiple dwellings require boat storage. However, the schedule does not specify what dimensions are required for boat storage.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported.	09.01	09.01
PART 9 – SCHEDULES, Schedule 3, Division 1 – Uses					
Add new definition for “Centre”	The definition has been introduced in line with changes to the DEOs (refer to report 03.01a DEOs) as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Support for amendment in general. However, potential refinement of wording in consultation with legal services required.	09.03.01	09.03.01
Amend “Dwelling House” definition	Traditionally Councils have supported the Child Care Act through its planning schemes. The 1988 transitional planning scheme contained a definition of “Dwelling House” that was designed to work in tandem with the Child Care Act. The definition of dwelling house under the RPS does not mention anything about home based child minding. Family Day Care has been included in the dwelling house definition as an ancillary activity. A new administrative definition for Family Day Care has been created. Group dwelling has been included in the dwelling house definition as an ancillary activity. A new administrative definition for group dwelling has been created.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01
<ul style="list-style-type: none"> Amend “Dual Occupancy” definition Amend “Multiple Dwelling” definition 	<ul style="list-style-type: none"> Change ‘lot’ to ‘premises’ in the dual occupancy and multiple dwelling definitions. Definition of ‘lot’ with regards to multiple dwellings and duplexes. Given that a lot includes such lots within a group title arrangement, the definition of Duplex and Multiple Dwelling in the RPS does not convey the correct meaning for such uses. 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.01	09.03.01
Amend “Home Business” definition	<ul style="list-style-type: none"> Amendment to “Home Business” definition to prevent abuse of the use provision by the establishment of commercial activities in residential areas. Current definition only relates to a business in a dwelling unit with no requirement for the business operator/s to actually be a resident/s. The amendment ensures that the definition clearly identifies that a home business is a business that takes place on a premises that is primarily used for residential purposes by the operator/s of the home business who are residing on the site. 	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Amend "Retaining Wall"	A new definition is required for retaining walls, as a result of the proposed amendments to include retaining walls as assessable development. The new definition will consider current provisions in the Building Code of Australia, the <i>Building Regulation</i> and recent court judgements.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.01	09.03.01
PART 9 – SCHEDULES, Schedule 3, Division 2 – Administrative Terms					
New definition – "Defined Flood Event"	The planning scheme has established that uses and other development should avoid the risk of flooding by not being undertaken on land below the 1 percent Annual Exceedance Probability (AEP) which is equivalent to the 1 in 100 year Average Recurrence Interval (ARI) which applies to flood and storm tide events. For the purposes of the planning scheme it is proposed to include a definition of defined flood event (DFE) for the planning scheme area which will equate to the 1 percent AEP flood level or RL 2.4 AHD (1% AEP storm tide level) whichever is the greater. This will make reference to accepted flood levels easier in the planning scheme.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Family Day Care"	Currently, the definition of dwelling house under the Redlands Planning Scheme does not mention anything about home based child minding hence the creation of the administrative definition for family day care.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Group Dwelling"	A group housing definition is required to deal with housing for disabled persons and their supervisors and/or carers.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
New definition – "Major Drainage System"	Terminology used in the Queensland Urban Drainage Manual (QUDM) is used in the Redlands Planning Scheme. The inclusion of a new major drainage system definition simply uses the QUDM definition for major drainage system.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Amend definition of "Minor building work" to include provisions about the 1% AEP flood level	The amendment to the definition of minor building works is to comply with the new Building Regulation 2006.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
New definition – "Minor drainage system"	Terminology used in the QUDM is used in the Redlands Planning Scheme. The inclusion of a new minor drainage system definition simply uses the QUDM definition for minor drainage system. The minor drainage system terminology is currently used in the Redlands Planning Scheme in the definition of overland flow path and is also referred to throughout the infrastructure works planning scheme policy.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Amend the "Out-of-Centre" definition	Amendment as a result of the court judgement on the 6 November 2009 (Redlands City Council v Aldi Stores).	Amendment drafted. Refer to relevant report and model for more information.	Support for amendment in general.	09.03.02	09.03.02
Amend "Zone of Influence"	Zone of influence has a slightly different meaning in the Building Regulation 2006 for a retaining wall. Therefore, the definition in the RPS has been amended to include the meaning contained in this regulation.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
Insert - new definition – "Surcharge loading"	This term is used in the level of assessment tables for retaining walls. The definition is consistent with that contained in the Building Regulation 2006.	Amendment drafted. Refer to relevant report and	Amendment supported	09.03.02	09.03.02

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		model for more information.			
Amend "Frontage"	This definition has been amended to address unusual circumstances where a lot with a non-standard frontage (ie not parallel to the side boundaries) may result in the creation of lots with frontages below the minimum width under the RPS. A diagram has been attached to the Reconfiguration provisions to provide guidance for the revised definition.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.03.02	09.03.02
Insert - new definition – "Native Plant"	The current term of "Native Plant" and its definition is outdated and incorrect. A new definition of "Native Vegetation" is proposed which meets current standards.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
Insert - new definition – "Native Animal"	The current definition is outdated and incorrect. A new definition is proposed which meets current standards.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.03.02	09.03.02
PART 9 – SCHEDULES, Schedule 5 – Lot Sizes					
Amend Part 9 Schedule 5 Table 1 – Use Lot Sizes	Multiple dwelling in an Urban Residential Zone – for code assessment the level of assessment table required the premises to be: (a) 1200m ² or more in area; (b) has a frontage of 20m or more. However, schedule 5, table 2 (within the Multiple Dwelling code P2.1) is later called up which says that the block should have a 25m frontage to be consistent. There is a discrepancy between the two. Table 2 should be 20m in accordance with the level of assessment table.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.05	09.05
For Dwelling Houses in Table 1 – Use Lot Size, delete "investigation"	Provisions relating to the Southern Redland Bay Investigation Area have been removed from the SEQ Regional Plan. As a result, Division 8 relating to the Investigation Zone is to be removed and all other relevant sections in the RPS need to be amended accordingly.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	09.05	09.05
In Part 9 Schedule 5 Table 1 – Use Lot Sizes, delete all references to "inconsistent" in column 3	Table 1 includes irrelevant provisions that need to be deleted. The term "Inconsistent" seems not to be properly tied to other provisions.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.05	09.05
PART 9 – SCHEDULES, Schedule 6 – Movement Network and Road Design					
Table 2 - Road Design (other than Industrial Roads) - Add a dot point (9) to the notes section at the bottom on Table 2 regarding pavement width for bus routes on collector streets	To clarify the design requirement for bus routes on collector streets.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.06	09.06
Table 3 - Southern Moreton Bay Island Roads Design Characteristics - Amendment Table 3, SMBI road types in RPS	These changes are as a result of a drainage study for the SMBI "Southern Moreton Bay Islands concept Drainage Design – July 2007" carried out by GHD consultants. The report identified needed changes to the design of roads on the islands to better cater for runoff and drainage. The proposed amendments better define the street types on the islands and the construction standards required.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.06	09.06
PART 9 – SCHEDULES, Schedule 9 – Street Trees					
Amend Table contained in Schedule 9 – Street Trees, by deleting a number of exotic species and including a new native species (removal of all exotic species apart from Delonix regia (see Environmental Management Group's	On the 19 th December 2007 Council resolved to approve the reviewed Vegetation Enhancement Policy and Strategy 2007. The current amendment simply brings Schedule 9 of the RPS into line with the planting lists contained	Amendment drafted. Refer to relevant report and	Not discussed during workshop.	09.09	09.09

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
comments).	in VES 2007.	model for more information.			
PART 9 – SCHEDULES, Schedule 10 – Vegetation Species List					
Schedule 10 to be deleted from the RPS	Schedule 10 to be deleted from the RPS in accordance with the recommendations set out in the report on the new Bushland Habitat Overlay – see Report 05.07	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	05.07	09.10
PART 9 – SCHEDULES, Schedule 11 – Water Quality Objectives					
Section (1) "Process for determining Water Quality Objectives relevant to the site –" - refine information	As per EMG document dated June 2006. Document difficult to understand. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Rename 'Table 1' to 'Table 2'	Minor administrative change. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Add new Table 3 - Waterway Environmental Values of Redland City - Waterways and Coastal Areas. New table includes reference to 'Lower Estuary Enclosed Coastal', 'Mid Estuary' and 'Lower Freshwater' water types for Hilliards Creek in new Table 3.	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Add a new 'Table 5 – Hilliards Creek Reaches' that is referenced from new Table 2.	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
Delete existing 'Table 4 – Water Quality Objectives' and replace with the new 'Redland Shire Council (draft) Water Quality Objectives' (see Environmental Management Group's comments).	As per EMG document dated June 2006. Withdrawn at request of Environmental Management. New State Water Quality SPP to be introduced soon.				
PART 9 – SCHEDULES, Schedule 12 – Weed Species List					
Schedule 12 to be deleted.	Schedule 12 to be deleted from the RPS in accordance with the recommendations set out in the report on the new Bushland Habitat Overlay – see Report 05.07	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.12	09.12
PART 9 – SCHEDULES, Schedule 13, Special Facilities					
Create a new Special Facilities Schedule	Some existing developments included in the 'Special Facilities' zone of the 1988 Transitional Planning Scheme have not been recognised by a compatible zoning of the Redlands Planning Scheme. In order to allow these developments to continue in accordance with the original approval, it is proposed that Redlands Planning Scheme is amended to include a Schedule which identifies particular developments that are affected.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	09.13	09.13
PART 11 PLANNING SCHEME POLICIES					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding – Contents					
Need to include new Chapter 5A Framework for Infrastructure Contributions (Land for Community Facilities - Mainland) in the Contents	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.00
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding – Chapter 2 – Car Parking					
Chapter 2 – Car Parking: Replace current cash in lieu of car parking policy by its new simplified version	The contribution table at the end of the new simplified version needs to be taken out and the current contributions as per the fees and charges.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.02
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding - Chapter 5 – Open Space					
Chapter 5 – Open Space - Amend Part 11 PSP 3 Security Bonding 3.5.6 3 (b) timing of calculation of OS contribution via valuation.	Currently, valuation of land for Park contribution purposes is required immediately prior to reconfiguration (application stage during IDAS). Given there can be a substantial time separation between the valuation and the payment of the contribution (often years), valuations can become out-of-date and therefore valuations on which the contributions are calculated and paid contributions are often not in line with market prices at the time of land development. To ensure contributions are more accurate, valuations should be undertaken at the time that the contributions are paid.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.03	11.03.05
Chapter 5 – Open Space - The Note attached to Table 1 “Contributions for a Local Park” states that “The standards of provision include the local park being a minimum size of 2000m ² .” Amend the description from 2000m ² to 5000m ² to bring it into line with the Open Space Plan. Amendment also required to Section 9.10.4 “Definitions and Functions of Parks and Open Spaces” (2)(a)(i).	Current provisions conflict with the Council’s Open Space Plan which describes the minimum size of a Local Park as being 5000m ² .	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.03	11.03.05
PART 11 – PLANNING SCHEME POLICIES, Policy 3 – Contributions and Security Bonding - Chapter 6 – Security Bonding					
Chapter 6 – Security Bonding - Delete as-constructed information bonds.	As-constructed information bonds are too hard to implement as each site is different. Additionally, as-constructed information bonds are not really required as performance bonds aren’t given back to the developer until as-constructed information is submitted anyway. The Performance Bond can serve as a suitable bond to ensure the submission of as constructed drawings. In daily practice 5% of the projected cost of the development works is paid to Council as a performance bond. Release of the performance bond is conditional upon compliance with all conditions, which include the submission of as-constructed drawings. The removal of the As-Constructed Information Bonds provisions will serve to simplify bonding arrangements for both council and applicants.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.03	11.03.06
PART 11 – PLANNING SCHEME POLICIES, Policy 4 – Ecological Impacts					
Delete entire PSP 4 in line with recommendations for revised Habitat Protection Overlay (Report 05.07) and insert new PSP 4 – Habitat Protection, Management and Enhancement.	New PSP 4 separates out all provisions for preparing Ecological Assessment reports into a new Guideline and brings the remainder of the provisions up to date.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.04	11.04
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 2 - Documentation					

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
Chapter 2 – The term "road reserve" refers to a reserve that has been dedicated for road purposes which is fairly uncommon. The term has been deleted and the more appropriate term "dedicated road" inserted.	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
Chapter 2, s.9.2.6.8 (1). Reference added to the additional items after item (f): <ul style="list-style-type: none"> ▪ Swales; ▪ Bioretention swales; ▪ Sediment basins; ▪ Bioretention basins; ▪ Constructed stormwater wetlands; ▪ Infiltration measures; and ▪ Sand filters. Environmental Management would also like a note below this stating that this is not a complete list. The note is also to include information about WSUD.	The reason for these amendments is to ensure that Council received adequate documentation about WSUD infrastructure items for asset management and maintenance purposes.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
Chapter 2 In 9.2.6.4 the certification referred to a Registered\Licensed Surveyors Signature - and in the notes refers to these people under the Surveyors Act 1977. The Surveyors are now working under the Surveyors Act 2003 and in accordance with the Survey and Mapping Infrastructure Act 2003 and the term Licensed Surveyor has been replaced with either Cadastral Surveyor	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.02
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 5 - Road and Path Design					
Chapter 5, amended dot point (3) (9.5.14.3 Path Requirements). This amendment involves the slight rewording of a small part of the dot point.	Administrative change to provide greater clarity. The content remains the same.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.05
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 6 – Stormwater Management					
Chapter 6, s.9.6.3.1 (2). Update reference at item (e) (see Environmental Management's comments)	Environmental Management request to update item (e) from South East Queensland Regional Water Quality Management Strategy to SEQ Healthy Waterways Strategy (when completed). This requires minimal work.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, s.9.6.3.1 (10). Specify the type or standard of maintenance required (as per Technical Guidelines for SEQ)	Environmental Management's reason for this amendment is to provide clearer specifications to assist towards better outcomes at asset handover after the maintenance period expires.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6 - s.9.6.4.1. This section has been amended to include reference to the <i>Water Sensitive Urban Design Technical Guidelines for SEQ</i> .	Environmental Management's reason for this amendment is: The <i>WSUD Technical Design Guidelines for SEQ</i> is the recognised design guideline for WSUD infrastructure in SEQ. The Technical Design Guidelines reference and compliment QUDM. The WSUD Technical Design Guidelines for SEQ provide guidance on design on various WSUD types: <ul style="list-style-type: none"> ▪ Swales (including buffer strips); ▪ Bioretention swales; ▪ Sediment basins; ▪ Bioretention basins; ▪ Constructed stormwater wetlands; 	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Amend Table 2 Fractions Impervious and Coefficients of 9.6.3.1 Context	This amendment is to provide more detail. The table currently doesn't list every zone in the RPS. The amended table will list every zone.	Amendment drafted. Refer to	Not discussed during		

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		relevant report and model for more information.	workshop.	11.09	11.09.06
Chapter 6 - Amend and delete some provisions of 9.6.3.2.1 Stage 1 - Scoping Phase	The amendment is to provide greater detail and clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, add a note under dot point (3)(a) of 9.6.4.7 Design Frequency	The amendment is to provide greater detail and clarity.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Add to dot point (3) of 9.6.5.1 General	This amendment is to clarify what the easement is in favour of.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6, Amend to dot point (3), (4) and (6) of 9.6.5.2 Urban Residential Roof Drainage	This amendment is to provide more clarification. .	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
Chapter 6- Amend to dot point (2) of 9.6.5.3 Urban Residential Inter-lot Drainage	This amendment is to provide more clarification.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.06
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 8 – Sewage Reticulation					
Chapter 8 Typo – Page 132; Sec 9.8.3.3; Item (2); Line 4 – Change (1:20 mid)to read (1:20 mix)	This is a typographical error.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.08
Chapter 8 - 9.8.4.2 Centre and Industrial Zones- (4) Existing Last sentence: Replace"150mm" with "or equal to 300mm" so that it will read as "No approval will be given to build over sewers greater than or equal to 300mm diameter".	The last sentence of dot point (4) has been amended to state that no approvals will be given to build over sewers greater than or equal to 300mm diameter. Currently this provision states approval will not be given to build over sewers greater than 150mm diameter however, it has been common practice to give approvals for building over sewers greater than 150mm diameter but not greater than 300mm.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.08
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 9 - Electrical Reticulation and Street Lighting					
Chapter 9 - d9.9.3 General - add a number (2) dot point regarding information that an electrical consultant is to forward to the local government written confirmation from Energex that adequate existing and future supply will be available for development electricity demands associated with proposed and future stages of a subject site.	This amendment is to ensure that there is sufficient electricity supply to developments.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.09
In section 9.9.4.5, add a number (4) dot point regarding standards for connecting electricity infrastructure for minor infill residential reconfigurations of one lot into two.	This amendment will ensure proposed infrastructure will comply with electricity / power suppliers standards.	Amendment drafted. Refer to relevant report and model for more	Not discussed during workshop.	11.09	11.09.09

RPS SECTION + ACTION	REASON FOR CHANGE	STATUS	COUNCILLOR RESPONSE DURING WORKSHOPS	REPORT	MODEL
		information.			
In section 9.9.4.6, an additional provision is required to specify that overhead electricity and telecommunication services must be converted to underground services where an existing dwelling/building remains within the limits of a development of more than two lots.	Small phrase required to rectify the issue identified.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.09
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Chapter 10 – Parks and Open Space					
Chapter 10- Section 9.10.4 “Definitions and Functions of Parks and Open Spaces” (2)(a)(i) describes the range of Local Parks as being in the range of 2000m2 to 2 hectares. Amend the description from 2000m2 to 5000m2 to bring it into line with the Open Space Plan. Amendment also required to the Note attached to Table 1 of Part 11 PSP 3 Chapter 5 “Open Space”.	Current provision conflict with the council's Open Space Plan which describes the minimum size of a Local Park as being 5000m2.	Amendment drafted. Refer to relevant report and model for more information.	Amendment supported	11.09	11.09.10
9.10.5 Open Space Land Characteristics. - Table 2 has been amended to support S1.2 (1)(i) of the Reconfiguration Code. - Table 2 has been amended to require 100 percent frontage to local road where adjoining a foreshore or conservation area and a minimum of 50 percent frontage to active recreation parks with more than one frontage.	Specific Outcome S1.2 (1)(i) of the Reconfiguration Code states: “The movement network associated with reconfiguration - provides a continuous road adjacent to foreshore areas and maximises road frontages to open space areas”. Specific Outcome S1.1 also outline numerous benefits of providing an esplanade road to open space areas. However, developers draw Council's attention to Table 2 in Chapter 10 of the Infrastructure Works Code which identifies a reduced amount of road frontage to open space and subsequently Council's ability to achieve a maximum road frontage to open space areas is questioned.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.09	11.09.10
PART 11 – PLANNING SCHEME POLICIES, Policy 9 – Infrastructure Works – Appendix 1					
Appendix One – changes to standard drawings	Two new general standard drawings (index and fencing) will be introduced to regulate bollard and fencing design.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop..	11.09	11.09.17
PART 11 – PLANNING SCHEME POLICIES, Policy 16 – Safer by Design					
Chapter 16 – Safer by Design - In 16.2 (1) replace the word "privet" with the word "private".	Administrative change.	Amendment drafted. Refer to relevant report and model for more information.	Not discussed during workshop.	11.16	11.16
PLANNING SCHEME MAPS					
MAPS - Zoning Map and Extractive Resources Overlay Map					
Extractive Resources Overlay map and Zoning map (1 of 2) Removal of KRA 71 and associated buffer areas. Reinstatement of Conservation zoning where appropriate in the KRA 71 overlay area.	In response to Council resolutions to remove KRA 71 from the Extractive Resources Overlay map and to re-establish zonings over the land consistent with the rules for establishing zonings used in the preparation of the 2006 RPS.	Amendment drafted. Refer to relevant report for more information.	In accordance with Council resolution of 28 th Oct. 2009	Report Mapping KRA 71	Maps
MAPS - Zoning Maps – Other Items					
Specific proposed zoning changes to be raised at Workshop 3 but which were not addressed at the time due to time constraints.	These changes relate to specific issues identified with particular lots of land or are as a result of specific zoning issues previously raised by individual councillors.	Amendment drafted. Refer to relevant report for more information.	Raised at Workshops but not decided by Council	Report Mapping Other Items	Maps

MAPPING CHANGES

Note : Items shown in grey detail changes made in June 2010

ITEM NUMBER	RPD	LANDNUMBER	ADDRESS	AMENDMENT	CLASS
1	Lot 1 on RP210784	117451	339-341 Finucane Road Alexandra Hills	Part CN/CP7 to Part CN2/CP7	Specific Request
2	Lot 108 on SP155647	314595	115 Finucane Road Alexandra Hills	CP3 to UR	Specific Request
3	Lot 177 on SP204522	342140	54-68 Windemere Road Alexandra Hills	CP3 to CN2	Specific Request
4	Lot 2 on RP210784	117441	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
5	Lot 2 on SP204522	342135	48-52 Windemere Road Alexandra Hills	CP3 to CN2	Specific Request
6	Lot 3 on RP210784	117430	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
7	Lot 4 on RP210784	117423	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
8	Lot 5 on RP210784	117415	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
9	Lot 6 on SL11316	117405	343-345 Finucane Road Alexandra Hills	CN to CN2	Specific Request
10	Lot 611 on C625	117757	339-341 Finucane Road Alexandra Hills	CN to CN2	Specific Request
11	Lot 612 on C625	117756	339-341 Finucane Road Alexandra Hills	Part CN/CP7 to Part CN2/CP7	Specific Request
12	Lot 900 on SP211186	347765	22 Ludmilla Place Alexandra Hills	UR to OS	Cadastral Update
13	Lot 100 on SP227148	352155	22-28 Parkgrove Street Birkdale	Part UR1/OS to OS	Cadastral Update
14	Lot 26 on SP216424	347635	18 Amalia Street Birkdale	UR to OS	Cadastral Update
15	Lot 28 on SP216424	347640	15 Bandiera Street Birkdale	UR to OS	Cadastral Update
16	Lot 7 on SP227148	352080	30 Parkgrove Street Birkdale	Part OS/UR1 to UR1	Cadastral Update
17	Lot 122 on RP225877	129155	401-451 Redland Bay Road Capalaba	Part CN/RN to Part CN/UR	Rezoning under Superseded Scheme
18	Lot 17 on SP212202	347310	27B Ingham Street Capalaba	UR to OS	Cadastral Update
19	Lot 18 on SP212202	347315	26B Ingham Street Capalaba	UR to OS	Cadastral Update
20	Lot 25 on SP117747	303013	10 Bowen Street Capalaba	OS to UR	Specific Request
21	Lot 26 on SP117747	303014	9 Bowen Street Capalaba	OS to UR	Specific Request
22	Lot 3 on SP219554	347435	328 Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
23	Lot 4 on SP219554	347440	326A Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
24	Lot 5 on SP219554	347445	326 Mount Cotton Road Capalaba	Part PR/EP to PR	Cadastral Update
25	Lot 6 on SP219554	347450	32 Guyana Court Capalaba	Part PR/EP to PR	Cadastral Update
26	Lot 7 on SP219554	347455	34 Guyana Court Capalaba	Part PR/EP to PR	Cadastral Update
27	Lot 101 on SP223094	350185	33A Ronnie Street Cleveland	Part OS/EP to OS	Cadastral Update
28	Lot 102 on SP223094	350190	19A Ronnie Street Cleveland	Part OS/UR to OS	Cadastral Update
29	Lot 12 on SP223094	350135	30 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
30	Lot 13 on SP223094	350140	28 Ronnie Street Cleveland	OS to UR	Cadastral Update
31	Lot 14 on SP223094	350145	21 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
32	Lot 17 on SP223094	350160	27 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
33	Lot 18 on SP223094	350165	29 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
34	Lot 19 on SP223094	350170	31 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
35	Lot 2 on RP100779	124464	147 Passage Street Cleveland	Part OS/UR to Part OS/UR	Specific Request
36	Lot 20 on SP223094	350175	33 Ronnie Street Cleveland	Part OS/UR to UR	Cadastral Update
37	Lot 23 on SP158643	317995	36 Olympus Drive Cleveland	OS to UR	Specific Request
38	Lot 901 on SP194797	339255	7-25 Jabiru Place Cleveland	OS to CN2	Specific Request
39	Lot 147 on RP127449	143711	160 Lucas Drive Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
40	Lot 154 on RP127452	143977	8 Jilba Avenue Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
41	Lot 17 on RP127422	145276	8 Edgewater Place Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Specific Request
42	Lot 18 on RP127422	145292	6 Edgewater Place Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Specific Request

43	Lot 60 on RP129112	142630	15 Atlantic Street Lamb Island	SMBI Residential to Conservation Sub-Area CN1	Retention
44	Lot 1 on RP129108	142665	19-21 Timothy Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
45	Lot 1 on SP213834	346720	2-6 Sentosa Terrace Macleay Island	SMBI Residential to Open Space	Acquire and Open Space Plan
46	Lot 1 on SP213835	346280	2-8 Karrawarra Street Macleay Island	SMBI Residential and Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
47	Lot 111 on RP129108	143376	13 Eastern Road Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
48	Lot 114 on RP126539	141471	17 Lemontree Drive Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
49	Lot 132 on RP126539	141526	3 Orange Court Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
50	Lot 18 on RP129108	143109	1-3 Lakeside Avenue Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
51	Lot 19 on RP126474	139869	20 Wandoo Avenue Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
52	Lot 19 on RP129108	143128	1-3 Lakeside Avenue Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
53	Lot 20 on RP129108	143185	126 High Central Road Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
54	Lot 20 on RP131827	139210	40 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
55	Lot 21 on RP129108	143208	124 High Central Road Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
56	Lot 26 on RP110407	140738	40 Orion Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
57	Lot 27 on RP111233	141585	29-31 Pecan Street Macleay Island	SMBI Residential to Open Space	Acquire and Open Space Plan
58	Lot 27 on RP130223	143170	48 Lonicera Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
59	Lot 28 on RP111233	141592	29-31 Pecan Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
60	Lot 28 on RP131380	144069	3 Aura Court Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
61	Lot 29 on RP111233	141598	33 Pecan Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
62	Lot 300 on RP131830	138286	3 Kooberry Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
63	Lot 315 on RP118168	138332	15 Eumina Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
64	Lot 32 on RP124837	142725	42 Nugent Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
65	Lot 33 on SP221756	347360	15-17 Citron Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
66	Lot 333 on SP221755	347355	26-30 Koonwarra Parade Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
67	Lot 34 on SP107092	300350	12-14 Curlew Street Macleay Island	SR to CP4	Specific Request
68	Lot 344 on RP31214	136325	49 Beelong Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
69	Lot 4 on RP44337	143892	75-85 High Central Road Macleay Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
70	Lot 4 on SP221757	347365	54-56 Francis Road Macleay Island	Conservation Sub-Area CN1 and SMBI Residential to Open Space	Acquire and Open Space Plan
71	Lot 40 on RP123056	140454	13 Sentosa Terrace Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
72	Lot 42 on RP129108	143221	20 Granadilla Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
73	Lot 43 on RP129108	143191	22 Granadilla Street Macleay Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
74	Lot 46 on RP131827	139147	31 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
75	Lot 58 on RP122315	143897	4 Columbia Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
76	Lot 7 on RP131827	139156	14 Wirrallee Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
77	Lot 70 on RP129108	142984	11 Timothy Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
78	Lot 73 on RP126539	141690	201 High Central Road Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
79	Lot 8 on RP126474	140241	278-286 High Central Road Macleay Island	Open Space to SMBI Residential Sub-Area SR1	RCC Resolution 29-10-2008
80	Lot 80 on RP124837	142874	55 Arthur Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
81	Lot 84 on RP126539	141725	8 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
82	Lot 85 on RP126539	141674	10-12 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
83	Lot 86 on RP126539	141622	10-12 Lake Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
84	Lot 89 on RP133299	140621	1 Sandpiper Parade Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
85	Lot 97 on RP129108	143247	9 Granadilla Street Macleay Island	SMBI Residential to Conservation Sub-Area CN1	Retention
86	Lot 101 on SP189090	349025	126A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
87	Lot 102 on SP189090	349030	23 Scribbly Gum Place Mount Cotton	Part CN/UR to OS	Cadastral Update

88	Lot 123 on SP214283	348410	36 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
89	Lot 124 on SP214283	348415	34 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
90	Lot 125 on SP214283	348420	30 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
91	Lot 126 on SP214283	348425	28 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
92	Lot 127 on SP214283	348430	26 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
93	Lot 128 on SP214283	348435	24 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
94	Lot 129 on SP214283	348440	22 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
95	Lot 130 on SP214283	348445	20 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
96	Lot 131 on SP214283	348450	18 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
97	Lot 132 on SP214283	348455	16 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
98	Lot 133 on SP214283	348460	14 Taffeta Drive Mount Cotton	Part CN/UR2 to UR2	Specific Request
99	Lot 135 on SP214283	348470	3 Sarsenet Circuit Mount Cotton	Part CN/UR2 to UR2	Specific Request
100	Lot 177 on SP214172	351820	23 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
101	Lot 178 on SP214172	351825	21 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
102	Lot 179 on SP214172	351830	19 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
103	Lot 180 on SP214172	351835	17 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
104	Lot 181 on SP214172	351840	15 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
105	Lot 182 on SP214172	351845	13 Spotted Gum Crescent Mount Cotton	Part UR2/OS to UR2	Cadastral Update
106	Lot 33 on SP214172	351790	2-8 Paperbark Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
107	Lot 401 on SP223392	348480	4 Sarsenet Circuit Mount Cotton	Part OS/UR2 to UR2	Cadastral Update
108	Lot 67 on SP214172	351795	1-7 Paperbark Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
109	Lot 808 on SP214172	351960	64-106 Valley Way Mount Cotton	Part CP7/CN/OS/UR2 to Part CP7/CN/OS/UR2	Cadastral Update
110	Lot 900 on SP223466	352245	770 West Mount Cotton Road Mount Cotton	Previously Unzoned Road Reserve to CN (Closed Road)	Specific Request
111	Lot 904 on SP143553	305952	32 Pimelea Crescent Mount Cotton	UR2 to OS	Cadastral Update
112	Lot 920 on SP189088	341105	112A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
113	Lot 921 on SP189088	341110	118A Hardwood Drive Mount Cotton	UR to OS	Cadastral Update
114	Lot 998 on SP214172	351965	2A Pendula Street Mount Cotton	UR2 to OS	Cadastral Update
115	Lot 999 on SP223392	348545	3 Grosgrain Court Mount Cotton	UR2 to OS	Cadastral Update
116	Lot 100 on SP208429	345180	37 O'Brien Street Ormiston	UR to OS	Cadastral Update
117	Lot 11 on SP209809	347460	13 Susannah Place Ormiston	Part UR/CN2 to UR	Cadastral Update
118	Lot 12 on SP209809	347465	8 Nessie Place Ormiston	Part UR/CN2 to UR	Cadastral Update
119	Lot 13 on SP209809	347470	15 Nessie Place Ormiston	Part UR/CN2 to UR	Cadastral Update
120	Lot 51 on SP126431	303027	27 Troy Street Ormiston	CN to UR	Specific Request
121	Lot 1 on RP103265	151691	74A Scenic Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
122	Lot 1 on RP105915	151914	362-372 Serpentine Creek Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
123	Lot 1 on RP133830	150850	304-324 Serpentine Creek Road Redland Bay	Investigation Zone to CN	Regional Plan Update
124	Lot 1 on RP140163	152127	94-96 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
125	Lot 1 on RP212251	151887	68-74 Scenic Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
126	Lot 1 on RP71630	152094	90-92 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
127	Lot 1 on RP76812	152361	14-24 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
128	Lot 1 on RP98600	145901	89 Collins Street Redland Bay	UR to UR1	Specific Request
129	Lot 1 on SP208432	343000	91-101 Collins Street Redland Bay	Part LC/UR to Part LC/UR1	Specific Request
130	Lot 101 on SP206320	345670	862-870 German Church Road Redland Bay	OS to CN2	Specific Request
131	Lot 11 on RP903116	162187	275-323 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
132	Lot 12 on RP903116	162188	397-495 Serpentine Creek Road Redland Bay	Investigation Zone/RN to RN/EP	Regional Plan Update

133	Lot 18 on RP72093	152313	125-127 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
134	Lot 19 on RP72093	152306	121-123 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
135	Lot 2 on RP105915	151762	350-360 Serpentine Creek Road Redland Bay	Investigation Zone to EP/RN	Regional Plan Update
136	Lot 2 on RP140163	151754	74A Scenic Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
137	Lot 2 on RP149309	147830	148-154 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
138	Lot 2 on RP205152	141197	63-69 Gordon Road Redland Bay	Part CN/RN to RN	Specific Request
139	Lot 2 on RP212251	151048	48-66 Scenic Road Redland Bay	Investigation Zone to EP/RN/CN	Regional Plan Update
140	Lot 2 on RP76812	152281	109-111 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
141	Lot 2 on SP204523	342155	29-31 Gordon Road Redland Bay	CP1 to Part CP1/CP4	Specific Request
142	Lot 2 on SP208443	344245	100-102 Donald Road Redland Bay	Part LC/UR/OS to LC	Specific Request
143	Lot 20 on RP72093	152298	117-119 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
144	Lot 20 on SP219251	347860	2 Lois Place Redland Bay	Part OS/UR to UR	Cadastral Update
145	Lot 21 on RP72093	152290	113-115 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
146	Lot 21 on SP219251	347865	17 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
147	Lot 247 on S312432	200413	91-111 Orchard Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
148	Lot 252 on S312432	200843	466-486 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
149	Lot 255 on S312432	200408	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
150	Lot 256 on S312432	200409	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
151	Lot 257 on S312432	200410	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
152	Lot 258 on S312432	200411	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
153	Lot 259 on S312432	200412	422-442 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
154	Lot 260 on SL11166	152325	398-408 Serpentine Creek Road Redland Bay	Investigation Zone to CN	Regional Plan Update
155	Lot 3 on RP105915	151574	338-348 Serpentine Creek Road Redland Bay	Investigation Zone to EP	Regional Plan Update
156	Lot 3 on RP76812	152276	105-107 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
157	Lot 3 on SP204523	342160	33-37 Gordon Road Redland Bay	CP1 to CP4	Specific Request
158	Lot 3 on SP219251	347775	11 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
159	Lot 32 on SP206320	345625	78-80 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
160	Lot 33 on SP206320	345630	74-76 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
161	Lot 34 on SP206320	345635	70-72 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
162	Lot 35 on SP206320	345640	66-68 Emperor Drive Redland Bay	UR to part EP/UR	Specific Request
163	Lot 36 on SP206320	345645	64 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
164	Lot 37 on SP206320	345650	62 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
165	Lot 4 on RP105915	151359	326-336 Serpentine Creek Road Redland Bay	Investigation Zone to EP/CN/RN	Regional Plan Update
166	Lot 4 on RP76812	152267	101-103 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
167	Lot 4 on SP219251	347780	13 Bankswood Drive Redland Bay	Part OS/UR to UR	Cadastral Update
168	Lot 40 on SP206320	345665	58-60 Emperor Drive Redland Bay	Part OS/UR to EP/UR	Specific Request
169	Lot 5 on RP76812	152258	97-99 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
170	Lot 505 on SP223392	352480	299-351 Heinemann Road Redland Bay	Part CP7/CN/UR2/OS to Part CP7/CN/UR2/OS	Cadastral Update
171	Lot 6 on RP76812	152250	2-6 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
172	Lot 600 on SP206320	345675	42-56 Emperor Drive Redland Bay	Part OS/UR to CN2	Specific Request
173	Lot 69 on S31102	148172	194-214 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
174	Lot 7 on RP76812	152309	8-12 Orchard Road Redland Bay	Investigation Zone to RN	Regional Plan Update
175	Lot 70 on S31102	148584	194-214 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
176	Lot 71 on S31102	149047	218-236 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
177	Lot 72 on S31102	149525	238-258 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update

178	Lot 73 on S31102	149986	260-280 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
179	Lot 74 on S31102	150364	282-302 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP/CN	Regional Plan Update
180	Lot 8 on R1291	147940	156-168 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
181	Lot 83 on S312432	200405	47-91 Scenic Road Redland Bay	Investigation Zone to RN	Regional Plan Update
182	Lot 84 on S312432	200406	422-442 Serpentine Creek Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
183	Lot 86 on S312432	200407	47-91 Scenic Road Redland Bay	Investigation Zone to RN/EP	Regional Plan Update
184	Lot 901 on SP217698	349475	1-3 Sapium Road Redland Bay	UR to OS	Cadastral Update
185	Lot 999 on SP219251	348065	40-56 Donald Road Redland Bay	Part UR/OS to OS	Cadastral Update
186	Lot 1 on RP130247	148518	129 Laurel Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
187	Lot 1 on RP132848	157899	65-81 South End Road Russell Island	Part RN3/CP7 to RN3	Specific Request
188	Lot 1 on RP848591	147947	2-50 Union Street Russell Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
189	Lot 1 on SP213848	347350	42-44 Kings Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
190	Lot 107 on RP131875	149963	27 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
191	Lot 108 on RP130250	147939	6 Elcon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
192	Lot 108 on RP131875	149956	29 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
193	Lot 110 on RP118722	159322	36 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
194	Lot 112 on RP118722	159279	40 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
195	Lot 117 on RP118722	159082	50 Chackill Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
196	Lot 117 on RP132640	156132	6 Phillips Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
197	Lot 121 on RP127749	154497	34 Kurrajong Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
198	Lot 126 on RP132640	156191	17 Nautilus Parade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
199	Lot 128 on RP132856	158486	11 Susan Street Russell Island	Conservation Sub-Area CN1 to Community Purposes Sub-Area CP7	Specific Request
200	Lot 13 on RP127750	154738	212 Centre Road Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
201	Lot 131 on RP133118	157526	7 Pennies Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
202	Lot 132 on RP118722	159456	5 Loowa Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
203	Lot 136 on RP122871	155668	102 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
204	Lot 136 on RP124437	151535	24 Romford Crescent Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
205	Lot 136 on RP133116	157328	40 Dappura Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
206	Lot 138 on RP132856	158392	10 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
207	Lot 139 on RP132856	158378	12 Sonia Street Russell Island	Conservation Sub-Area CN1 to Community Purposes Sub-Area CP7	Specific Request
208	Lot 140 on RP122871	155582	98 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
209	Lot 140 on RP128908	150284	43 Yacht Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
210	Lot 140 on RP132856	158368	14 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
211	Lot 141 on RP128908	150262	41 Yacht Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
212	Lot 142 on RP128908	150243	39 Yacht Street Russell Island	SMBI Residential to Open Space	Retention
213	Lot 142 on RP132856	158239	11 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
214	Lot 144 on RP132856	158257	7 Sonia Street Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
215	Lot 153 on RP122871	155293	48 Seaward Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
216	Lot 165 on RP130511	149633	44 Aimeo Esplanade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
217	Lot 169 on RP122871	155544	55 Beacon Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
218	Lot 17 on RP132640	155500	22 Tahlin Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
219	Lot 17 on RP133220	152387	4 Aster Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
220	Lot 172 on RP128018	154113	18 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
221	Lot 173 on RP128018	154160	20 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
222	Lot 173 on RP130091	148392	2 Wylie Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention

223	Lot 174 on RP128018	154202	22 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
224	Lot 175 on RP128018	154246	24 Toolona Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
225	Lot 18 on RP129103	156778	35 Waikiki Beach Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
226	Lot 18 on RP131144	148259	14-16 Kift Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
227	Lot 182 on RP128908	150258	42 Inlet Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
228	Lot 183 on RP128018	154237	23 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
229	Lot 183 on RP128908	150292	42 Inlet Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
230	Lot 184 on RP128018	154193	21 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
231	Lot 185 on RP128018	154148	19 Bamberry Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
232	Lot 197 on RP132641	155727	6 Galfin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
233	Lot 198 on RP132794	156885	33 Grove Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
234	Lot 2 on RP848591	147981	23 Nicholas Street Russell Island	Rural Non-Urban Sub-Area RN3 to Open Space	Acquire and Open Space Plan
235	Lot 209 on RP128018	154245	15 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
236	Lot 211 on RP129105	157323	52 Duringan Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
237	Lot 212 on RP133118	157902	33 Lagoon Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
238	Lot 214 on RP128018	154026	5 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
239	Lot 22 on RP130256	150522	51 Harvey Street Russell Island	Open Space to SMI Residential	Specific Request
240	Lot 220 on RP132641	155644	30 Fenton Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
241	Lot 223 on RP128018	154275	14 Fernando Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
242	Lot 225 on RP131864	151221	58 Deenya Parade Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
243	Lot 23 on RP130591	151871	11 Diamond Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
244	Lot 232 on RP124451	158223	22 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
245	Lot 234 on RP124451	158245	26 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
246	Lot 235 on RP124451	158255	28 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
247	Lot 236 on RP124451	158263	30 Burke Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
248	Lot 24 on RP130591	151879	13 Diamond Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
249	Lot 25 on RP134480	150459	31 Tulloch Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
250	Lot 251 on RP133121	157528	74 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
251	Lot 252 on RP133121	157505	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
252	Lot 253 on RP133121	157478	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
253	Lot 254 on RP133121	157462	68 Stradbroke Drive Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
254	Lot 255 on RP133121	157439	66 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
255	Lot 256 on RP133121	157418	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
256	Lot 257 on RP133121	157392	62 Stradbroke Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
257	Lot 258 on RP133119	157372	53 South End Road Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
258	Lot 266 on RP122873	155420	15 Cypress Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
259	Lot 267 on RP122873	155338	16 Poinsettia Court Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
260	Lot 273 on RP124451	158341	29 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
261	Lot 274 on RP124451	158336	27 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
262	Lot 275 on RP124451	158328	25 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
263	Lot 275 on RP129103	157483	50 Falconhurst Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
264	Lot 276 on RP124451	158318	23 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
265	Lot 277 on RP124451	158310	21 Cunningham Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
266	Lot 278 on RP124451	158303	19 Cunningham Avenue Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
267	Lot 289 on RP129105	157652	73 Shore Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan

268	Lot 289 on RP132795	156488	15 Tomewin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
269	Lot 292 on RP132795	156386	21 Tomewin Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
270	Lot 294 on RP133119	157443	37 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
271	Lot 295 on RP133121	157468	39 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
272	Lot 298 on RP133121	157535	45 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
273	Lot 299 on RP133121	157559	47 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
274	Lot 300 on RP133121	157579	49 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
275	Lot 301 on RP133121	157605	49 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
276	Lot 302 on RP133121	157631	53 Kirribin Street Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
277	Lot 305 on RP122551	160183	31 Cassandra Avenue Russell Island	SR to CN1	Specific Request
278	Lot 31 on RP128016	153712	15 Rose Bay Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
279	Lot 356 on RP124703	151931	48 Belgrave Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
280	Lot 363 on RP129407	157158	9 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
281	Lot 364 on RP129407	157205	11 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
282	Lot 366 on RP129407	157294	15 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
283	Lot 369 on RP129407	157445	21 Paringa Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
284	Lot 38 on RP128907	150902	39 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
285	Lot 38 on RP135390	149188	18 Aranda Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
286	Lot 380 on RP133120	157039	8 Boronia Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
287	Lot 381 on RP133120	157058	10 Boronia Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
288	Lot 39 on RP128907	150901	8 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
289	Lot 4 on RP136416	149272	7 Cynthia Crescent Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
290	Lot 40 on RP127628	150738	24 Harvey Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
291	Lot 40 on RP128907	150900	6 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
292	Lot 409 on RP127752	154929	71 Hemp Hill Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
293	Lot 41 on RP128907	150897	4 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
294	Lot 42 on RP128907	150893	2 Dragon Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
295	Lot 431 on RP122869	154762	8 Cutler Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
296	Lot 437 on SP162716	328450	142 Palm Beach Road Russell Island	Conservation Sub-Area CN1 to Part CN1/SR	Specific Request
297	Lot 441 on RP122869	154982	7 Seaward Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
298	Lot 455 on RP122869	154731	5 Cutler Drive Russell Island	SMBI Residential to Open Space	Acquire and Open Space Plan
299	Lot 457 on RP122869	154697	4 Enderley Avenue Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
300	Lot 458 on RP122869	154690	3 Cutler Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
301	Lot 459 on RP122869	154621	14 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
302	Lot 460 on RP122869	154631	16 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
303	Lot 461 on RP122869	154647	18 Rampart Drive Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
304	Lot 485 on RP124436	151387	4 Belgrave Road Russell Island	SMBI Residential to Open Space	Retention
305	Lot 486 on RP124436	151348	2 Belgrave Road Russell Island	SMBI Residential to Open Space	Retention
306	Lot 487 on RP124436	151361	7 Doverton Drive Russell Island	SMBI Residential to Open Space	Retention
307	Lot 5 on RP95102	150141	46-48 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
308	Lot 51 on RP129103	156888	36 Waikiki Beach Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
309	Lot 52 on RP130510	149489	16 Suva Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
310	Lot 54 on RP130510	149477	20 Suva Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
311	Lot 556 on RP124703	152002	44 Doverton Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
312	Lot 57 on RP124451	157800	47 Cook Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan

313	Lot 593 on RP122555	154143	42 Little Cove Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
314	Lot 6 on RP132640	155411	15 Tahlin Drive Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
315	Lot 6 on RP95102	150166	46-48 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
316	Lot 7 on RP95102	150197	44 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
317	Lot 74 on RP124451	157630	13 Cook Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
318	Lot 76 on RP128907	150345	20 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
319	Lot 763 on RP122554	154351	69 Highland Ridge Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
320	Lot 78 on RP133991	150171	16 Tails Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
321	Lot 79 on RP128907	150263	14 Catamaran Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
322	Lot 80 on RP135035	156429	17 Blaxland Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
323	Lot 83 on RP122082	160253	54 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
324	Lot 84 on RP122082	160286	56 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
325	Lot 85 on RP122082	160319	58 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
326	Lot 86 on RP122082	160346	60 The Boulevard Russell Island	Conservation Sub-Area CN1 to Open Space	Acquire and Open Space Plan
327	Lot 86 on RP132640	155893	5 Lansell Avenue Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
328	Lot 9 on RP95102	150238	40 Mark Road Russell Island	Conservation Sub-Area CN1 to SMBI Residential	Specific Request
329	Lot 92 on RP129105	157034	51 Rumbin Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
330	Lot 93 on RP129105	157032	49 Rumbin Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
331	Lot 96 on RP131875	150096	9 Bamboo Road Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
332	Lot 98 on RP130250	147919	2 Oaklea Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Acquire and Open Space Plan
333	Lot 98 on RP132856	158746	3 Lucy Street Russell Island	SMBI Residential to Conservation Sub-Area CN1	Retention
334	Lot 1 on SP213919	350360	80 Thornlands Road Thornlands	Part LC/UR to UR	Cadastral Update
335	Lot 14 on SP220340	351655	58 Waterville Drive Thornlands	Part CP7/UR to UR	Cadastral Update
336	Lot 15 on SP220340	351660	63 Waterville Drive Thornlands	Part CP7/UR to UR	Cadastral Update
337	Lot 22 on RP14839	132835	57-65 Dinwoodie Road Thornlands	Part PR/CN2 to CN2	Council Resolution 28-5-2008
338	Lot 23 on SP213919	350400	15 Beutel Place Thornlands	Part LC/UR to UR	Cadastral Update
339	Lot 31 on SP213919	350440	6 Eileen Close Thornlands	Part LC/UR to UR	Cadastral Update
340	Lot 32 on SP213919	350445	5 Eileen Close Thornlands	Part LC/UR to UR	Cadastral Update
341	Lot 37 on SP213919	350470	17 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
342	Lot 38 on SP213919	350475	15 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
343	Lot 39 on SP213919	350480	13 George Thorn Drive Thornlands	Part CP7/UR to UR	Cadastral Update
344	Lot 40 on SP213919	350485	11 George Thorn Drive Thornlands	Part LC/CP7/UR to UR	Cadastral Update
345	Lot 41 on SP213919	350490	1-9 George Thorn Drive Thornlands	Part CP7/UR/LC to LC	Cadastral Update
346	Lot 800 on SP215767	349955	9-15 Butternut Circuit Thornlands	Part UR/OS to OS	Cadastral Update
347	Lot 99 on SP213904	349150	124-136 Luke Street Thornlands	Part OS/PR to OS	Cadastral Update
348	Lot 1 on SP225019	352645	30 Thompson Street Victoria Point	Unzoned to Open Space	Cadastral Update
349	Lot 19 on SP173235	335015	15A Bunker Road Victoria Point	Part OS/MC9 to OS	Cadastral Update
350	Lot 21 on SP179472	336325	7-13 Bunker Road Victoria Point	Part OS/MC9 to MC9	Cadastral Update
351	Lot 3 on RP907141	162785	141 Bunker Road Victoria Point	Part UR/OS to CN2	Council Resolution 28-5-2008
352	Lot 509 on SP133097	304697	19-27 Brookvale Drive Victoria Point	UR to OS	Cadastral Update
353	Lot 1 on SP198792	345860	21 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
354	Lot 10 on SP198792	345905	42 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
355	Lot 2 on SP183732	347055	58 Fernbourne Road Wellington Point	Unzoned Road Closure to CN	Cadastral Update
356	Lot 21 on SP198792	345960	39 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
357	Lot 22 on SP198792	345965	37 Poloni Place Wellington Point	OS to UR	Cadastral Update

358	Lot 23 on SP198792	345970	1 Anhs Place Wellington Point	CN to UR	Cadastral Update
359	Lot 24 on SP198792	345975	2 Anhs Place Wellington Point	CN to UR	Cadastral Update
360	Lot 25 on SP198792	345980	3 Anhs Place Wellington Point	CN to UR	Cadastral Update
361	Lot 26 on SP198792	345985	4 Anhs Place Wellington Point	CN to UR	Cadastral Update
362	Lot 27 on SP198792	345990	5 Anhs Place Wellington Point	CN to UR	Cadastral Update
363	Lot 28 on SP198792	345995	6 Anhs Place Wellington Point	CN to UR	Cadastral Update
364	Lot 29 on SP198792	346000	7 Anhs Place Wellington Point	Part CN/CP8 to UR	Cadastral Update
365	Lot 30 on SP198792	346005	8 Anhs Place Wellington Point	Part CN/CP8 to UR	Cadastral Update
366	Lot 31 on SP198792	346010	9 Anhs Place Wellington Point	CN to UR	Cadastral Update
367	Lot 32 on SP198792	346015	10 Anhs Place Wellington Point	Part CN/OS to UR	Cadastral Update
368	Lot 6 on SP198792	345885	34 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
369	Lot 600 on SP213913	349825	42 Janelle Court Wellington Point	UR to OS	Cadastral Update
370	Lot 7 on SP198792	345890	36 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
371	Lot 8 on SP198792	345895	38 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
372	Lot 9 on SP198792	345900	40 Poloni Place Wellington Point	Part OS/UR to UR	Cadastral Update
373	Lot 900 on SP165770	322975	15 Vantage Crescent Wellington Point	UR to OS	Specific Request
374	Lot 91 on SP198792	346025	11-21 Anhs Place Wellington Point	Part CP8/OS/CN to CN2	Cadastral Update
375	Lot 92 on SP198792	346030	75-79 Starkey Street Wellington Point	Part CP8/OS/CN/UR to CP8	Cadastral Update
376	Lot 9 on SP227148	352090	54 Bailey Road Birkdale	UR1 to UR	Specific Request
377	Lot 10 on SP227148	352095	52 Bailey Road Birkdale	UR1 to UR	Specific Request
378	Lot 1 on SP226335	353140	1/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
379	Lot 2 on SP226335	353145	2/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
380	Lot 3 on SP226335	353150	3/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
381	Lot 4 on SP226335	353155	4/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
382	Lot 5 on SP226335	353160	5/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
383	Lot 6 on SP226335	353165	6/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
384	Lot 7 on SP226335	353170	7/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
385	Lot 8 on SP226335	353175	8/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
386	Lot 9 on SP226335	353180	9/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
387	Lot 10 on SP226335	353185	10/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
388	Lot 11 on SP226335	353190	11/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
389	Lot 12 on SP226335	353195	12/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
390	Lot 13 on SP226335	353200	13/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
391	Lot 14 on SP226335	353205	14/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
392	Lot 15 on SP226335	353210	15/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
393	Lot 16 on SP226335	353215	16/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
394	Lot 17 on SP226335	353220	17/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
395	Lot 18 on SP226335	353225	18/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
396	Lot 19 on SP226335	353230	19/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
397	Lot 20 on SP226335	353235	20/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
398	Lot 21 on SP226335	353240	21/8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
399	Lot 0 on SP226335	353245	8-18 Bailey Road Birkdale	Part OS/MDR to MDR	Cadastral Update
400	Lot 900 on SP199236	352465	98-100 Carinyan Drive Birkdale	Part UR/OS to OS	Cadastral Update
401	Lot 10 on SP199236	352385	2 Francene Place Birkdale	Part UR/OS to UR	Cadastral Update
402	Lot 16 on SP199236	352415	8 Francene Place Birkdale	Part UR/OS to UR	Cadastral Update

403	Lot 1 on SP227148	352050	42 Parkgrove Street Birkdale	UR1 to UR	Specific Request
404	Lot 2 on SP227148	352055	40 Parkgrove Street Birkdale	UR1 to UR	Specific Request
405	Lot 3 on SP227148	352060	38 Parkgrove Street Birkdale	UR1 to UR	Specific Request
406	Lot 4 on SP227148	352065	36 Parkgrove Street Birkdale	UR1 to UR	Specific Request
407	Lot 5 on SP227148	352070	34 Parkgrove Street Birkdale	UR1 to UR	Specific Request
408	Lot 6 on SP227148	352075	32 Parkgrove Street Birkdale	UR1 to UR	Specific Request
409	Lot 7 on SP227148	352080	30 Parkgrove Street Birkdale	Part UR1/OS to UR	Cadastral Update/Specific Request
410	Lot 8 on SP227148	352085	41 Parkgrove Street Birkdale	UR1 to UR	Specific Request
411	Lot 11 on SP227148	352100	35 Parkgrove Street Birkdale	UR1 to UR	Specific Request
412	Lot 12 on SP227148	352105	39 Parkgrove Street Birkdale	UR1 to UR	Specific Request
413	Lot 13 on SP227148	352110	37 Parkgrove Street Birkdale	UR1 to UR	Specific Request
414	Lot 14 on SP227148	352115	33 Parkgrove Street Birkdale	UR1 to UR	Specific Request
415	Lot 15 on SP227148	352120	31 Parkgrove Street Birkdale	UR1 to UR	Specific Request
416	Lot 16 on SP227148	352125	29 Parkgrove Street Birkdale	UR1 to UR	Specific Request
417	Lot 17 on SP227148	352130	27 Parkgrove Street Birkdale	UR1 to UR	Specific Request
418	Lot 18 on SP227148	352135	25 Parkgrove Street Birkdale	UR1 to UR	Specific Request
419	Lot 19 on SP227148	352140	23 Parkgrove Street Birkdale	UR1 to UR	Specific Request
420	Lot 20 on SP227148	352145	21 Parkgrove Street Birkdale	UR1 to UR	Specific Request
421	Lot 21 on SP227148	352150	19 Parkgrove Street Birkdale	UR1 to UR	Specific Request
422	Lot 100 on SP227148	352155	22-28 Parkgrove Street Birkdale	Part UR1/OS to OS	Cadastral Update
423	Lot 9 on SP199236	352380	9 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
424	Lot 18 on SP199236	352420	14 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
425	Lot 19 on SP199236	352425	10 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
426	Lot 20 on SP199236	352430	8 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
427	Lot 23 on SP199236	352445	12 Vedson Street Birkdale	Part UR/OS to UR	Cadastral Update
428	Lot 2 on SP226097	354345	267-269 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
429	Lot 3 on SP226097	354350	271 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
430	Lot 4 on SP226097	354355	273 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
431	Lot 5 on SP226097	354360	275 Fitzroy Street Cleveland	Part EP/UR to UR	Cadastral Update
432	Lot 903 on SP229852	355265	3 Autumnwood Avenue Mount Cotton	Part UR2/OS to OS	Cadastral Update
433	Lot 91 on SP221417	353535	8 Cycad Close Mount Cotton	Part UR2/OS to UR2	Cadastral Update
434	Lot 370 on S311071	145375	195 Gramzow Road Mount Cotton	Part CN/EP/RN to Part CN/EP/RN	Specific Request - KRA 71
435	Lot 162 on S31962	146021	195 Gramzow Road Mount Cotton	Part CN/RN to Part CN/RN/EP	Specific Request - KRA 71
436	Lot 238 on SP218968	348795	163-177 Gramzow Road Mount Cotton	Part CN/RN to Part CN/RN/EP	Specific Request - KRA 71
437	Lot 17 on RP108970	145749	1513 Mount Cotton Road Mount Cotton	Part CN/RN to Part CN/RN	Specific Request - KRA 71
438	Lot 52 on SP221417	353360	30 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
439	Lot 85 on SP221417	353505	58 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
440	Lot 90 on SP221417	353530	48 Helicia Circuit Mount Cotton	Part UR2/OS to UR2	Cadastral Update
441	Lot 927 on SP221417	353555	32-46 Helicia Circuit Mount Cotton	Part CP7/UR2/OS to OS	Cadastral Update
442	Lot 997 on SP229852	355270	26A Pendula Street Mount Cotton	Part UR2/OS to OS	Cadastral Update
443	Lot 225 on SP223398	354230	20 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
444	Lot 226 on SP223398	354235	27 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
445	Lot 227 on SP223398	354240	25 Poplin Place Mount Cotton	Part UR2/CN to UR2	Cadastral Update
446	Lot 997 on SP223398	354330	32 Taffeta Drive Mount Cotton	Part UR2/OS/CN to Part OS/CN	Cadastral Update
447	Lot 998 on SP223398	354335	49-51 Taffeta Drive Mount Cotton	UR2 to OS	Cadastral Update

448	Lot 9 on SP227158	355140	245 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
449	Lot 10 on SP227158	355145	247 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
450	Lot 11 on SP227158	355150	249 Main Street Redland Bay	Part OS/UR to UR	Cadastral Update
451	Lot 1 on SP227158	355100	13 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
452	Lot 2 on SP227158	355105	15 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
453	Lot 3 on SP227158	355110	17 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
454	Lot 4 on SP227158	355115	19 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
455	Lot 5 on SP227158	355120	21 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
456	Lot 6 on SP227158	355125	23 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
457	Lot 7 on SP227158	355130	25 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
458	Lot 8 on SP227158	355135	27 Pine Terrace Redland Bay	Part OS/UR to UR	Cadastral Update
459	Lot 950 on SP227158	355180	29 Pine Terrace Redland Bay	Part UR/OS to OS	Cadastral Update
460	Lot 100 on SP227154	353865	50 Frank Street Thorneside	UR to OS	Cadastral Update
461	Lot 10 on SP196645	348295	1-15 Beveridge Road Thornlands	Part CP3/CP6/CN to Part CP3/CN	Specific Request
462	Lot 502 on SP215768	351090	138-146A Redland Bay Road Thornlands	UR to OS	Cadastral Update
463	Lot 901 on SP215304	353750	169 Bunker Road Victoria Point	Part UR/OS to OS	Cadastral Update
464	Lot 902 on SP215304	353755	151-165 Bunker Road Victoria Point	UR to OS	Cadastral Update
465	Lot 2 on SP215304	353565	4 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
466	Lot 3 on SP215304	353570	6 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
467	Lot 4 on SP215304	353575	8 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
468	Lot 5 on SP215304	353580	10 Estuary Avenue Victoria Point	Part UR/OS to UR	Cadastral Update
469	Lot 8 on SP215304	353595	6 Whipbird Circuit Victoria Point	Part UR/OS to UR	Cadastral Update
470	Lot 900 on SP219214	354680	41 Celsa Street Wellington Point	Part UR/OS to OS	Cadastral Update
471	Lot 902 on SP219214	354690	26-54 Celsa Street Wellington Point	Part UR/OS to OS	Cadastral Update
472	Lot 5 on SP219214	354415	8 Joyce Court Wellington Point	Part LDR/UR to UR	Cadastral Update
473	Lot 9 on SP219214	354435	5 Joyce Court Wellington Point	Part LDR/UR to UR	Cadastral Update
474	Lot 901 on SP219214	354685	10-18 Nursery Street Wellington Point	UR to OS	Cadastral Update

11.3.10 POPULATION GROWTH MANAGEMENT POLICY

Datworks Filename:	Sustainable Redlands
Attachments:	<u>Attachment 1 – Population Growth Management Policy</u> <u>Attachment 2 – Context Statement</u> <u>Attachment 3 – Headline Indicators</u> <u>Attachment 4 – RCC Submission LGAQ Population Enquiry</u>
Responsible Officer Name:	Wayne Dawson Manager, Land Use Planning
Author Name:	Brett Hookway Strategic Planning Officer

EXECUTIVE SUMMARY

Recently the management of population growth and population pressures has emerged as a key issue for all levels of government. This report provides the background and a summary of work currently being undertaken in the field and a summary of issues associated with managing population growth. A proposed Population Growth Management Policy is presented [see Attachment 1 – Population Growth Management Policy] as a basis for conveying and further advancing Council's position regarding the planning for and management of population growth in the Redlands.

The Population Growth Management Policy outlines what Council will do to manage and plan for population growth in the Redlands up to and beyond 2031. The Population Growth Management Policy is also supported by a Context Statement that summarises some of the issues associated with controlling population growth at the local government level [see Attachment 2 – Context Statement].

The report and the attached policy also provide an update on the Sustainable Redlands Study including actions to be undertaken to determine population supporting capacity of the Redlands. The attached Population Growth Management Policy includes the Sustainable Redlands Study as a number of actions Council commits to completing to identify population supporting capacity of the Redlands. It is anticipated that the Sustainable Redlands Project will provide an ultimate settlement pattern for the City based on the capacity of the City's natural and human systems.

Essentially it is proposed to identify critical elements most relevant to population capacity, determining population supporting thresholds within these elements, developing indicators capable of measuring impacts of population growth on these critical elements and to test a number of potential growth settlement pattern scenarios against these indicators [see Attachment 3 - Critical Elements and Headline Indicators].

PURPOSE

The purpose of this report is to:

- Provide details of work currently being undertaken on Population Growth Management Provide a summary of issues associated with managing population growth at a local government level;
- Seek Council endorsement of the attached Population Growth Management Policy as a basis for Council's position regarding the planning and management of population growth in the Redlands; and
- Provide an update on the Sustainable Redlands Study.

BACKGROUND

Federal Government

The Australian Government has recently appointed a Minister for Population who has been assigned the responsibility of preparing a national population strategy. At this stage it is expected that a national population policy will be completed by the end of 2011.

Queensland Government Growth Management Summit

The Queensland Government held a growth management summit in March 2010. The Queensland Government has recently released its initial response to the summit and announced key initiatives and actions:

A new agency Growth Management Queensland (GMC) has been established within the Department of Infrastructure and Planning. This agency will be responsible for managing growth in Queensland. This agency will work on managing growth through

- i. creating better linkages between land use planning, infrastructure delivery, economic development, environmental protection, expansion of green space and affordable housing;
- ii. delivering a Queensland Regionalisation Strategy to encourage population and economic growth outside South East Queensland region;
- iii. facilitating delivery of new communities in priority Greenfield areas, including tasking the Urban Land Development Authority with responsibility for the delivery of 3 major new cities in SEQ;
- iv. delivering a Queensland Infrastructure Plan that will link infrastructure delivery with population growth and economic development.

At this stage only limited information has been provided by the State Government on these initiatives and actions. While only limited information has been provided the attached Population Growth Management Policy incorporates actions to support a regionalisation strategy and advocating to GMC on Council's position regarding planning and management of population growth in Redlands. Council will need to follow closely further announcements on initiatives and policy responses from the state with regards to the State Governments growth management agenda and

continue to advocate Council's position set out in the Community Plan, Corporate Plan and this proposed Policy Statement.

Local Government Association of Queensland Public Inquiry

The Local Government Association of Queensland [LGAQ] is in the process of completing a Public Inquiry into the need for a state population policy in Queensland. Council provided a submission to this inquiry both in writing (see Attachment 4 – RCC Submission LGAQ Population Inquiry) and verbally through the Mayor and General Manager Planning and Policy attendance before the Inquiry Panel. Recently the LGAQ released a draft report on the inquiry summarising growth trends, projections for the state and providing recommendations on managing population growth in Queensland.

Some of the key findings and conclusions have been that it is unlikely that population growth within Queensland will be slowed in the short-term at least (5-10 years). The report details that the majority of population growth experienced in Queensland and SEQ has been a result of interstate migration, student visa and New Zealand citizens of which there are limited options available to control growth from these areas. The report also details that population growth could only be slowed if government (Federal and State) agreed to take steps to discourage investment in Australia's resources and other industry, to discourage tourism, to discourage overseas students from coming to Australia for education which would isolate the Australian economy from its global context in ways that most Australians would find unrealistic and unacceptable.

The report cites that there will be strong demand for labour in coming years as a result of a significant amount of resource projects proposed to be commenced. It is likely that the demand for labour will provide support to population growth being encouraged by Federal and State Governments.

Another key conclusion in the report is that the challenge will be to ensure that the population growth is managed to maximise benefits and minimise adverse impacts.

South East Queensland Regional Plan 2009-2031

One of the strategic directions of the SEQ Regional Plan 2009-2031 is to relieve growth pressures on the coast by redirecting growth to SEQ western corridor. Out of the coastal local governments in SEQ, the Redlands has been identified as having to accommodate the least amount of growth and has a significantly smaller population than other coastal local government areas. Within the SEQ region the Redlands has been identified to accommodate only slightly more growth than the predominantly rural western councils of Somerset, Lockyer Valley and Scenic Rim. In the SEQ region 754 000 new dwellings are required to be provided to accommodate projected population growth to 2031, of which 21 000 new dwellings are to be provided in the Redlands which amounts to approximately 2.7% of total new dwellings required in the SEQ region.

Redland Community Plan 2010 and Corporate Plan 2010-2015

Through preparation of the Redlands Community Plan the issue of planning for and managing population growth and population pressures in the Redlands emerged as a key issue. The management of population growth and population pressures are now incorporated into the Community Vision, outcome areas of the Community Plan and strategies of Redland City Council Corporate Plan.

Current Planning and Management of Population Growth

Current projected population growth in the Redlands is to be accommodated within existing Greenfield areas, infill development and consolidation within and around the Cities hierarchy of centres. Some of the planning projects nearing completion, currently underway or to be commenced in coming years contributing to the planning and management of population growth include:

- Review of and preparation of a new Planning Scheme for the City;
- Completion of structure plans for remaining Greenfield locations in the Redlands;
- Completion of master planning to revitalise the Cities major centres;
- Finalisation of a centres and employment strategy;
- Preparation of a Rural Futures Strategy;
- Local Area Planning of Dunwich and Amity Point;
- Completion of the Sustainable Redland Study;
- Completion of a Housing Strategy for the Redlands
- Review of Integrated local Transport Plan for the city (localising the Regional strategies from the Connecting SEQ 2031).

ISSUES*Ability to Influence Population Growth Rates within Redland City*

Population growth in the SEQ region and the Redlands is a result of demographic processes of births, deaths, immigration and migration with the most effective tools for attempting to influence population growth rates being under the control of federal and state government. At the local government level there are limited options available to influence population growth rates but significant opportunity to plan for and manage distribution of population growth, determine population supporting thresholds and manage the impacts of growth [see Attachment 2 – Context Statement]. Accepting that there are limited options for controlling population growth rates at local government level means that a key focus of policies must be on enhanced growth management and accommodating growth in most sustainable manner so that environmental quality, liveability and sustainability is not compromised. Further detail on what Council can do to plan for and manage population growth is provided in Attachment 1- Population Growth Management Policy.

Defining a Carrying Capacity at Local Government Level and Sustainable Redlands Study

Successful examples of carrying capacity concept being applied at a local government level are currently non-existent. A methodology to adequately determine the critical elements related to the carrying capacity of a local government area and measure the impacts of population on them has not been developed. Generally due to position that individual local government areas usually do not function as closed or holistic systems. This is generally why broader analysis is undertaken as a regional-wide basis.

Recognising that currently there is no methodology to calculate carrying capacity at local government level, it is proposed that the Sustainable Redlands Project use the community vision and values in the Community Plan and the strategies of the Redlands Corporate Plan to identify the elements that will be most relevant to population supporting capacity of the Redlands. Essentially, the Sustainable Redland Study will use what the community has said they want the future of the Redlands to be and identify the critical elements that will be impacted greatest through population growth and population pressures. Within these elements it is proposed that population supporting thresholds will be determined and a set of indicators capable of measuring positive and negative impact on these elements from population growth and population pressures will be developed.

The Sustainable Redlands Study will assist with guiding the Redlands towards accommodating population growth in the most sustainable manner without negatively impacting on the values expressed by the community, sustainability, liveability and environmental quality.

Management of Population Growth and the Sustainable Redland Study will also need to consider issues associated with determining population supporting thresholds in the Redlands. Further research will be required to identify all issue associated with managing population growth. Some of the obvious issues include housing affordability, diversity and ability for all groups to live within the City, ability to provide infrastructure and services, financial sustainability of Council and economic activity within the community.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports the Wise Planning and Design Outcome. The most relevant strategies are:

- 5.2 Manage population growth in a compact settlement pattern, having defined the sustainable carrying capacity of the city and limits to population growth
- 5.3 Advocate strongly to all levels of government about the impacts of increased population on the city and the regions liveability and natural systems

FINANCIAL IMPLICATIONS

The financial implications of the recommendations in this report are as follows:

- The Sustainable Redlands Study is a budgeted item in 2010/2011 year.
- At this stage any financial implications of a population management policy and Sustainable Redland Study on the Redland City and Redland City Council is not yet to be determined in detail.

PLANNING SCHEME IMPLICATIONS

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

The Sustainable Redlands Study will provide data to be used in reviewing the Redlands Planning Scheme and preparing the Strategic Framework for the city, an integral component of a new Planning Scheme for the City.

CONSULTATION

Head of School and his senior colleagues at Griffith University School of Environmental Planning have been consulted with in regard to the population growth management policy and proposed methodology for the Sustainable Redlands Study.

A Technical Reference Group chaired by General Manager of Planning and Policy with all Planning and Policy Group Managers, representative from Corporate Governance and support by technical experts from across the Department has been formed and consulted on these documents.

OPTIONS

PREFERRED

1. That Council adopts the Population Growth Management Policy [Attachment 1] as a Corporate Policy and Council's position regarding the planning for and management of population growth and population pressures in the Redlands; and
2. That Council note the update on the progress of the Sustainable Redlands Study.

Alternative

That Council adopts the Population Growth Management Policy as a Corporate Policy and Council's position regarding the planning for and management of population growth and populations pressures in the Redlands with any changes or additions as identified.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. That Council adopts the Population Growth Management Policy [Attachment 1] as a Corporate Policy and Council's position regarding the planning for and management of population growth and population pressures in the Redlands; and
2. That Council note the update on the progress of the Sustainable Redlands study.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Bowler
Seconded by: Cr Boglary

1. **That Council supports the adoption of a Population Growth Management Policy in principle, but has a workshop on the topic to confirm its position;**
2. **That in furthering the Sustainable Redlands Study:**
 - a) **the views of a broad range of academics is sought;**
 - b) **opportunities for community input are presented; and**
 - c) **that a time frame for delivery of identified phrases of the project are identified.**
3. **That Council endorses the submission to the LGAQ Population Inquiry, noting that the Council's views are not limited to those articulated in the document, rather it is an overview and intended to indicate Council's interest in stimulating further discussing and participating in actions.**

CARRIED

Population Growth Management

Context Statement

Background and Issue Summary

The issue of managing population growth has recently emerged as a key issue for all levels of government in Australia with a significant amount of discussion, research and policy development happening in this field. In recent times, the Federal Government has recently appointed a Minister for Population responsible for preparing a national population policy. The Queensland Government has created a new agency, Growth Management Queensland, who will be responsible for managing and guiding growth in Queensland. A number of local governments in South East Queensland have shown strong interest in managing population growth while advocating to higher levels of government for more work to be undertaken in this area and the Local Government Association of Queensland is in the process of completing a public inquiry into the need for a population policy in Queensland.

In South East Queensland (SEQ), management of population growth has emerged as a major issue following sustained high population growth rates in recent years. Population growth is placing additional demand on:

- i) the need to provide essential infrastructure and services such as transportation networks, social infrastructure, energy, water, and wastewater and waste materials disposal systems;
- ii) the supply and affordability of housing;
- iii) provision of social services such as recreation, cultural activities, education, health and emergency services.
- iv) population growth and population pressures are also placing increasing pressure on natural systems with loss of habitat and biodiversity and increased air and water quality degradation.

Growth exceeding the capacity to provide infrastructure and services and beyond the capacity of natural systems to cope is likely to result in reduced liveability and put natural systems at risk of destabilisation.

Position and Role for Redland City

Through the Redlands 2030 Community Plan and the Redland City Council Corporate Plan 2010-2015 the issue of managing population growth and impacts of population pressures on sustainability and liveability in the Redlands, has emerged as a key issue for the city, Redlands community and Council. While it is a key issue for the city, many of the factors influencing population growth rates and provision of infrastructure to support growth in the Redlands are beyond the direct control of Redland City Council. Population growth within South East Queensland, and the Redlands, is a result of underlying demographic process with the most effective tools for attempting to influence population growth rates being under the control of federal and state governments. In addition, many of the infrastructure and social services required to support the Redlands population and population growth is managed by state government departments or private entities and in many cases provided on a regional basis.

While Council is limited in its ability to directly influence population growth rates or to provide the majority of infrastructure required to support population growth in the

Corporate Population Growth Management Policy

Head of Power

Many of the outcome areas and strategies of the Redlands 2030 Community Plan and Council's Corporate Plan 2010-2015 have influence on the issue of managing population growth and population pressures in the Redlands. The most relevant sections of the Community Plan to management of population growth are the Community Vision and the following outcome area:

Wise Planning and Design:

Sustainable carrying capacity – careful land use planning manages or caps population growth, providing lifestyle and housing choices for the people of the Redlands while protecting the environment.

The most relevant strategies of the Corporate Plan are:

Manage population growth in a compact settlement pattern, having defined the sustainable carrying capacity of the city and limits to population growth;

Advocate strongly to all levels of government about the impacts of an increased population on the city and the region's liveability and natural systems.

Policy Objective

The objective of this policy is to ensure that:

Planning for and managing population growth within the Redlands positively contributes to the achievement of the Community Vision articulated in the Redlands 2030 Community Plan and delivers the outcomes and strategies of that Plan and the Corporate Plan 2010-2015, respectively.

Policy Statement

Council will:

Manage population pressures to ensure future growth is limited to agreed population supporting thresholds and the sustainable capacity of the city.

Ensure that the natural environment in the Redlands is maintained, protected, enhanced and restored and not compromised through impacts of population growth or population pressures;

Ensure that the full range of infrastructure, including social infrastructure required to support a strong Redlands community is provided in a timely manner to meet the demand;

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Carefully manage population growth and population pressures to enhance livability within the Redlands for all groups across the city;

Manage population growth within a compact settlement pattern and sustainable urban form; and

Ensure the management of population growth does not compromise the achievement of economic strength, innovation and stability in the Redlands local economy.

Policy Actions

1. *Understanding Impacts of Population Growth and Population Pressures*

The Redland City Council is committed to undertaking:

- a. Completion of the Sustainable Redlands Study which will include the following:
 - (i) Use of the vision and outcome areas from the Community Plan, the strategies of Redland City Council's Corporate Plan and other work and studies related to carrying capacity analysis to identify critical elements most relevant to the population supporting capacity of the Redlands;
 - (ii) Determining population thresholds within the critical elements identified;
 - (iii) Developing a set of indicators that are capable of measuring impacts of population growth and population pressures on the critical elements identified;
 - (iv) Measuring the impacts of population growth and population pressures against the population supporting thresholds and indicators developed;

- b. Assessing potential future growth scenarios for the Redlands against population supporting thresholds and indicators developed. In assessing future growth scenarios, a number of key assumptions can be made based on current directions and strategic planning policy, to limit the number of scenarios needing to be tested. These key assumptions include (but are not limited to):
 - (i) No expansion to current extent of the urban footprint in Redland City. Future population growth is principally accommodated within the existing urban footprint;
 - (ii) Population growth rates to be assessed in future growth scenarios shall align with or be less than current growth projections;
 - (iii) Future growth scenarios to be assessed will essentially vary through locations in which population growth is proposed to be accommodated having regard to (i) above. The major variation between scenarios will primarily be the amount of growth accommodated through development within and around the city's hierarchy of centres and the amount of population growth accommodated through infill development.

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In addition, assessments of future growth scenarios will need to incorporate assumptions regarding current emerging issues that will be identified as potentially having a significant impact on future population supporting capacity of the Redlands. Assessments of future scenarios will also need to consider the ability of services and infrastructure to be provided with potentially reduced population growth and an aging population.

- c. The use of the Sustainable Redlands Study to identify strengths and weaknesses in capacity of the Redlands to accommodate population growth and to identify opportunities to maintain the strengths and develop actions to address and or mitigate the effects of the weaknesses.

2. Planning for and Managing Population Growth

Redland City Council committed to:

- a. Using the results and conclusions from Sustainable Redlands Study to determine the most sustainable future settlement pattern and urban form for development to be guided towards and population growth to be managed in the Redlands;
- b. Not supporting any further expansions to the extent of the Urban Footprint in the Redlands and planning for and managing population growth in a sustainable compact urban form which incorporates and provides a range of housing types, a hierarchy of activity centres, high level efficient access to services and is connected by quality public transport;
- c. Revitalising the city's major centres to create well planned commercial centres incorporating employment and housing opportunities and provided with good quality public transport connections;
- d. In the built environment, encouraging and supporting:
 - environmental sustainable building design;
 - enhanced efficiency in non renewable resource use;
 - increased use of renewable energy;
 - minimisation of waste generation; and
 - increased use of public transport and pedestrian and cycle facilities;
- e. Infrastructure and services that are the responsibility of Redland City Council are provided in a timely and efficient manner;
- f. Promoting and supporting an increase in self sufficiency in the local economy and supporting increased creation of local jobs.

3. Advocacy Role and Partnerships

Redland City Council commits to:

- a. Seeking to influence decision making occurring at higher levels of government affecting population growth rates and liveability in the Redlands;
- b. Advocating to the State and Federal Government on the impacts of future population growth, and limitations to the ability to accommodate future growth in the Redlands, for the best possible social, environmental and economic benefits for the Redlands;

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- c. Advocating to Federal and State Government on the need to support the development of carrying capacity measuring tools capable of being used for planning purposes and the need for carrying capacity analysis to inform the state government's regional planning in Queensland;
- d. Supporting State Government efforts to direct and accommodate growth in SEQ western corridor and regional areas of Queensland;
- e. Working with the State Department of Infrastructure and Planning - Growth Management Queensland and detailing Council's position regarding management of population growth in the Redlands;
- f. Advocating to state government and relevant private entities on the need for infrastructure and services to be provided in support of current demand and that will be placed under increasing pressure by future population growth in Redlands;
- g. Seeking to develop working relationships and joint programs with other SEQ Council's and organisations interested in identifying the implications and managing population growth and population pressures in SEQ.

4. Community Engagement

Redland City Council is committed to:

- a. Educating, promoting and supporting sustainable lifestyle patterns and green living choices in the community to assist the community with aligning lifestyles more closely to local environmental conditions. This will contribute to minimising demand on natural resources, limiting environmental degradation and contributing to conservation of natural resources;
- b. Supporting the strengthening of connections between the community and the City's natural environment to assist with increasing appreciation of natural environment and maintaining the integrity of natural systems.

Related Policies and Documents:

1. Corporate Environment Policy – POL – 2644
2. Corporate Strong Communities Policy – POL - 3087
3. Corporate Biodiversity Policy – POL – 3070
4. Corporate Social Infrastructure Policy – POL - 3088

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Redlands, Council can focus its efforts on issues and actions likely to provide best possible outcomes for the City while advocating to higher levels of government on the impacts of population growth in Redlands and for the provision of infrastructure to support population growth. As the local planning authority, Council will sustainably plan the City with recognition of amenity, hazard, resources and values constraints and understand the impacts and capacity of the City's natural and human systems. These elements and values make the Redlands an ecologically rich, visually attractive and liveable city. The areas where Council has a significant role are in determining the settlement pattern in which population is to be accommodated; guiding development of sustainable urban form; determining population supporting thresholds and ensuring that the impacts of this growth are managed. A focus on planning and managing population growth sustainably will provide positive economic, environmental and social benefits to the Redlands through investment, business opportunities, tourism, creation of jobs, increased services and contribute to social and cultural diversity.

Sustainable Redlands Project							
Critical Elements							
	↓		↓		↓		↓
	Natural Ecosystem Integrity		Natural Resource Consumption		Human Settlement		Community Health & Well Being
Connections to Community Plan & Corporate Plan	Health, viability & extent of local ecosystems	Connections to Community Plan & Corporate Plan	Energy & water consumption per person/household	Connections to Community Plan & Corporate Plan	Transport accessibility - access to public transport & active transport networks	Connections to Community Plan & Corporate Plan	Access (proximity & public transport & active transport) to quality recreational opportunity (% of residents having access to open space)
Healthy Natural Environment	<p>1.1 Increase Biodiversity by taking informed action to protect, enhance and manage our local ecosystem</p> <p>1.3 Protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pest and other hazards</p> <p>3.6 Support management of the marine park and advocate for a new national park covering a substantial area of North Stradbroke Island</p>	Green Living	<p>2.2 Promote, support and encourage commitment to green living in our community by improving residents understand of climate change and achieving greater, water, energy and waste conservation and efficiency.</p> <p>2.6 Conserve energy and water, improve efficiency and reduce greenhouse gas emissions resulting from Council's energy consumption</p>	Wise Planning and Design	<p>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</p>	Wise Planning and Design	<p>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</p>
Embracing the bay				Green Living	<p>2.3 Promote a go local attitude towards working, socialising, shopping, playing and supporting local production of food</p> <p>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</p> <p>2.5 Achieve greater use of public transport by advocating for improved access to innovative and high quality services</p>	Strong and Connected Communities	<p>7.2 Provide access to quality services, facilities and information that meet the needs of all age groups and communities, especially disadvantaged and vulnerable people</p>

31st March, 2010

Our Ref: Dataworks Document No: 4511760
File No: **Local Government Association of Queensland (LGAQ)**
Contact: Office of the General Manager
Planning and Policy Department – 3829-8513

Population Policy Inquiry
Local Government Association of Queensland (LGAQ)
PO Box 2230
FORTITUDE VALLEY BC
QLD 4006

Dear Inquiry Secretariat

**RE: COMMENTS ON ISSUES PAPER –
PUBLIC INQUIRY ON THE NEED FOR A STATE POPULATION POLICY**

When Redland City Council put forward its motion to the 2009 LGAQ Conference on population policy, it was encouraged by the overwhelming support it gained across Queensland local governments.

The Association needs to be congratulated on the initiative to conduct a Public Inquiry and on the supporting material prepared (issues paper, promotion literature) and its management of the Inquiry (imminent expert panel members engaged, regional hearings and high level of resources committed).

The timing has become most opportune, with the Federal and State governments also now recognising the importance of addressing population policy, together with metropolitan, and regional city planning and infrastructure provision and funding. Redland City Council will, with great interest, continue to watch the future developments in that space.

Further to the opportunity for Mayor Melva Hobson and Council's General Manager Planning and Policy Department – Mr Greg Underwood to attend the Inquiry and provide a verbal submission/comments verbal comments, I attach Council's written submission titled: "*Towards A Sustainable Population – A Strategic View*" for your consideration.

If you require any clarification with respect to the attached submission, please do not hesitate to contact the Office of the General Manager Planning and Policy on telephone number 3829-8513.

Yours sincerely



Gary Stevenson (PSM)
Chief Executive Officer
Redland City Council

Encl.

c.c. Mayor – Melva E. Hobson (PSM)
Greg Underwood (General Manager Planning and Policy)

TOWARDS A SUSTAINABLE POPULATION – A STRATEGIC VIEW

Steps to a Sustainable Population:

1. Determine the extent of the current and future challenges.
2. Commit to a plan of action including research – particularly the scientific basis of the carrying capacity for SEQ and advocate for national commitment to same.
3. Identify solutions base on knowledge of longer term impacts and implications. Establish flexibility in response to new information and changing circumstances (i.e. sustainable/carrying capacity is not a constant – it alters when behaviours change and different technologies are utilised; and it has two components – resource condition and capacity and waste generation/assimilation capacity).
4. Plan approach and implementation.
5. Implement – do something/make it happen.
6. Monitor/review/evaluate/modify.

Current and Future Challenges:

How do we know we have a problem?

The Australian Academy of Sciences has been calling for a population policy for Australia for over 15 years; there are adequate numbers of demographers and economists challenging the status quo; and last year the Public Health Association of Australia joined the growing list of proponents for this policy as a priority action.

Environmental issues: Loss of species
 Loss of vegetation – SEQ at 32% remnant vegetation, where 30%
 is the critical level
 Water quality
 Coastal degradation
 Water quality in waterways and Moreton Bay

Social issues: Housing affordability
 Congestion
 Increasing need for the provision of infrastructure: Schools, Hospitals,
 Transport, Electricity, Water, Electricity.

 Noise, odour impacts
 Liveability

Loss of good quality agricultural land – this is happening over the world with agriculture being relegated to marginal areas

Question the need for an ever increasing Standard of Living SOL. We need equitable outcomes for all our community rather than an increase per se.

The sleeper issue – WASTE generation and its associated components.

Plan of Action:

The solution is to develop policy initiatives that are NOT unreservedly based on the mantra of "population growth is required for economic growth". There are countries in the world that have achieved economic growth without requiring artificial (population growth that is socially engineered through policies, payments etc).and unsustainable population growth.

The Queensland government SEQRP is a response to the challenge but does not model longer term "solution(s)" therefore not providing a comprehensive assessment of the implications, impacts and consequences of policy in the time horizon beyond 20years and should be an interim phase to achieving longer term 'responses'. This analysis must be pro-active and apply the precautionary principle (a fundamental tenet of ESD).

Policy Initiatives:

Policy initiatives must include:

1. Develop a national population policy.
2. Develop a long term productivity strategy –learning and training.
3. Change our attitude to ageing and see mature Australians as a resource, not a burden.
4. Drive environmental sustainability and value our natural resources – give them an ecological value in terms of the services they provide which means recognising ecosystem services.
5. Infrastructure planning and commitment.
6. Address housing affordability.
7. Drive behavioural and cultural change - (for example reduction in resource, energy consumption and carbon footprint per person, etc) Genuine engagement with the community.
8. Governance.
9. Economic and social opportunities.

Policy Initiatives and Imperatives:

1. Develop a National Population Policy:
 - National sustainable settlement and population policy – driven by Commonwealth Government (supported by an Independent Planning Commission and Major Cities Unit and others).
 - Determine national population scenarios – based on optimum distribution; structure and the form of our cities; systems capacity. (Water, food, natural resources consumption, etc).

- Overseas immigration levels:
 - Based on sustainable levels, increased productivity, recognition of humanitarian and displaced communities responsibilities (Climate Change South Pacific).
 - Resolution of visa routing, strongly managed illegal immigration policy.
 - Phased decreases in skilled migration with increasing skilling of the Australian community Implementation of a productivity policy and a "mature Australians as a resource" policy over time will assist in the need to bring as many skilled migrants to Australia. As a country we should also be concerned ethically that we are importing skilled workers from countries who need to keep those skills in the country of origin.
- Australia committed to increasing foreign aid at the 1994 UN Cairo Conference and should be called to do so.
- Birth Rates:
 - Rationalisation of incentives and social policy or support.
- Decentralisation Policy:
 - Regional Centre Growth:
 - Requirement for significant change and intervention, use of public policy levers and high investment to initiatives. (Whitlam 70's policy – largely unsuccessful need to learn from past experiences).
 - Cities need to be globally competitive, productive, sustainable, and liveable and social inclusive and well placed (COAG).
- Bold long-term Horizon:
 - Look at beyond 50 years.
 - Assumptions will be subjective and change is constant.
 - Intergenerational legacy – need to understand the implications, cost consequences & impacts.
- Settlement Policy:
 - Regional Centres - Coastal/urban trend.
 - Metropolitan cities - 'Mosaic City' model in relation to Brisbane – SEQ cities strengthened by orbital linkages and decentralisation of services and with further extension of the model to a well planned greater region of cities linked by high quality transport, high speed communications infrastructure and service routes eg - Toowoomba, Warwick, Gympie, Ballina/Northern NSW.

People shouldn't be lured elsewhere with a one-off payment – governments need to invest in the regions to ensure they have the services and infrastructure.

2. **Develop a long term productivity strategy – training and learning aimed at increasing productivity per capita and the skill level of Australians /Queenslanders:**

Productivity per Capita for Queensland is the 2nd lowest in Australia. We need to increase individual productivity levels and reduce the skills gap:

- Queensland Government has an "earn or learn" policy – that is good but not enough.
- ABC reported for example e.g. TAFE – over last 2 years have turned away many students due to lack of funding – this included engineering – an area of skills shortage.
- Continue to improve education and all levels of schooling and vocational education.
- Every student who wants to study should be able to.

/...4.

- Continue to increase support to apprenticeships.
- Encourage and incentivise longer working life for mature Australians.
- Target incentives to areas where there are skill shortages.
- Reallocate baby bonus funds to education programs, literacy and numeracy and make universal education affordable.
- Stimulate productivity rather than consumption.

3. Establish a “Mature Australians as a Resource, not a Burden” Policy:

- Review taxation and superannuation arrangements to encourage mature Australians to work part-time or full-time until 70 years where possible.
- Market mature Australians to employers identifying their strengths – knowledge, skill, capacity loyalty.
- Market the value of continuing economically productive lives to mature Australians.
- Recognise the economic value of the contribution of older Australians to the economy through volunteering (\$75b per annum from Australians over 65 in 2009. (Gov. News).
- Recognise the positive elements of mature and older Australians in terms of less crime, greater compliance etc.
- Acknowledge that older Australians on the whole are healthy and that health related costs are only significant in the final 2 years of one's life.

4. Drive Environmental Sustainability and Value our Natural Resources:

- Consumption together with population - effects/shapes environmental impacts.
- Sustainable capacity of life systems.
 - renewal and non-renewal resources.
 - deterioration, threshold limits. Influence of rehabilitation, management, mitigation strategies.
- Behavioural and Social problems – relationship of the living standards, carbon footprint, waste generation to above.
- Eco-system services – balancing the economics reflecting, true costs give them an ecological value in terms of the services they provide which means recognising ecosystem services.
- Reduction in Ecological Footprint:
 - Loads on natural system (Need to understand implications of not decreasing – science/modelling)
 - Land area needed/necessary to sustain trends
 - Unsustainable levels (current) of resource consumption and waste discharge. (Model the economics of technical solutions – define the consequential social impacts).

5. Infrastructure Planning and Commitment:

- Lead development (not lag) – note SEQRP altered from this concept.
- Understanding ‘real’ long term costs and effects. Funding ability, recurrent costs – intergeneration implications (to be financially modelled).
- Commonwealth priority commitments/influenced by Population and Metropolitan and Regional Centres Framework. Directed to strategy and policy attainment.
- Royalties for regions concept. Influencing regional growth.
- Partnership – Private sector investment, returns and asset management.
- Level of catch up in existing communities – Reneged on basis of priority servicing new growth areas.
- Influencing behavioural change private car usage - fuel, registration, congestion changes. Ability to offer efficient and cost comparative travel alternatives.

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6. Address Housing Affordability and Where to Live:

- Diversity and choice recognising changing demographic.
- Cultural change in housing – size, type, form, common amenities. There is much focus on providing choice – and this is transcribing to mean increased diversity including a reduction in lot size than that traditionally created ('quarter acre') and this should not see a loss of choice in lifestyle and housing amenity . i.e., low density residential development -2000m2 area (which represents less than 5% of housing stock in the Redlands) should be protected from densification or encroachment of other uses as part of this range of choice. Especially where these areas contribute to the landscape and localised habitat values of the urban fabric of the city.
- Pricing Influences – taxation system, financial institutions/local structure, dwelling and land supply construction costs.
- Revise thinking that housing affordability is only about land availability and developer costs.
- Understand the pressures of immigration on housing affordability (Senate Select Committee Report 2008).
- Centres/Settlement Policy development.
- Liveability conditions – influenced by places of employment, new urbanism, accessibility to services /facilities , green spaces , environmental conditions of air , noise , etc.

7. Drive Behavioural and Cultural Change:

- User pays – real cost of resource consumption and waste management.
- Incentives for change – energy efficiency, water conservation, emission reduction.
- Define implications, effects and consequences.
- Investing in natural capital.
- Liveability – Quality of Life indicators defined , part of the state of environment reporting.
- Economy – Economic system Factors of influence being increasing debt to Income ratios and equity of the taxation system.
- House ownership, housing strategies/ market driven, aspirational/expectations. Generational inequities/changes likely.
- Incentives for 'good' design, energy, responsive and effective and environmentally responsible.
- Disincentives for poor design, the use of inappropriate layout, orientation and design /construction techniques and building materials etc

8. Community Engagement:

- Public opinion and debate increasingly becoming polarisation
- Informative responsive to issues – educative, clear and understandable.
- Move away from just planning for trends. 'Continue to do the same, will get the same result'
- Change management:
 - neighbourhood planning - density, higher amenity, trade offs understood , explained & promoted constructively .
 - Size and shape of our cities and regional centre defined. (Influence the optimum distribution of population.)

/...6.

9. **Governance:**

- Commonwealth and State Planning Frameworks – level of commonality & commitment
- Understanding and managing growth – levels, pace, change, thresholds defined with intervention policies to meet the many issues raised above.
- In the past we have prospered from growth but it has established inequality and a distribution of real costs has not achieved.
- Social cohesion and equality must be a priority in an emerging multi-cultural society undergoing significant level of change.
- Unsustainable public finances – taxation, understand long term costs.

10. **Economic and Social Opportunities:**

- Economic efficiencies in provision of services.
- Quality of Services/Technology improvements with change.
- Global economies driving the world:
 - competitiveness as a Global City (wealth changes and lifestyle implications).
 - GFC's protection policies.
- Resources consumption and waste production at a cost.
- Next generations. Gen X, Y, Z. Influenced by economic circumstances / events in their stages of life.
- Long-term economic implications of being an urban society:
 - Coastal dominance in Capital cities.
 - Dependence on rural communities for productive food etc (diminishing generation with global pressures).

	Health & viability of local koala population		Waste generation & recycling/re-use per person/household (solid & liquid)		Housing choice & affordability		Access to arts & cultural activity
Healthy Natural Environment	1.2 Stop the decline of the koala and other species at risk through advocacy, protecting and restoring vital habitat and increasing community engagement and action	Green Living	2.8 Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery	Wise Planning and Design	<p>5.9 Promote housing diversity, choice and affordability to address the city's current and future needs, incorporating medium density housing within and around the city's centres and transport nodes</p> <p>5.2 Manage population growth in a compact settlement pattern, having defined the sustainable carrying capacity of the city and limits to population growth</p> <p>5.6 Manage the built environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing</p>	<p>Strong and Connected Communities</p> <p>Wise Planning and Design</p>	<p>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'</p> <p>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</p>

	Condition of natural waterways & bay		City renewable energy generation		Local employment (ratio of local jobs to working resident population)		Education & learning opportunity
Health Natural Environment	1.6 Address the decline in the health of Redlands waterways and improve water quality, aquatic populations and their biodiversity			Supportive and vibrant economy	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	Supportive and Vibrant Economy	6.5 Develop partnerships with TAFE and other education providers to promote more tertiary education courses in the Redlands and training that supports local business needs
Embracing the bay	3.3 Ensure the ongoing health of the bay by managing creeks, wetlands and stormwater and by protecting natural areas surrounding the bay			Wise Planning and Design	<p>5.5 Plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities</p> <p>6.3 Promote significant redevelopment of Cleveland and Capalaba as principal regional activity centres delivering mixed-use centres that provide opportunities for economic investment and local employment</p> <p>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</p> <p>6.4 Bring new business to the Redlands by promoting the city as a sustainable business locale, promoting Redland's advantages and advocating for the relocation of a major state government department</p>		

		Private vehicle - trips made & kilometres travelled		Participation in community engagement & local democracy
	Wise Planning and Design	5.5 Plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities	Inclusive and Ethical Governance	8.4 Deliver broad, rich and deep engagement that reaches residents of all ages, backgrounds and locations, enabling them to contribute their views about plans and decisions affecting them and developing community leadership
		Greenhouse gas emissions per person/household & sector (i.e. residential, commercial & industrial)		
	Green Living	2.6 Conserve energy and water, improve efficiency and reduce greenhouse gas emissions resulting from Council's energy consumption		

11.3.11 RUNNYMEDE PROJECT COTTAGE

Dataworks Filename: P&R Indigiscapes - Runnymede Project
Attachments: [Condition Assessment Report](#)
Responsible Officer Name: Gary Photinos
Manager, Environmental Management Group
Author Name: Gary Photinos
Manager, Environmental Management Group

EXECUTIVE SUMMARY

Council has been previously advised of intentions to retrofit a cottage associated with the Runnymede Project, however, issues associated with asbestos and lead based paints were not known at the time.

Council endorsement is now sought to demolish this cottage in light of these findings and discontinue with the retrofit of the cottage due to the economic and financial reasons.

PURPOSE

That Council resolves to confirm the demolition on the cottage situated at 377 -385 Redland Bay Road described as lot 1 on RP 154965 which is referred to as the Runnymede Project.

BACKGROUND

- Council was presented at the June 2010 Planning and Policy Committee with an update report on the Runnymede Project. The report referred to the proposal to retrofit an existing cottage on site using a jobs program agency.
- Subsequent to the committee report an "Asbestos Management Plan" was completed for the dwelling prior to the retrofit works commencing. This report highlighted asbestos content in various areas of the cottage. The cottage requires substantial works to decontaminate the asbestos from the cottage to allow safe work to be conducted in the cottage.
- An economic and feasibility assessment undertaken by Project Delivery Group has shown that the cost of demolishing the cottage is significantly cheaper than undertaking asbestos and lead based paint removal works.

ISSUESASBESTOS MANAGEMENT PLAN

Council is required by legislation to undertake certain works to manage and remove asbestos from the cottage where it exists in various locations. Due to its specialist removal requirements this contributes to significantly higher costs. The asbestos

removal costs are in addition to any costs associated with retrofitting or refurbishing the cottage.

LEAD BASED PAINTS

In addition to the asbestos and due to the age of the cottage (approximately 70 years old) the paints on most surfaces of the house are lead based and this necessitates specialist removal and additional costs.

CONDITION ASSESSMENT REPORT

The attached condition assessment report prepared by the Project Delivery Group compares the decontamination of the asbestos and lead based paints in comparison to the demolition and removal of the cottage. The recommendation from the Project Delivery Group is for the cottage to be demolished and all materials removed from the site.

COUNCIL'S INTENTIONS

Taking into consideration the recommendation to demolish the cottage and having regard for the information presented to Council at the June Planning and Policy committee meeting that did not refer to the asbestos and lead based paint issues, it is appropriate to further inform Council about the proposal to demolish the cottage and to seek endorsement for these actions, to ensure that they are not act contrary to Council's intentions.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Healthy Natural Environment' outcome – to protect our natural environment by restoring degraded landscapes, contaminated land and managing fire, pests and other hazards.

FINANCIAL IMPLICATIONS

Funds have been allocated for the continued planning and site establishment works for the Runnymede Project, however no funds have been allocated for the house demolition or the asbestos removal works.

A council decision to demolition the cottage estimated to be \$22 000 or to continue with the retrofit and asbestos and lead based paint removal works estimated to be \$206 000 have not be budgeted and would require allocation of funds at the next budget review. There may also be additional retrofit costs which have not been costed at this time which related to providing all abilities access to the cottage.

CONSULTATION

The Project Delivery Group has been consulted regarding the costs associated with the demolition and the costs associated with the refurbishment of the cottage. The Principal Advisor Workplace Health and Safety has provided advice regarding asbestos management and Manager Legal Services has provided advice on Council meeting its legal obligations to decontaminate the cottage.

OPTIONS**PREFERRED**

That Council resolves to endorse the demolition of the cottage situated at 377 -385 Redland Bay Road Capalaba.

ALTERNATIVE

That Council resolves to retain the cottage, decontaminate the asbestos and lead based paint, and make good the building to extend it serviceable life.

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

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolves to endorse the demolition of the cottage situated at 377 - 385 Redland Bay Road Capalaba.

CARRIED

Condition Assessment Report

Date: 30th June 2010

This report is to consider the benefits to Council to either retain or demolish the existing cottage at Runnymede.

The Project Delivery Group is relying on information provided by others as we are unable to access the site to inspect the dwelling.

Assumptions

It is our understanding that the building was intended to be used as a model to demonstrate Environmental Sustainable design principles that could be shown to the general public. Therefore the condition of the building if retained will need to be refurbished to a level that meets all current building codes and standards and is safe for the public to use. From an initial discussion with Gary Photinos the expectation is that the house needs to have a serviceable life of 50 years. Given the house is now 70 years a major refurbishment would be required to extend its life.

The existing building is approximately 100m² weatherboard cottage that is 70 years old. The house appears to be in original condition with no major improvements undertaken. To provide a true indication of the current condition a full building condition assessment must be undertaken to review all of the building elements.

- From what we know the building sits on original timber stumps, with a hardwood bearers and joists with a strip timber floor. The floor has asbestos dust that will have to be removed or treated and monitored
- The external claddings are original weatherboards that are more than likely painted with lead based paint.
- All interior linings are Asbestos cement and will have to be removed and replaced or remediated
- No heating ventilation or Air conditioning is provided
- Electrical installation unknown condition
- Plumbing and septic system not suitable in current environment and will have to be replaced. It is understood that the house will be connected to town sewage system
- Windows and roof cladding not sure of condition
- External soil and under the house contaminated with asbestos material, confined space if removed
- No external improvements of any value.

Given the age and the current state of the building, to remove the asbestos and decontaminate the site an estimate of \$50,000 was provided by Peter Gould to remediate the site. These costs do not include the refurbishment of the house. An estimate based on our current knowledge is as follows:

Retain and Refurbish

Current building cost per M2 for a new house is between \$865.00 and \$1200.00; these figures were sourced from the Australian Institute of Quantity Surveyors current construction costs March 2010. There are no M2 rates for renovation costs in this publication, however from PDG experience renovation costs are at a considerably higher M2 rate.

To renovate the existing 100m2 building the estimate is approximately \$2064.90 m2. Depending on the fit out requirements and connection costs for water and sewage this could cost considerably more.

To retain and refurbish the building based on 100m2 floor area I would estimate the following.

1. Remove the asbestos and remediate the site	\$50,000.00
2. Remove the timber stumps and replace them with new	\$10,000.00
3. Replace the timber floor based on 100m2	\$15,000.00
4. New internal plasterboard linings based on floor area 100m2	\$10,000.00
5. Fitout cost	\$ 25,000.00
6. Electrical upgrade to AS 3600	\$8,000.00
7. Plumbing & drainage	\$8,000.00
8. Painting / Internal & External including removal lead paint	\$15,000.00
9. Entire Roof replacement	\$12,000.00
10. External works/ landscaping	\$10,000.00

		\$163,000.00
Builders profit and overhead 15% x\$163,000.00		\$ 24,450.00
	Total	\$187,450.00
Contingency costs 10% of \$187,450.00		\$ 18,745.00
	Grand Total	<u>\$206,490.00</u>

Demolition

The estimate that we have received from a demolition contractor to remove the asbestos and demolish the house is \$20,000.00 plus a 10% contingency is a **total of \$22,000.00**

Recommendation

In my opinion given the current state of the building, the likely costs to remediate the asbestos issues, refurbish the building and to extend its life to provide another 50 years, the best option would be to demolish the house and commit the funds to other areas of the project.

Peter Coleman

Project Coordinator
Project Management Services Unit
Redland City Council

11.4 COMMITTEE CLOSED SESSION

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item:

11.4.1 Draft Kinross Road Structure Plan – Amendment of Redlands

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

11.4.1 DRAFT KINROSS ROAD STRUCTURE PLAN - AMENDMENT OF REDLANDS

Datworks Filename: LUP Studies - Kinross Road Structure Plan
Responsible Officer Name: Wayne Dawson
Manager Land Use Planning
Author Name: Stephen Hill
Principal Advisor Local Area and Strategic Planning
Michael Beekhuyzen
Acting Principal Advisor Local Area and Strategic Planning

EXECUTIVE SUMMARY

A confidential report from Manager Land Use Planning was discussed in closed session.

COUNCIL RESOLUTION

Moved by: Cr Bowler
Seconded by: Cr Boglary

That Council resolve as follows:

1. To write to the Minister of Infrastructure and Planning and request:
 - a. A First State Interest Review of the draft Kinross Road Structure Plan (with minor amendment as detailed in the Addendum) as a proposed major amendment to the Redlands Planning Scheme in accordance with Section 117 of the Sustainable Planning Act (2009);
 - b. Written agreement to publicly notify the draft Kinross Road Structure Plan as a major amendment of the Redlands Planning Scheme; and
2. That the draft Kinross Road Structure Plan and associated proposed major amendments to the Redlands Planning Scheme remain confidential pending written agreement from the Minister of Infrastructure and Planning confirming that Council may proceed to public notification.

CARRIED

12 CUSTOMER SERVICES COMMITTEE 21/7/2010 – RECEIPT AND ADOPTION OF REPORT

Moved by: Cr Boglary
Seconded by: Cr Henry

That the Customer Services Committee Report of 21 July 2010 be received.

CARRIED

12.1 CUSTOMER SERVICES

12.1.1 MONTHLY REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP MAY 2010

Datworks Filename: GOV Reports to Committee - Customer & Community Services (CCS)

Attachment: [Customer & Community Service Performance Reporting – May 2010](#)

Responsible Officer Name: Greg Jensen
Manager, Customer & Community Services

Author Name: Jodi Marchant
Group Business Services Coordinator

EXECUTIVE SUMMARY

This report outlines the key monthly activities for the Customer & Community Services Group including:

- Human Services Unit;
- Cultural Services Unit;
- Leisure and Recreation Unit;
- Customer Service Unit;
- Redland Performing Arts Centre

PURPOSE

To provide information to the Council on current performance levels and significant issues affecting service delivery.

BACKGROUND

The Customer & Community Services (C&CS) Group delivers a wide range of services at multiple locations throughout the City. The Group comprises five main Units; these being Human Services, Cultural Services, Leisure and Recreation Services, Customer Service and Redland Performing Arts Centre.

While the group has its predominant focus on community services delivery a number of the services are operational under the Code of Competitive Conduct (Type 3 Businesses) under the Local Government Act. These include the Redland Performing Arts Centre, Straddie Holiday Parks and School Aged Care Services.

Each of the teams in the Group reports monthly against a set of performance indicators. Variations from performance expectations are highlighted in the attached annexure. Achievements are also reported on as well as significant future events. Program deliverables and key projects are reported in tables. Each Service Manager summarises the most significant of these each month within the report to the Customer Services Committee. The annexure is provided for Councillors for reference to more detailed reporting if required.

ISSUES

Human Services Unit:

Refer attachment 1

- School Age Care;
- Respite;
- Home Assist Secure;
- Grants;
- Community Development.

Summary of Activities

- There were 25 activities delivered through the Young Citizens Program with a total of 1317 children/people participating.
- Support was provided to Bay Islands Community Services to Launch the Southern Moreton Bay Islands Community Directory (Welcome Kit) and 'The Hut' youth space on Russell Island on the 15th of May with over 100 community members attended.
- Skate deck design workshops commenced with young people in the Capalaba area. Completed skate decks will be exhibited at the Cage Youth Space launch on June 28th.
- 500 Stay Safe booklets were printed to be distributed to seniors as part of the Mobility Scooter Safety Education project.
- The Community Development Team co-ordinated an information session at the Yulu Men's Shed on North Stradbroke Island about the role of SES and volunteer roles which has led to 8 persons joining the Stradbroke SES.

- Redland City Council & Urban Smart Projects has received 5 designs for consideration by the public art panel which have been accepted for installation on the traffic signal boxes. The installation of the art work is to be undertaken in June.
- The Graffiti Database is being finalised for inclusion on councils Internet site.
- Round 2 of 2009/10 Regional Art Development Fund (RADF) grant application assessments have been completed.
- Southern Moreton Bay Island Welcome Signage community consultation has been completed with Macleay Island residents.
- Development of a cultural program, Common Threads, to assist young people affected by recent youth deaths in the Capalaba/Alexandra Hills area.

Significant Events in Forth Coming Months

- The next Youth Mini Day Out is to be held at the Redlands Youth Plaza on June 19th in partnership with The Cage Youth Foundation.
- The fit out of the Youth Space is due to be completed in June. Official opening of The Cage Youth Space to be held on June 28th.
- Final detailed planning has been conducted for the Community Safety EXPO to be held at the Victoria Point Community Hall on the 5th June from 12 – 4pm.
- Youth worker training to be delivered between June and August for both The Hut and The Cage youth workers.
- Russell Island "Assisting you to connect to services and resources" senior's expo to be held on 7th June.
- Grants Presentation evening 21st June 2010 at 6pm at the Redlands Performing Arts Complex.
- Regional Arts Development Fund (RADF) Annual General Meeting planned for October/November 2010.
- Redland City Council to host the next South East Queensland Cultural Workers Alliance meeting in August.
- Launch for the Creative Alliance Postcards on 22nd June 2010 at 6pm at Redland Art Gallery.
- Common Threads a cultural program to deal with the grief and loss issues of young people to be delivered in June/July.

Cultural Services Unit:

Refer attachment 2

- Libraries
- Redland Art Gallery
- Museums

Summary of Activities

- Libraries & Redland Art Galleries were closed on Monday, 3rd May for the Labour Day Public Holiday. Redland Art Gallery Capalaba was closed from 28th April to 24th May inclusive for maintenance.
- Author Event featuring Morris Gleitzman was held at RPAC 24th May as part of the "Read On" program.
- Other Author Events held in May include:
 - An Evening with John Gilfoyle
 - Meet author & publisher Sally Collings
 - Meet author and humanitarian Kay Danes
 - Meet inspirational speaker & author Diane Carter
- Writing workshops were held at Capalaba & Victoria Point Libraries during May
- Cleveland Exhibition 18th April to 30th May:
 - Thomas Spence: 35 Years of Expressing the inexpressible
 - Departure: Contemporary photography
- The Corporate Library Service Level Agreement (SLA) with Allconnex was finalised

Significant Events in Forth Coming Months

- The installation of the Redland Art Gallery Awning (Cleveland) will begin on 14th June. The gallery will remain open during the installation.
- Libraries & Redland Art Galleries will be closed on Monday, 14th June for the Queen's Birthday Public Holiday.
- Movie Nights will be held at Cleveland Library on 10th June (Bridget Jones's Diary) & 1st July (Matilda)
- NAIDOC Week Celebrations are from 4th to 11th July, with events at Capalaba & Cleveland throughout July.
- Author event - An evening with Jack Sim will be held on 15th July.
- Redland Art Gallery Cleveland Exhibition - Experimenta Utopia Now is being held from 6th June to 11th July.
- OverDrive Downloadable audio and e-books anticipated launch date is 4th August
- Young People's Author talks: Dave Hackett, Capalaba Library (June); Deborah Abela, Cleveland Library (July)

Leisure & Recreation Unit:

Refer attachment 3

- Major Venues (Showgrounds, Aquatic Centre and Russell Island Pool);
- Community Halls;
- Recreation (Lifeguard Services);
- Cemeteries;
- Camping Grounds (Straddie Holiday Parks).

Summary of Activities

- Regular users of both the Mainland and Island Community Halls have continued to increase with 131 being invoiced for May. This is the highest number of bookings recorded.
- Casual attendance at the Cleveland Aquatic Centre was slightly less than last year; however attendance to the Wet Programs was slightly higher.
- The Russell Island Pool remains closed for the winter period and will reopen on Saturday 18th September.
- Usage figures for the Cleveland Showgrounds were good and have rebounded after the poor weather conditions in April. The Relay for Life was held on the 8th/9th May and was very successful. Redland Water & Waste hired the showgrounds to facilitate two Hazardous Waste collection days for the public throughout May.
- Burials at the all cemeteries were consistent with previous years for this period.
- The Heritage Master Plan for the Redland Bay Cemetery progressed during May with an onsite meeting with the consultant.
- Asbestos removal from Adam's Beach was completed and a report submitted.
- An Arborist's report on Flinders Beach foreshore trees was completed as several trees are in poor condition due to beach erosion and the subsequent exposure to higher salt content of both soil and air.
- Revenue across all Caravan Parks and foreshores was up by 14% (\$26K) on the same period last year. Usage of the parks at this time of year is very weather dependant.

Significant Events in Forth Coming Months

- Tenders for the redevelopment of the Point Lookout Hall closed in May and an evaluation of the tenders is expected to be completed by the end of June for a July/ August start to the project. The initial designs look very promising.
- The next Major Event at the Showgrounds will be the Redlands Spring Festival at the end August.
- The Sexton's contract will be advertised in June/July as the current 5 year contract ends in September.

- The Heritage Mater Plan for Redland Bay Cemetery is now due to be completed in July/August.
- Preparation for the September pre-Schoolies week is progressing along similar lines to the past few years and no major incidents are expected during this period.

Customer Services Unit:

Refer attachment 4

Summary of Activities

- This month was busy for the Customer Service team due to being in the rating period.
- The Capalaba centre was very busy during May and the supporting statistical data indicates an increasing trend for customers to use this centre to conduct business.

Significant Events in Forth Coming Months

- To meet new legislative requirements of the Information Privacy Act from the 1st July 2010, the Customer Service Unit will be required to update all 250 forms with a 'collection notice'. Each form will need to be individually evaluated to gauge legislative requirements as this will then determine the 'collection notice' information on each form.
- It is has been envisaged there will be some impact on service delivery due to customers inability to access information on PD Online from 1st July. Customer Service is currently liaising with Development and Community Standards on a possible solution for customers.
- Preparing for the separation of Redland Water from council and the commencement of Allconnex business from 1st July. The team are working closely with the Redland Water project team to ensure a smooth transitional process from Council.

Redland Performing Arts Centre:

Refer attachment 5

Summary of Activities

- May at the Redland Performing Arts Centre (RPAC) was busy with a combination of community and commercial hires and two RPAC entrepreneurial events. Redland high school Carmel College presented the final performance of the musical "Grease" and Sheldon College presented five performances of "High School Musical. The Eisteddfod Music Solos were held over three days in the Auditorium.
- RPAC presented "Mario Lanza - The Loveliest Night of the Year". The presentation featured the music of Mario Lanza and Kathryn Grayson and starred two of Australia's finest singers, Robert Barbaro and Annalisa Kerrigan. The performance was attended by 267 patrons and staff received positive feedback.

- RPAC also presented the In the Bin Short Film and Education program. The education program offered local high school students the opportunity to receive "hands on" experience in creating their own short films in a three day intensive workshop program. The program concluded with a special screening of the In the Bin Short Film Festival in the Concert Hall on 21 May, where the three short films produced by workshop participants were screened along with some of the best short films from Australia and overseas. The film screening was very well received with 210 patrons attending the event.
- Both of the commercial hirer presentations were well received, with "The Platters" performance attracting 267 patrons, and "Elvis Meets Buddy" starring Doug Parkinson and Donny Edwards, attracting 397 patrons.
- Other hire usage included four internal hirers - the 2030 Plan Launch, an Environmental Symposium, an Immunisation Clinic and a library author visit – Morris Gleitzman.
- The Community Art Display Space showcased students' artworks from Mt Cotton State School. The artworks reflected the units of work covered the elements and concepts of visual art and the processes and techniques of drawing, painting and sculpture using a variety of materials.

Significant Events in Forth Coming Months

- There will be one RPAC presentation in June titled, "I Don't Wanna Play House". This will be presented in conjunction with renowned West Australian indigenous production company, Yirra Yaakin, as part of the centre's 2010 performance season.
- July features the 5th and 6th productions from the 2010 program; the first is "Shorter+Sweeter", an assortment of the very best works from the international short-play festival, Short+Sweet, 'the biggest little play festival in the world'.
- The 2nd RPAC offering in July is the Qld Youth Orchestra 2, featuring the sounds of a full 90 piece orchestra in the concert hall. The program will offer patrons the opportunity to experience the sounds of a full size orchestra in our new concert hall for the first time since the centre opened.
- RPAC'S popular seniors' concert series, Musical Melodies will see "Athol Guy and Friends - The Swinging Sixties and Seekers Songbook" in July. This performance has already sold out.
- Two commercial hirers will also feature in July - the Jon English Rock Show and the ever popular Busting Out.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's following outcomes:

'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. Strategies in this outcome supporting are: 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 & 7.9

'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: Strategy 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.

'An efficient and effective organisation' – Council is well respected and seen as an excellent organisation which manages resources in an efficient and effective way. Strategy 9.1 – Deliver excellent leadership throughout the organisation for the benefit of the community.

FINANCIAL IMPLICATIONS

The Customer & Community Services Group is within budget expectations.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation has occurred with all Customer & Community Service Managers and the General Manager Customer Services.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

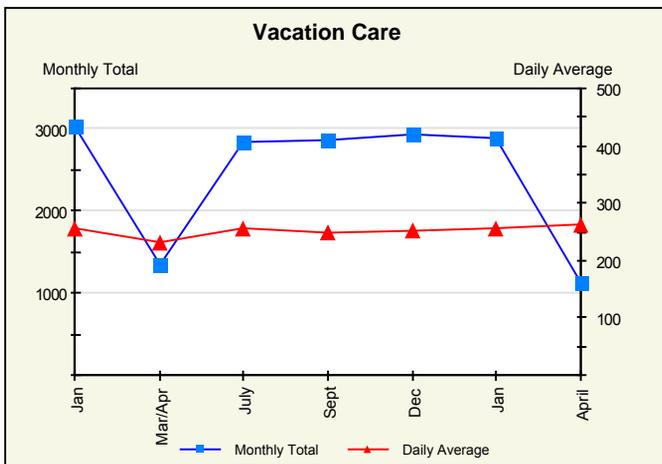
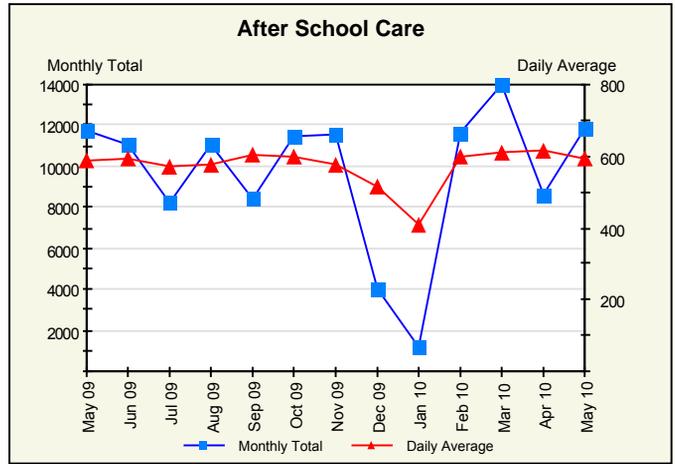
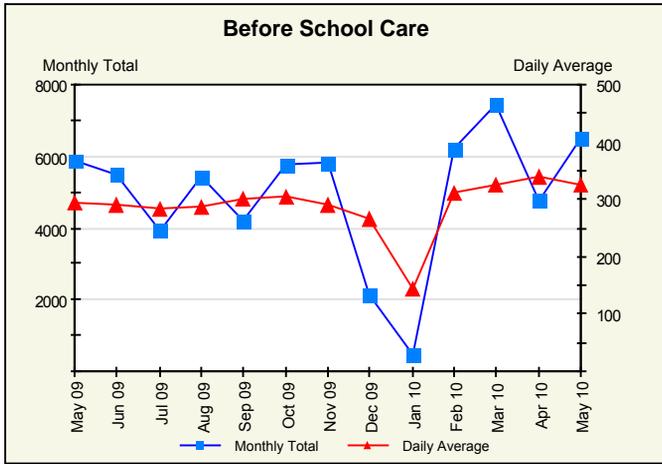
Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report and annexure.

CARRIED

Customer & Community Service
Human Services
Attachment 1

School Age Care



Summary of Activities

Preparation of Vacation Care activities for the June/July school holidays has been underway. Children's incursions will include Hip Hop Dance with Gobbledock Sports and Drama Dragons.

Management are in the process of preparing the recruitment of 7 Coordinator and 13 Assistant positions (12 months contracts).

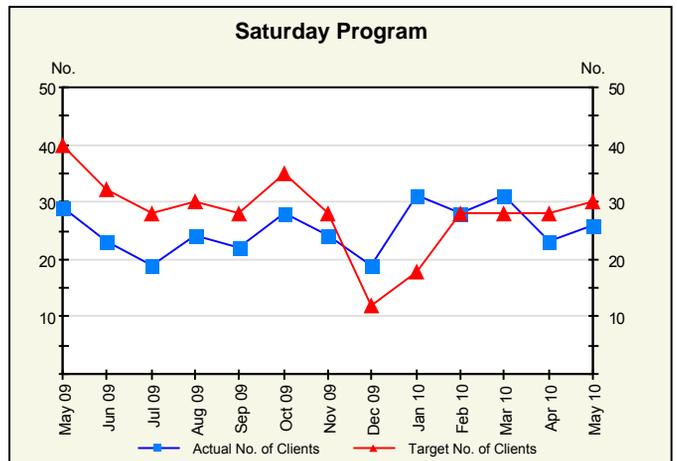
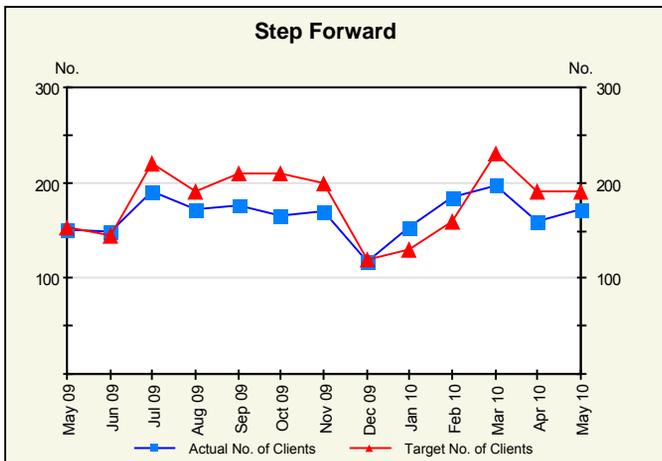
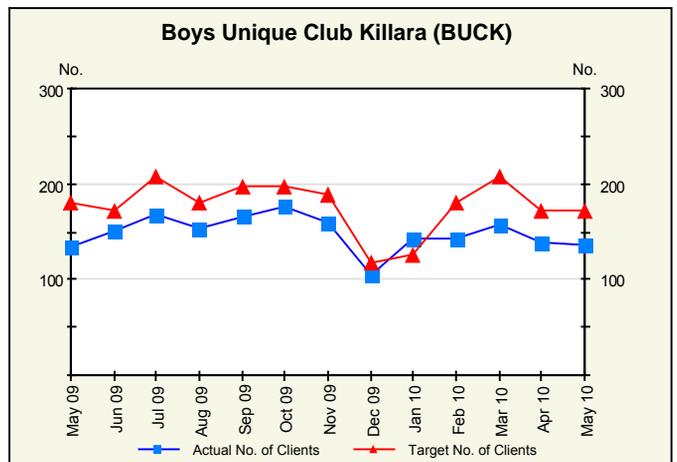
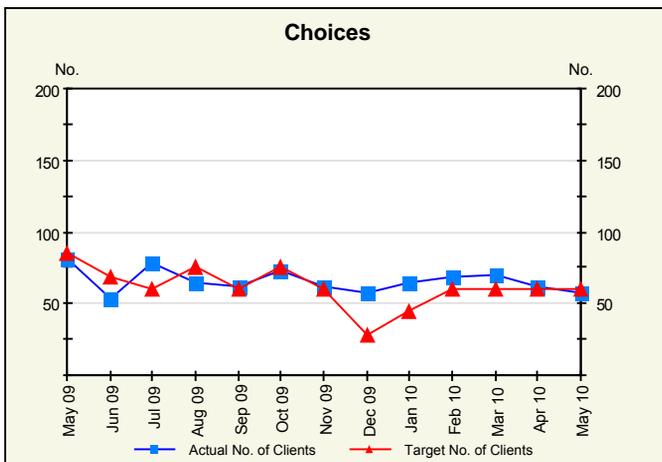
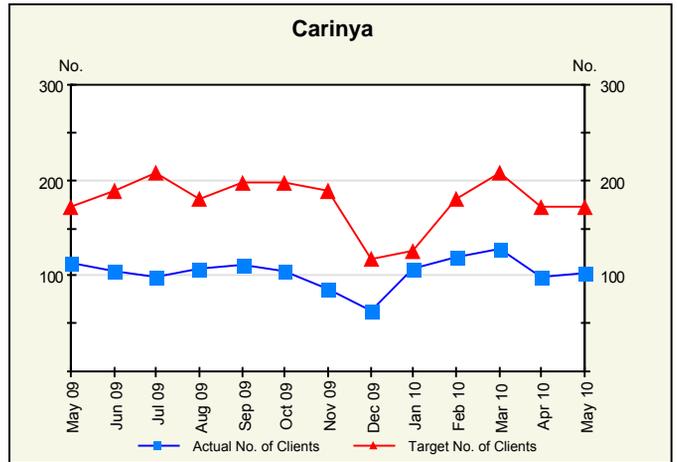
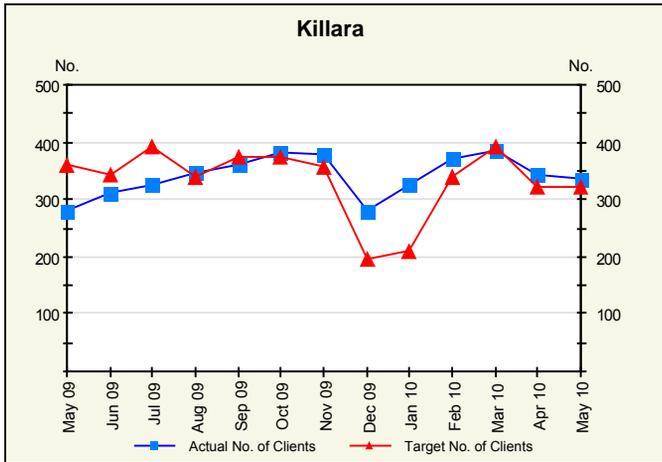
Significant Events in Forth Coming Months

June July Vacation Care - preparing rosters and organising service delivery. Mary MacKilliop service to close these holidays due to construction at the school resulting in no water supply over the holidays. Principal notified Hannah the service Coordinator at the beginning of school term 2, parents have been notified that this is for the June/July holidays only and the service will be operational for September holidays.

Recruitment process to be undertaken and completed.

Human Services

Respite



Summary of Activities

The High Tea event held at Killara Place in May proved very popular with many clients in attendance. The event was an open day for wives and daughters of clients to spend a morning with their loved ones and enjoy high tea and entertainment.

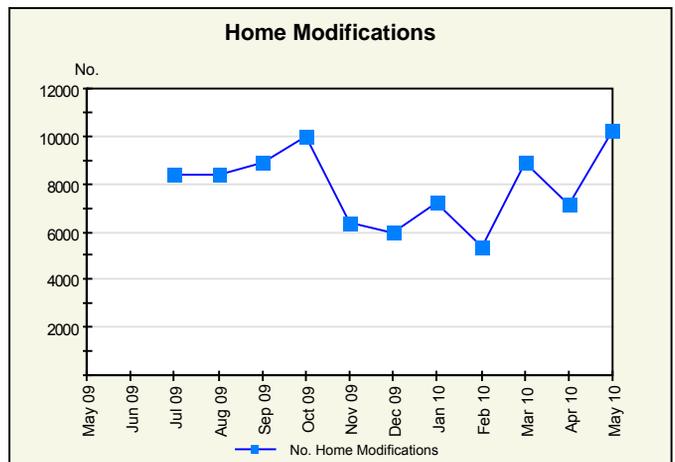
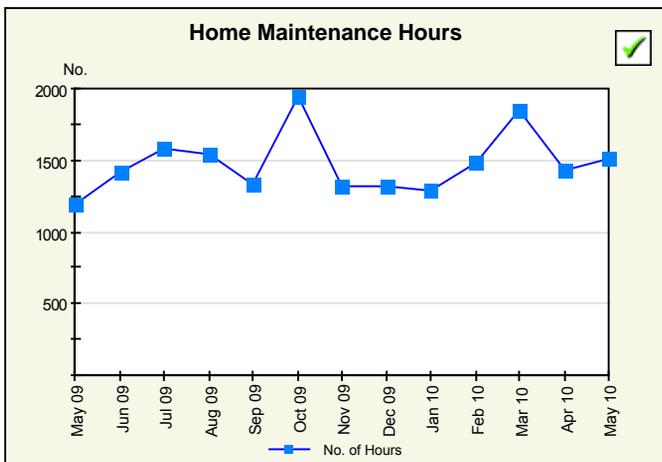
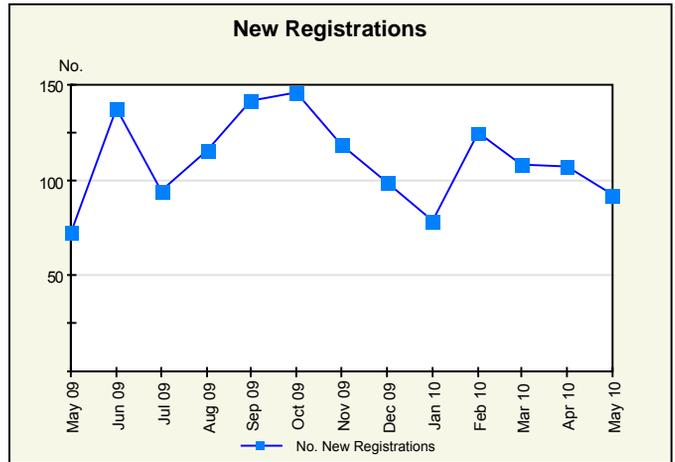
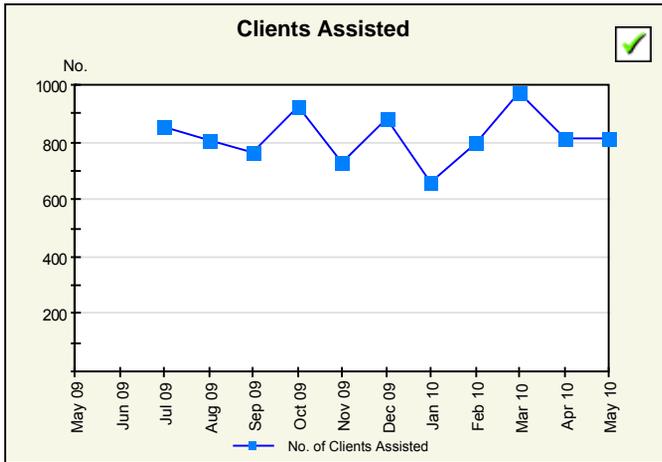
Significant Events in Forth Coming Months

Invitations have been distributed for the Killara Place Open Day to celebrate Seniors Week on August 16. Boys Unique Club Killara (BUCK) will attend a cruise on Moreton Bay in September to celebrate Fathers Day. The Choices program for young people with a disability will attend the Brisbane Exhibition in August.

Two staff will attend the Shared Visions Regional Forum in late July. The Forum is to share information to service providers obtained from last year's Shared Visions Conference to assist all people with a disability.

Human Services

Home Assist Secure



Summary of Activities

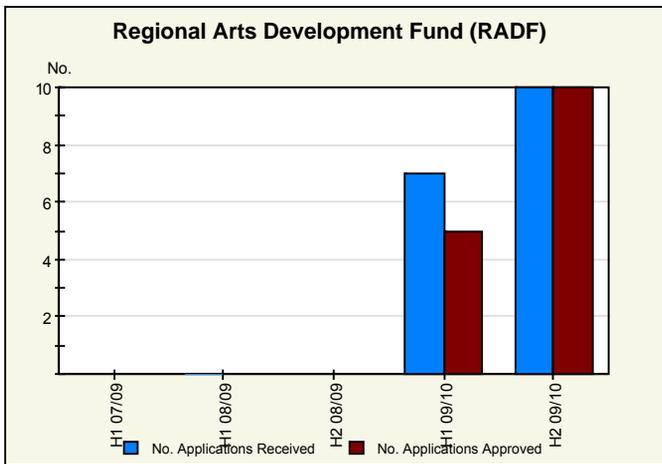
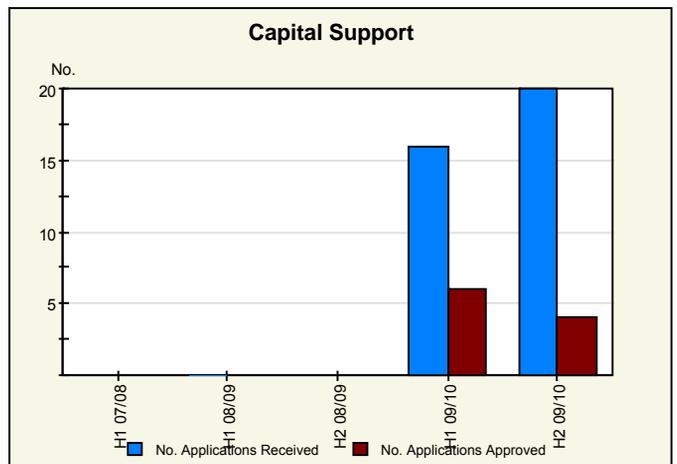
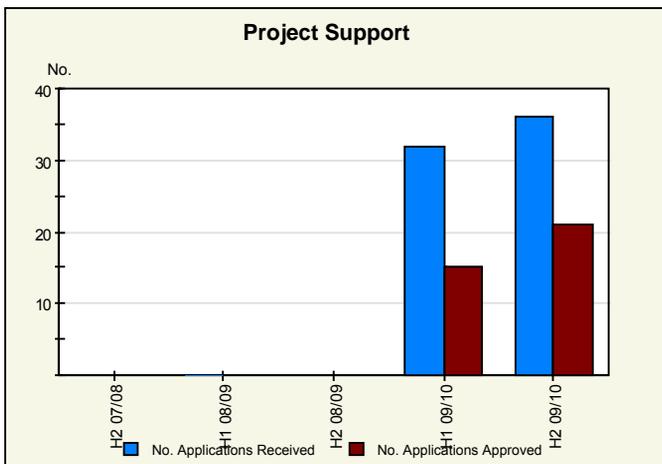
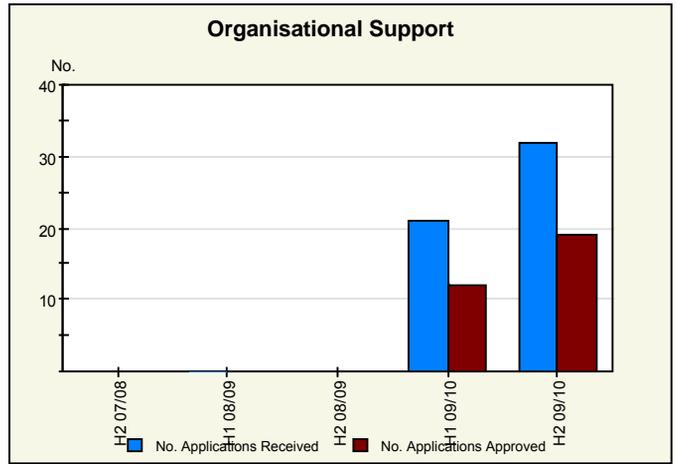
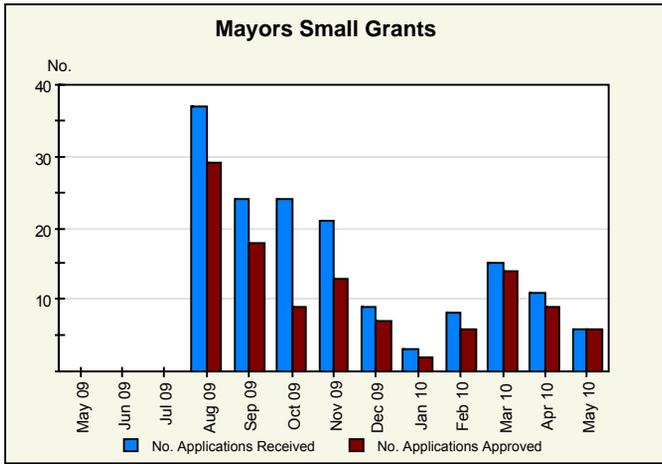
A number of promotional activities were carried out during May, these included 3 days at both Victoria pt and Capalaba shopping centres. Presentations were held with 2 seniors groups.

Significant Events in Forth Coming Months

The Home Assist Secure program is providing an opportunity to internal and external service providers for in-house education directly geared to front line staff. An invitation has been extended to 2 internal areas and 23 external providers, responses are currently being collated and education sessions booked in for the coming months.

Human Services

Grants



Summary of Activities

Total Grants Requested Round 1 & 2

Organisation Support

- | Round 1: 21 applications / \$60,653
- | Round 2: 32 applications / \$89,642

Project Support

- | Round 1: 32 applications / \$230,503
- | Round 2: 36 applications / \$308,426

Capital Support

- | Round 1: 16 applications / \$645,267
- | Round 2: 32 applications / \$944,986

Regional Art Development Fund

- | Round 1: 7 applications / \$44,499
- | Round 2: 21 applications / \$230,502

TOTAL

- | **Round 1: 76 applications / \$980,922**
- | **Round 2: 121 applications / \$1,573,556**

Total Grants Approved Round 1 & 2

Organisation Support

- | Round 1: 12 applications / \$34,373
- | Round 2: 19 applications / \$51,103

Project Support

- | Round 1: 15 applications / \$114,733
- | Round 2: 21 applications / \$137,240

Capital Support

- | Round 1: 6 applications / \$196,746
- | Round 2: 4 applications / \$175,608

Regional Art Development Fund

- | Round 1: 5 applications / \$27,374
- | Round 2: 14 applications / \$77,000

TOTAL

- | **Round 1: 38 applications / \$373,226**
- | **Round 2: 58 applications / \$440,951**

Total of 96 Grant Applications Approved totalling \$814,177

Significant Events in Forth Coming Months

Grant application Guidelines are currently under review.

The next round of grant applications open on 26th July 2010.

Human Services

Community Development

Summary of Activities

There were 25 activities delivered through the Young Citizens Program with a total of 1317 children/people participating.

Support was provided to Bay Islands Community Services to Launch the Southern Moreton Bay Islands Community Directory (Welcome Kit) and 'the Hut' youth space on Russell Island on the 15th of May with over 100 community members attended.

Skate deck design workshops commenced with young people in the Capalaba area. Completed skate decks will be exhibited at the Cage Youth Space launch on June 28th.

500 Stay Safe booklets were printed to be distributed to seniors as part of the Mobility Scooter Safety Education project.

Co-ordination of the upcoming Russell Island "Assisting you to connect to services and resources" seniors expo to be held on 7 June.

Co-ordinated an information session at the Yulu Men's Shed on North Stradbroke Island about the role of SES and volunteer roles which has led to 8 persons joining the Stradbroke SES.

Redland City Council & Urban Smart Projects has received 5 designs for consideration by the public art panel which have been accepted for installation on the traffic signal boxes.

Final detailed planning has been conducted for the Community Safety Expo to be held at the Victoria Point Community Hall on the 5th June from 12 - 4pm.

The Graffiti Database is being finalised for inclusion on councils Internet site.

Southern Moreton Bay Island Welcome Signage community consultation has been completed with Macleay Island residents.

Development of a cultural program, Common Threads, to assist young people affected by recent youth deaths in the Capalaba/Alexandra Hills area.

Significant Events in Forth Coming Months

Youth Mini Day Out to be held at the Redlands Youth Plaza on June 19th in partnership with The Cage Youth Foundation.

The Fit out of Youth Space to be completed in June. Official Opening of The Cage Youth Space to be held on June 28th.

Youth worker training to be delivered between June and August for both The Hut and The Cage youth workers.

The Assistive Technology Expo to be held on Russell Island on 7th June.

Installation of art work on traffic signal boxes to be undertaken in June.

Community Safety Expo 5th June 2010, 12 - 4 pm at Victoria Point Community Hall.

Grants Presentation evening 21 June 2010 at 6pm at the Redlands Performing Arts Complex.

Regional Art Development Fund Annual General Meeting planned for October/November 2010.

Redland City Council to host the next South East Queensland Cultural Workers Alliance meeting in August.

Launch for the Creative Alliance Postcards on 22nd June 2010 at 6pm at Redland Art Gallery.

Common Threads a cultural program to deal with the grief and loss issues of young people to be delivered in June/July.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

HUMAN SERVICES UNIT

Responsible Officer Name: Sue Collins
Service Manager Human Services
Author Name: Leanne Tu'ipulotu
Coordinator Community Development

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Community Development / Community Program			
Management of all Networks & the provision of information to the Networks (RIN, RYN & RDN)	A meeting of the Redlands Youth Network was held on Monday 17 May. Redlands Disability Network Newsletter and meeting Minutes distributed to network members. Regular email updates were also sent to each of the networks.	Redlands Disability Network Meeting to be held on 1 June; Redlands Interagency Network Meeting to be held on 18 June.	✓
Strategy and Policy Development	Participated in the Steering Committee meeting overseeing the development of the Physical Activities Strategy.		✓
Neighbourhood Day			COMPLETE
Community Education Program - Young Citizens Program	There were 25 activities delivered through the Young Citizens Program with a total of 1317 children/people participating. This included 11 primary schools, 1 high school, 3 community groups including Redlands Seniors, Yulu Burra Ba and Step Forward. Have developed a new program under local government called How Decisions are Made. Will pilot this at Ormiston College in June.	Pilot new program 'How Decisions Are Made' offered through the local government section of YCP.	✓
Eat Well Be Active	556 participant evaluation forms collated, data analysed and included in the Eat Well Be Active Project final report.	Final report to be completed and delivered to Queensland Government by end of June 2010.	✓
SMBI Initiatives	Support was provided to Bay Islands Community Services to Launch the Southern Moreton Bay Islands Community Directory (Welcome Kit) and 'the Hut' youth space on Russell Island on the 15th of May. Over 100 community members, community groups and Redland City Council representatives attended this event including the Mayor and Cr Townsend. 11 community and government sector workers attended the Southern Moreton Bay Islands Community Initiative meeting held on the 11th of May.		✓
Youth Development			
Redlands Youth Forum	Ongoing planning for YTALK team building day, including promotional and advertising material.	YTALK Team Building Event to be held on 29 June 2010.	✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Redlands Youth Plaza Activation / Capalaba Youth Space	Skate deck design workshops commenced with aerosol artist Oliver Walker. Completed skate decks will be exhibited at the Cage Youth Space launch on June 28th. Planning continued for Cage Mini Day Out to be held at Redlands Youth Plaza on June 19th and the official opening of the Cage Youth Space on June 28th. Coordination of youth worker training to be delivered to Cage youth workers and also Russell Island's The Hut youth workers to be delivered over the next few months.	Skate deck design workshops to be completed at the Cage Youth Space in late May. Mini Day Out to be held at the Redlands Youth Plaza on June 19th in partnership with The Cage Youth Foundation. Fit Out of Youth Space commencing in May to be completed in June. Official Opening of The Cage Youth Space to be held on June 28th. Youth worker training to be delivered between June and August for both The Hut and The Cage youth workers.	✓
Young People and Public Space	QUT have been contracted to conduct an analysis of the young people and public space survey data, draft final report received.	QUT to deliver edited final report by end of June.	✓
Youth Week			COMPLETE
Seniors			
RAGOSI	No RAGOSI meeting was held this month. Utilising RAGOSI funds 500 Stay Safe booklets were printed for the Scooter Safety Education project.	Next RAGOSI meeting to be held on Monday 21st June 2010	✓
Ageing Well in the Redlands strategy implementation	*Preparation work for the upcoming Russell Island "Assisting you to connect to services and resources" expo. * Working with Wellington Point State School Kitchen Garden Project whereby the opportunity has been identified for seniors to be volunteers alongside students as a possible cross generation project. I have worked as a conduit/resource with the Deputy Principal, Donald Simpson Centre, RDCOTA, Blue Care, Spiritus, Redland Seniors Network and Redland Aged Care Providers Group. This has ensured community groups and the school come together to support the project and demonstrates community action brings benefits to community. I have supported the school in developing a relationship with Goori Men's Recovery Centre, the out come of this relationship is that the Goori upcoming men's shed will build wheelbarrows for the students for the garden.	Assistive Technology Expo to be held on Russell Island on 7 June.	✓
Seniors Week	Completed		COMPLETE

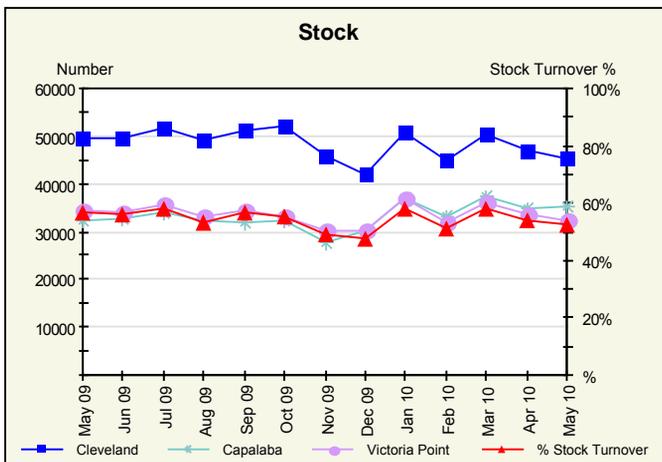
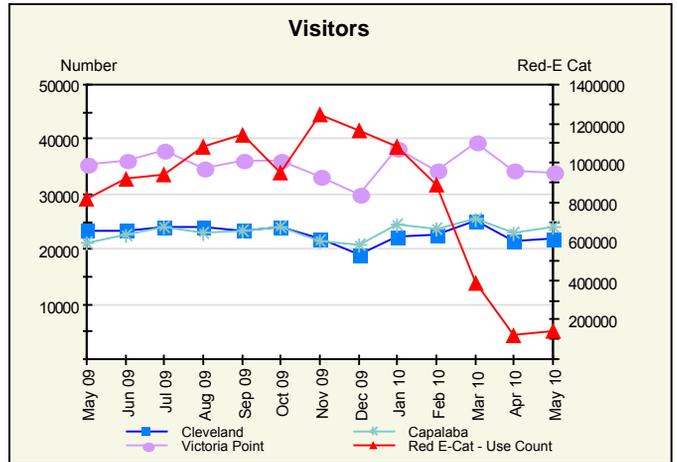
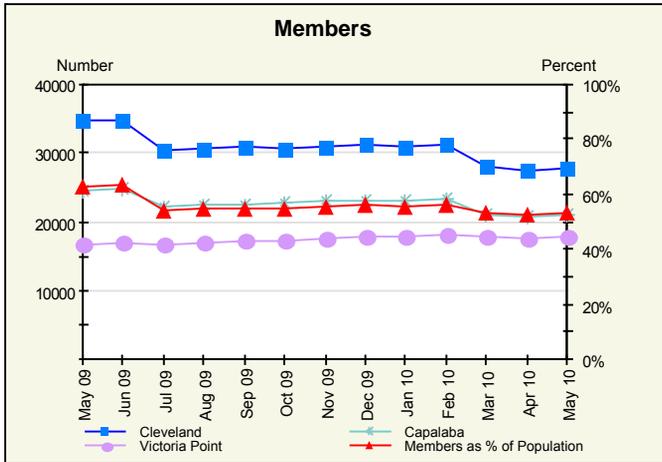
Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Initiatives for Seniors	* Mobility Scooter Education project is in the development phase. 20 people attended the first mobility scooter reference meeting was held on 28th May. A number of industry experts have agreed to participate in the Mobility Scooter Education Project including Sergeant Joe Cranitch from Qld Police. Co-ordinated an information session at the Yulu Men's Shed about what SES does/volunteer roles. This lead to 8 men from the men's shed interested in joining SES. This will allow dwindling numbers of SES numbers at North Stradbroke to be boosted and also give opportunities for men to be active in their community.	Next Mobility Scooter Education industry expert meeting will be held on 16th June.	✓
Community Partnerships including Star Transport & Donald Simpson Centre	Ongoing support provided to Donald Simpson Centre including facilitating a partnership between North Stradbroke Island Yulu-Burri-Ba and the Donald Simpson Centre to increase access for NSI residents to Donald Simpson Centre activities.		✓
Safety			
Graffiti Solutions Projects	Redland City Council & Urban Smart Projects had received 5 designs for consideration by the public art panel. All of which have been accepted for installation on the traffic signal boxes. Two outstanding designs were selected to be completed as a digital print to be reproduced on the traffic boxes as they would be extremely hard to reproduce by hand painting.	Installation of art work on traffic signal boxes to be undertaken in June.	✓
Community Safety Forums	Final detailed planning has been conducted for the Community Safety EXPO to be held at the Victoria Point Community Hall on the 5th June from 12 – 4pm. The Mayor has been invited to open the event with guest speakers & Community Groups providing stalls promoting their Community Groups & Organisations programs and messages.	Community Safety Expo 5th June 2010, 12 - 4 pm at Victoria Point Community Hall.	✓
Crime Prevention Through Environment Design (CPTED)	The Perspex window has been replaced in Teak lane that was previously reported.		✓
Graffiti Management Plan Implementation	Graffiti Database is being finalised for inclusion on councils Internet site, Tests are being conducted to ensure it integrates with current programs.		✓

Customer & Community Services

Cultural Services

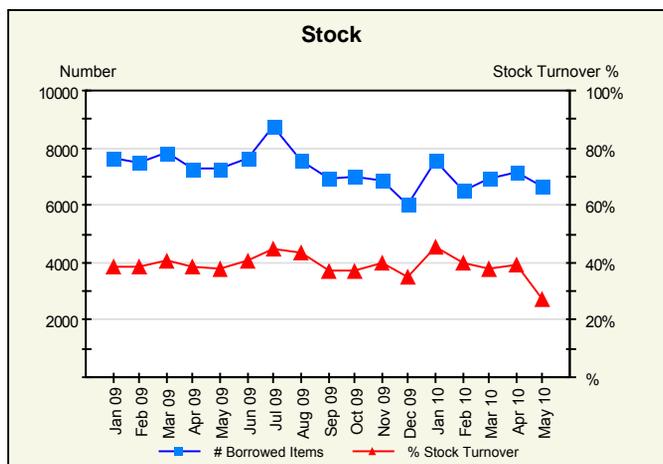
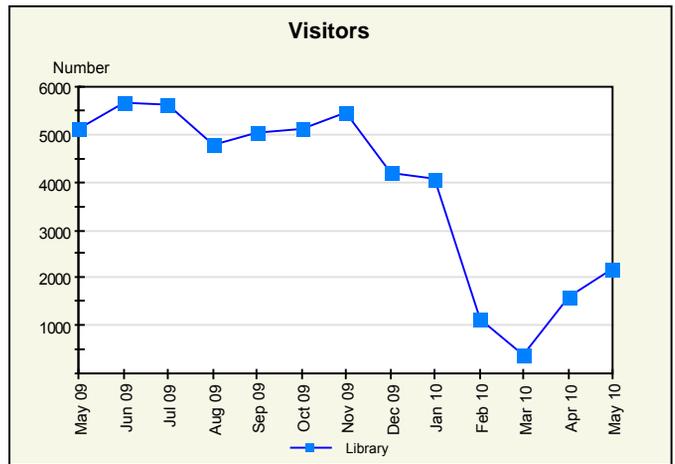
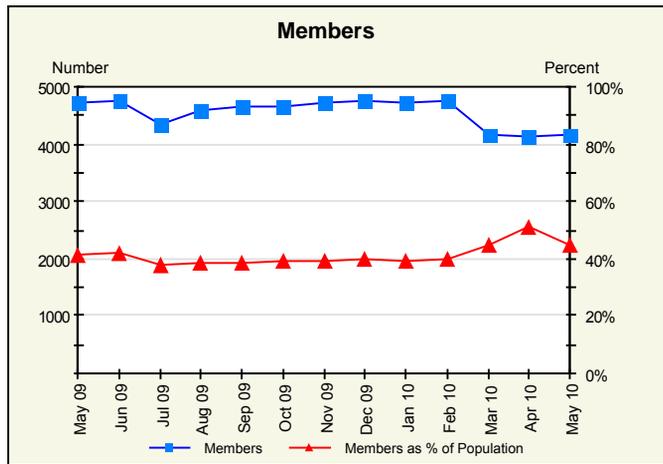
Attachment 2

Libraries - Mainland



Cultural Services

Libraries - Island & Mobile



Summary of Activities

May Authors Events:

- An evening with Peter Meares at Victoria Point Library 6th May
- Meet author and publisher Sally Collings at Cleveland 8th May
- An evening with John Gilfoyle at Victoria Point Library 20th May
- Meet author and humanitarian Kay Danes at Cleveland 22 May
- Meet inspirational speaker and author Diane Carter at Cleveland 25th May
- An evening with Roland Harvey at Cleveland Library 27th May

Writing workshops:

- 'Structural Edit' with Louise Cusack at Victoria Point Library 11th May
- 'Getting Started with Writing' with Louise Cusack at Capalaba Library 12th May
- 'Proposal Writing' with Rowena Cory Daniells at Capalaba Library 15th May
- 'Dark Urban Fantasy' with Rowena Cory Daniells at Capalaba Library 15th May
- 'How to Pitch Your Book' with Rowena Cory Daniells at Victoria Point Library 29th May

Corporate Library Service Level Agreement with Allconnex completed.

Young People's Services

Morris Gleitzman - author event held at Redland Performing Arts Centre 24th May as part of "Read On" program

Libraries were closed on Monday 3rd May for the Labour Day Public Holiday.

Visitor Numbers - Hits on Red-e-Cat would appear to have been artificially inflated perhaps by web robots or web crawlers. The Information Management Group is investigating this for Redland Libraries. This measure may no longer be viable due to this type of web activity. There is an alternative measure, patron logins on Red-e-Cat, that could be used instead.

Significant Events in Forth Coming Months

Movie Night at Cleveland Library on 10th June - Bridget Jones's Diary

LOUD @ the Library at Victoria Point Library 18th June

Francis Bevan Library Talk: Psychometry on 30th June at Cleveland Library - Psychometry is a psychic ability in which a person can sense or 'read' the history of an object by touching it.

July Events:

Cleveland Library Family Movie Night - "Matilda" based on Roald Dahl's famous childrens' book

NAIDOC Week Celebrations at Capalaba & Cleveland Libraries throughout July

Behind the Screens: Red-e-Cat and Library Discovery Tours - Help you to use the library catalogue with confidence and then either locate items in the library or place a request on them

Building Websides class at Cleveland, Capalaba and Victoria Point Libraries - Hands on sessions to show you how to quickly and easily build your own website

An event with Jack Sim at Victoria Point Library - Jack Sim is Brisbane's dark historian, specialising in true crime and ghost stories.

Cultural Services

Museum (Redland & NSI)

Summary of Activities

Redland Museum:

On 15th May Redland Museum had a meeting with Judy Spokes and members of the Council to discuss the future of the Russell Island shed and the issue of providing power to the shed.

On 16th May Vietnamese Museum Directors arrived for a visit to the Museum. The day was spent talking about the museum's foundation and development and how our community museum is run and managed by volunteers. The Mayor was also there to meet and speak with the Vietnamese Museum Directors.

The draft Showground Land Management Plan has been out for public comment. It will now go into the final approval stage of the process. The Museum have also received the latest drawings for the building addition and will attend a preliminary Development Approval meeting at Council to kick off the approval process.

Draft Key Performance Indicators (KPIs) for new revised funding contract with RCC have been sent to Museum by Helen Pithie. Museum have agreed to the draft plan.

North Stradbroke Island Museum:

Pam Gilbert and her family visited the Museum on 19th May. Pam presented the museum with a copy of the Redland Researcher, the newsletter of the Redland Genealogical Society which contains her Centaur story. She has accepted an invitation to be guest speaker at the Annual General Meeting.

Museums Alight was very successful. Approximately 70 adults and children attended.

The Oodgeroo Exhibition - Helen Pithie was selected as curator.

Photo collection - the Museum has been digitising the museum photo collection and doing the correct meta data embedding and digital file management. 60 images have been completed to date.

Memorandum of Understanding is in process - Helen Pithie is finalising it.

Significant Events in Forth Coming Months

Redland Museum:

Exhibition 'Mil Binnung' will be opened by the Attorney General on Saturday, 3rd July.

Tracy Ryan, Local Historian, will give a lecture on 30th June about the History Room at the Cleveland Library and how to access it.

The Museum has been approached by RCC to participate in this year's 'Fun in the Parks' project from 29th June to 8th July. It has been suggested that the museum might organise an Archaeological Dig.

Annual General Meeting will be held on 3rd August.

North Stradbroke Island Museum:

The Oodgeroo Exhibition - Following approval from Arts Qld, the curatorium lead by Helen Pithie will design the project, which includes a revised budget, exhibition content and themes. The art exhibition will be launched on Stradbroke Island.

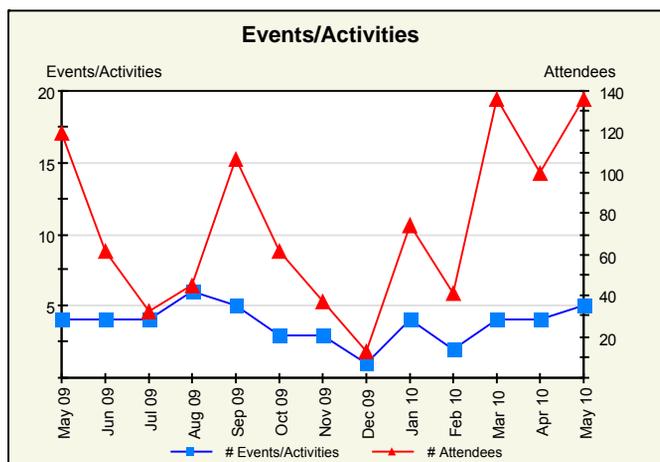
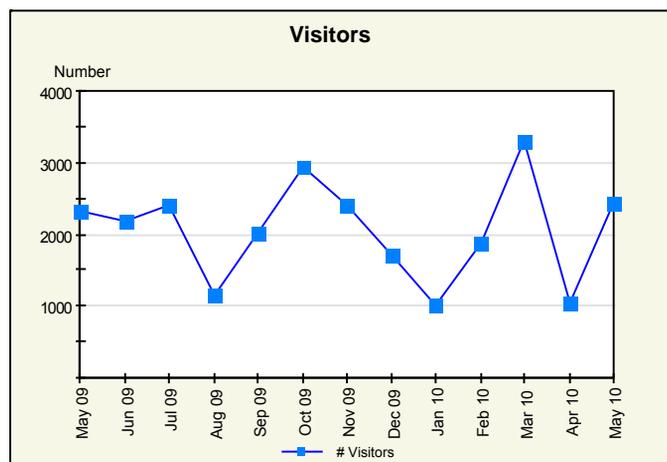
The Museum have completed their contribution to the Mil Binung Exhibition which is opening at the Redland Museum on 3rd July.

Under 8's Day - the theme is Diversity.

State Library Local Historians Study Group: Tracy Ryan has asked if they could hold their quarterly meeting at the Museum.

Cultural Services

Art Gallery



Summary of Activities

Exhibition @ Cleveland 18th April to 30th May:

- Thomas Spence: 35 Years of Expressing the inexpressible
- Departure: Contemporary photography

Exhibition @ Capalaba 27 May to 07 July:

- NightLadder: An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker

19th May - Adult Workshop - Professionally documenting your Artwork (a workshop with Carl Warner for local artists. A Museums Alight! Event)

15th May - Compulsory Volunteer Training - 2 sessions

Redland Art Gallery Capalaba was closed from 28th April to 24th May inclusive for maintenance.

Redland Art Galleries were closed on Monday, 3rd April for the Labour Day public holiday.

Total visitors for May 2010 = 1048

Open 24 days, daily average = 101

The people counter on the rear door is still faultier and is not counting all visitors so figures are probably lower than actual attendance.

Significant Events in Forth Coming Months

Exhibition @ Cleveland 6th June to 11th July - Experimenta Utopia Now - International Biennial of Media Art

Exhibition @ Capalaba 27th May to 7th July - NightLadder - An Exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker

9th June - Floor Talk & Chit Chat by Clare Needham, member of the Experimenta Utopia Now exhibition curatorium.

10th June - Guided tour of Experimenta Utopia Now for a group of Brisbane Institute of Art Students

11th June - Guided Tour of Experimenta Utopia Now for a community group "Golden Years Seniors' Centre" from Nundah

Weatherproof awning to be installed outside Redland Art Gallery Cleveland starting 14th June.

Redland Art Galleries will be closed on Monday 14th June for the Queen's Birthday Public Holiday

18th June - Volunteer Bus Trip to Logan Art Gallery and Ipswich Art Gallery

22nd June - Launch of "Redlands Create Alliance" postcard booklet

6th July - Creepy Crawly Collages - 3 sessions

Weatherproof awning to be installed outside Redland Art Gallery Cleveland starting 14th June.

Children's Workshops:

30th June - Create your own animal mask - 3 sessions

6th July - Creepy Crawly Collages - 3 sessions

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: Glenys Ismail
Service Manager Cultural Services

Author Name: Karen Callow
Business Support Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Libraries			
Corporate	Corporate Library SLA with Allconnex completed.		✓
Collections		OverDrive download e-books and audio books formal launch 4th August. The program is expected to go live in July.	✓
Young People's Programs	Morris Gleitzman - author event, held at RPAC 24 May as part of "Read On" program	Author events - Deborah Abela, Cleveland Library, July. Leonie Norrington, Cleveland Library, Children's Book Week (August)	✓
Adult Programs	<p>Victoria Point Library - An evening with John Gilfoyle 20th May Cleveland Library - An evening with Roland Harvey 27th May May Authors in Action Month: An evening with Peter Meares at VP Library 6th May; Meet author and publisher Sally Collings at Cleveland 8th May; Meet author and humanitarian Kay Danes at Cleveland 22 May; Meet inspirational speaker and author Diane Carter at Cleveland 25th May Writing Workshops: 'Structural Edit' with Louise Cusack at VP Library 11th May 'Getting Started with Writing' with Louise Cusack at Capalaba 12th May 'Proposal Writing' with Rowena Cory Daniells at Capalaba 15th May 'Dark Urban Fantasy' with Rowena Cory Daniells at Capalaba 15th May 'How to Pitch your Book' with Rowena Cory Daniells at VP Library 29th May</p> <p>Movie Night at Cleveland Library on 10th June - Bridget Jones's Diary LOUD @ the Library Victoria Point Library 18th June</p>	<p>Movie Night at Cleveland Library on 10th June - Bridget Jones's Diary LOUD @ the Library Victoria Point Library 18th June Francis Bevan Library Talk: Psychometry 30th June - Psychometry is a psychic ability in which a person can sense or 'read' the history of an object by touching it. Cleveland Library Family Movie Night 1st July - Matilda based on Roald Dahl's famous children's book. NAIDOC Week Celebrations 4-11 July Events @ Capalaba & Cleveland throughout July. Behind the Screens: Red-e-cat and Library Discovery Tours 6th July - Help you to use the library catalogue with confidence and then either locate items in the library or place a request on them. Building Websites class 13th July (Cleveland) 23rd July (Capalaba) 29th July (Victoria Point) - Hands-on sessions to show you how to quickly and easily build your own website An evening with Jack Sim 15th July @ Victoria Point Library - Jack Sim is Brisbane's dark historian, specialising in true crime and ghost stories. He is the publisher of the Murder Trails, Ghost Trails and The Boggo Road Gaol Series. Looking @ 2.0 - A User's Guide to Online Technologies - this is a free online course presented by the State Library of Queensland. Registrations open July 2010.</p>	✓
Special Programs	Libraries were closed on Monday 3 May for the Labour Day Public Holiday	Libraries will be closed on Monday 14 June for the Queen's Birthday Public Holiday	✓
			✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Art Galleries			
Exhibitions - Cleveland	18 April to 30 May - Thomas Spence: 35 Years of Expressing the Inexpressible - Departure: Contemporary photography - this exhibition is part of the Third Queensland Festival of Photography, a state-wide event throughout the month of April with approx 30 galleries participating	6th June to 11th July - Experimenta Utopia Now - International Biennial of Media Art showcases innovative and interactive art works from around the world that critique the scope for happiness on earth as we know it, poke fun at social and physical boundaries and question the human race's ability to preserve itself. 18th July - Exhibition opening for Plant - Life: An exhibition by Nicola Moss, Revisiting the Australian Landscape: Interpreting the landscape on an intimate scale and Mandala Inspiration: Works by Jindrich Degen.	✓
Exhibitions - Capalaba	27 May to 07 July - NightLadder: An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker	27th May to 7th July - NightLadder: An exhibition by Angela Gardner, Lisa Pullen & Gwenn Tasker 20th July - Exhibition opening of Seasons in the Sun: An exhibition by the Donald Simpson Centre Art Groups and Wood Carvers	✓
Chit Chat & Floor Talks		9th June - Floor Talk & Chit Chat - Clare Needham, member of the Experimenta Utopia Now exhibition curatorium, will discuss this exhibition of innovate and interactive artworks from around the world. Artworks on show critique the scope for happiness on earth as we know it, poke fun at social and physical boundaries and question the human race's ability to preserve itself. 21st July - Floor Talk & Chit Chat by Nicola Moss (Plant - Life: An Exhibition by Nicola Moss) & Elizabeth Shaw (Convenor of Jewellery and Small Objects - Revisiting the Australian Landscape)	✓
Children's Workshops		30th June - Create your own animal mask - 3 sessions - children will watch and play Isobel Knowles and Van Sowerwine's choose-your-own-animation "You Were In My Dream" where interacting with fairytale creatures takes place in an enchanted forest, then they will create their own animal masks inspired by characters from the animation. 6th July - Creepy Crawly Collages - 3 sessions - Children will interact with the artwork "Life Writer", an old typewriter that comes to life breeding insects and creepy crawlies depending on what is typed, then they will create their own weird and wonderful bugs using letters and numbers cut from newspapers and magazines.	✓
Adult's Workshops	19 May - Professionally Documenting your Artwork - a workshop with Carl Warner for local artists. A Museums Aight! Event		✓

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Special Programs	<p>RAG Capalaba closed from 28 April to 24 May inclusive for maintenance.</p> <p>RAG closed on Monday 3 May (Labour Day)</p>	<p>Weatherproof Awning that was to be installed outside Cleveland Art Gallery in April now starting 14th June 2010</p> <p>RAG will be closed Monday 14th June for the Queen's Birthday Public Holiday</p> <p>22nd June - Launch of "Redlands Creative Alliance" postcard booklet - Celebrate our diverse and vibrant Arts network.</p>	
Volunteer Programs	15 May - Compulsory Volunteer Training - 2 Sessions	18 June Volunteer bus trip to Logan Art Gallery & Ipswich Art Gallery	

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

CULTURAL SERVICES UNIT

Responsible Officer Name: **Glenys Ismail**
Service Manager Cultural Services
Author Name: **Karen Callow**
Business Support Officer

Legend	
Project Complete	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

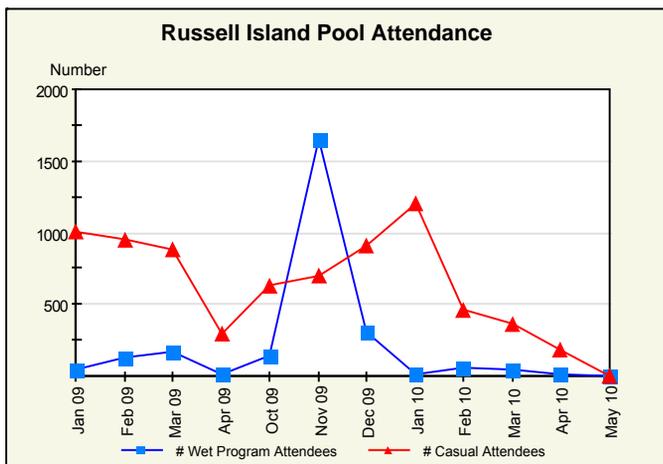
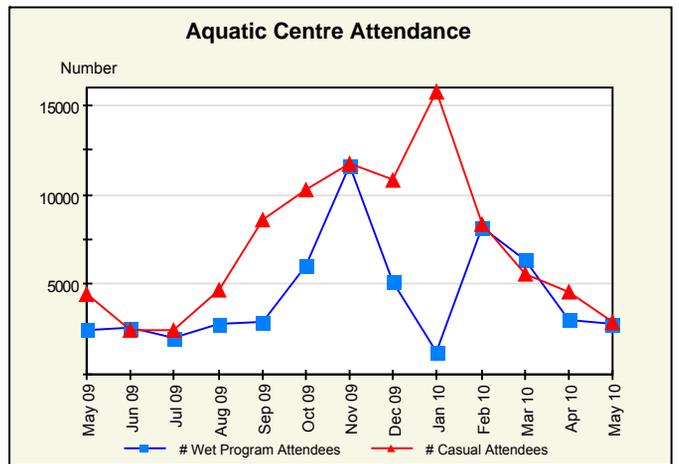
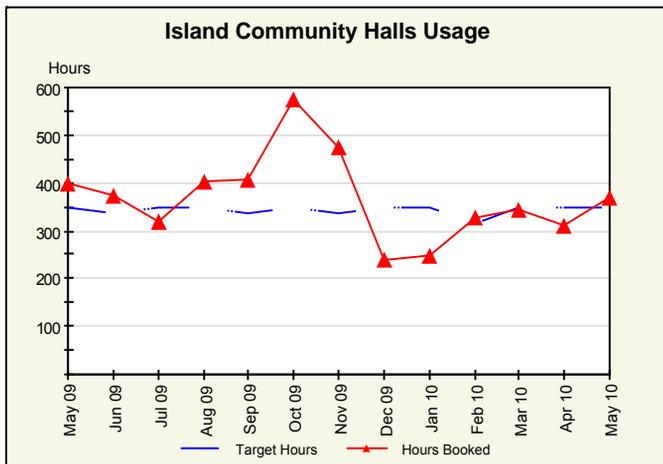
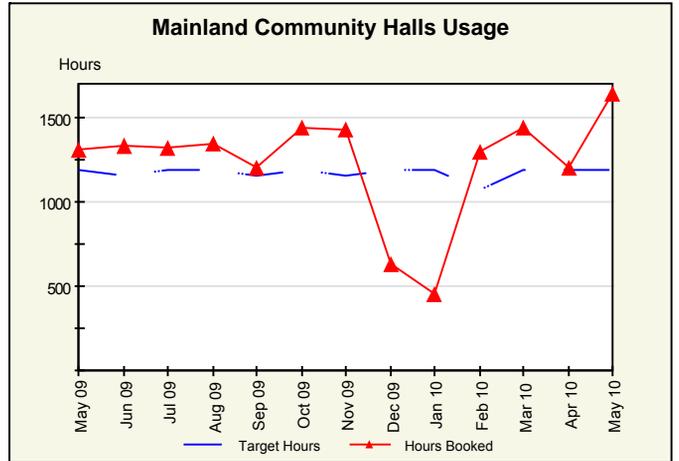
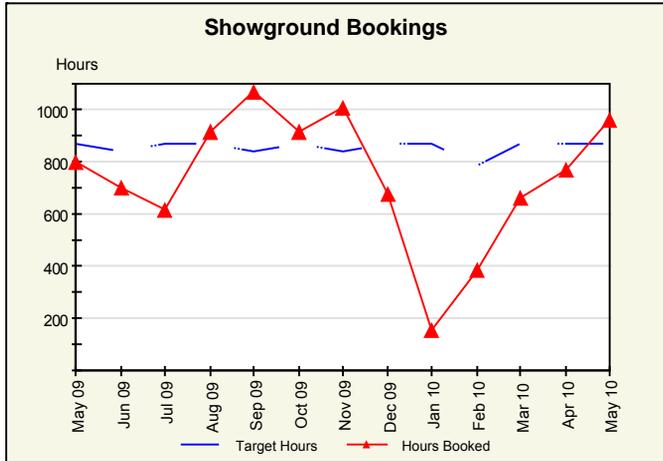
Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Libraries					
Three Yearly Library Stocktake	Stocktake is complete and report being finalised	\$17,000	3rd Qtr	4th Qtr	✓
Museum Review Consultancy	The SEQ Museum Development Officer has consulted with the two museums and internal stakeholders of council and is now drafting the report.	\$5,000	3rd Qtr	4th Qtr	✓
Self check in / check out system (Victoria Pt)	This budget given up in the BR2 and included in the Cultural Services capital budget for the Cleveland Library refurbishment for 2011/2012	\$48,000	2011/2012	2011/2012	✓
Customer Services Capital IT Purchases	On track re expenditure. Total budget has been expended or committed.	\$24,900	1st Qtr	4th Qtr	✓
Cleveland Library Renovations	This budget given up in BR2. Rebudgetted for 2011-12 plus CPI and the amount given up for the self check machine	\$313,370	2011/2012	2011/2012	✓
Art Galleries					
Public Art Audit	Audit completed; recommendation is now under review for maintenance work	\$10,260	1st Qtr	3rd Qtr	COMPLETE
Art Gallery Collection Archive	Complete	\$6,668	1st Qtr	3rd Qtr	COMPLETE
Art Collection De-accessioning	Finalising paperwork	\$6,000	1st Qtr	4th Qtr	✓
Customer Services Capital IT Purchases	Being used for the KE EMU project and journalled to that job. Contracts have been signed and sent to the relevant people to organise the software.	\$9,000	2nd Qtr	4th Qtr	✓
Art Collection Database Software (C/F 08/09)	IT and Contracts still following up before installation (Budget increased to \$34,000)	\$34,000	2008/2009	4th Qtr	✓
Gallery Track Lighting Replacement	Budget being given up at BR2 and an amount of \$40K being budgeted next financial year 2010-11 for the most energy efficient system that can be purchased for gallery purposes	\$40,000	2010/2011	2010/2011	✓
Redland Art Gallery Awning (C/F 08/09)	PDG have completed the design and the plans have been signed off. Awning to be installed May or June 2010	\$19,000	2008/2009	4th Qtr	✓

Customer & Community Services

Leisure and Recreation

Attachment 3

Recreation, Showgrounds, Aquatic Centre & Community Halls



Summary of Activities

Regular users of both the Mainland and Island Community Halls have continued to increase with 131 being invoiced for May. This is the highest number of bookings recorded.

Casual attendance at the Cleveland Aquatic Centre was slightly less than last year; however attendance to the Wet Programs was slightly higher.

The Russell Island Pool remains closed for the winter period and will reopen on Saturday 18th September.

Usage figures for the Cleveland Showgrounds were good and have rebounded after the poor weather conditions in April. The Relay for Life was held on the 8th/9th May and was very successful. Council also conducted two Hazardous Waste collection days during the month.

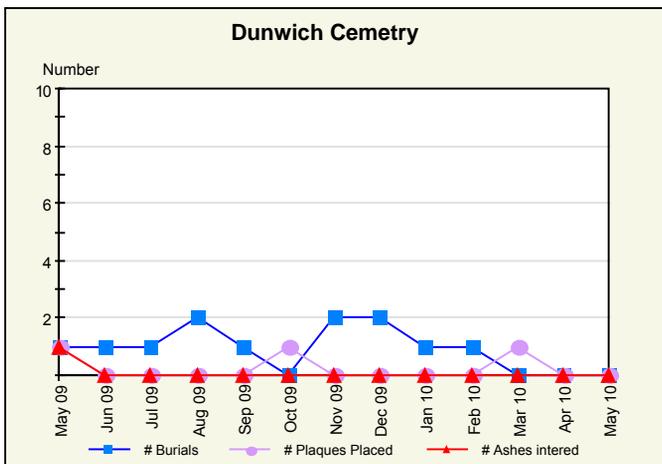
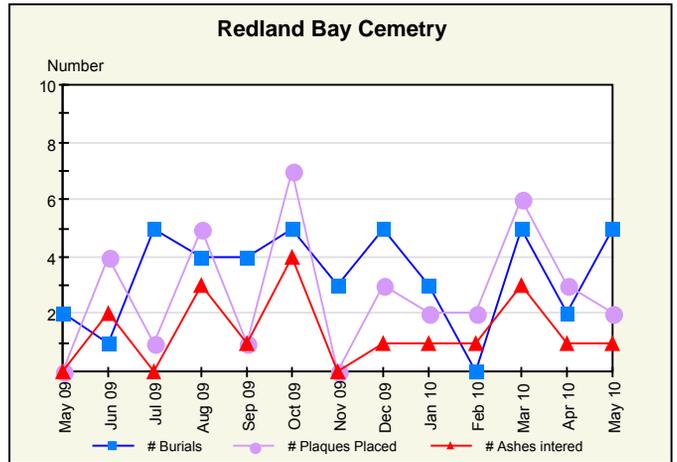
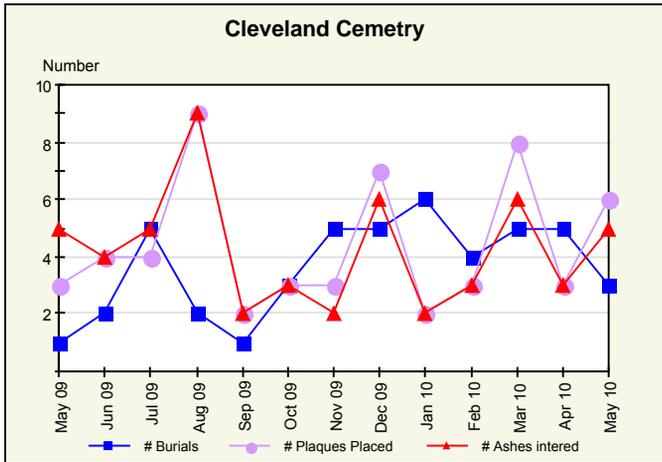
Significant Events in Forth Coming Months

Tenders for the redevelopment of the Point Lookout Hall closed in May and an evaluation of the tenders is expected to be completed by the end of June for a July/ August start to the project. The initial designs look very promising.

The next Major Event at the Showgrounds will be the Redlands Spring Festival at the end August.

Leisure and Recreation

Cemeteries



Summary of Activities

Burials at the 3 cemeteries was consistant with previous years for this period.
 The Heritage Master Plan for the Redland Bay Cemetry progressed during May with onsite meeting with the consultant.

Significant Events in Forth Coming Months

The Sexton's contract will be advertised in June/July as the current 5 year contract ends in September.
 The Heritage Mater Plan for Redland Bay Cemetery is now due to be completed in July/August.

Leisure and Recreation

Surf Life Saving QLD

Summary of Activities

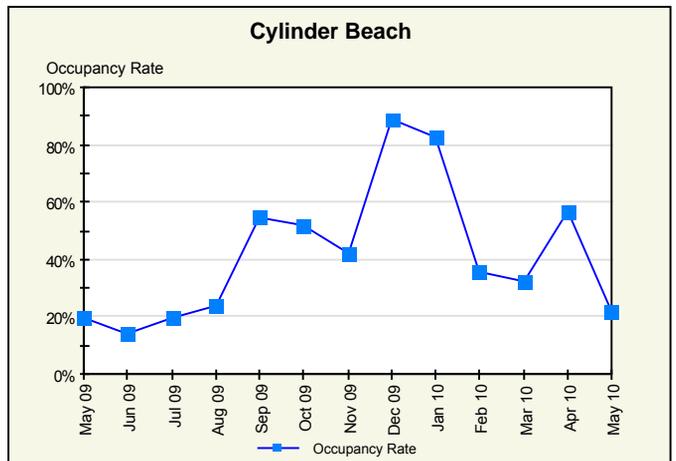
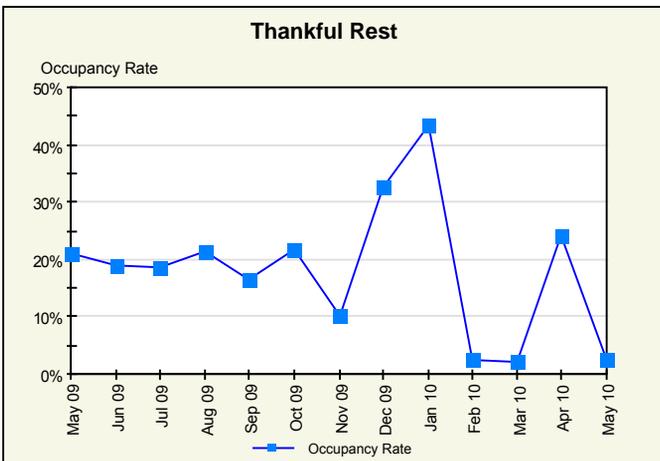
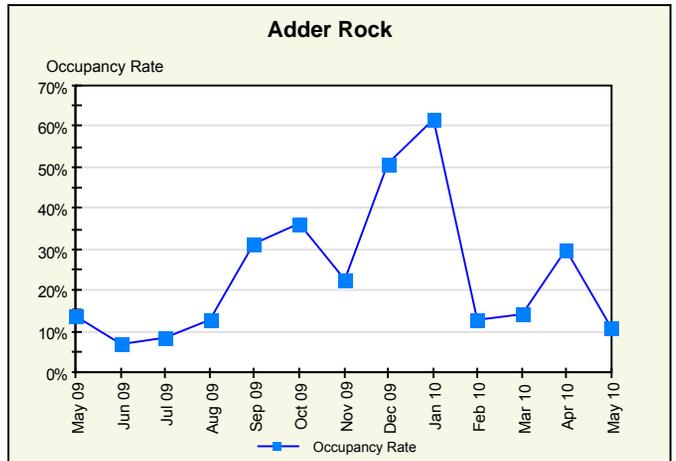
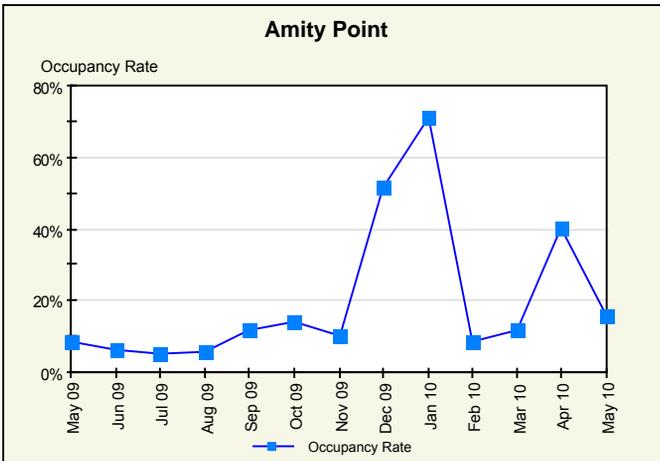
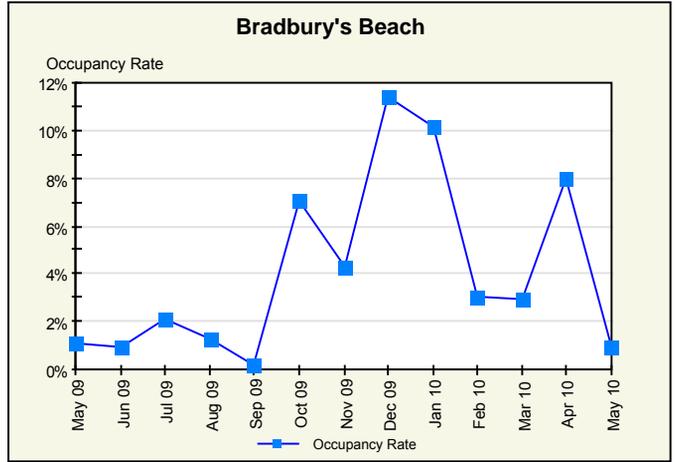
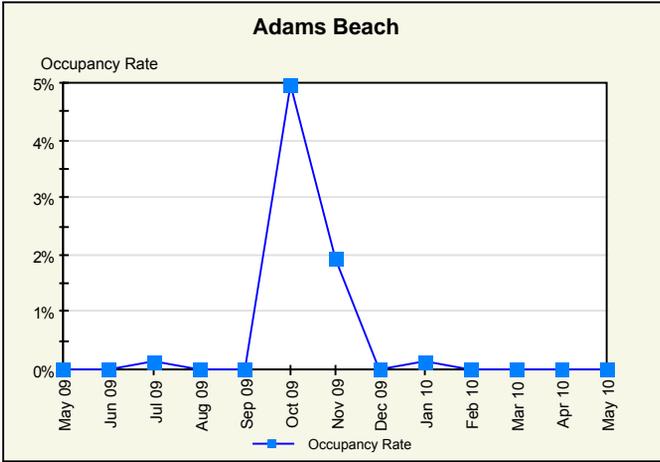
All is going well on the beaches and it is relatively quiet with no incidents to report. Greg Cahill asked for an up to date copy of the beach launching permits to provide for the lifeguards so they know who is allowed to use what beaches, especially Cylinder, and the general conditions of the permits. This applies to both commercial and recreational fishermen.

Significant Events in Forth Coming Months

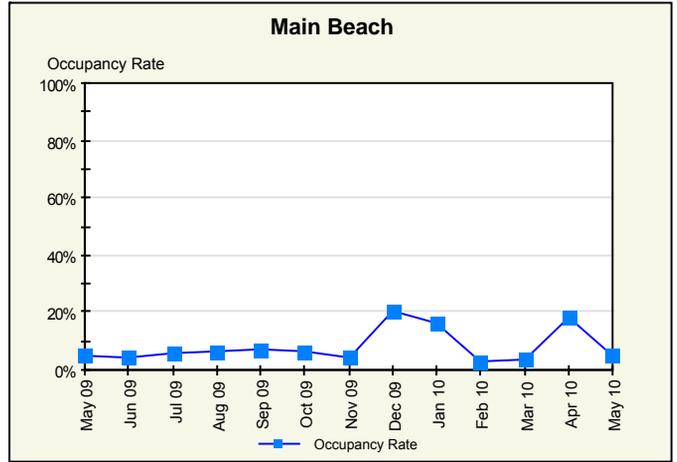
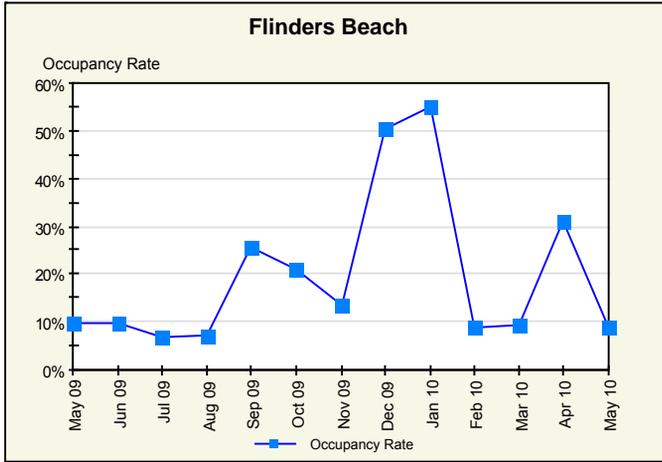
The next meeting is scheduled to occur on 16th June 2010.

Leisure and Recreation

Straddie Holiday Parks



Straddie Holiday Parks (cont'd)



Summary of Activities

Asbestos removal from Adam's Beach was completed and report submitted. An Arborist's report on Flinders Beach foreshore trees was completed as several trees are in poor condition due to beach erosion and the subsequent exposure to higher salt content of both soil and air.

Revenue across all parks and foreshores was up by 14% (\$26K) on the same period last year. Usage of the parks at this time of year is very weather dependant.

Significant Events in Forth Coming Months

Preparation for the September pre-Schoolies week are progressing along similar lines to the past few years and no major incidents are expected during this period.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michelle Maguire
Administration Officer

Legend	
Activity Completed	COMPLETE
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Activities	Achievements / Issues Over Last Month	Significant Events in the Upcoming Months	Status Rating
Recreation			
Fun in the Parks		The next program will be run in the June / July School holiday period	✓
Holiday Programs		The next program will be run in the September School holiday period	✓
Club Liaison & Admin Programs	Council officers met with the Redlands Touch Assoc and the Redlands Soccer Club to discuss the Permit to Occupy agreements for use of the playing fields at the Cleveland Showgrounds. The Victoria Point Sharks Sporting Club have now signed their agreement	Council officers will continue to work with the remaining 11 Clubs who have yet to sign the Permit to Occupy agreements	✓
Sports Development Programs		As no decision had been made on how this program would be delivered for 09/10. The majority of these funds were transferred to the Physical Activity Strategy project.	✓

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICE GROUP

LEISURE & RECREATION SERVICES UNIT

Responsible Officer Name: Russell Cook
Service Manager Leisure & Recreation
Author Name: Michelle Maguire
Administration Officer

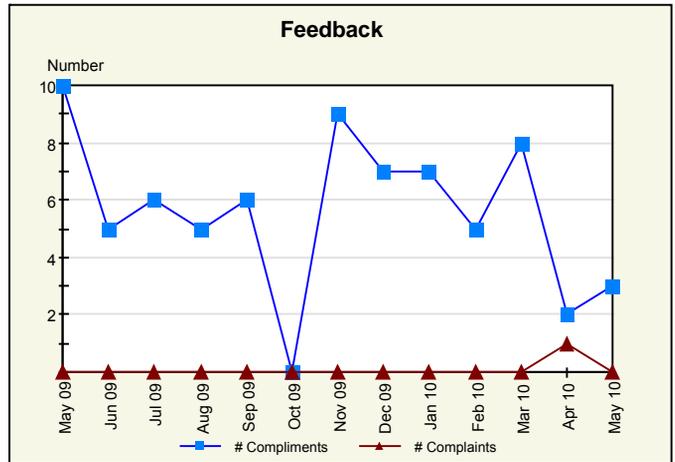
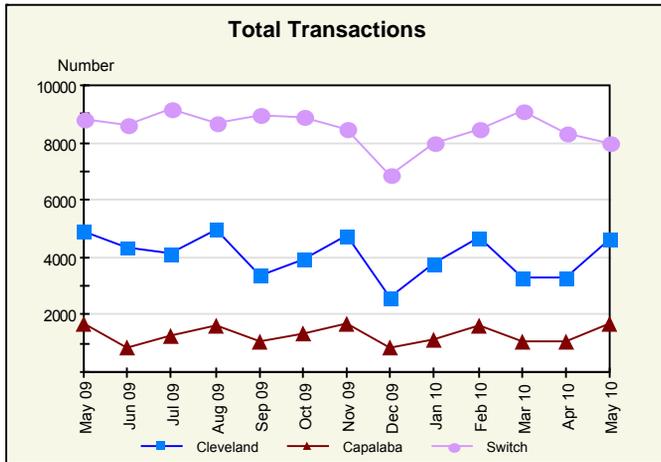
Legend	
Project Complete	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
Recreation, Showgrounds & Aquatic Centre					
Showground Power Boards	This project has been put on hold until an electrical audit of the Showgrounds has been completed as part of the Showgrounds Master Plan review. The remaining \$40K of this project will be transferred to the Repainting of the Memorial Hall project to allow it to proceed in 09/10	\$50,000		4th Qtr	Complete
Caravan Asset Maintenance Plan	This will be now be undertaken in the 10/11 period				Complete
Maintenance of Facilities at Cleveland Showgrounds	Ongoing project	\$20,520			✓
Replace Concourse for 50m Pool at Cleveland Aquatic Centre	The concourse has been completed	\$40,000			COMPLETE
					✓
Community Halls					
Repaint Cleveland Memorial Hall	Work commence in late May and should last for 21 days	\$45,000	4th QTR	4th QTR	✓
Repaint Thornlands Dance Palais	Completed Feb 2010	\$50,000			COMPLETE
Removal of Asbestos from Community Halls	The asbestos was removed from Thornlands Dance Palais in Jan Feb 10. This now only leaves the Point Lookout Hall which will be included in the hall redevelopment which is expected to start July / Aug 10	\$120,000			✓
Renew/Replace Equipment in Community Halls	Ongoing replacement of tables , chairs and white goods throughout the 15 halls	\$26,650			✓
Cemeteries					
Cleveland Cemetery Internal Road System	A Cemetery Maintenance plan has been developed and the project will be designed by PDG with a commencement date in early 10/11. The budget for this has been shifted to 10/11	\$200,000			✓
Expansion of Redland Bay Cemetery	A Cemetery Maintenance plan is currently being developed and it is expected to be completed by June 2010 and only minor works commencing this financial year	\$100,000			✓

Customer & Community Services

Customer Service

Attachment 4



Summary of Activities

This month was busy for the Customer Service team due to being in the rating period.

The Capalaba Centre was very busy during May and the supporting statistical data indicates an increasing trend for customer to use this centre to conduct business.

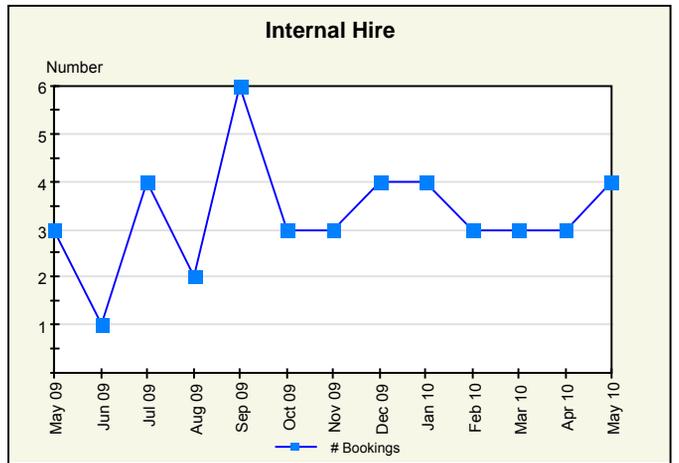
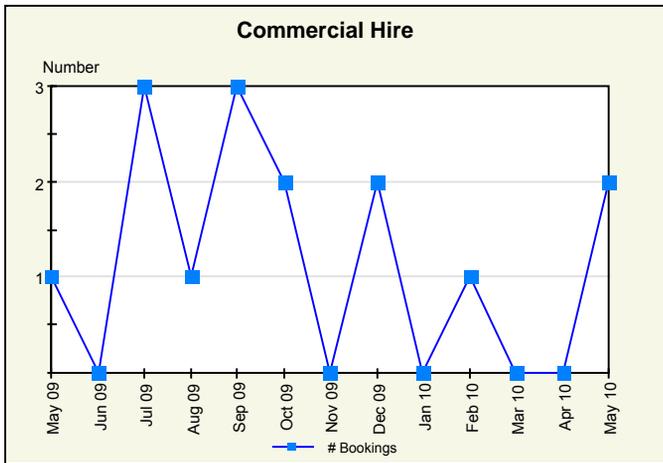
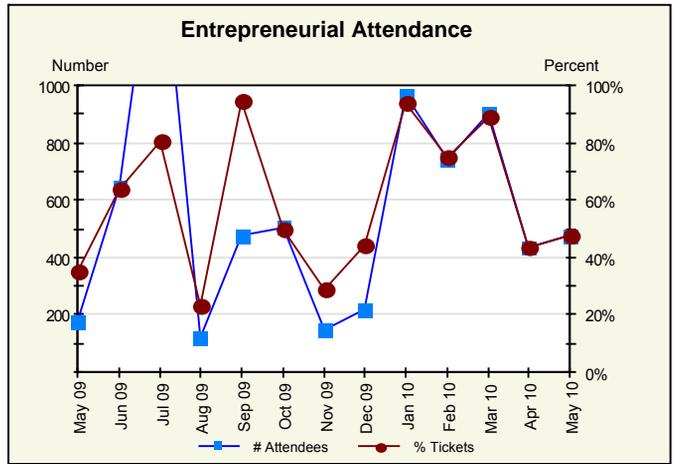
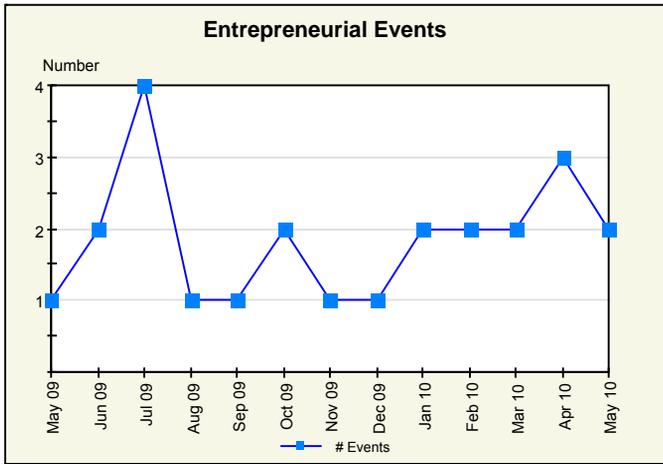
Significant Events in Forth Coming Months

To meet new legislative requirements of the Information Privacy Act from the 1st July 2010, the Customer Service Unit will be required to update all 250 forms with a 'collection notice'. Each form will need to be individually evaluated to gauge legislative requirements as this will then determine the 'collection notice' information on each form.

It has been envisaged there will be some impact on service delivery due to customers inability to access information on PD Online from 1st July. Customer Service is currently liaising with Development and Community Standards on a possible solution for customers.

Preparing for the separation of Redland Water from council and the commencement of Allconnex business from 1st July. The team are working closely with the Redland Water project team to ensure a smooth transitional process from Council.

Customer & Community Services
Redland Performing Arts Centre (RPAC)
Attachment 5



Summary of Activities

May at RPAC was busy with a combination of community and commercial hires and two RPAC entrepreneurial events. Redland high school Carmel College presented the final performance of the musical "Grease" and Sheldon College presented five performances of "High School Musical". The Eisteddfod Music Solos were held over three days in the Auditorium.

RPAC presented "Mario Lanza - The Loveliest Night of the Year". The presentation featured the music of Mario Lanza and Kathryn Grayson and starred two of Australia's finest singers, Robert Barbaro and Annalisa Kerrigan. The performance was attended by 267 patrons and staff received positive feedback. RPAC also presented The In the Bin Short Film and Education program. The education program offered local high school students the opportunity to receive "hands on" experience in creating their own short films in a three day intensive workshop program. The program concluded with a special screening of the In the Bin Short Film Festival in the Concert Hall on 21 May, whereat the three short films produced by workshop participants were screened along with some of the best short films from Australia and overseas. The film screening was very well received with 210 patrons attending the event.

Both of the commercial hirer presentations were well received, with "The Platters" performance attracting 267 patrons, and "Elvis Meets Buddy" starring Doug Parkinson and Donny Edwards, attracting 397 patrons.

Other hire usage included four internal hirers - the 2030 Plan Launch, an Environmental Symposium, an Immunisation Clinic and a library author visit - Morris Gleitzman.

The Community Art Display Space showcased students' artworks from Mt Cotton State School. The artworks reflected the units of work covered the elements and concepts of visual art and the processes and techniques of drawing, painting and sculpture using a variety of materials. We have been very impressed with the standard of the works created by the schools.

Significant Events in Forth Coming Months

There will be one RPAC presentation in June titled, "I Don't Wanna Play House". RPAC is excited to present "I Don't Wanna Play House", in conjunction with renowned West Australian indigenous production company, Yirra Yaakin, as part of the centre's 2010 performance season.

July features the 5th and 6th productions from the 2010 program; the first is "Shorter+Sweeter", an assortment of the very best works from the international short-play festival, Short+Sweet, 'the biggest little play festival in the world'. The performance features nine tantalising, theatrical 10-minute treats covering the entertainment spectrum from controversial and rib-tickling to dramatic and absurd, all in this unique format. The 2nd RPAC offering in July is the Qld Youth Orchestra 2, featuring the sounds of a full 90 piece orchestra in the concert hall. The program will offer patrons the opportunity to experience the sounds of a full size orchestra in our new concert hall for the first time since the centre opened.

RPAC'S popular seniors' concert series, Musical Melodies will see "Athol Guy and Friends - The Swinging Sixties and Seekers Songbook" in July. At the time of writing this performance has all but sold out!

Two commercial hirers will also feature in July - the Jon English Rock Show and the ever popular Busting Out.

MONTHLY ATTACHMENT FOR COMMITTEE REPORT FOR CUSTOMER AND COMMUNITY SERVICES GROUP

REDLAND PERFORMING ARTS CENTRE

Responsible Officer Name: Lisa Trellick
Service Manager RPAC
Author Name: Melanie Jonker
RPAC Business Administrator

Legend	
Project Complete	Complete
In Progress	✓
Watch List - Possible Concern	!
Major Concern	✗

Project Name	Current Comments	Budget	Target Start Quarter	Target Finish Quarter	Status Rating
RPAC					
RCCC Kitchen Enhancement	Some minor vinyl replacement yet to be completed.	\$23,915	Q3	Q3	✓

12.1.2 MONTHLY REPORT FOR OPERATIONS AND MAINTENANCE GROUP

Dataworks Filename: GOV Reports to Committee - Operations and Maintenance (OPM)

Attachment: [Operations and Maintenance Monthly Report - May 2010](#)

Responsible Officer Name: Lex Smith
Manager Operations and Maintenance

Author Name: Tracy Carrick
Business Support Officer

EXECUTIVE SUMMARY

The core activities of the Operations and Maintenance Group are contained within this report and cover the period 1 May to 31 May 2010.

- The Roads and Drainage Maintenance Unit;
- Parks and Conservation Unit;
- Environmental Education Unit; and
- Waste Unit

have all contributed to this report.

The Waste Management Unit is a type 2 business unit and this report will provide Council with a monthly update and on a quarterly basis the unit will report its performance against the key performance Indicators in the business performance plan.

PURPOSE

To provide information to Council on the activities undertaken by the Operations and Maintenance Group and on a quarterly basis report on the performance of the Waste Business Unit against key performance indicators.

BACKGROUND

The Operations and Maintenance Group undertakes the day to day operational activities of environmental education and environmental extension programs, the maintenance and operation of Council's waste collection and disposal facilities, the maintenance of roads, drains, marine and quarry facilities and the maintenance of Council's parks reserves and assets. This range of activities is undertaken by Council's day labour and contractor workforce.

The group generally operates between the hours of 7am to 4.45 pm weekdays with an on call service for after hours, however the environmental education operates 6

days per week and many evenings, with the waste facilities operating 7 days per week.

ISSUES

ROADS AND DRAINAGE UNIT – Unscheduled Activities and Significant Events

Graffiti

64 Instances rectified

Vandalism

117 instances rectified included 106 for Street Signs

Illegally Dumped Refuse

Roads Unit - 18 instances totalling 17.25m³ – cost to dispose \$3256.00

Activities Status

Nil – All activities on target.

PARKS AND CONSERVATION UNIT– Unscheduled Activities and Significant Events

Graffiti

104 Instances of graffiti rectified.

Vandalism

1 instance of vandalism rectified.

Illegally Dumped Refuse

7 incidences – total 5.5m³ – cost to dispose - \$640.00.

Activities Status

Nil – All activities on target.

ENVIRONMENTAL EDUCATION UNIT– Unscheduled Activities and Significant Events

IndigiScapes

- Installation of new LED lighting in Tallowood Room and LED Television in atrium area

- Healthy Waterways Award Nomination for the Waterways Extension Program
- Undertaking fauna surveys on private properties through the Habitat Protection program
- Junior Landcare Day being planned in August with Cleveland State School

Wildlife Issues

Continuing concerns over local flying fox numbers.

Activities Status

Nil – All activities on target.

WASTE UNIT

Complaints

Birkdale Landfill – 2 odour complaints.

The Waste Operation Unit is continuing to work with the Contractor to minimise the odours. See site report below.

Site Reports

Birkdale Landfill and Transfer Station

Odour control systems have been implemented during May including the installation of odour suppression equipment on the contractor's excavator that uncovers the waste each morning, which is believed to be a major source of odours.

There is also an odour 'fence' being installed that will allow odour suppressant to be applied at times when the wind is blowing in the direction of residential areas. This system is expected to be operational in June 2010.

Further to this, as Birkdale is nearing capacity, the Operations Contractor has been directed to fill to design levels in the northern end of the site as a matter of priority. Once filling in the north has been completed, which is expected to be over the coming 3 to 6 months, land filling operations will move southward away from the residential areas for the remainder of the filling operations.

Redland Bay Waste Transfer Station

All operations have been continuing as normal.

Giles Rd Hardfill site

All operations have been continuing as normal.

North Stradbroke Island Waste Transfer Stations

All operations have been continuing as normal.

SMBIs and Coochiemudlo Island Waste Transfer Stations

All operations have been continuing as normal.

Waste Education Activities

Highlights of the month

- 15 Waste Education Visits were conducted in April reaching over 809 students, teachers and members of the community with key messages about waste minimisation and sustainability.
- Some of the positive feedback from teacher evaluations included:
 - “Lots of information and hands on fun!”
 - “(The) Story was great!”
 - “Well worthwhile visit to our school.”
 - “The information was scaffolded well.”
 - “(The lesson) fitted beautifully with the curriculum.”
 - “Very informative for adults and children alike – well prepared and organised.”
- Four worm farms were set up at schools for the class to make use of and maintain. As a result, a new lesson was developed that investigates the life cycle of worms.
- Redland Bay State School’s ongoing commitment to waste minimisation was recognised in the Bayside Bulletin (from a visit in 28 May 2010) on June 15, 2010. See below:

Students praised for waste effort

REDLAND Bay State School Environment Club students have received a special award from the Redland City council recognising their passion for reducing waste and recycling.

Claire Boyce, Education Officer for Redland City Council, presented the award when she visited the school to discuss ways to minimise waste.

Also appreciated were the gardening gloves Clair donated for the popular club, and the extra worms given to the school's thriving worm farm.

The worm farm recycles leftover food and scrap waste from school lunchboxes, turning it into valuable garden nutrients.

Children were also encouraged to increase awareness of recycling in their own homes by recycling and using compost bins.

Schools or community groups interested in learning more to help the environment are invited to contact Council's Young Citizen Program (YCP) on 3829 8466.



SHOWING off their environmental award and new gardening gloves are Redland Bay State School Environment Club students (back row) Isabelle Robbins, Claire Boyce, Kayne Trad, (front) Grace Minogue and Tiarna Harding.

Locations of visits

- St Luke's Catholic Parish (2) - Child Care
- Redland Bay State School (2) – Environmental Group
- Victoria Point State School (4) – Year 2
- Capalaba State School (2) – Preps
- Cleveland District State High School – Environmental Group
- Faith Lutheran College - Teachers
- Yuli- Community Gardens – North Stradbroke Island – Community Group
- Birkdale State School – Teachers
- Dunwich State School – Year 7

Activities Status

Landfill Gas Engine and Electricity Generator

The Landfill Gas / Renewable Energy Facility has been commissioned and is now generating electricity. Some minor landscaping works are yet to be completed, however, are expected to be completed over the next month to allow for an official opening in July or August 2010.

RELATIONSHIP TO CORPORATE PLAN

The activities undertaken within this report primarily support Council's following outcomes:

Outcome 1: **“Healthy natural environment”** - A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

Outcome 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.

Outcome 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.

FINANCIAL IMPLICATIONS

The Operation and Maintenance Group is within budget.

CONSULTATION

This report was prepared in consultation with Unit Service Mangers and numerous staff within the Operations and Maintenance group.

OFFICER’S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT FOR REPORT FOR OPERATIONS AND MAINTENANCE GROUP FOR THE PERIOD 1st MAY TO 31st MAY 2010

Responsible Officer: Lex Smith
Manager Operations and Maintenance

Author: Tracy Carrick
Business Support Officer

In Progress	✓
Watch List - Possible concern	!
Major Issue	✗

Roads and Drainage Unit

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this financial year	Status
Marine				
Projects	Amity Point rock groyne maintenance programme in final stages of completion, refurbishment of Lamb Island timber jetty completed.	Amity Point rock groyne maintenance programme will be completed. Installation of fishing line recovery bins to all of the following jetties by the end of June: Russell Island, Macleay Island, Wellington Point, Redland Bay, Victoria Point, Mastehead Dve, Amity Point and Howard Walker jetty at Dunwich.	Routine marine maintenance projects completed as per schedule.	✓
Unsealed Roads - Mainland				
Roads programmed	German Church Road and Heinemann Rd maintained. Total of 3km. Remainder of month was spent on Macleay Is	Grader crew will be on North Stradbroke Is for the majority of June.	Resources for unsealed rd maintenance are gradually being transferred to SMBI as workload reduces on mainland and increase on the islands.	✓
Unsealed Roads – Bay Islands				
Roads programmed	12 Streets maintained on Macleay Island by the grader crew. Other miscellaneous road maintenance carried out by the Macleay Is general maintenance crew	Grader crew will be on North Stradbroke Is for the majority of June.	Island road maintenance has been improved this year with structured programmes being applied. Next year will see further improvement with additional resources being budgeted.	✓
Sealed Roads				
Overlays - <25mm thick asphalt layer - usually over a large area - carried out to correct surface roughness	As forecast last month, no overlays were carried out for May as the focus has been entirely on road failures	The vast majority of road defects identified by inspection involve either Road Failure repairs or road rehabilitation. Hence overlays usually receive low priority. As in recent months, no overlays are programmed for June.	A total of 15,185m2 overlays at total of 185 locations, largely in the mainland suburbs north of Redland Bay Road.	✓
Potholes	80 potholes repaired for May.	Pot holes to be repaired on a reactive basis.	1,983 potholes repaired to date.	✓
Road Failure Repairs - Usually involves removing a section of road to a depth of 100mm and replacing with hot asphalt	A total of 840m2 of road failures involving 205 tonne of asphalt at 11 locations on the mainland.	Large repair job at Cleveland waste water treatment plant plus extensive failure repairs across mainland streets programmed for June.	Year to date performance totals 7,975m2 Involving 2,029 tonne of asphalt at 174 locations.	✓

Roads and Drainage Unit con't

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this financial year	Status
Footpaths				
Kilometres Inspected	Approx 80 km of footpath inspected in Ormiston, Birkdale south & Thornlands, program is being compiled to complete 90 faults above intervention levels.	Inspections will continue as programmed.	Inspection program is being revised at the present time with the intention of inspecting the entire city over the course of 3 months. Currently inspection frequency is set at 1 year.	✓
Number of hazards repaired and estimated costs	Concrete repairs completed to eliminate hazards at 30 locations.	20 repairs programmed for June in Ormiston, estimated costs of 20k. Contractor availability is poor this month due to EOY rush.	Current budget is proving insufficient to repair all identified trip hazards above intervention level (.20mm height difference). Sustainable increase in budget has been included in the ten year operational for plan to try and eliminate the backlog and enable the network to be maintained at or below the current intervention level.	✓
Street Sweeping				
Area activities	Northern Truck: Mainland suburbs swept this month: Capalaba, Wellington Point South, southern areas of Alexandra Hills, Southern Truck: Southern areas of Capalaba, southern areas of Thornlands, Victoria Point, Thornlands. Four emergency call outs to car incidents.	Northern Truck: Cyclic sweeping program to sweep Capalaba, Ormiston west Birkdale. Southern Truck: Dollery & Smith Streets Capalaba, Moreton Bay Rd, Victoria Point & Redland Bay.	On going planning and future implementation of global positioning system (GPS) to sweeping trucks is being discussed with contractor, to improve efficiency in sweeping. Discussions with Council and GPS provider to investigate Councils requirements, implementation expected November 2010.	✓
Street signage				
Maintenance	185 signs were repaired or replaced in May. Of these, 107 were vandalised and a further 62 run over by vehicles.	Due to the reactive nature of sign maintenance, proactive programs are not practical. One crew largely deals with new installation and action requests while the second crew carries out area patrols.	Council has recently recorded all road signs in a database. Once software is developed to take advantage of this information, a more targeted and proactive approach to sign maintenance will be formulated.	✓
Stormwater catchpits	663 catchpits were inspected throughout the city. Of these 296 required cleaning.	Hot spots and systematic inspection programme will continue.	There are upwards of 19,00 catchpits in the City. A project has been lodged with Council's IT department to develop computer base inspection and maintenance software that will enable us to tailor inspection frequencies to local conditions and better manage inspection cycles. To date there is no timeframe for this implementation.	✓
Relocatable building movements	1 Removal Dwelling application received during the month of May - House moving from Cleveland to out of Redland City Area.	Applications processed as received	23 applications have been processed July 2009 to May 2010.	✓

Roads and Drainage Unit con't

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this financial year	Status
Traffic Control Permits - approval of plan for the control of traffic when work being carried out on roads will impact on the flow of traffic	27 traffic control permits were processed during May	Permit applications processed as received	250 permits have been processed July 2009 to May 2010.	✓
Lighting Requests	19 requests for additional lighting were received. New Installation - 8, Park Lighting - 3, Bollard Lighting - 3, Glare - 1, Marine Lighting - 2, streetscape lighting - 2.	Applications processed as received	108 requests for additional lighting received July 2009 to May 2010. These include Streetlights, bollard lighting, park lighting and jetty lighting. Glare sheild installations tend to be self regulating as the 50% cost sharing guideline for sheilds on existing lights causes many applications to be withdrawn.	✓

Environmental Education Unit

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this Financial Year	Status
Visitor numbers	4687		49752	✓
Projects and Events	Mothers Day/Bonsaiing with Natives Exhibition/Koala Arts Workshop/LED Lighting in T/w Room/LED TV	IndigiDay Out/Volunteer Thank you BBQ/World Environment Day Awards		✓
Training & workshops	Bonsaiing with Natives Workshop/Introduction to Nature Photography Workshop	Native Bees Workshop	Main community workshops held: Nature Photography, Redland Reptiles, Eucalypt ID, Raptors, Horse Management for Properties, Spring Wildflowers walks (3), Local Lizards, Sustainable Energy Solutions in the Home (2)	✓
Community talks and tours	Burnie Respite Tour(30)/Straddie Tours Bushtucker Tours(3 x 3)/Oxley/Darra Uniting Garden Lovers Club Tour (37)/Ascot Clayfield Garden Club(30)/Laguna Tours Bushfoods Tour(20)	Talks and tours are usually booked at short notice and definite numbers will be reported on after they have occurred		✓
Hall Occupation	65%	NA	56.40%	
Bushcare				
Plants in ground (Total of plants place in ground across Bushcare and Community Plantings)	2760	Plantings are dependant on weather conditions. Accurate data will be reported on after they have occurred	17532 between Bushcare and Community Plantings	✓
Community Plantings (Breakdown of where the plants went for the Community plantings. These figures are included in the Plants in ground total)	* Crystal Waters (22 May, 250 plants, 55 vols *Dunwich Koala planting, (8 May, 12 vols, 90 plants) * Tipuana Dr Koala Community Planting (16 May, 2000 plants, 60 vols)		National Tree Day, Riverton Dve, Well Pt (4000 plants, 200 vols), Dogs Day Out, South St Animal Shelter (400 plants, 7 vols), Glossy Black-cockatoo Planting, Jackson Rd, Russell Is (1000 plants, 15 vols), Anson Rd (300 plants, 25 vols), Runnymede Rd (250 plants, 20 vols), Redlands by Starlight, Donald Rd, Redland Bay (2500 plants, 29 vols), AKF student exchange (50 plants, 25 vols), Coochiemudlo Island (600 plants, 26 vols)	✓
New/Closed groups	New group application received from Russell Island - currently being assessed	NA	New - Mary Street (Division 10), Montgomery Dve (Division 8). Closed - Andamooka (Division 7), Beckwith Street (Division 1)	✓
Habitat Protection				
Land for Wildlife	1 new property (0.5 ha), 23 return visits,		8 new properties (83.16 ha)	✓
Rural Support	0, 0		6 new properties (18.38ha)	✓
Koala Conservation Agreement Programs	1 new property, 0.4ha, 1 visit		30 new properties	✓
Habitat Protection can't				
Your Backyard Garden	7 new visits	NA	50 properties	✓
Voluntary Conservation Agreements	2 pending	NA		✓
Projects	Bioweed, Septic inspections Pasture regeneration, Dam investigations, Faecal tracer			✓

Environmental Education Unit con't

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this Financial Year	Status
Wildlife				
Number of Calls to the wildlife care network (hours of operation 8am to 5pm - manned by volunteers. Advice given or co-ordination of site visits - Funded by Council)	Calls to Redlands Wildlife Care Network 217	NA	3136 total calls	✓
Number of calls to the ambulance (hours of operation 5pm to 8am - On call Volunteers for wildlife issues - Funded by Council)	Calls to Redlands Afterhours Wildlife Ambulance 147 (19 koalas)	NA	2259 total calls	✓
Projects	Continuing fauna surveys for Habitat Protection Program. Wildlife School Holiday program - spotlights. Spotlight night for Girl Guides. Fauna report for Habitat Protection properties	IndigiDay Out		✓
Schools				
Visits to schools	9 school visits, 712 participants	NA	50 visits (2727 students)	✓
Visits from schools	2 visits, 84 participants	NA	18 visits (531 students)	✓
Holiday Program Activities	None for May	NA	312 participants	✓

Parks and Conservation Unit

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this financial year	Status
Turf Management				
Mowing	Park, roadside and conservation mowing has been undertaken as per schedules. Final cuts for 09/10 are currently under way in all areas.	Despite the cooler weather, grass continues to grow but at a slower rate.	All mowing has remained on schedule this financial year with the exception of February 2010.	✓
Sports field Renovations	Sportsfield weed, pest control and fertilising programs continued to be implemented. Sportsfield winter fertiliser run was completed. Sportsfield weed control program continued to be implemented. Levelling of Duncan Road Baseball No.1 field was completed. Surface levelling works at Henry Ziegenfucz No. 1 commenced.	Sportsfield weed control program will be continuing. Levelling of Duncan Road Baseball field No. 2 is expected to be completed. Surface levelling works at Henry Ziegenfucz No. 1 will continue.	Approximately 65 sports fields have been renovated this financial year. Field rebuilds have also been completed on Redlands soccer No. 4/ Touch No. 5&6/ Mooroondu soccer No. 1/ Judy Holt Major repair works were also completed on the playing surfaces of Duncan Road Baseball No. 2, Capalaba Soccer No. 2, Cricket/Capalaba Rugby League No. 1.	✓
Park Renovations	Turf renovations continued on major foreshore and high profile parks throughout all divisions. Approximately 40 hectares of parks will be renovated in total. This program is nearing completion with only a few areas left to be done. Paxton Street Park (near The Old Courthouse, Cleveland) has been totally reprofiled and turfed following the removal of a large fig tree.	Bindii and clover spraying is expected to continue throughout June.	Trial work being undertaken at Raby Esplanade using water retention crystals to promote turf health with some very positive results. Trial work of organics applied to Commodore Drive with positive results on plant health.	✓
Tree Management				
Street/Parkland Trees	Received and attended to 285 tree related requests. Planted 327 street/parkland trees in the month.		Have received and attended to 3122 tree related requests and have also planted 1277 tree in road reserves and parks so far this financial year.	✓
Koala Tree Plantings	Habitat plantings occurred in Barcrest Dr & Sandy Dr Victoria Pt & Wellington St , Tolston Tce & Ivory lane - Ormiston. Koala Street tree plantings occurred in Haggup St, Smith St, Island St, Channel St South, Fitzroy St, Passage St, Clay Gully Rd, Barcrest Dr, Carnousite Crt, Aspect Dr, Byng Rd Parkland, Pitt Rd, Walnut St, Park behind Pistachio St, McMillan Rd, Delancy St, Horatio st, Freeth St (East & West)	Koala street plantings to occur in Vintage Dr, Masthead Dr, Ironbark St, Island St, Fitzroy St, Janlaw St, Julista Crt, Natalin St, Oakwood St, , Firstree St, Mahogany St, , Neller St, Crotona Rd (West), WatsoniaSt & Kalmia Dr.	Total number of koala trees planted at end of May is 4370. NOTE this number includes only Parks & Conservation Koala tree numbers.	✓
Wildlife				
Bushland Regeneration	188 conservation sites are being rehabilitated/ maintained across all Divisions - 9832 plants planted in May. 26 aquatic weed sites were maintained throughout the City by contractors and conservation crews.	Ongong rehabilitation/maintenance of all sites. Plantings planned to be completed at Myora landfill, Wilson Esp -Redland Bay, Lamb Island, Wellington Pt Foreshore, Platypus Pk, Hilliards Ck & Valentine Pk.	35330 plants have been planted by Conservation until the end of May. NOTE this number has been corrected from previous reports which incorrectly included all plantings for Operations & Maintenance as opposed to just Conservation.	✓
Waterway Rubbish Collection	10.5 cubic metres of rubbish was collected from 79 sites within May.	Rubbish collection will continue from the 79 sites, being dependant on rain events.	78 cubic metres of rubbish has so far been removed from waterways this financial year. A further collection to occur in June	✓

Parks and Conservation Unit con't

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this financial year	Status
Fire Management/Fuel Reduction Burns	<p>Schedule 10 Firebreak run completed - 44km's of firebreaks slashed. Next run due in July 2010. Planned burn program developed for Mainland, SMBI and NSI. 29 burns are planned for this calendar year totaling 412 ha (weather permitting).</p> <p>NSI- tried to undertake planned burns on east coast road-area's still to damp to be effective.</p>	<p>Continue preparation of planned burn sites including stakeholder notification, resident consultations, clearing around habitat trees. Attending Community Education Day 5 June. Prescribed burns are planned for Mt Cotton Rd, Cnr of Ney Rd & Coolnwynpin Way - Capalaba</p>	<p>Development of Bushfire Management Operational Guidelines.</p> <p>13 reserve based Bushfire Action Plans were also developed. 6 training burns undertaken with Queensland Fire and Rescue and 3 interagency burns undertaken with several authorities on North Stradbroke Island.</p> <p>So far this financial year fuel reduction burns have been undertaken at Harrogate Bushland Refuge(Div 10), Leslie Harrison m (Div 9), Windermere Road State Land (Div 7), Dawson Road Urban Habitat (Div 7), Days Road (Div 6), Russell Island, Fern Terrace Bushland (Div 5), Whistling Kite (Div 5), State Government land north of Davidson Road (Div 5), Coochiemudlo Island (Div 4), East Coast Road (Div 2), northern side of Tramican Street (Div 2).</p> <p>A total area of 57.2 ha has been burnt in the City so far this financial year.</p>	
Trail Upgrades	<p>Major track upgrades continued at Teviot Rd (part of Native Dog Ck Conservation Area). Upgrades continuing for Eastern Escarpment Conservation Reserve at Mt Cotton.</p>	<p>Track upgrades at Teviot Rd (Native Dog/Days Raod Complex) & Eastern escarpment will continue during June and planned to be completed that same month (weather permitting). Routine track maintenance will also occur throughout the City.</p>	<p>Trail upgrades to degraded tracks including the Tripod track on North Stradbroke Island, Native Dog Conservation Area, and Eastern Escarpment.</p> <p>Have undertaken 12 kms of significant trail upgrades so far this financial year.</p> <p>Don and Christine Burnett Reserve (4km), Days Road Conservation area(2km) Native Dog Conservation Area (4km) Judy Holt Bushland (2km).</p>	
Asset Maintenance	<p>Wellington Pt Reserve playground attended to 2 times a week.</p> <p>11 high profile playgrounds attended to once a week.</p> <p>42 medium profile playgrounds attended to fortnightly.</p> <p>187 low profile playgrounds attended to monthly.</p> <p>16 off leash dog areas attended to weekly.</p> <p>10 BMX tracks attended to monthly.</p> <p>9 skate parks visited 3 times a week.</p>	<p>Ongoing asset inspections and maintenance</p>	<p>Ongoing asset inspections and maintenance</p> <p>Light Pole inspection and maintenance program completed for the financial year.</p>	

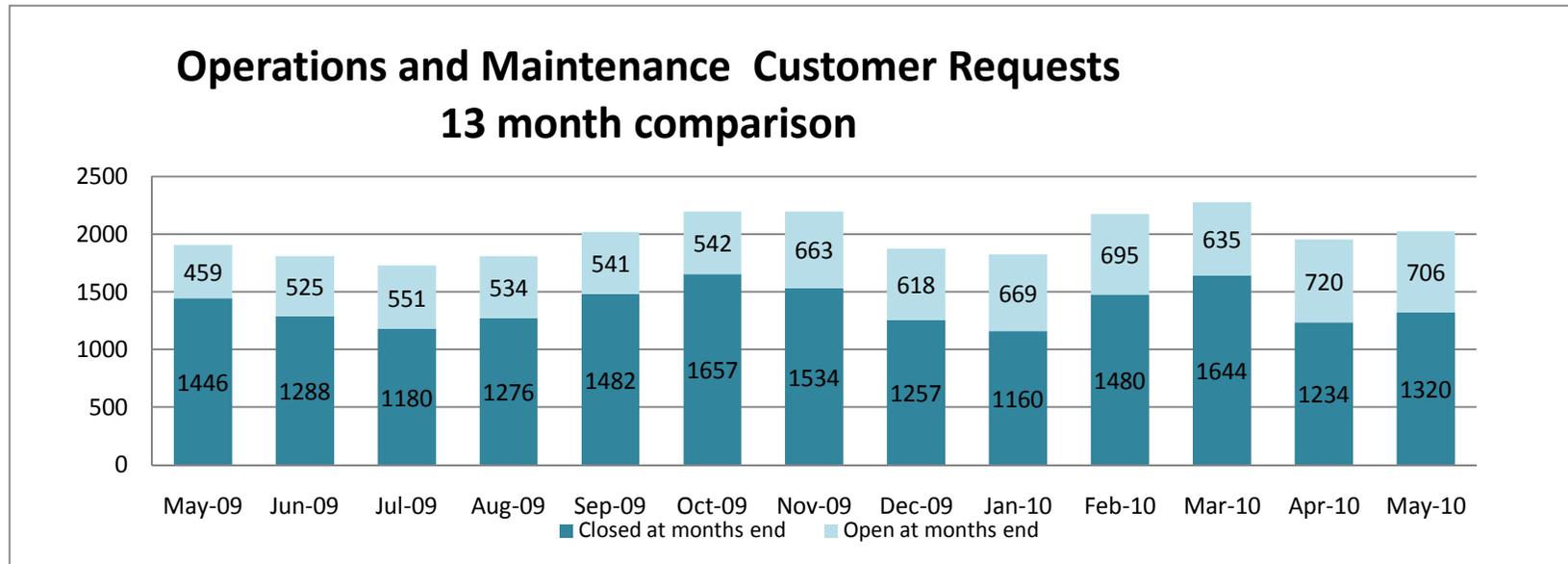
Parks and Conservation Unit con't

<p>Significant Asset Installation/Repairs</p>	<p>Russell Island Skate ramp repair completed.</p> <p>Community benefit fund (CBF)play equipment – installation continued.</p>	<p>Minor facelift of play equipment and facilities at Beth Boyd Park is planned – Div 10.</p> <p>Old light pole will be removed from Capalaba Soccer ground - Division 9</p> <p>Community benefit fund (CBF) play equipment – installation is still progressing and due for completion by the end o of June 10.</p> <p>Bollard installation scheduled for the foreshore embankment - Redland Bay Esplanande</p> <p>Bollard installation scheduled for the foreshore embankment - Wellington Point Esplanande</p>		
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Waste Unit

Programmed Activities	Activities over May	Scheduled activities over June	Achievements over this Financial Year	Status
<i>Waste Education</i>	15	28	96	✓
<i>Landfill site Gate Numbers</i>				
<i>Birkdale</i>	9319		111527	✓
Recycling	2144		23469	✓
Green waste	5033		59584	✓
Mixed	2142		28474	✓
<i>Redland Bay</i>	5490		68518	✓
Recycling	1094		14759	✓
Green waste	3155		36099	✓
Mixed	1241		17660	✓
<i>Home Assist Secure Bulky item Collection trial</i>	4			✓
<i>Landfill Gas Generation plant</i>	Commissioning completed and electricity being generated	Landscaping to be completed prior to undertaking an official opening		✓

Operations and Maintenance Requests 13 Month Comparisons



Statistics reflect Customer requests recorded in the Proclaim Customer request management system and primarily relate to Park Maintenance, Tree Management, Road Maintenance, Drainage and Waste

12.1.3 MONTHLY REPORT FOR PROJECT DELIVERY GROUP

Datworks Filename:	GOV Reports to Committee - Project Delivery Group
Attachment:	<u>Monthly Report as at 31 May 2010 – Attachment 1</u> <u>Attachment 2a</u> <u>Attachment 2b</u> <u>PDG Projects – Attachment 3</u>
Responsible Officer Name:	Bradley Salton Acting Group Manager, Project Delivery Group
Author Name:	Delia Dowthwaite Project Administrator, Project Delivery Group

EXECUTIVE SUMMARY

The Project Delivery Group Monthly Report is presented to Council for noting.

The report provides a project status as at 30 June and an overall financial summary as at 31 May for projects undertaken by the Project Delivery Group.

Also included is a status report on the Planning & Policy projects identified for 2010/11. Projects are listed into three categories, those projects programmed for delivery, those that require further consultation, and those identified for delivery by other departments.

PURPOSE

To provide Council with a summary report of projects currently being managed by the project Delivery Group.

BACKGROUND

The Project Delivery Group (PDG) is responsible for the delivery of capital and major operational projects. This involves developing detailed designs and costing for each project, coordinating the quotation or tendering process and the project delivery and/or construction of the works program.

ISSUES

Project Status

A detailed analysis has been undertaken to outline the number of projects being managed by the Project Delivery Group, their current status and projected completion dates (Refer Attachment 1).

Works Continuing into 2010/11

Listed below are projects that are to continue into the 2010/11 financial year and that have not previously been identified through a Budget Review or Customer Service Report. These 4 projects are scheduled for completion end July, 2010.

- 42175 – Donald Simpson Centre Improvement, Cleveland – Delay due to Main Roads Traffic Permit issue
- 42186 – Redlands Performing Arts Complex, Cleveland – Delay of tower rectifications due to wet weather
- 41769 – Wellington Point Reserve Stage 2 – Park Upgrade – Delay due to wet weather
- 70002 – Dredging Emmett Dr, Boat Ramp Toondah Harbour – Ground too wet for truck movement to remove spoil

Financial Summary

The Group's financial performance as at 31 May 2010 is summarised with supporting graphs (Refer Attachment 2a & 2b).

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and ethical governance' outcome – 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

No direct financial implications arise from this report.

PLANNING SCHEME IMPLICATIONS

There are no implications for the Planning Scheme arising from this report.

CONSULTATION

The Survey Services Manager; Design Services Manager; Project Management Services Manager and Construction Projects Services Manager have been consulted in the preparation of this report and are supportive of the recommendation.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to note the report.

CARRIED

MONTHLY ATTACHMENT (1) FOR COMMITTEE REPORT FOR PROJECT DELIVERY GROUP as at 30 June 2010

Responsible Officer Name: Bradley Salton
Manager Project Delivery Group
Author Name: Delia Dowthwaite
Project Administrator Project Delivery Group

Legend	
Project Completed	Complete
In Progress	
Watch List - Possible Concern	
Major Issue	
Outside PDG Control	Blank

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
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Current Projects

Building Program

20570	C	Installation of Water Tanks at Indigiscapes	Installation of Water Tanks at Indigiscapes	Project complete	7			Complete
20572	C	Macleay Island Hall, Storage Area	Provide Storage Area on balcony of the hall to use as storage area for tables & chairs.	Project complete	5			Complete
42291	C	RLCIP1 (Community Infrastructure) - PCYC Amenities Upgrade Capalaba	PCYC Toilets & Showers Upgrade	Project complete	9			Complete
45782	C	RLCIP1 (Community Infrastructure) - Kennedy Farm, Russell Island - Stage 1	(Redevelopment of SMBI Community Facility, RI) Pathway Lighting and access, Disability Access to toilets and a ramp, security lighting & screens, water tank.	Project complete	5			Complete

Upgrade Caravan Parks

45744-2	C	Waste Water Disposal - Amity Pt Caravan Pk NSI	Emergency Works prior to construction of disposal of grey water from the amenities blocks at Amity Point Camping ground.	Construction complete	2	2nd Qtr 0910	2nd Qtr 0910	
45744-3	C	Waste Water Disposal - Amity Pt Caravan Pk NSI	To allow for disposal of grey water from the amenities blocks at Amity Point Camping ground. Final Design Option	Pre procurement phase	2	1st Qtr 1011	2nd Qtr 1011	

Community Development

42117	C	Donald Simpson Car park Lighting, Cleveland	Installation of six solar lights along pathway	Project complete	2			Complete
42175	C	Donald Simpson Centre Improvement, Cleveland	Stage 3 Facility Improvement	Construction phase	2	4th Qtr 0910	1st Qtr 1011	
42255	C	Community Safety - Alex Hills Community Centre	Audit identified security issues; front & side entrances, signage, painting & sensor light.	Project complete	7			Complete
81119	C	East Coast Rd Pedestrian Safety Lighting, NSI	Provide lighting between Pt Lookout Hotel and turn off Cylinder Beach.	Project complete	2			Complete
42261-2	C	Security Improvements Vic Pt Ramp	Installation of solar lights	Project complete	4			Complete

Cultural

41623	C	RCCC Kitchen Enhancement	Partial refurbishment of Kitchen to meet Health Standards for Food preparation.	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	
42186	C	Redlands Performing Arts Complex, Cleveland	Completion of RPAC - After PC Costs	Construction phase	2	1st Qtr 0910	1st Qtr 1011	

Cycleway Trunk Infrastructure

41696	C	Moreton Bay Cycleway - Erapah Bridge, Victoria Point	Bridge & Bikeway Construction - Beveridge Road, Thornlands to Cameron Court Park, Victoria Point	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	
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Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
41708	C	RLCIP1 (Community Infrastructure) - Hilliards Creek Track, Ormiston	To upgrade existing track to concrete pathway along Hilliard's Creek from Dundas St to Sturgeon St, Ormiston	Project complete	1			Complete
45724-1	C	Manning Esplanade Thornlands - Bridge	Design & Installation of a 3m wide bridge	Project complete	3			Complete
45724-2	C	Manning Esplanade Thornlands - Cycleway	To construct off road cycleway between Manning Esp and George Thorn Dr which includes 350m long off-road cycleway.	Project complete	3			Complete
District Parks								
45714	C	Valantine Pk Permanent Dog Off Leash Area	Construct dog off leash area with permanent koala proof fencing.	Project complete	8			Complete
Dog off Leash Areas								
40144	C	Manning Esplanade, Thornlands (Dog Off Leash Area)	Construct fully fenced dog off leash area with seating, signage, bin & bag dispenser & water bubbler.	Construction phase	3	4th Qtr 0910	1st Qtr 1011	✓
Drainage Program								
45890	C	Ostend Crt, Cleveland - Drainage Improvements	To improve drainage, high levels of ground water. Provide low level sub soil drainage allowing connection to lower ground water table.	Project complete	2			Complete
45910	C	Trans Island Rd Culvert Upgrade NSI	Replace existing 3 x 1050 pipes and install headwalls. Road to be concreted over culvert	Project complete	2			Complete
46042	C	Sturgeon St Catchpit Renewal	To replace the existing catchpits with new standard 2.4m catchpit on grade.	Project complete	1			Complete
46048	C	Sallows Road Catchpit Renewal	To replace the existing catchpits with new standard 2.4m catchpit on grade. (CM precast Catchpit)	Project complete	7			Complete
Foreshore Protection								
45716	C	Orana Esp Near Skirmish St, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	✓
45717	C	Orana Esp Opposite Kianga Ct, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Construction complete	4	3rd Qtr 0910	4th Qtr 0910	✓
45046-2	C	Wellington Point Seawall Protection	Install new panel wall for 333m at Wellington Point and recap 67m of existing rock armour wall.	Project complete	1			Complete
45046-6	C	Wellington Point Seawall Footpath	Supply and Installation concrete pathway along Wellington Pt seawall	Project complete	1			Complete
Intersections								
45721	C	Wynyard Street, Cleveland - LATM	Changes to Crossing as per Audit report	Project complete	2			Complete
LATM'S								
40126	C	Trundle Rd, Intersection Improvements	Installation of precast splitter Island, pavement markings, and extension of concrete path to take crossing point behind new island.	Project complete	3			Complete
40141	C	Bloomfield St Cleveland - Traffic Island LATM	Installation of precast concrete traffic island eastern side of Bloomfield St south bound at approach to the Russell St intersection roundabout.	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
40214	C	Hamilton Street, Redland Bay	Install 2 precast traffic islands & chevrons.	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
45896	C	Boundary Street, Redland Bay Pedestrian Access	Installation of a protected staged general pedestrian access crossing point.	Project complete	5			Complete
Marine SMBI								

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45236	C	Macleay Is Revetment Wall Upgrade.	Current wall is to be restacked into original condition	Construction complete	5	4th Qtr 0910	4th Qtr 0910	✓
Open Space Trunk Infrastructure								
41769	C	Well Pt Reserve Stage 2 - Park Upgrade	Upgrade Wellington Point Reserve to Regional Park Standards including car park upgrades, seawalls, pathways, shelters, trees, play equipment, landscaping	Construction phase	1	2nd Qtr 0910	1st Qtr 1011	✓
41795	C	Crystal Waters - District Park	Accessible recreational facilities and playground in accordance with Master Plan	Project complete	3			Complete
42128	C	John Fredericks Sports fields Improvements - Safety Fence Cap Park	Supply and install a 1.2-1.5 Chain Mesh Fence between Greyhound Race Track and Rugby Sports field.	Project complete	9			Complete
45877	C	Redland Plaza Connection Path	Improved bike and pedestrian connectivity with road/path system and ramp parks.	Project complete	9			Complete
41773-3	C	Capalaba Regional Park Upgrade Stg 3a - Playground, Regional Recreational Park	Refurbishment of park play area including the construction of all abilities playground equipment.	Project complete	9			Complete
41773-4	C	Capalaba Regional Park Upgrade Stg 3b - Playground, Regional Recreational Park	Extension of all abilities playground and installation of a retaining wall along the gazebo seating area	Construction phase	9	4th Qtr 0910	1st Qtr 1011	✓
41774-2	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park Standards in accordance with approved Land Mgt Plan. Includes playground, footpath and picnic facilities such as shelters, water fountains, bins and BBQs- Playground upgrade.	Construction phase	4	4th Qtr 0910	1st Qtr 1011	✓
41774-4	C	Victoria Point Reserve Stage 1	Upgrade Stage 1 of Vic Pt Reserve to Regional Park Standards in accordance with approved Land Mgt Plan. Includes carpark & landscape upgrade works	Construction phase	4	4th Qtr 0910	2nd Qtr 1011	✓
Parks & Conservation								
45816	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Redland Youth Plaza Capalaba	Installation of shade structures	Project complete	9			Complete
45817	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Windemere Road Park, Alex Hills Skatepark	Installation of shade structures	Project complete	7			Complete
45818	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Azure Park, Redland Bay	Installation of shade structures	Project complete	6			Complete
45819	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Baylink Drive Park, Redland Bay	Installation of fabric shade structures	Project complete	5			Complete
45820	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Belford Drive Rd Res Ormiston	Installation of fabric shade structures	Project complete	1			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45821	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Bloomfield Street Park, Cleveland	Installation of fabric shade structures	Project complete	2			Complete
45822	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Laurie Burns Rec Res, Coochiemudlo	Installation of fabric shade structures	Project complete	4			Complete
45823	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Macfarlan Street Park, Birkdale	Installation of fabric shade structures	Project complete	10			Complete
45824	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Rosella St Park, Wellington Point	Installation of fabric shade structures	Project complete	8			Complete
45825	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - Wentworth Drive Park, Capalaba	Installation of fabric shade structures	Project complete	9			Complete
45826	C	RLCIP1 (Community Infrastructure) - Shade in the Parks Program - William Stewart Park, Thornlands	Installation of shade structures	Project complete	3			Complete
45868	C	Water Bubblers/taps Upgrade - Abbotsleigh Street, Thornlands	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	3			Complete
45869	C	Water Bubblers/taps Upgrade - Baylink Drive, 18 Baylink Dr, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	5			Complete
45870	C	Water Bubblers/taps Upgrade - Belford Drive, Road Reserve Wellington Point	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	1			Complete
45872	C	Water Bubblers/taps Upgrade - Lanyard Place, 6 Lanyard Place, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	5			Complete
45873	C	Water Bubblers/taps Upgrade - Pinelands Circuit Nature Link, Redland Bay	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	5			Complete
45874	C	Water Bubblers/taps Upgrade - Stacey Court, 6 Stacey Court, Victoria Point	Install water bubblers where required or upgrade existing with anti vandalism fitting.	Project complete	4			Complete
Parks Maintenance								
40119	C	Shade Structure - Pedwell Place Park, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40120	C	Shade Structure - Bryce Pocket Park, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40121	C	Shade Structure - Harrogate Bushland Refuge, Birkdale	Supply & install 1 freestanding framed shade structure	Project complete	10			Complete
40125	C	Shade Structure - Manning Esplanade Foreshore	Supply and install 1 free standing framed shade structure over existing play equipment.	Construction complete	3	4th Qtr 0910	4th Qtr 0910	✓
42301	C	Shade Structure - Charlie Buckler Sportsfield	Supply and install 2 independent freestanding framed shade structures.	Project complete	5			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42302	C	Shade Structure - Pinelands Circuit Park	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
42303	C	Shade Structure - Pioneer Park Lamb Island	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
42304	C	Shade Structure - Talburpin Esplanade Park	Supply and install 1 independent freestanding framed shade structures.	Project complete	5			Complete
46049	C	Shelter Supply & Install - Lachlan St Park - Div 10	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	10			Complete
46050	C	Seat - Keith Surridge Park - Div 7	To supply and install 7 seats Keith Surridge Park, 2 seats Wimborne Rd Park SP&R Courtesy Seat on concrete slab.	Project complete	7			Complete
46051	C	Light Pole Replacement - John Frederick Park	Replacement of 2 lighting power poles on Capalaba Bulldogs Soccer fields - condemned due to white ant damage. Audit process.	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
46052	C	Shelter & Seat - Wimborne Road Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
46053	C	Shelter Supply & Install - O'Gorman Street Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
46054	C	Shelter Supply & Install - Windemere Road Park - Div 7	To supply and install Landmark Shelter Kit 302 including applications for building.	Project complete	7			Complete
Paths & Trails								
41929	C	Point Lookout Gorge Boardwalk NSI	Construction of an environmentally sustainable boardwalk structure.	Project complete	2			Complete
42257	C	Vic Arthur Park Pathway - Fisher Road Thorneside	To construct 2m wide concrete path connecting Fisher Rd & 13 Hugh St, Thorneside	Project complete	10			Complete
42258	C	Brosnan Drive Capalaba Pathway - Stage 1	To construct 1.5 wide path along southern side Brosnan Dr from Callaghan Way to Barber Dr	Project complete	9			Complete
42292	C	Sturgeon St Footpath Rehabilitation	Install new headwalls, pipe and safety fencing. Existing pathway to be replaced & lowered.	Project complete	2			Complete
45562	C	Birkdale Road Birkdale Cycleway Linkage	2.5m shared pathway on Birkdale Rd from Quarry Rd to Mary St.	Project complete	10			Complete
45760	C	Grace Hartley Bushland Pathway - Ormiston	Construct 2 m wide concrete pathway through the Grace Hartley Bushland connecting Horatio St to the existing pathway network, pedestrian linkage.	Project complete	1			Complete
45761	C	Sycamore Parade Victoria Point	1.5m pathway along Sycamore Parade from Link Road to existing	Project complete	4			Complete
45794	C	65-67 Redland Bay Road Thornlands and 25-29 Sylvie St Thornlands	Pathway 2.5m wide from Sylvie St through parkland to Redland Bay Road, Thornlands.	Project complete	3			Complete
45796	C	McConechy Sandy Drive Victoria Point	2.5m concrete pathway McConechy Dr through park to Sandy Dr	Project complete	6			Complete
45815	C	Duncan Street Wellington Point	1.5m pathway extension from Manor Dr to Laurance Crt	Project complete	1			Complete
45897	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Beth Boyd Park	224-236 Queens Esp, T'side. Install 2 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to existing path network.	Project complete	10			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45899	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Karragarra Island	On Road Reserve at The Esplanade Karragarra Is Install 6 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to pavement, add an Emergency vehicles only sign.	Project complete	5			Complete
45900	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Shore Street West, Cleveland	146-148 Shore St W, Cleve. Install 2 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to path.	Project complete	2			Complete
45901	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Wellington Point Reserve	1A Main Rd Wellington Pt install 8 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to existing path network.	Project complete	1			Complete
45902	C	RLCIP1 (Community Infrastructure) - Bicycle Parking Project - Lamb Island	10 - 16 Lucas Dr, Lamb Island install 8 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to footpath.	Project complete	5			Complete
45903	C	RLCIP1 (Community Infrastructure) - Point Lookout Community Hall Pathway NSI	2.5m Pathway as per the Point lookout Oval Master Plan. Install water fountain, beach shower and future seating area.	Project complete	2			Complete
45913	C	Poinciana & Peppermint Path & LATM, Vic Pt	Intersection of Poinciana Avenue & Peppermint Dr, Vic Pt - path & pram ramp additions & removal of redundant pram ramps and path.	Project complete	4			Complete
81165	C	Nova Court Pathway Capalaba	Pathway in Nova Court	Project complete	7			Complete
45759-1	C	Tulloch Drive Wellington Point	1.5m concrete pathway from Old Cleveland Rd east along Riverton Dr to Tulloch Dr to Biscay St	Project complete	8			Complete
45759-2	C	Tulloch Drive Wellington Point (Extension)	Extension to 1.5m concrete pathway from Old Cleveland Rd east along Riverton Dr to Tulloch Dr to Biscay St	Project complete	8			Complete
45792-2	C	Estelle Street Birkdale	Construct 1.5m x 300m concrete footpath along Western side of Estelle St Birkdale, linking Birkdale Rd with the Rail corridor pathway to the south.	Project complete	10			Complete
Public Car parking								
45906	C	Macleay Island Car Park Security Fence	Installation of a 1.8mtr high chain wire fence at 14-22 Russell Terrace Macleay Island	Project complete	5			Complete
Raby Bay Revetment Wall								
40072	C	101-105 Masthead Dr Emergency Works	Emergency Works - Masthead Drive	Project complete	2			Complete
40114	C	95,97 & 99 Masthead Dr Emergency Works	Emergency Works - Masthead Drive	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	✓
40138	C	42 Raby Bay Boulevard Emergency Works	Emergency works undertaken.	Construction complete	2	3rd Qtr 0910	4th Qtr 0910	✓
42093	C	Masthead Dr Cleveland (Raby Bay) (117 & 119)	Raby Bay Revetment Wall at lots 117 & 119	Project complete	2			Complete
42094	C	Piermont Pl Cleveland (Raby Bay)	Raby Bay Revetment Wall at lot 50	Construction phase	2	2nd Qtr 0910	1st Qtr 1011	✓
Regional Parks								
45797-2	C	RLCIP1 (Community Infrastructure) - Fit for Life Physical Activity - Oyster Pt Pk, Cleveland	Installation of fitness equipment in parks.	Project complete	2			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45801-2	C	RLCIP1 (Community Infrastructure) - Fit for Life Physical Activity - William Stewart Pk, Thornlands	Installation of fitness equipment in parks.	Project complete	3			Complete
Reseals & Resurfacing								
40131	C	MLA - Counsel St Cleveland	Dell Street to Kingsley Street	Project complete	2			Complete
41641	C	AO - Glenella Court Alexandra Hills	Hanover Drive to cul-de-sac	Project complete	7			Complete
41642	C	AO - Harrogate Terrace Birkdale	Leicester Street to cul-de-sac	Project complete	10			Complete
42294	C	MLA - Owl Street Birkdale	Randal Road to cul-de-sac	Project complete	8			Complete
42295	C	AO - Snowden St Alexandra Hills	Edinburgh Road to Ogilvie Street	Project complete	8			Complete
45915	C	MLA - Reed Street - Ormiston	Beckwith Street to Dead End	Project complete	1			Complete
45916	C	MLA - Palm Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45917	C	MLA - Outlook Parade - Ormiston	Cul de Sac to End	Project complete	1			Complete
45918	C	MLA - Glen Street - Ormiston	Reed Street to Cul de Sac	Project complete	1			Complete
45919	C	MLA - Foggitt Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45920	C	MLA - Clearwater Street - Ormiston	Wellington Street to Outlook Parade	Project complete	1			Complete
45921	C	MLA - Arundel Court - Ormiston	Reed Street to Cul de Sac	Project complete	1			Complete
45922	C	MLA - Albert Street - Ormiston	Bainbridge Street to Dead End	Project complete	1			Complete
45923	C	MLA - Romano Court - Ormiston	Clearwater Street to Cul de Sac	Project complete	1			Complete
45924	C	MLA - McCullagh Street - Cleveland	East End to West End	Project complete	2			Complete
45925	C	MLA - Lisa Street - Cleveland	Wellington Street to Cul de Sac	Project complete	2			Complete
45926	C	MLA - Kingsley Place - Cleveland	Counsel Street to Dead End	Project complete	2			Complete
45927	C	MLA - Manhattan Avenue - Thornlands	Panorama Drive to Margery Street	Project complete	3			Complete
45928	C	MLA - Lake View Drive - Thornlands	Buenavista Avenue to Dead End	Project complete	3			Complete
45929	C	MLA - Grandview Court - Thornlands	Buenavista Avenue to Cul de Sac	Project complete	3			Complete
45930	C	MLA - Exeter Street - Thornlands	Moselle Drive to Lakeview Drive	Project complete	3			Complete
45931	C	MLA - Cabernet Crescent - Thornlands	Moselle Drive to Moselle Drive	Project complete	3			Complete
45932	C	MLA - Buenavista Avenue - Thornlands	Lakeview Drive to Lakeview Drive	Project complete	3			Complete
45933	C	MLA - Bay Breeze Avenue - Thornlands	Blue Water Avenue to Manhattan Avenue	Project complete	3			Complete
45934	C	MLA - James Street - Redland Bay	Stradbroke Street to Pitt Street	Project complete	5			Complete
45935	C	MLA - Gladstone Street - Redland Bay	Stradbroke Street to Peel Street	Project complete	5			Complete
45936	C	MLA - Dart Street - Redland Bay	Boundary Road to Stradbroke Street	Project complete	5			Complete
45937	C	MLA - Carol Street - Redland Bay	Phillip Street to Torquay Road	Project complete	5			Complete
45938	C	MLA - Boronia Street - Redland Bay	Peel Street to Pitt Street	Project complete	5			Complete
45939	C	MLA - Rosinia Court - Redland Bay	Kalmia Drive to Cul de Sac	Project complete	6			Complete
45940	C	MLA - McMillan Road - Alexandra Hills	Dawson Road to Dead End	Project complete	7			Complete
45941	C	MLA - Carlisle Street - Alexandra Hills	Sherrington Street to Kenton Street	Project complete	7			Complete
45942	C	MLA - Wren Street - Birkdale	Eagle Street to Bower Street	Project complete	8			Complete
45943	C	MLA - Wren Court - Birkdale	Bower Street to Cul de Sac	Project complete	8			Complete

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45944	C	MLA - Windsor Street - Alexandra Hills	Consort Street to Guardsman Avenue	Project complete	8			Complete
45945	C	MLA - Robinia Street - Alexandra Hills	Amaryllis Street to Babiana Street	Project complete	8			Complete
45946	C	MLA - Randall Road - Birkdale	Old Cleveland Road East to Burbank Road	Project complete	8			Complete
45947	C	MLA - Parakeet Street - Birkdale	Ibis Street to End	Project complete	8			Complete
45948	C	MLA - Mopoke Street - Birkdale	Currawong Drive to Kookaburra Street	Project complete	8			Complete
45949	C	MLA - Magpie Street - Birkdale	Burbank Road to Currawong Drive	Project complete	8			Complete
45950	C	MLA - Linda Street - Birkdale	Barron Road to Dead End	Project complete	8			Complete
45951	C	MLA - Kookaburra Street - Birkdale	Mopoke Street to Currawong Drive	Project complete	8			Complete
45952	C	MLA - Kalmia Street - Alexandra Hills	Amaryllis Street to Alphinia Street	Project complete	8			Complete
45953	C	MLA - Ibis Street - Birkdale	Parakeet Street to end	Project complete	8			Complete
45954	C	MLA - Eagle Street - Birkdale	Burbank road to Cul de Sac	Project complete	8			Complete
45955	C	MLA - Currawong Drive - Birkdale	Old Cleveland Road to House 29	Project complete	8			Complete
45956	C	MLA - Curlew Street - Birkdale	Kookaburra Street to Parakeet Street	Project complete	8			Complete
45957	C	MLA - Celosia Street - Alexandra Hills	Amaryllis Street to Bluebell Street	Project complete	8			Complete
45958	C	MLA - Carica Street - Alexandra Hills	Alphinia Street to Maranta Street	Project complete	8			Complete
45959	C	MLA - Bower Street - Birkdale	Wren Street to Randall Road	Project complete	8			Complete
45960	C	MLA - Amaryllis Street - Alexandra Hills	Abelia Street to Bluebell Street	Project complete	8			Complete
45961	C	MLA - Alpinia Street - Alexandra Hills	Amaryllis Street to Jasmine Street	Project complete	8			Complete
45962	C	MLA - Patersonia Place - Birkdale	East End to West End	Project complete	10			Complete
45963	C	AO - Sleath Street - Ormiston	Gordon Road to Raby Esplanade	Project complete	1			Complete
45964	C	AO - Sand Street - Ormiston	George Street to Cul de Sac	Project complete	1			Complete
45965	C	AO - Rose Street - Ormiston	Oak Street to McCartney Street	Project complete	1			Complete
45966	C	AO - Oak Street - Ormiston	Wellington Street to Thorn Street	Project complete	1			Complete
45967	C	AO - Julie Terrace - Ormiston	Sleath Street to Cul de Sac	Project complete	1			Complete
45968	C	AO - Horatio Street - Ormiston	Freeth Street East to Cul de Sac	Project complete	1			Complete
45969	C	AO - George Street - Ormiston	Cowley Street to Dundas Street East	Project complete	1			Complete
45970	C	AO - Freeth Street East - Ormiston	Gordon Street to House number 23	Project complete	1			Complete
45971	C	AO - Dundas Street - Ormiston	Gordon Road to Raby Esplanade	Project complete	1			Complete
45972	C	AO - Como Street - Ormiston	Wellington Street to end	Project complete	1			Complete
45973	C	AO - Cleveland Terrace - Ormiston	Cowley Street to Dundas Street East	Project complete	1			Complete
45975	C	AO - Riaweena Street - Thorneside	Boambillee Street to Wunulla Street	Project complete	10			Complete
45976	C	AO - Maud Street - Birkdale	Thorne Road to Railway Parade	Project complete	10			Complete
45977	C	AO - Marlin Street - Thorneside	Mooroondu Road to Dead end	Project complete	10			Complete
45978	C	AO - Marjorie Street - Thorneside	Beatty Road to Cul de Sac	Project complete	10			Complete
45979	C	AO - Dolphin Street - Thorneside	Marlin Street to Dead End	Project complete	10			Complete
45980	C	AO - Boambillee Street - Thorneside	Riaweena Street to Mond Street	Project complete	10			Complete
45981	C	AO - Vella Court - Cleveland	Sharven Avenue Cul de Sac	Project complete	2			Complete
45982	C	AO - Sharven Avenue - Cleveland	Long Street to Bay Street	Project complete	2			Complete
45983	C	AO - Peel Court - Cleveland	Yarrow Court to Cul de Sac	Project complete	2			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45984	C	AO - Patrick Street - Cleveland	Queen Street to Cul de Sac	Project complete	2			Complete
45985	C	AO - Lexlen Court - Cleveland	Russell Street to Cul de Sac	Project complete	2			Complete
45986	C	AO - Katandra Court - Cleveland	Sharven Avenue Cul de Sac	Project complete	2			Complete
45987	C	AO - Haggup Street - Cleveland	Russell Street to Taylor Crescent	Project complete	2			Complete
45988	C	AO - Danielle Street - Cleveland	Long Street to Cul de Sac	Project complete	2			Complete
45989	C	AO - Binnacle Close - Cleveland	Anchorage Drive to Cul de Sac	Construction complete	2			Complete
45990	C	AO - Angela Crescent - Cleveland	Smith Street to Smith Street	Project complete	2			Complete
45991	C	AO - Paranka Drive North - Cleveland	Beach Street to Kooringa Avenue	Project complete	3			Complete
45992	C	AO - Karen Street - Cleveland	Bay Street to Amanda Street	Project complete	3			Complete
45993	C	AO - Hucker Court - Cleveland	Phillip Street to Cul de Sac	Project complete	3			Complete
45994	C	AO - Morell Street - Victoria Point	Albert Street to Lancewood Street	Project complete	4			Complete
45995	C	AO - Alexandra Circuit - Alexandra Hills	Vienna Road to Bus Stop 5	Project complete	7			Complete
45996	C	AO - Albert Street - Victoria Point	O'Halloran Road to Culvert	Project complete	4			Complete
45997	C	AO - Rusbrook Street - Redland Bay	Oakland Avenue to Junee Street	Project complete	5			Complete
45998	C	AO - Phillip Street - Redland Bay	Carol Street to McWilliam Street	Project complete	5			Complete
45999	C	AO - Main Street - Redland Bay	Bay Street to Boundary Road	Construction complete	5			Complete
46001	C	AO - Westminster Avenue - Alexandra Hills	Sallows Street to Somerset Street	Project complete	7			Complete
46002	C	AO - Tunbridge Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46003	C	AO - Thirlemere Road - Alexandra Hills	Windermere Road to Cumberland Drive	Project complete	7			Complete
46004	C	AO - Somerset Street - Alexandra Hills	Sallows Street to Heffernan Road	Project complete	7			Complete
46005	C	AO - Law Place - Alexandra Hills	Chipping Drive to Cul de Sac	Project complete	7			Complete
46006	C	AO - Hamersley Circuit - Alexandra Hills	Coniston Street to Canterbury Street	Project complete	7			Complete
46007	C	AO - Elstead Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46008	C	AO - Devonshire Drive - Alexandra Hills	Thirlemere Road to Cumberland Drive	Project complete	7			Complete
46009	C	AO - Coniston Street - Alexandra Hills	Cumberland Drive to Canterbury Street	Project complete	7			Complete
46010	C	AO - Chiseldon Street - Alexandra Hills	Alexandra Circuit to Alexandra Circuit	Project complete	7			Complete
46011	C	AO - Chipping Drive - Alexandra Hills	Wimborne Drive to House Number 17	Project complete	7			Complete
46012	C	AO - Balcombe Court - Alexandra Hills	Chiseldon Street to Cul de Sac	Project complete	7			Complete
46013	C	AO - McDonald Road - Alexandra Hills	Finucane Road to Flinders Street	Project complete	7			Complete
46014	C	AO - Topaz Street - Alexandra Hills	Allenby Road to Garnet Street	Project complete	8			Complete
46015	C	AO - Albatross Street Victoria Point	Seagull Street to cul-de-sac	Project complete	4			Complete
46016	C	AO - Princeton Avenue - Alexandra Hills	Charter Street to Garter Street	Project complete	8			Complete
46017	C	AO - Monarch Street - Alexandra Hills	Margaret Street to Dead end	Project complete	8			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46018	C	AO - Marina Street - Alexandra Hills	Crown Road to Margaret Street	Project complete	8			Complete
46019	C	AO - Margaret Street - Alexandra Hills	Marina Street to Balmoral Street	Project complete	8			Complete
46020	C	AO - Knight Street - Alexandra Hills	Snowden Street to Marina Street	Project complete	8			Complete
46021	C	AO - Garnet Street - Alexandra Hills	Emerald Street to Cul de Sac	Project complete	8			Complete
46022	C	AO - Emerald Street - Alexandra Hills	Sapphire Street to Garnet Street	Project complete	8			Complete
46023	C	AO - Dove Street - Birkdale	Randall Road to Spoonbill Street	Project complete	8			Complete
46024	C	AO - Diamond Street - Alexandra Hills	Emerald Street to Amethyst Street	Project complete	8			Complete
46025	C	AO - Burbank Road - Birkdale	Barron Road to Randall Road	Project complete	8&10			Complete
46026	C	AO - Beatrice Lane - Alexandra Hills	Edinburgh Road to Snowden Street	Project complete	8			Complete
46027	C	AO - Balmoral Street - Alexandra Hills	Allenby Road to Dead end	Project complete	8			Complete
46028	C	AO - Armando Street - Alexandra Hills	Abelia Street to end	Project complete	8			Complete
46029	C	AO - Amethyst Street - Alexandra Hills	Garnet Street to Jasper Street	Project complete	8			Complete
46030	C	AO - Silvara Circuit - Capalaba	House number 2 to house number 69	Project complete	9			Complete
46031	C	AO - Cygnet Street Victoria Point	Albatross Street to cul-de-sac	Project complete	4			Complete
46032	C	AO - Thor Street Victoria Point	Albatross Street to cul-de-sac	Project complete	4			Complete
46034	C	AO - Jacaranda Road - Capalaba	Mount Cotton Road to Macquarie Street	Project complete	9			Complete
46035	C	AO - Erin Street - Capalaba	Killarney Crescent to Kilkenny Street	Project complete	9			Complete
46036	C	AO - Castlereagh Street - Capalaba	Kennedy Drive to Jacaranda Road	Project complete	9			Complete
46037	C	AO - Plumer Street Wellington Point	Main Road to cul-de-sac	Project complete	1			Complete
46038	C	AO - Nelson Street Wellington Point	Pitt Road to Main Road	Project complete	1			Complete
46055	C	AO - Boom Court - Birkdale	Chart Street to cul-de-sac	Project complete	10			Complete
46056	C	AO - Downwind Court - Birkdale	Chart Street to cul-de-sac	Project complete	10			Complete
46060	C	AO - High View Drive, Cleveland	Russell St to Wellington St	Project complete	2			Complete
46061	C	AO - Kathleen Court, Cleveland	Lexlen Ct to Cul De Sac	Project complete	2			Complete
46062	C	AO - Capricorn Drive, Cleveland	Bay St to Beach St	Project complete	3			Complete
46063	C	AO - Smith Street, Cleveland	Bay St to House No.153	Project complete	3			Complete
46064	C	AO - Isle View Street, Thornlands	Bluewater St to Abbotsleigh St	Project complete	3			Complete
46065	C	AO - Achernar Court, Thornlands	Sylvie St to Cul De Sac	Project complete	3			Complete
46066	C	AO - Vega Court, Thornlands	Achernar Ct to Cul De Sac	Project complete	3			Complete
46067	C	AO - Egret Drive, Victoria Point	Point O'Halloran Rd to Albert Rd	Project complete	4			Complete
46068	C	AO - Point O'Halloran Road, Victoria Point	Seagull St to Minetta St	Project complete	4			Complete
46069	C	AO - Bunin Street, Victoria Point	Seagull St to Raven St	Project complete	4			Complete
46070	C	AO - Camelia Court, Victoria Point	Bunin St to Cul De Sac	Project complete	4			Complete
46071	C	AO - Cirrus Street, Victoria Point	Seagull St to Raven St	Project complete	4			Complete
46072	C	AO - Raven Street, Victoria Point	Bunin St to Cirrus St	Project complete	4			Complete
46073	C	AO - Base Street, Victoria Point	Colburn Ave to End	Project complete	4			Complete
46074	C	AO - Boat Street, Victoria Point	Colburn Ave to End	Project complete	4			Complete
46075	C	AO - Moore Street, Victoria Point	Colburn Ave to Cul De Sac	Project complete	4			Complete
46076	C	AO - Pelican Street, Victoria Point	Base St to Cul De Sac	Project complete	4			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
46077	C	AO - Engert Street, Victoria Point	Egret Dr to Cul De Sac	Project complete	4			Complete
46078	C	AO - Heuston Court, Victoria Point	Egret Dr to Cul De Sac	Project complete	4			Complete
46079	C	AO - Pelham Court, Victoria Point	Egret Dr to Cul De Sac	Project complete	4			Complete
46080	C	AO - Tern Street, Victoria Point	Egret Dr to Point O'Halloran Rd	Project complete	4			Complete
46081	C	AO - Minetta Street, Victoria Point	Point O'Halloran Rd to House 13	Project complete	4			Complete
46082	C	AO - Muscat Avenue, Victoria Point S	School Rd to Cul De Sac	Project complete	4			Complete
46083	C	AO - Orana Street (East), Victoria Point	Point O'Halloran Rd to Orana Esp	Project complete	4			Complete
46084	C	AO - Parklane Road, Victoria Point	Muscat Ave to Pavement Change	Project complete	4			Complete
46085	C	AO - Blaxland Street, Capalaba	Wentworth Dr to Leslie sty	Project complete	9			Complete
46086	C	AO - Lawson Street, Capalaba	Leichhardt St to Cul De Sac	Project complete	9			Complete
46087	C	AO - Leichhardt Street, Capalaba	Blaxland St to Burke St	Project complete	9			Complete
46088	C	AO - Leslie Street, Capalaba	Wentworth Dr to Burke St	Project complete	9			Complete
46089	C	AO - Woonara Street, Capalaba	Mount Cotton Rd to Burke St	Project complete	9			Complete
46090	C	AO - Burke Street, Capalaba	Oxley St to Burke St	Project complete	9			Complete
46091	C	AO - Cordova Court, Capalaba	Silvara Cct to Cul De Sac	Project complete	9			Complete
46092	C	AO - Gemma Court, Capalaba	Silvara Cct to Cul De Sac	Project complete	9			Complete
46093	C	AO - Martina Court, Capalaba	Silvara Cct to Cul De Sac	Project complete	9			Complete
46094	C	AO - Starwood Court, Capalaba	Silvara Cct to Cul De Sac	Project complete	9			Complete
46095	C	AO - Fisher Road, Thorneside T	Thorneside Rd to Mooroondu Rd	Project complete	10			Complete
46096	C	AO - John Street, Thorneside	Queens Esp to Queens Esp	Project complete	10			Complete
46097	C	AO - Queens Esplanade, Thorneside	John St to House No.36	Project complete	10			Complete
46098	C	AO - Penny Lane, Thorneside	Fisher Rd to End	Project complete	10			Complete
Residential Street Upgrade Program								
41211	C	Outridge St, Redland Bay	Meissner Street to Banana Street K&C	Project complete	5			Complete
42285	C	Charles Canty Drive Turning Facility, Ormiston	Construction of a 6mx11m concrete turning facility	Project complete	8			Complete
45655-1	C	Ballow St, Amity Point - Stage 1	Road works adjacent to shops - Kindara St	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
Road Reconstruction Program								
40127	C	Dunwich Streetscape Stage 2	Replacement of kerb, channelling and footpath in Ballow Rd Dunwich	Project complete	2			Complete
40128	C	Delancey St Ormiston	Dundas St to Bainbridge St Road Rehabilitation	Project complete	1			Complete
40129	C	Fitzroy St Cleveland	Queen St to Middle St Road Rehabilitation	Project complete	2			Complete
40130	C	Channel St Cleveland	House #37 to Middle St Road Rehabilitation	Project complete	2			Complete
45397	C	O'Connell Parade, Wellington Point	To construct K&C Bitumen widening both sides, Main Road to Waterloo	Construction phase	1	3rd Qtr 0910	1st Qtr 1011	✓
46059	C	Raby Esplanade, Ormiston	Cowley St to Sand St	Project complete	1			Complete
School Safe								
45347	C	Sanctuary Drive, Mt Cotton	Additional off-street car parking for Mt Cotton State School	Project complete	6			Complete
45613	C	Capalaba High Schoolsafe, Capalaba	The purpose of the project is to provide a bitumen entrance & structured carparking for staff and visitors	Project complete	9			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
Seal Gravel Road								
45408	C	Coast Road, Macleay Island	To construct sealed road from Wharf St to Karrawarra Street	Project complete	5			Complete
45630	C	Perulpa St, Coochiemudlo Island	Elizabeth St to Tageruba Street - 220m	Project complete	4			Complete
45632-1	C	Vista / Short St Russell Island	Seal gravel rd from High Street to Short Street to Highland Street - Stage 1	Construction complete	5	3rd Qtr 0910	4th Qtr 0910	✓
Showgrounds								
42284	C	Power Box Replacement Redland Showgrounds Long St Cleveland	Remove old Power Boxes and replace 4 only as indicated on map. (Refer 11268 for operational costs)	Project complete	2			Complete
SMBI Reserve								
45725-1	C	Stage 2 Melaleuca Drive Lamb Island	Melaleuca Crescent Lamb Island - Installation of drainage and sealing of gravel road. Stage 1	Construction complete	5	3rd Qtr 0910	4th Qtr 0910	✓
45787	C	Pats Park Stage 1, Beelong St, Macleay Island	Upgrade Park facilities and provide new CPTED compliant toilets.	Procurement phase	5	1st Qtr 1011	1st Qtr 1011	✓
45805	C	Dalpura Bay Park Macleay Island, New Public Amen	Provide new CPTED compliant toilets.	Construction complete	5	3rd Qtr 0910	4th Qtr 0910	✓
45810	C	Cycleway, High St, Russell Is	Construct cycleway High Street Russell Island from Ferry Terminal to Jackson Road	Project complete	5			Complete
45883	C	Noyes Pde, Karragarra Island	Construction of K&C & concrete road.	Construction complete	5	4th Qtr 0809	1st Qtr 0910	✓
45908	C	Koonwarra - Barramundi St, Macleay Is	2 Coat bitumen seal and associated drainage -Koonwarra Parade (Lot 117 to Lot 342). Barramundi Street (Lot 89 to Koonwarra Parade)	Project complete	5			Complete
45781-2	C	Community Facility - Russell Is (old Girl Guide Hut)	Connection of electricity and wiring of building, refurbishment of inside building, inc toilet, septic, basic kitchen.	Construction complete	5	2nd Qtr 0910	4th Qtr 0910	✓
SMBI Road Sealing								
45766	C	Papaya Street Macleay Island	SMBI Road Sealing Papaya St from Kate Street to Coondooroopa Drive	Project complete	5			Complete
45768	C	Emily Cres, Macleay Island	SMBI Road Sealing Emily Cres from Western Road to end	Project complete	5			Complete
45769	C	Oasis St, Russell Island	SMBI Road Sealing Oasis Street from Canaipa Point Dr to Aquarius St	Project complete	5			Complete
45770	C	Keats St, Russell Island	SMBI Road Sealing Keats St from Canaipa Point Dr to end	Project complete	5			Complete
45774	C	Byron St, Russell Island	SMBI Road Sealing Byron Street from end of Byron St to Canaipa Point Dr	Project complete	5			Complete
45775	C	Allison Cres/Fernbrook Ave, Russell Island	SMBI Road Sealing Alison Cres, High St to Alison Cres to Fernbrook Ave	Project complete	5			Complete
45777	C	Resthaven Dr, Lamb Island	SMBI Road Sealing Resthaven Dr from Lovell Pde to end	Project complete	5			Complete
46039	C	Perulpa Dr Li - Wyena St to Neil St, Lamb Island	SMBI Road Sealing Wyena St to Neil St	Project complete	5			Complete
Special Maintenance								
40318	C	Cleveland Lighthouse Conservation Works - Stage 2	Restoration Works to existing lighthouse	Construction phase	2	1st Qtr 1011	1st Qtr 1011	✓
Tourism								
42278	C	Serpentine Cr Rd Redland Bay; City Entry Signs	Production, installation and landscaping of City Entry Sign at Serpentine Cr Rd Redland Bay	Project complete	5			Complete
Transport Facilities								

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45712	C	Pedestrian & Cycle Counters	Permanent installation of cycling and pedestrian counters at 2 locations within the Redlands to collect non-motorised transport	Project complete	Citywide			Complete
Transport Trunk Infrastructure								
45370	C	Double Jump Road, Mt Cotton	To construct Stage 3a - Mt Cotton Rd to Warren St	Project complete	6			Complete
45370-2	C	Double Jump Road, Mt Cotton	To construct Stage 3a - Mt Cotton Rd to Warren St - procurement of asphalt	Project complete	6			Complete
45467-1	C	Quarry/Rickertt Road, Thorneside/Birkdale	Design & Contract Mgt of JN 45467-3	External Project Management	10	1st Qtr 0809	2nd Qtr 1011	✓
45467-3	C	Quarry/Rickertt Road, Thorneside/Birkdale	Construction - Upgrade all road infrastructure incl widening 2-4 lanes.	Construction phase	10	1st Qtr 0910	1st Qtr 1011	✓
Waste Management Facility								
65014-2	C	Sustainable Resource & Waste Facility Redland Bay - DevApp	Development application for the construction of the SRWF	Procurement phase	6	2nd Qtr 0910	1st Qtr 1011	✓
65014-3	C	Sustainable Resource & Waste Facility Redland Bay - D&C	Design and Construct the SRWF	Procurement phase	6	2nd Qtr 1011	1st Qtr 1112	✓
65014-4	C	Sustainable Resource & Waste Facility Redland Bay - ContMgt	Contract Management of the SRWF	Procurement phase	6	2nd Qtr 1011	1st Qtr 1112	✓
Operational Jobs								
10005	C	Apex Park BMX Track, Ormiston	Construction of a compacted earth BMX jump area	Construction phase	1	4th Qtr 0910	1st Qtr 1011	✓
10912	C	Raby Bay Eastern Channel Dredging	Bed levelling barge will work in the channel to the William Street Boat Ramp	Construction complete	1	3rd Qtr 0910	4th Qtr 0910	✓
11369	C	Weinam Creek Toe Planks - Previously 45251 Redland Bay	Installation of toe planks at Weinam Creek Boat Ramp	Project complete	5			Complete
11396	C	Redlands Memorial Hall	Building maintenance and painting of Memorial Hall	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
11416	C	Cleveland Lighthouse Emergency Works - Stage 1	Emergency Maintenance works to prevent further damage	Project complete	2			Complete
11473	C	Thornlands Hall Dance Palais Asbestos Removal	Removal of asbestos from hall and upgrade	Project complete	3			Complete
30004	C	Coochiemudlo Island Jetty Repairs	Repair cracks in Jetty deck & soffit, wrap piles in Marine Tape.	Pre construction	4	2nd Qtr 1011	2nd Qtr 1011	✓
30014	C	Pool Repairs – 117 Masthead Dr Cleveland (Raby Bay)	Repairs to No 117 pool	Project complete	2			Complete
30068	C	Valley Way, Mt Cotton K & C	Replacement of K&C along Valley Way	Construction complete	6			✓
30448	C	Aquatic Paradise Dredging	Dredging Channel from Aquatic Paradise	Project complete	10			Complete
30486	C	Judy Holt S/Water Works & West Cricket Field Birkdale	Western Cricket Field and S/water works Sportsfield recapping and reprofile.	Project complete	8			Complete
70004	C	Capalaba Youth Space Fitout	Capalaba Youth Space Fitout - cnr Dollery & Noeleen Sts - floor area approx 270sqm. The kitchen requires refurbishment and construction of an open office area and store room, in accordance generally with the supplied drawings.	Construction complete	9	4th Qtr 0910	4th Qtr 0910	✓
70132	C	Raby Bay Canal Bed Levelling	Bed levelling barge will work in selected areas within the canal system	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
71019	C	Strategic Planning Indigiscapes Lands	Demolition of a poultry shed	Project complete	7			Complete

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
11369-2	C	Weinam Creek Toe Planks - Previously 45251	Installation of toe planks at Weinam Creek Boat ramp	Project complete	5			Complete
30111-3	C	Pontoon Maintenance Dredging at Weinam Creek Redland Bay	Pontoon maintenance dredging works at Weinam Creek Commuter Facility	Project complete	5			Complete
30111-4	C	Pontoon Maint Dredging at Weinam Ck	Dredge Marina & entrance channel to restore to design depths and maintain navigability of the area.	Construction phase	5	3rd Qtr 0910	1st Qtr 1011	✓
70002-1	C	Dredging Emmett Dve. Boat Ramp Toondah Harbour	Dredging Emmett Dve. Boat Ramp Toondah Harbour - phase 1	Project complete	2			Complete
70002-2	C	Dredging Emmett Dve. Boat Ramp Toondah Harbour	Removal of spoil from dredge pond area - phase 2	Construction phase	2	4th Qtr 0910	1st Qtr 1011	✓
Not Lead Agent								
20383	C	Pt Lookout Hall Refurbishment	Design and construct additions and alterations to Community Hall	Procurement phase	2	1st Qtr 1011	2nd Qtr 1011	✓
20563	C	Sewer Connection to Coochie Amenities	Sewer Connection to Coochie Amenities - as listed in priority order.	Project complete	4			Complete
30394	C	40 Raby Bay Blvd Repairs fence and pavers	Repair paving around pool. Repair Pool fence. Repair concrete block Fence.	Returned to Client	2	N/A		
42103	C	Fisher Rd Vehicle Bridge, Thorneside	Supply, deliver and install prefabricated bridge	Returned to Client	10	N/A		
42140	C	Lamb Island - Boat Ramp Toe Planks	Installation of Keying Beam and toe planks as ramp maintenance. (See scope for more detail)	Returned to Client	5	N/A		
42142	C	Aquatic Paradise Navigational Beacon Birkdale	Replacement of 1 outer navigational beacon in Aquatic Canal	Returned to Client	10	N/A		
42269	C	Orana Esplanade South Foreshore Access Stairs	Orana Esplanade South Foreshore Access Stairs	Returned to Client	4	N/A		
42271	C	High Central Road Childcare Pathway Macleay Island	Footpath construction	Returned to Client	5	N/A		
45548	C	Redland Art Gallery Awning	Design, manufacture and installation of awning.	Construction complete	2	4th Qtr 0910	4th Qtr 0910	✓
45709	C	LATM Fisher Rd, Thorneside	Traffic calming between 2 council owned parks Fisher Rd, Thorneside	Returned to Client	10	N/A		
45758	C	Mel Street Macleay Island	Construct a 2m wide concrete pathway from Timothy St, through to Mel St Macleay Island. This project forms stage 1 of an overall linkage from Timothy St through to Hilda Cres and subsequently will form part of the Macleay Island Heritage Trail.	Returned to Client	5	N/A		
45771	C	SP - Panorama/Binalong Sts, Russell Island	SMBI Road Sealing Panorama St, Binalong St & Lau St from end of Binalong St to Channel St	Returned to Client	5	N/A		
45773	C	SP - Judith St, Russell Island	SMBI Road Sealing Judith St from Kings Rd to Beryl St	Returned to Client	5	N/A		
45778	C	SP - Shelly Cres, Lamb Island	SMBI Road Sealing Shelly Cres from Resthaven Dr to Lovell Pde	Returned to Client	5	N/A		
45798	C	Attunga Street Recreational Bridge Macleay Island	Attunga Street Recreational Bridge and Pathway	Returned to Client	5	N/A		
45814	C	Sportsfield Lighting - Laurie Burns Tennis Crts Coochiemudlo Is	Sportsfield Lighting - general	Returned to Client	4	N/A		
45843	C	Festival Office - Cleveland Showgrounds	Designs for Unisex Disabled toilet, Kitchen, Lighting & Electrical Works, and Quotes.	Project complete	2			Complete
45878	C	Coochiemudlo Golf Club Trail	Upgrade existing gravel track to a 1.2 -1.5m concrete pathway, inc. possible boardwalk portions, approximately 100m in length.	Returned to Client	4	N/A		

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45884	C	Sportsfield Irrigation Henry Ziegenfusz Pk	Irrigation system to Field 1	Returned to Client	3	N/A		
45889	C	Main Street, Wellington Pt - Pedestrian Crossing	To install a raised pedestrian crossing.	Returned to Client	1	N/A		
45898	C	Junner Street, NSI - Bicycle Parking Project	At Lot 86 and Lot 15 Junner St NSI Install 6 x BR85B (securabike) galvanised bicycle parking rails, concrete base and Bicycle Parking signs. Connecting to carpark.	Returned to Client	2	N/A		
45912	C	Peppermint D, Victoria Point	Improvement to pedestrian & vehicle safety at intersection of Poinciana Av & Peppermint Dr by installing signage, concrete island & line marking.	Returned to Client	4	N/A		
46041	C	Grenoble Place Road Reconstruction	Existing pavers to be removed. Road to be resurfaced with bitumen.	Returned to Client	1	N/A		
46047	C	Thirlemere Road Reconstruction	Upgrade the existing surface of the road. Bitumen reseal required.	Returned to Client	7	N/A		
71034	C	Cottonwood Crt/Duncan Rd Open Drain	Rehabilitation work either side of lined drain @ Duncan Road end. Revegetation and aggregate on sides of drains.	Project complete	7			Complete
80522	C	Conservation Land Acquisitions	The Baythorn Project - Demolish & recycle existing structure - 21-29 King Street, Thornlands	Project complete	4			Complete
62028	C	Dunwich Reticulation	Installation of water mains from Illawong reservoir for approx 380m and along Tazi Rd approx 320m - Dunwich	Construction complete	Citywide	4th Qtr 0910	4th Qtr 0910	✓

Future Projects

Carparks Parks & Reserves

41724	F	Amity Point Flinders Beach Access NSI	Carpark upgrade with track pads to Flinders Beach	On hold by Client	2	Future Job		
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Conservation Areas

45857	F	Indigiscapes Investigation Area - Planning	Due Diligence, structural inspection, environmental & asbestos audit	Pre design phase	7	TBA		
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Cycleway Trunk Infrastructure

40009	F	MBC Raby Bay Esplanade Masthead to Wharf St	D&C cycleway on road two-way contra flow land, shared use path and bridge.	Pre design phase	2	Future Job		✓
40160	F	MBC Thorneside to Ormiston BAZ	Install BAZ & Bicycle Lane Line marking	Pre design phase	10	Future Job		✓
41710	F	Moreton Bay Cycleway - Hilliards Creek Crossing, Ormiston	Construction of part of the Moreton Bay Cycleway including 3m floating boardwalk/cycle way linking Station St, Wellington Point to Hilliard Street Ormiston.	Design phase	1	Future Job		✓
45212	F	Intrepid Dr/Ondine Court Vic Point	Construct concrete track over top of sewage line from bridge at Creek Side Circuit East to Lot 500 RP 805870.	Pre construction	6	Future Job		✓

Drainage Program

45809	F	Fern Terrace, Russell Island	Drainage improvements	Design complete	5	Future Job		✓
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Foreshore Protection

40062	F	Pelican Street Seawall	Demolish wall and foreshore access stairs, construct new rip rap type wall to extents indicated on FS. Install foreshore access stairs in location indicated in FS.	Pre design phase	4	Future Job		✓
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Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
41891	F	Cleveland Point Seawall & Foreshore	Foreshore protection. GHD report on Structural Integrity, 10/11 refurb works according to findings of GHD report.	Pre design phase	2	Future Job		✓
45225	F	Vic Pt Seawall - West of Nth Boat Ramp	Obtain approval and permits and construct and install 125m of 0.5m high seawall (Near Air Sea Rescue)	Design complete	4	Future Job		✓
45229	F	North Street Redland Bay Revetment Wall	Demolish and reconstruct a rip rap revetment wall for the length of wall indicated in FS. Full extent of works to be determined on initial site visit.	Pre design phase	5	Future Job		✓
45482	F	Wilson Esplanade Cnr Wilson St Foreshore Access Stairs Vict Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	On hold by Client	4	Future Job		
45718	F	Victoria Point North Ramp, Foreshore Access Stairs	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	On hold by Client	4	Future Job		
45719	F	Wilson Esp Opp Barron St Foreshore Access Stairs Vic Pt	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Design complete	4	Future Job		✓
Intersections								
42264	F	Wellington & Bainbridge Sts Intersection Ormiston	Minor intersection upgrade, including pedestrian pathway on sw side of Bainbridge St.	Pre construction	1	Future Job		✓
LATM'S								
40148	F	Conley Ave, Thornlands	Proposed flat top road hump in Conley Av between Lidgard St & Ziegenfusz Rd.	Pre design phase	3	Future Job		✓
40159	F	Orana St Intersection Improvements	Install 2 precast traffic islands with pavement markings and signs	Design phase	4	Future Job		✓
45892	F	Daveson/ Old C'land Rd East - Path Extension	Extend footpath and install/re-align new pram ramps at the intersection	Design Complete	9	Future Job		✓
Marine SMBI								
40063	F	Macleay Island Bowls Club Seawall	Construct seawall along western boundary of club. Job scheduled to coincide with J/N 45481	Pre design phase	5	Future Job		✓
41138	F	Upgrade Macleay Island Berthing Piles	Upgrade 2 western berthing piles at barge ramp on Macleay Island as indicated in the image attached to scope. Remove 1 pile.	Pre procurement phase	5	Future Job		✓
45233	F	Upgrade Russell Island Berthing Piles	Upgrade 2 eastern and inner western berthing piles at barge ramp on Russell Island as indicated on the FS.	Pre procurement phase	5	Future Job		✓
Marine Mainland & NSI								
40033	F	Dunwich Barge Traffic Management - Junner St	Negotiation with stakeholders regarding lease areas and trades offs. Agreement on layout redesign. Construction.	On hold by Client	2	Future Job		
40035	F	Moore's Road Boat Ramp Resurfacing	Resurfacing of the Moore's Rd Boat Ramp using standard toe planks as per the Queensland Transport Standard Design Drawings Supplied.	Design Phase	5	Future Job		✓
40137	F	William Street Boat Ramp Extra CTU Parking	Design CTU Parking as extension to existing parking at William St boat ramp. Design to work with new boat ramp (Job 42318) Channelised traffic should be able to flow between ramps and parking areas. CTU Parking concept attached to FS.	Pre design phase	2	Future Job		✓
42131	F	Amity Pt Upgrade Landside Facilities NSI	Build pavement & surfacing in asphalt. Accommodation for car parks, CTUs and de-rigging area.	Pre Design phase	2	Future Job		✓
42299	F	Weinam Creek Carpark upgrade	Design & construct for Weinam Creek Car Parking facility. Description and scope completed by KBR consultants.	Pre design phase	5	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42318	F	William Street Southern Ramp	Construct a 2 lane boat ramp on the southern side of the VMR facility at William St boat Haven as per Qld Transport Standard Specs.	Pre design phase	2	Future Job		✓
42320	F	Wellington Point Queuing Beach	Construct Sand Queuing beach on the northern end of the main 4 lane ramp on the South Side of the jetty.	Design phase	1	Future Job		✓
45252	F	Weinam Creek Walkway & Pontoon Redland Bay	removal of current pontoon & walkway, install alternative pontoon & walkway	Design complete	5	Future Job		✓
Open Space Trunk Infrastructure								
40102	F	Dundas St, Bushland Refuge, Ormiston Upgrade	Construction of concrete pathways, landscaping and nature based play elements. Detailed landscape plan to follow. CBF?	Pre design phase	1	Future Job		✓
40103	F	Water bubblers/taps Upgrade Bellini Court Park, Alexandra Hills	Install a new water bubbler	Design complete	7	Future Job		✓
40104	F	Water bubblers/taps Upgrade Chantelle Court Park, Capalaba	Upgrade existing tap with a new water bubbler	Design complete	9	Future Job		✓
40105	F	Water bubblers/taps Upgrade Jasper St Park, Alexandra Hills	Upgrade existing tap with a new water bubbler	Design complete	8	Future Job		✓
40106	F	Water bubblers/taps Upgrade Macfarlan St Park, Birkdale	Upgrade existing tap with a new water bubbler	Design complete	10	Future Job		✓
40107	F	Water bubblers/taps Upgrade Sylvania St Park, Wellington Point	Upgrade existing tap to water bubbler	Design complete	8	Future Job		✓
40108	F	Bailey Rd Park, Birkdale upgrade	Construction of concrete pathways, landscaping and nature based play elements. (revised Scope received) CBF?	Pre Design phase	8	Future Job		✓
40109	F	Chantelle Park Capalaba Upgrade (Revised scope received)	Construction of concrete pathways, landscaping and nature based play elements. CBF?	Pre design phase	9	Future Job		✓
40111	F	John Fredericks Park Shade	Detailed design for shade through out the park (natural and structured) Env Mgmt consult on location and type of trees for remediation Plans.	Pre design phase	9	Future Job		✓
40112	F	Dog of Leash areas-Point Talburpin, Redland Bay	Construct fully fenced dog off leash area with seating, signage, bin & bag dispenser & water bubbler (revised scope received)	Design complete	5	Future Job		✓
40151	F	W/Bubbler Skinner Ave, Wellington Pt	New water bubbler	Pre design phase	8	Future Job		✓
40152	F	W/Bubbler Babiana St Park, Alex Hills	Upgrade existing tap to water bubbler	Pre design phase	8	Future Job		✓
40153	F	W/Bubbler Crotona Rd East Park, Alex Hills	New water bubbler	Pre design phase	9	Future Job		✓
40154	F	W/Bubbler Goodge Crt Park, Birkdale	New water bubbler	Pre design phase	8	Future Job		✓
40155	F	W/Bubbler Lobelia St Park, Birkdale	New water bubbler	Pre design phase	10	Future Job		✓
40156	F	W/Bubbler O'Gorman St Park, Alex Hills	Upgrade 2 taps to water bubblers	Pre design phase	7	Future Job		✓
41793	F	Valentine Park Stage 1	To remove old play equipment, supply and install as per design brief. As per Valentine Park Master Plan District Park Standards.	Pre design phase	8	Future Job		✓
42109	F	Upgrade Cleveland Ramp Park	09/10 Technical Feasibility & Construction documentation 10/11 Major upgrade of an established ramp (skate) park	Pre design phase	2	Future Job		✓
42114	F	Henry Ziegenfusz Reserve, Fitzroy Street Cleveland Carpark NSI	Prepare designs for formal carpark to meet current and future user needs	Design complete	3	Future Job		✓
42116	F	Pinklands Sporting Complex Carpark	Stage 1 - Concept Design of parking layout. Stage 2 - Community Engagement. Stage 3 - Detailed design.	Design phase	4	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
42260	F	Raby Bay foreshore park	To continue the pedestrian circulation pathway system as per the approved master plan 2008. Construct a reinforced 2.0 wide concrete footpath.	Design phase	2	Future Job		✓
80539	F	Cleveland Point Reserve	Maintain rim road but increase foreshore space for pedestrians. Improve play area and recreation facilities.	Design Phase	2	Future Job		✓
Parks & Conservation								
45867	F	Water Bubblers/taps Upgrade- Winter Memorial - 53 Mount Cotton Rd	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	9	Future Job		
45871	F	Water Bubblers/taps Upgrade - Bellini Court, Alex Hills	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	7	Future Job		
45875	F	Water Bubblers/taps Upgrade - Macfarlan St - Upgrade	Install water bubblers where required or upgrade existing with anti vandalism fitting.	On hold by Client	10	Future Job		
Paths & Trails								
40088	F	Detailed Design of Point Lookout Gorge Boardwalk	To develop a detailed design of Pt Lookout Boardwalk for entire length of trail looking at upgrading existing lengths of track in line with current Australian Standards & Cultural heritage requirements.	Design phase	2	Future Job		✓
40134	F	Ziegenfusz Rd, Thornlands - Footpath	Construction of 2.0m wide path, 170m long, on the southern side of Ziegenfusz Rd in-between Trundle Rd and Conley Ave.	Pre design phase	3	Future Job		✓
40161	F	Wellington St Cleveland Pathway	Construct 240m long pathway western side of road	Pre design phase	2	Future Job		✓
40162	F	Beveridge Road Rachow to Erapah	Design & Construct 2.5m cycleway to link to new Moreton Bay Cycleway Bridge	Pre design phase	4	Future Job		✓
40164	F	Osprey Dve Thornlands Pedestrian Path	Construct 880m path over 2 stages. 10/11 450 long & 12/13 430m long.	Pre design phase	3	Future Job		✓
40165	F	Burnett St Wellington Pt - Pedestrian Path	Construct 205m long path between Edith and Station Sts	Pre design phase	1	Future Job		✓
41920	F	Ferry Road New Boat Ramp	Conceptual Design at this time. As per specifications supplied.	Design phase	10	Future Job		✓
42290	F	Brosnan Dr Stage 2 Barber to Nth Parkland	Concrete pathway	Design Complete	9	Future Job		✓
42296	F	Valley Road Wellington Point Footpath Solar Lighting	Installation of 2 x solar lights along the pathway from Valley Rd through to Galena St. Locations of the solar lights as indicated on scope.	Procurement phase	1	Future Job		✓
45557	F	Pt Halloran Rd, Victoria Point	Orana Esp. to Lakefield Dr - east side (inc. road edge)	Design complete	4	Future Job		✓
45558	F	Esplanade, Redland Bay	Banana St to Esplanade existing path (sth of Peel St)	Design complete	5	Future Job		✓
45559	F	Main Rd Path, Wellington Pt	On road bikeway	Design complete	1	Future Job		✓
45563	F	Wellington St, Cleveland	Russell to Queen St (west side)	Design complete	2	Future Job		✓
45850	F	Illidge Road, Victoria Point - Pathway	Construct 2.5 m shared pathway Western side Illidge Rd, Vic Pt. 170m along Nottingham Dr and Regency St through to School Rd.	Design complete	4	Future Job		✓
45851	F	Cavell Street, Birkdale - Pathway	Construct 1.5 m pathway south of Cavell St, Birkdale extending 700m from Birkdale Rd to Bath St.	Design Complete	10	Future Job		✓
45862	F	Pathway - Wellington Point School	2.5m concrete pathway approx 250m in length, connecting the existing shared pathway at the southern end of 347-371 Birkdale Rd, Wellington Point with a bridge crossing over drainage, and extending to Wharton Street.1	Design complete	1	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45863	F	Footpath - Larbonya Cres, Capalaba	1.5m concrete pathway approx 170m in length from existing path outside no 5 Larbonya Cres through to no. 28 Larbonya Cres Capalaba	Design complete	9	Future Job		✓
45864	F	Footpath - Saul St, Thorneside	Construction of a 1.5m concrete footpath approx 360m in length, along the eastern side of Saul St Birkdale from Queens Esplanade to Mooroondu Rd	Design complete	10	Future Job		✓
45905	F	Public Amenities - Les Moore Park Victoria Point	Construct an amenities block as per Les Moore Park Revised Landscape Master Plan. Received amended scope from Annette who advised that Brad is aware.	Design complete	4	Future Job		✓
46099	F	Anita Street, Redland Bay	Install correct standard handrails on pedestrian footbridge	Pre design phase	5	Future Job		✓
42258-2	F	Brosnan Drive Capalaba Pathway - Stage 2	To construct 1.8 wide path along southern side Brosnan Dr from Barber Dr to Northern Parkland.	Design complete	9	Future Job		✓
Raby Bay Revetment Wall								
42092	F	Mainroyal Crt Cleveland (Raby Bay)	Raby Bay Revetment Wall	Design complete	2	Future Job		✓
46045	F	Seacrest Crt Cleveland (Raby Bay) (24,25&26) Revetment Wall Repairs	Revetment Wall remedial works at Lots 24, 25 & 26.To RCC Standard. Design must stabilise revetment wall slip circle. Concrete revetment reinstated to design height and alignment.	Design phase	2	Future Job		✓
Regional Parks								
40142	F	Raby Bay Foreshore Park Ext Grant (Pedestrian Path)	To continue the pedestrian circulation pathway system as per the approved master plan 2008. Construct a reinforced 2.0 wide concrete footpath.	Pre design phase	2	Future Job		✓
45799	F	Physical Activity Station In Sel Outridge Park Red Bay	Installation of physical activity stations	Design complete	5	Future Job		✓
45800	F	Physical Activity Station Yeo Park, Vic Pt	Installation of physical activity stations	Design complete	4	Future Job		✓
Reseals & Resurfacing								
40132	F	AO - Sand Street - Ormiston	Raby Esplanade to End	Pre procurement phase	1	Future Job		✓
42039	F	AO - Sea View Road, Mt Cotton	Mt Cotton Road to End	On hold by Client	6	Future Job		
42221	F	MLA - Karingal Road, Mt Cotton	Microlift Asphalt Karingal Road Mt Cotton from Mt Cotton Rd to dead end	Pre procurement phase	6	Future Job		✓
45974	F	AO - Thorneside Road - Thorneside	John Street to Leon Street	Pre procurement phase	10	Future Job		✓
46000	F	AO - Avalon Road - Sheldon	Mount Cotton Road to House number 30	Pre procurement phase	6	Future Job		✓
46057	F	AO - Marlborough Road, Wellington Point	Main Rd to Birdwood Rd	Pre procurement phase	1	Future Job		✓
46058	F	AO - Cowley Street, Ormiston	Gordon St to Raby Esp	Pre procurement phase	1	Future Job		✓
Residential Street Upgrade Program								
41210	F	Beach Street, Cleveland	McLeod to Koala Reserve	Design complete	3	Future Job		✓
42297	F	Curlw Creek Rehabilitation	Install 375mm pipe to Elizabeth St, Coochiemudlo Is through to the 2x1050 pipes at intersection of Victoria Pde. (revised scope received).	Design Phase	4	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45764	F	Starkey Street Widening	Starkey Street Carpark Upgrade	Design complete	1	Future Job		✓
65049	F	Days Rd upgrade link to Resources & Waste Facility	Days Rd Upgrade Link to Resources & Waste Facility	On hold by Client	6	Future Job		
45655-2	F	Ballow St, Amity Point - 2	Construction of carpark at Amity Point Boat Ramp	Pre design phase	2	Future Job		✓
Road Reconstruction Program								
40080	F	Mako Avenue, Birkdale	The paved section in Mako Ave is failing. The removal of existing pavers is required and resealed with bitumen.	Pre construction	10	Future Job		✓
School Safe								
40133	F	South St, Thornlands South Path link	Construction of a 2.0m wide path, 210m long, adjacent to angle parking on northern side of South St, linking to pedestrian crossing.	Construction phase	3	Future Job		✓
45762	F	Anson Road Car Park Wellington Pt	Bitumen carpark, line marking and Islands 70-100 car parks Redlands College.	Design Phase	1	Future Job		✓
Seal Gravel Road								
40045	F	Scarborough Tce Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40049	F	Alkira St, Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40051	F	Eastbourne Tce Macleay Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
45631	F	Orange Grove Road, Coochiemudlo Island. (revised scope received)	Erobin Street to Mooroodu - 230m	Design complete	4	Future Job		✓
45632-2	F	Vista / Short St Russell Island	Seal gravel rd from High Street to Short Street to Highland Street - Stage 2	Pre construction	5	Future Job		✓
45635	F	Tina Ave Lamb Is - Leonie to Paula	3.5m wide concrete road on Tina Avenue from Leonie to Paula (revised scope received)	Design complete	5	Future Job		✓
SMBI Reserve								
40043	F	McBean/Nina St Karragarra Is	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40046	F	Stg 3 Melaleuca Dr Lamb Island	To upgrade the existing surface of the road. Design to take into consideration all drainage issues.	Design complete	5	Future Job		✓
40050	F	East Rd Karragarra Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Pre design phase	5	Future Job		✓
40059	F	The Shack - Southsea Tce, Macleay Is	A 2.5m covered walkway is to be constructed between the veranda of the Macleay Island Community Centre and the Veranda of 'The Shack'.	Pre design phase	5	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40136	F	Canaipa Road Path Russell Island	Construction of a 2.0m - 2.5m wide path along Canaipa Rd, from High St to Oasis Dve. Stage 1 High St to Akebia St (plus short link for safety at bend near 104-114 Canaipa Rd) Stage 1 total of 690m. Stage 2 Akebia St to Aquarius Rd Stage 2 total 770m.	Pre design phase	5	Future Job		✓
40146	F	Crescent Dve Russell Island	Provide access through 83 Crescent Dve and 37 Victoria Pde	Pre construction	5	Future Job		✓
40999	F	High Central Park, Macleay Island	1. Temporary Fence 2. Structural Report on existing building 3. Environmental Site Assessment	Pre construction	5	Future Job		✓
45447	F	Sports Park Development Russell Island	Designs for soccerfield, multipurpose courts, carparking, pathways, stormwater & upgrade Union St	Pre design phase	5	Future Job		✓
45725-2	F	Stage 2 Melaleuca Drive Lamb Island	Melaleuca Crescent Lamb Island - Installation of drainage and sealing of gravel road. Stage 2	Pre construction	5	Future Job		✓
45780	F	Noyes Parade, Karragarra Is (Causeway) - Design	Seal gravel rd - extent to be confirmed by Client	Design complete	5	Future Job		✓
45827	F	Panorama Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45829	F	Vine Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45830	F	Bluewater Crescent, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45831	F	Borrow St (part) & Bunnings St, RI	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45832	F	Coast Road, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45833	F	Hawthornden Drive, RI	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45834	F	Lau Street, Russell Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45835	F	Lemontree Drive, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45836	F	Leonie Crescent, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45837	F	Lovell Parade, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45838	F	Melaleuca Drive, Lamb Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45839	F	Noon-Muckle Street, Macleay Island	SMBI Road Sealing	Pre design phase	5	Future Job		✓
45881	F	Kennedy Farm Site Remediation, Russell Island	Remove two buildings as indicated on map provided and remove asbestos and the site to be made good on completion.'	Pre procurement phase	5	Future Job		✓
45888	F	Jock Kennedy Park, Access Road	Construct an access road into Jock Kennedy Park and 16 Parking Bays. Works undertaken to be in conjunction with proposed park upgrade.	On hold by Client	5	Future Job		
SMBI Road Sealing								
45772	F	Beth St, Russell Island	SMBI Road Sealing Beth St from Jackson St to end	Pre design phase	5	Future Job		✓
Sport & Recreation								
41099	F	Stage 1 - Pt Lookout Hall Concrete Footpath	Design & Project Mgmt of concrete footpath & viewing platform. Stage 1	Pre design phase	2	Future Job		✓
42113	F	EGW Woods Sportsfield Carpark Anson Rd Wellington Point	Revised Functional Scope. A sealed car park behind Tennis Courts.	Design phase	1	Future Job		✓
42126	F	Stage 2 - Pt Lookout Hall boardwalk & viewing platform	Design & Project Mgmt of boardwalk & viewing platform. Stage 2	Design phase	2	Future Job		✓
45213	F	Cleveland Aquatic Ctr Carpark Reseal - Delancey St Cleveland	Reseal to the Aquatic Centre Car park	Design complete	2	Future Job		✓
45841	F	Sportsfield Lighting (Redlands Soccer) Cleveland	Provide lighting to Soccer field 3 at Cleveland Showgrounds	Future year project	2	TBA		

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
45856	F	Security Improvements - pathway lighting EGW Wood Wellington Point	Safety lighting along the newly constructed netball courts from the carpark.q1	Design complete	1	Future Job		✓
81135	F	Duncan Road Baseball Carpark Sheldon	Duncan Road Car Park (baseball club) next to existing carpark	On hold by Client	7	Future Job		
Stormwater Trunk Infrastructure								
81164	F	Sturgeon St Ormiston	Rehabilitation of water course. Possible use of rock lining.	Future year project	1	TBA		
Transport Trunk Infrastructure								
41870	F	Queen Street & Government Road Redland Bay	Design for ultimate intersection (signals) Construction of interim works only.	Design complete	5	Future Job		✓
45442	F	Panorama Drive, Thornlands (Design Only)	Four laning between Boundary Road and South of Goddard Road Intersection	Design complete	3	Future Job		✓
45554	F	Panorama/Wellington St Intersection (Design Only) Thornlands	Upgrade of road from 2 to 4 lanes between South St & Goddard Rd (excluding upgrade of Goddard Rd Intersection)	On hold by Client	3	Future Job		
45607	F	Collins Street, Redland Bay (Design Only)	Construct a section of Collins Road - Widening from 2-4 lanes.	Design phase	5	Future Job		✓
45755	F	Pinklands Sporting Complex Entrance Thornlands	Upgrade entrance into Sporting complex	Design phase	4	Future Job		✓
Waste Management Facility								
65019-2	F	Macleay Island Waste Transfer Station	Proposed improved of Macleay Island Waste Facility	Design phase	5	1st Qtr 1011	2nd Qtr 1011	✓
Operational Jobs								
10188	F	Coochiemudlo Hall Handrails	Replace/Repair as needed the handrail to the hall balcony and disabled ramp of the Coochiemudlo Hall.	Pre construction	4	Future Job		✓
30002	F	Black Swamp Pond Construction	Construction of a permanent pool of water at weir and drainage channels through swamp to improve drainage of wetland.	Pre design phase	2	Future Job		✓
30464	F	Adder Rock to Home Beach, Pt Lookout	Trail construction and sleeper steps - 2 locations	Design complete	2	Future Job		✓
70019	F	Baythorn Restoration	Establishment of council conservation area	Pre construction	4	Future Job		✓
Not Lead Agent								
40042	F	Judith St Russell Island	To upgrade the existing surface of the road 5.5m wide road construction required. Road design to take into consideration all drainage issues.	Returned to Client	5	N/A		
40023	F	Showgrounds - Electrical Upgrade	Electrical Upgrade as per the recommendations of the Ashburner Francis Report. (Supplied).	Returned to Client	2	N/A		
40025	F	Cleveland Showgrounds Refurbish Public Amenities	To refurbish the amenities block to the north of the Touch Football Club at Cleveland Showground. Detailed requirements for fittings etc to be provided in due course.	Returned to Client	2	N/A		
40081	F	Wellington Pt Village Green	Waiting on scope of works based on the Wellington Point Village Green Landscape Master Plan.	Returned to Client	1	N/A		
40099	F	Dog off leash areas - Raby Esplanade Park, Ormiston	To construct a fully fenced dog off leash area with seating, signage, bin and bag dispenser and water bubbler.	Returned to Client	1	N/A		
40100	F	Dog off leash beach - Karragarra Island	To construct a dog off leash beach with signage, bin and bag dispenser as well as a water bubbler if possible.	Returned to Client	5	N/A		

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
40101	F	Dog off leash beach - Macleay Island	To construct a dog off leash beach with signage, bin and bag dispenser as well as a water bubbler if possible.	Returned to Client	5	N/A		
40145	F	Olympus Dve Sediment Pond	Install new field inlet	Returned to Client	3	N/A		
40147-1	F	Raby Esplanade Park, Ormiston	Construct physical activity station & seating	Pre design phase	1	Future Job		✓
40147-2	F	Sandy Drive Park, Victoria Point	Construct physical activity station & seating	Pre design phase	6	Future Job		✓
40147-3	F	Windemere Road Park, Alexandra Hills	Construct physical activity station & seating	Pre design phase	7	Future Job		✓
40147-4	F	Bailey Road Park, Birkdale	Construct physical activity station & seating	Pre design phase	8	Future Job		✓
40147-5	F	Capalaba Regional Park, Capalaba	Construct physical activity station & seating	Pre design phase	9	Future Job		✓
40147-6	F	Aquatic Paradise Park West, Birkdale	Construct physical activity station & seating	Pre design phase	10	Future Job		✓
42115	F	Judy Holt Upgrades	Amended Scope received. Adjunct of Environmental Managements scope for the remediation works (Job #71039)	Returned to Client	8	N/A		
42319	F	Victoria Point (Masters Ave) Toe Planks	Install extra toe planks at the end of Masters Ave boat ramp	Returned to Client	5	Future Job		
45053	F	Edith Street, Wellington Point	Main Rd to Fredrick St - middle section ER, other K&C.	Returned to Client	1	N/A		
45141	F	Cylinder Beach Access Road Point Lookout NSI	Drainage upgrade to prevent surcharging	Returned to Client	2	N/A		
45183	F	Conser Fauna Land Bridge Design Only	It requires a 5 m wide bridge to cross over Avalon Rd to allow fauna movement between Don and Christine Burnett and Ford Rd Conservation Area. (Land in LC, owned by RCC)	Pre design phase	6	Future Job		✓
45209	F	Public Amen - Pt Lookout Headland NSI	Upgrade Park facilities and provide new CPTED compliant toilets.	Returned to Client	2	N/A		
45394	F	Willard Rd, Capalaba LATM	Installation of 'pinch point' side and central splitter precast concrete traffic islands in Willard Rd at the Elwyn St intersection, and painting of associated pavement.	Pre design phase	8&9	N/A		✓
45481	F	Foreshore Access Stairs - Kalara Street, Macleay Island	Provide safe access to beach and foreshore by providing concrete stairs complete with handrails	Returned to Client	5	N/A		
45556	F	Cassowary Ct, Vic Pt	Crossing Open Table Drain (span approx 12 m connects to spurs Ave)	Returned to Client	4	N/A		
45789	F	South Sea Tce Park	Technical Feasibility Check and construction documentation package prepared based upon OSPU landscape design	On hold by Client	5	Future Job		
45790	F	Jock Kennedy Park Russell Island	2010/12 - Technical Feasibility check an deconstruction documentation package prepared based upon OSPU landscape design	On hold by Client	5	Future Job		
45857	F	The Runnymede Project, Capalaba	Waiting on scope of works based on the Runnymede Project Advisory Group approval.	Returned to Client	7	N/A		
40040	F	High/ Minjerriba Streets Intersection Upgrade Russell Island	High/Minjerriba - intersection upgrade Minjerriba/Centre St Intersection upgrade	Design phase	5	Future Job		✓
46044	F	Raby Bay Revetment Walls - Wall repairs Masthead Drive 95-105	Wall repairs Masthead Drive 95-105 (Was JN 45365 - Raby Bay Revetment Walls, also funds coming from 30125 the 10YR Opex planning Job)	Design phase	2	Future Job		✓

Job #	Current Future	Project Name	Brief Description	Current Status	Div #	Target Start Quarter	Target Finish Quarter	Status Rating
70006	F	Remediation Works, Judy Holt Park, Eastern Batter Birkdale	Major capping and reprofiling works, stormwater gmt, leachate mgt system and walking track re-establishment (Judy Holt Park Birkdale). (Changed from 71039 15/03/10)	Pre design phase	8	Future Job		✓
80001	F	Jacob St, Well Pt - Solar Lighting	Solar Safety Lighting -Jacob Street Conservation Area between Jacob St & Valley Rd Well Pt. Consultation required with the Community Safety Officer.	Returned to Client	1	N/A		
81129	F	Cleveland Showground Improvements	Detailed Designs & Cost Estimate for realignment of existing road in showgrounds adjacent to Museum to allow for Museum expansion.	Returned to Client	2	N/A		
Received, Not Yet Accepted								
40094	F	Frederick St Wellington Pt	Install K&C Frederick and Edith Sts, catchpits & drainage works	Received Yet to be Accepted	1	TBA		
40047	F	Wellington St Ormiston	K&C Road widening front of carpark Ormiston Station	Received Yet to be Accepted	1	TBA		
40149	F	South Street Thornlands	Construct threshold treatments, install blister islands & warning signs.	Received Yet to be Accepted	3	TBA		
40258	F	Queens Esplanade Seawall	Concept design	Received Yet to be Accepted	10	TBA		
40163	F	Crystal Waters Wetlands Thornlands	New concrete pathway, seating and upgrade existing playground equipment	Received Yet to be Accepted	3	TBA		
40012	F	MBC Thorneside Rickertt to John St	D&C 3m wide cycleway through Thorneside in foreshore land	Received Yet to be Accepted	10	TBA		

Acronym descriptions

RLCIP1 - Regional & Local Community Infrastructure Program - Round 1

AO - Asphalt Overlay

MLA - MicroLift Asphalt

LATM - Local Area Traffic Management

SP - Scalping Program

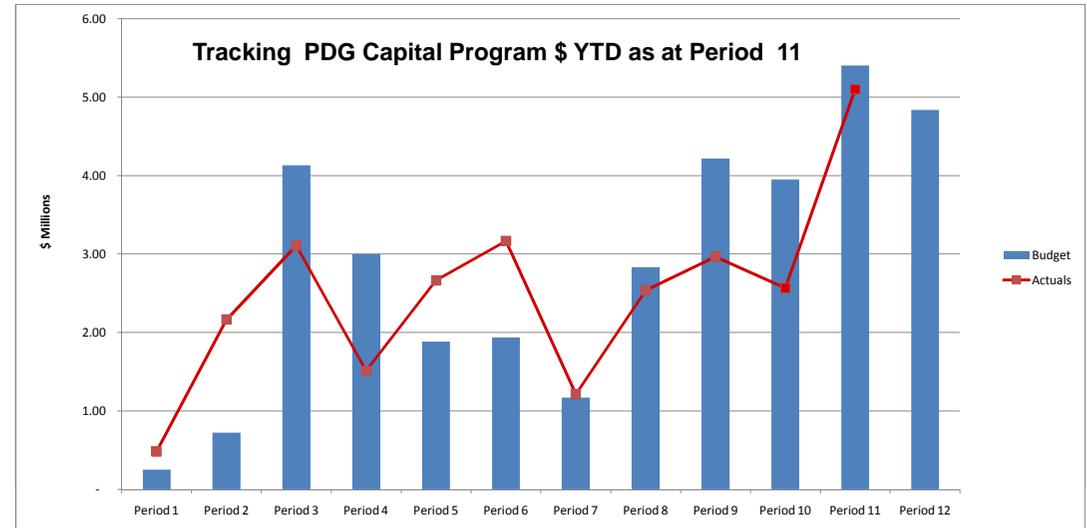
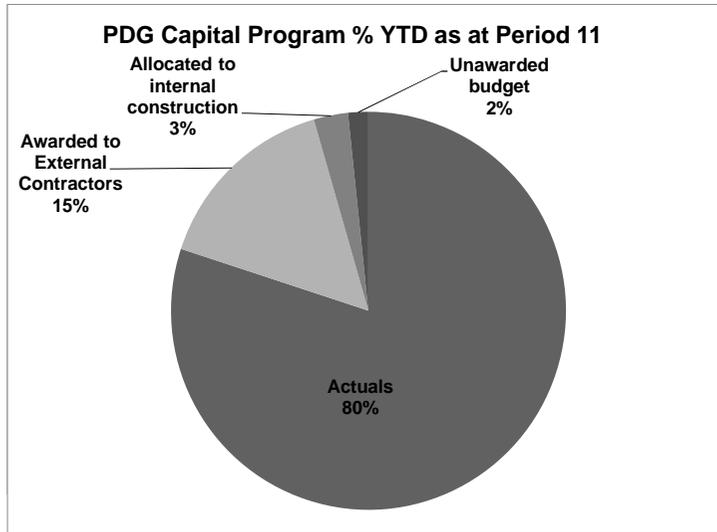
CPTED - Crime Prevention Through Environmental Design

SRWF - Sustainable Resource & Waste Facility

Definitions

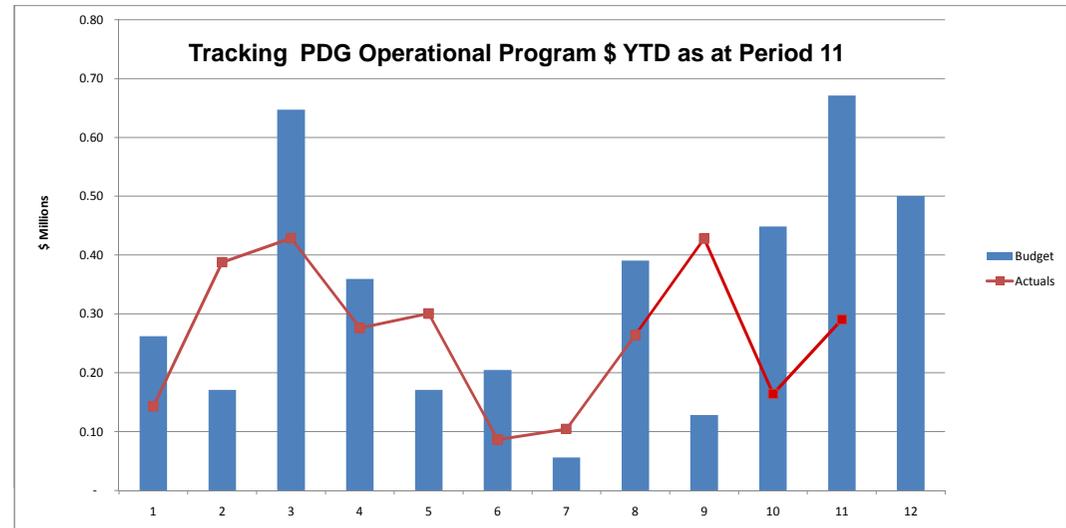
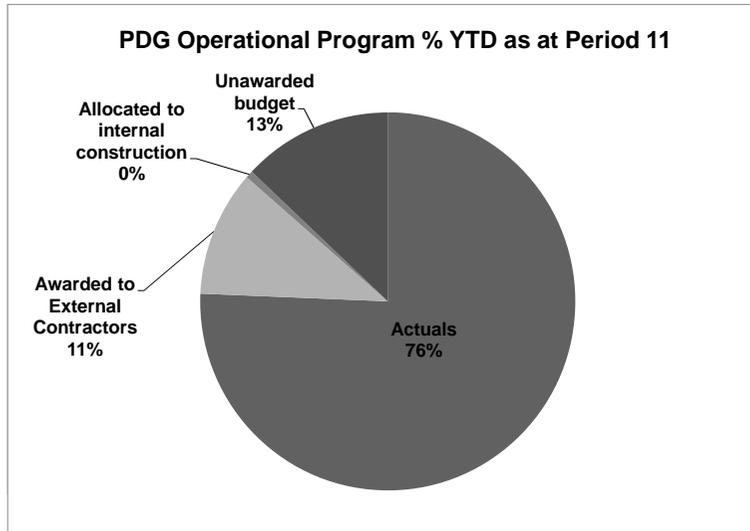
Project complete - practical & financial completion

Construction complete - practical completion only



DEFINITIONS	
Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	YTD Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

ANALYSIS OF GRAPH'S
PDG Revised annual budget is \$34.3M
PDG Actuals as of Period 11 (May 2010) \$27.4M
Awarded to external contractors and assigned to internal construction Year to date \$6.3M
Unawarded Budget Year to date \$574K



DEFINITIONS	
Actuals	Actual dollars Spent Year to date.
Awarded to external contractors	YTD Budget assigned for projects undertaken by External Contractors
Allocated to Internal Construction	YTD Budget assigned to cover the costs for projects undertaken by Council's Construction Project Unit (CPU)
Unawarded Budget	Balance of Annual Budget yet to be awarded - includes administrative budgets

ANALYSIS OF GRAPH'S
PDG Revised annual budget is \$4M
PDG Actuals as of Period 11 (May 2010) \$3.2M
Awarded to external contractors and assigned to internal construction Year to date \$467K
Unawarded Budget Year to date \$292K

2010-2011 CAPEX

Acronym descriptions

PMSU - Project Management Services Unit - External Construction

CPU - Construction Projects Unit - Internal Construction

DSU - Design Services Unit

FS - Functional Scope

SRWF - Sustainable Resource & Waste Facility

Projects Programmed to be delivered by PDG	Comments
80930 - Community Safety Projects (pathway lighting)	To be dispersed into individual jobs
20383 - Pt Lookout Hall Extension	Construction Management by PMSU
42186 - RPAC after PC Costs	Construction Management by PMSU
80914 - Drainage Renewal (catchpits)	Construction Management by CPU
45229 - North St, Redland Bay Revetment Wall	Design only by DSU with construction in future year
45481 - Kalara St Macleay Is	Construction Management by PMSU
45482 - Wilson Esplanade Crn Wilson St	Construction Management by PMSU
45718 - Vic Point North Ramp	Construction Management by PMSU
46043 - Yorston Place Easement Drainage Improvement	Construction Management by CPU
40092 - South Street Improvements (LATM)	Construction Management by CPU
40097 - LATM Main Road, Wellington Point (O'Connell Parade)	Construction Management by CPU
40110 - Point Lookout Traffic Management	Design by DSU, construction management by CPU
40030 - Amity Point Landside Facility	Construction Management by CPU
41913 - Williams St Boat Ramp Extra CTU Parking	Design only by DSU with construction in future year
42138 - Junner St Barge Ramp Pile Replacement	Design only by DSU with construction in future year
42318 - William Street, Southern Ramp	Design only by DSU with construction in future year
42319 - Victoria Point (Masters Ave) Toe Planks	Construction Management by CPU
42320 - Wellington Point Queuing Beach	Construction Management by CPU
42140 - Lamb Island - Boat Ramp Toe Planks	Construction Management by PMSU
45232 - Macleay Is- Upgrade Berthing Piles	Construction Management by PMSU
45233 - Russell Island - Upgrade Berthing Piles	Design only by DSU with construction in future year
40052 - Foot Bridge Upgrades	Construction Management by PMSU
40088 - Point Lookout Gorge Boardwalk Stage 2	Construction Management by PMSU
40134 - Ziegenfusz Road, Thornlands - Footpath	Construction Management by PMSU
40158 - Pathway - Mt Cotton Village to State School	Construction Management by PMSU
42290 - Brosnan Dr Stg2-Barber to Nth Parkland	Construction Management by PMSU
42296 - Valley road Footpath Lighting	Construction Management by PMSU
45863 - Footpath - Labonya Cres, Capalaba	Construction Management by PMSU
45864 - Footpath - Saul St, Thorneside	Construction Management by PMSU
80935 - Pathway Lighting	To be dispersed into individual jobs
42273 - Public Amenities - Program (Les Moore)	Construction Management by PMSU
40072 - 101-105 Masthead Drive	Construction Management by PMSU
42094 - Piermont Place (50)	Construction Management by PMSU
45800 - Sel Outridge Pk, R'land Bay - Fit for Life	Construction Management by PMSU
41633 - Chip Seals Mainland	Construction Management by PMSU
41634 - Asphalt Overlays	Construction Management by PMSU
40041 - Intersection Improvements	Construction Management by CPU
40048 - Wellington/Bainbridge	Construction Management by CPU
40094 - Frederick Street, Wellington Point	Design only by DSU with construction in future year
42297 - Curlew Creek Drainage Rehabilitation CI	Construction Management by CPU
45655 - Ballou St, Amity Point	Construction Management by CPU
40080 - Rehabilitation of Pavers Aquatic Paradise	Construction Management by CPU
40127 - Dunwich Streetscape Stage 2	Construction Management by CPU
45269 - Road Reconstruction Program	Construction Management by PMSU
45762 - Anson Road School safe, Well Pt	Construction Management by CPU
40042 - Judith Street Russell Island	Construction Management by CPU
40045 - Scarborough Tce. Macleay Island	Construction Management by CPU

Attachment 3 for PDG Report - 2010-11 Projects

Projects Programmed to be delivered by PDG	Comments
40049 - Alkira Street, Macleay Island	Construction Management by CPU
40051 - Eastbourne Tce, Macleay Island	Construction Management by CPU
45631 - Orange Grv Coochie-Erobin-Moor	Construction Management by CPU
45632 - Vista/Short Sts Rus Is	Construction Management by CPU
45635 - Tina Ave Lamb Is - Leonie to Paula	Construction Management by CPU
45652 - Scalping Program	Construction Management by CPU
40040 - High Street Intersection Upgrade RI	Construction Management by CPU
40043 - McBean/Nina Street Karragarra Island	Construction Management by CPU
40046 - Stg 3 Melaleuca Dr, Lamb Island	Construction Management by CPU
40050 - East Road Karragarra Island	Construction Management by CPU
40059 - The Shack - Southsea Tce, Macleay Is	Construction Management by PMSU
40068 - Paths & Trails SMI (Canaipa Road)	Construction Management by PMSU
40146 - Gravel Access, Crescent Dve Russell Island	Construction Management by CPU
45780 - Noyes Parade, Karragarra Is (Causeway) - Design	Construction Management by CPU
45787 - Pat's Park Stage 1 MI	Construction Management by PMSU
45798 - Attunga Street Recreational Bridge	Construction Management by PMSU
42126 - NSI Sport & Recreation Facilities (concrete path Pt lookout Hall)	Construction Management by PMSU
65019 - Macleay Island Waste Transfer Station	Construction Management by CPU
41710 - Moreton Bay Cycleway Hilliards Ck Cross	Design only by DSU
45212 - Intrepid Dr/Ondine Crt Stage 1	Construction Management by PMSU
45741 - Queen's Esplanade Cycleway	Construction Management by PMSU
41225 - Dog Off Leash Areas	Construction Management by PMSU
41769 - Well Pt Reserve Stage 2 - Park Upgrade	Construction Management by CPU
41773 - Capalaba Regional Park Upgrade Stg3	Construction Management by PMSU
41774 - Victoria Point Reserve Stage 1	Construction Management by CPU
42114 - Henry Ziegenfusz Reserve Carpark	Construction Management by CPU
42145 - Raby Bay District Park	Design only by DSU with construction in future year
42171 (81129) - Cleveland Showground Vehicle/Pedestrian Access	Design only by DSU with construction in future year
42260 - Raby Bay Foreshore - Park	Construction Management by PMSU
45657 - Parks Upgrade Op - Standards (Chantelle, Bailey & Dundas)	Construction Management by PMSU
80539 - Cleveland Point Reserve Regional Park	Construction Management by CPU
81163 - Beckwith Street, Ormiston	Construction Management by CPU
81164 - Surgeon Street Ormiston	Construction Management by CPU
41868 - Serpentine Ck Rd/Donald Rd - Intersection Upgrade	Design only by DSU with construction in future year
41870 - Queen St & Government Rd -	Construction Management by CPU
45607 - Collins Street Upgrade	Design only by DSU with construction in future year
41919 - Ferry Road Landside Facilities for	Design only by DSU with construction in future year
40047 - Wellington Street K&C	Construction Management by CPU
40133 - South Street, Thornlands - South Path Link	Construction Management by PMSU
45881 - Kennedy Farm Site Remediation - Russell Island	Construction Management by PMSU
Projects to be delivered by PDG after further consultation	Comments
40258 - Queens Esplanade Seawall Foreshore	Concept design only by DSU with construction in future years by CPU
41891 - Cleveland Point Seawall Foreshore	Design by DSU with construction in future years
65039 - Redland Bay Leachate to Sewer	With SWRF
41240 - LATM Program	To be dispersed into individual jobs
45570 - LATM Future Designs	To be dispersed into individual jobs
40033 - Dunwich Barge Traffic Management - Junner St	Design only by DSU
42299 - Weinam Creek Car Park Upgrade (Design)	Design and construct by external consultants with project management by PMSU
40140 - Beveridge Rd to Rachow St Pathway, Vic Pt	design by DSU with construction by PMSU
45571 - Paths & Trails Future Design	To be dispersed into individual jobs
45858 - Curlew Street K&C, Macleay Island	Design by DSU with construction by CPU. Awaiting functional scope
45790 - Jock Kennedy Park RI	Design by DSU with future construction by PMSU

Attachment 3 for PDG Report - 2010-11 Projects

Projects to be delivered by PDG after further consultation	Comments
65014 - Sustainable Resource and Waste Facility	Project Management by PMSU. Awaiting Council decision
65021 - Russell Island Waste Transfer Station	Design only by DSU. Awaiting functional scope
81154 - Cycleway Trunk Infrastructure Design	To be dispersed into individual jobs
41805 - District Park - Hanover Drive Park	Design only by DSU. Awaiting functional scope
42107 - Headlandk Park NSI	Design only by DSU. Awaiting functional scope
42116 - Pinklands Sporting Complex Carpark	Design only by DSU with future construction by CPU
42129 - Pinklands Sportsfields Improvements	Design only by DSU with future construction by CPU
42172 - Showground - Watercourse	Design only by DSU with future construction by CPU. Awaiting functional scope
41820 - Waterways - EGW Wood Pond 5	Design only by DSU with future construction by CPU. Awaiting functional scope
81157 - Stormwater Trunk Infrastructure Design	To be dispersed into individual jobs
81158 - Stormwater Trunk Infrastructure Program	To be dispersed into individual jobs
41900 - Macleay Island Ramp Carpark	Development Approval stage, Detailed design by DSU yet to commence
81152 - Tpt Trunk Infrastructure Future Design	To be dispersed into individual jobs
Projects to be delivered by others	
70607 - Admin - Community & Social Planning	
70656 - Land Use Administration	
70661 - Environmental Protection Administration	
70684 - Traffic signals monitoring and upgrade	
45756 - Heinemann Road Upgrade	
40079 - Conservation Parks Interpretation	
45857 - Indigiscapes Investigation Area - Planning	
80522 - Conservation Land Acquisitions	
Cultural	
40093 - Traffic Signs Rehabilitation Program	
40027 - Navigational Beacon Pile NB9 Birkdale 264389	
40037 - Navigational Beacon Pile NB1 Ross Canal Cleveland 264404	
40039 - Redland Bay Foreshore Master Planning	
45658 - Path & Trail Rehabilitation	
45878 - Coochiemudlo Golf Club Trail	
Residential Street Upgrade Program	
45545 - Bay Islands Capital Infrastructure Fund	
45784 - Community Facilities – SMBI	
45879 - Sport & Recreation Projects	
81159 - SMBI Open Space Land Acquisition	
SMBI Reserve	
45433 - DDA Improvements - Bus Stops	
80332 - Bus Stops & Lay Bys	
Waste Management Facilities	
45581 - Community Facility Infrastructure Charge	
81147 - Cycleway Infrastructure Charge	
40123 - Purchase of Southeast Thornlands Parks	
45589 - Open Space Infrastructure Charge	
45591 - New Sporting Facility Land - Southern Redlands	
81156 - Stormwater Trunk Infrastructure Charges	
40018 - Giles/Gordon	
45757 - Ziegenfusz/Cleveland Redland Bay Rd Intersection	
81146 - Transport Infrastructure Charge	
42132 - Victoria Pt Boat Ramp Floating Pontoon	
41615 - Sportsfield Irrigation	
41669 - Sportsfield Upgrade General	
41670 - Sportsfield Lighting - General	
45447 - Sports Park Development	
42127 - Henry Ziegenfusz Sportsfields Improve.	
80950 - Regional Trail Bike Park	

12.1.4 WASTE MANAGEMENT SERVICES BUSINESS UNIT ANNUAL PERFORMANCE PLAN 2010-2011

Dataworks Filename: WMSBU Report to Committee
Attachments: [WMSBU Annual Performance Plan 2010-2011](#)
Responsible Officer Name: Lex Smith
Manager Operations & Maintenance
Author Name: Patrick Navin
Service Manager, Waste Operations

EXECUTIVE SUMMARY

Waste Management Services Business Unit is a commercial business unit of Redland City Council (RCC).

Section 31(1) of the *Local Government (Beneficial Enterprises and Business Activities) Regulation 2010* states:

- A local government's operational plan for a financial year must include an annual performance plan (APP) for each commercial business unit.

Waste Management Services Business Unit has conducted a review of its APP for the 2010-2011 financial year and this is now presented for adoption.

It is recommended that the Annual Performance Plan be approved.

PURPOSE

For Council to adopt Waste Management Services Business Unit's Annual Performance Plan for 2010-11 to meet the requirements of the *Local Government (Beneficial Enterprises and Business Activities) Regulation 2010*.

BACKGROUND

Section 31(2) of the *Local Government (Beneficial Enterprises and Business Activities) Regulation 2010* states that an annual performance plan for a commercial business unit is a document stating the following for the financial year—:

3. the unit's objectives;
4. the nature and extent of the significant business the commercial business unit is to conduct;
5. the unit's financial and non-financial performance targets;
6. the nature and extent of the community service obligations the unit must perform;
7. the cost of, and funding for, the community service obligations;
8. the unit's notional capital structure, and treatment of surpluses;

9. the unit's proposed major investments;
10. the unit's outstanding, and proposed, borrowings;
11. the unit's policy on the level and quality of service consumers can expect;
12. the delegations necessary to allow the unit to exercise autonomy in its commercial activities;
13. the type of information that the unit's reports to the local government must contain.

Waste Management Services Business Unit has conducted a review of its APP for the 2010-2011 financial year, including updating the APP due to the change in legislation, and this is now presented for adoption.

ISSUES

The Annual Performance Plan must be included in Council's Operational Plan.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Green Living' outcome – 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 resident's 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 direct financial implications resulting from this report. Financial implications may result where Council requests a performance review, an operational or capital change or requests an increase in performance standards.

CONSULTATION

Consultation has occurred with:

- Chief Executive Officer;
- General Manager Customer Services;
- Group Manager Operations & Maintenance;
- Service Manager Waste Operations; and
- Senior Advisor Waste Planning.

OPTIONS**PREFERRED**

That Council resolve to accept the Waste Management Services Business Unit Annual Performance Plan for 2010-2011, as presented in the attachment.

ALTERNATIVE

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

OFFICER'S RECOMMENDATION

That Council resolve to accept the Waste Management Services Business Unit Annual Performance Plan for 2010 - 2011, as presented in the attachment.

COMMITTEE DISCUSSION

In making the decision in this matter, Committee determined that it would be preferable to complete the development of the Waste Disposal Strategy to inform the development and adoption of the Waste Management Services Business Unit Annual Performance Plan for 2010-2011.

**COMMITTEE RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Boglary
Seconded by: Cr Reimers

That council resolve as follows:

- 1. That the Officer's Recommendation not be adopted;**
- 2. As an interim, that Council acknowledges the continuation of the existing Performance Plan for 2009/2010; and**
- 3. That Council convene a Special Meeting to adopt a new Performance Plan for 2010/2011.**

CARRIED

WASTE MANAGEMENT SERVICES BUSINESS UNIT

A Type 2 Commercial Business Unit of Redland City Council

Annual Performance Plan 2010/2011



8 July 2010

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Introduction

Waste Management Services Business Unit (WMSBU) is a Type 2 commercial business unit (CBU) of Redland City Council (RCC). This Annual Performance Plan is prepared for the 2010/2011 financial year and is based upon the following assumptions:

- A tender to design construct and operate the proposed Sustainable Resource and Waste Facility will be accepted by Council;
- Council will request that a transfer facility remain at the current Birkdale Landfill site;
- Waste Management fees and charges as adopted by Council and agreed through Councillor Workshops held in March, April and May 2010; and
- Waste Management budget as presented through budget development processes for the 2010/2011 financial year.

Legislative Requirements

The Local Government Act 2009 and associated Regulations come into force on the 1 July 2010. There are minor changes in the new legislation and this Annual Performance Plan has been prepared based upon these minor changes.

Section 30 of the Local Government (Beneficial Enterprises and Business Activities) Regulation 2010 states that:

- A local government's corporate plan must include the following information for each commercial business unit—
- a) an outline of the objectives of the commercial business unit;
 - b) an outline of the nature and extent of the significant business the commercial business unit will conduct.

Section 31 of the Local Government (Beneficial Enterprises and Business Activities) Regulation 2010 states:

- 1) A local government's operational plan for a financial year must include an annual performance plan for each commercial business unit.
- 2) an annual performance plan for a commercial business unit is a document stating the following for the financial year—:
 - a) the unit's objectives;
 - b) the nature and extent of the significant business the commercial business unit is to conduct;
 - c) the unit's financial and non-financial performance targets;
 - d) the nature and extent of the community service obligations the unit must perform;
 - e) the cost of, and funding for, the community service obligations;
 - f) the unit's notional capital structure, and treatment of surpluses;
 - g) the unit's proposed major investments;
 - h) the unit's outstanding, and proposed, borrowings;
 - i) the unit's policy on the level and quality of service consumers can expect;
 - j) the delegations necessary to allow the unit to exercise autonomy in its commercial activities;
 - k) the type of information that the unit's reports to the local government must contain.

- 3) A local government may omit information from the copies of the annual performance plan made available to the public if—
 - a) the information is of a commercially sensitive nature to the commercial business unit; and
 - b) the information is given to each of the local government’s councillors.
- 4) The local government may change an annual performance plan at any time before the end of the financial year.

Section 32 of the Local Government (Beneficial Enterprises and Business Activities) Regulation 2010 states:

- 1) A local government’s annual report for a financial year must include an annual operations report for each commercial business unit.
- 2) An annual operations report, for a commercial business unit, is a document that contains the following information for the previous financial year—
 - a) information that allows an informed assessment of the unit’s operations, including a comparison with the unit’s annual performance plan;
 - b) particulars of any changes made to the unit’s annual performance plan;
 - c) particulars of the impact the changes had on the unit’s—
 - i) financial position; and
 - ii) operating surplus or deficit; and
 - iii) prospects;
 - d) particulars of directions the local government gave the unit.

Key principles of commercialisation

This APP supports these 4 key principles of commercialisation detailed in the Local Government Beneficial Enterprises and Business Activities) Regulation 2010:

- (a) principle 1 – clarity of objectives;
- (b) principle 2 – management autonomy and authority;
- (c) principle 3 – accountability for performance; and
- (d) principle 4 – competitive neutrality.

Redland City Council vision

“Enhancing community spirit, lifestyle and the natural environment”

Waste Management Services vision, objectives and functions

Business’ focus

Vision

To be recognised as a professional waste management business that continually improves and adapts our service to customer’s requirements in support of Council’s vision and objectives for the city through the implementation of the Sustainable Resources and Waste Strategy.

Mission

To meet or exceed agreed standards for the management of solid waste while managing the business for long-term success and financial sustainability.

Key drivers

The key business drivers are, in no particular order:

- the Sustainable Resources and Waste Strategy;
- customer service;
- business efficiency;
- environmental sustainability;
- pricing arrangements that reflect true costs, full cost recovery and regulatory requirements;
- competitiveness; and
- the provision of a safe working environment.

Business' functions

The main business functions of the business unit are to:

- Provide a kerbside waste collection service;
- Provide a kerbside recyclables collection service;
- Provide a location for the disposal of collected waste and recyclables;
- Remediate active landfills to minimise environmental impacts from operations;
- Provide receival facilities (Transfer Stations) for other waste and resources generated within the Redland City Council area; and
- Engage and manage suitable contractors to carry out these functions.

Roles of each party

Role of Redland City Council

- Owner of business;
- Specifies levels of service; and
- Customer of Waste Management Services Business Unit.

Role of Waste Management Services Business Unit

- Owner of waste management assets;
- Service provider for planning and operation of assets; and
- Customer of Redland City Council.

Undertakings by the parties

Redland City Council

RCC has delegated management autonomy to WMSBU's management team for:

- entering into contracts in the name of the business unit as a commercial business of Council in line with Council delegations;
- completing approved programs in accordance with Council's budget, operational and corporate plans as well as WMSBU's performance plan;
- promoting and presenting WMSBU to the community as a professional commercial business by undertaking educational, promotional and customer activities; and
- developing and implementing budgets and long-term pricing models and financial plans.

RCC will compensate WMSBU the cost of providing any CSOs as defined by the Act. These will be reviewed on an annual basis as part of the performance plan and the budget development process.

Council will buy waste management services from WMSBU under the same terms and conditions as customers.

RCC will operate in accordance with various policies and the corporate plan.

Waste Management Services

WMSBU will:

- provide waste management operations;
- conduct its business and operations in compliance with the requirements of the Environmental Protection Act 1996, Local Government Act 1993, other relevant acts and regulations and council policies and guidelines;
- operate within National Competition Policy (NCP) guidelines and deliver an annual net return to Council as detailed in this plan;
- adopt the principles of ecologically sustainable development;
- plan for, build, operate and maintain assets to ensure nominated service levels are maintained;
- commit to the overall Council vision of operating within a best value framework. Value for money will be superior to lowest pricing;
- use Council's full range of corporate services by entering into service level agreements (SLAs) with Council;
- implement the approved asset management plans in its day-to-day operations;
- provide quarterly reports to Council on its financial and non-financial performance;
- show due diligence in immediately reporting any serious non-compliances or incidents to Council; and
- pursue and undertake private works on a full cost plus profit basis provided the works fall within the scope, skill and competencies of assigned staff and contractors. Financial risk of Council must be considered when undertaking significant private works projects.

Redland City Corporate Plan Objectives

Strategic priority: essential services

Provide and maintain water, waste services, road, and drainage and support the provision of transport and waterways infrastructure

Objective 3.2: to provide waste management operations

Long-term objectives: to collect and transport solid waste and recyclable materials in a cost-effective manner and to meet community health and environmental needs and service levels and to dispose of solid waste in an ecologically-sustainable manner.

This will be achieved through:

- the kerbside collection of domestic and commercial solid wastes and recyclable materials and transport to a suitably approved handling facility; and
- the operation, management and maintenance of a network of assets for the segregation and disposal of solid waste and recyclable materials generated from domestic and commercial sources.

Waste Management Service strategies for achieving objectives

Sustainable Resources and Waste Strategy

The Sustainable Resources and Waste Strategy (the Strategy) was adopted by Council in June 2010. The Strategy provides the structure for managing and recovering resources from the waste stream being generated by the community and businesses of the Redland City Council area. The Strategy includes education strategies, litter prevention strategies and an implementation plan outlining proposed actions for the next 5 years.

Queensland Waste Strategy 2010 to 2020 –

Waste Avoidance and Recycling Consultation Draft

On Saturday, 5 June, 2010 the State Government released Queensland's Waste Strategy 2010-2020 Waste Avoidance and Recycling Consultation Draft (hereafter referred to as the Draft Strategy). This was released in response to a steadily increasing trend in waste generation that is predicted to continue.

The Draft Strategy focuses on the waste management hierarchy: avoid, reduce, reuse, recycle, recover and dispose. Other tools influencing the Draft Strategy are product stewardship, user pays, local solutions, partnerships, engagement, communication and knowledge management, and strengthening the legislation. The guiding principles include: resource efficiency, sustainability, engagement, and capacity building.

The following targets are proposed for Municipal Solid Waste:

Recover and Recycle Targets - % Reduction				
Source	2008 base case	By 2014	By 2017	By 2020
Municipal Solid Waste	23%	50%	55%	65%

The Draft Strategy acknowledges that the largest proportion of Queensland’s existing processing and recycling infrastructure is located in SEQ. The document states that regional plans will play an important role in identifying potentially suitable areas to establish waste and resource management precincts for infrastructure.

The Draft Strategy supports the continued development of resource recovery infrastructure and technologies, particularly for larger regional centres. It highlights the need for a state-wide planning framework to deal effectively with where to site waste disposal and resource recovery infrastructure to meet future infrastructure needs.

The Draft Strategy identifies SEQ as a particularly important area. As part of the legislation changes the Draft Strategy states that the State could consider the inclusion of provisions declaring waste management as an essential service. It also suggests a partnership with local government and relevant stakeholders to prepare a high-level regional waste infrastructure plan for SEQ, central and north Queensland regions.

Local Government:

Under the new framework local governments will be encouraged to:

- Work collaboratively with other local governments to address regional issues;
- Develop and implement strategic waste management plans to meet the goals and targets of the strategy;
- Establish data collection systems to accurately report on the amount, source and type of waste and recyclables;
- Engage with local industry and community to increase awareness of waste issues and sustainable behaviours;
- Provide sustainable waste and recycling services to local communities; and
- Explore options for purchase of recycled-content products.

Community:

Changing consumer behaviour will take a greater effort and consumers will rely increasingly on industry to develop products with a lower environmental impact and governments to provide a framework conducive to waste avoidance and resource recovery. In order to meet the targets of the strategy, individuals will be encouraged to:

- avoid generating waste wherever possible;
- participate in available recycling and resource recovery schemes;
- seek information on the environmental impacts of their purchasing decisions;
- change unsustainable consumption behaviours; and
- question manufacturers on product sustainability, for example, product end-of-life management, excess packaging and improved recyclability.

Other strategies

WMSBU will strive to provide high levels of performance in the following areas in achieving the objectives:

- quality products and service;
- customer services including timely response to complaints and requests; and
- environmental standards and workplace health and safety standards.

Other initiatives that will be undertaken to support the objectives are:

- improving the value of the business and meeting Council's capital structure and nett return targets;
- managing costs to improve value to customers;
- investigating new waste solutions;
- implementing actions identified within Council's waste management strategy and other environmental programs;
- monitoring and reporting on key financial and non-financial performance indicators; and
- meeting the objectives of the Council of Australian Governments (COAG) and NCP reforms.

Waste Management Services

WMSBU's undertaking for waste management will include the operation, construction and maintenance of the following assets:

- Landfills, operational and closed sites;
- waste transfer stations; and
- kerbside collection network.

Reporting to Council

Reporting structure

The WMSBU will report performance, as outlined below, through the Customer Services Committee to the General Meeting of Council. The reports will be discussed during the Customer Services Committee as required.

Currently, any reports relating to the proposed Sustainable Resource and Waste Facility also go to the Customer Services Committee as the project is being managed by the Project Delivery Group.

Any reports relating to the Waste Management Strategy will go to the Planning and Policy Committee as the Waste Planning Unit resides within the Planning and Policy Department.

The Customer Services Committee and Planning and Policy Committee report to the General Meeting of Council on a monthly basis.

Operations of Customer Services and Policy and Planning Committees

Customer Services Committee and Planning and Policy Committee are made up of all councillors, with the chairperson of the committee appointed by Council. Council's standing orders, rules of conduct, manner of calling meetings, quorum and like matters apply to these committees.

Reporting to Council

WMSBU will provide the following performance reports to Council:

Quarterly:

- Quarterly KPIs as per the attached scorecard indicators – 2010/11;
- Quarterly budget review of Revenue and Expenditure items (activity statement).

Yearly:

- yearly KPIs as shown in the attached scorecard indicators – 2010/11;
- statement of financial performance;
- statement of financial position (activity statement); and
- annual budget as part of corporate process (estimated activity statement).

Meeting our customers' needs

Customer service standards (CSSs)

For the 2010/11 CSS, WMSBU will make every effort to:

- respond to a missed service on the mainland within 1 working day of the report being registered with WMS where the missed service was the fault of the CBU or its contractors. If the missed service occurred on an island, and was due to no fault of the Service Provider, the re-visit can occur on the next visit to that island;
- commence new waste services within 5 working days of the request being lodged with WMSBU; and
- respond to non-urgent general requests within 5 working days.

Customer advice

WMSBU will provide a range of information relating to service advice, accounts and charges on request.

WMSBU will make available information to customers through the use of fact sheets, WMSBU's internet pages, community education programs and other like programs.

Seeking feedback from our customers and community

WMS will collect community feedback information and participate in community consultations. Feedback from surveys and consultation will be used to gauge acceptance of service levels. This mechanism is seen by the CBU as a valuable input into improving service delivery.

Customer feedback may be collected through some or all of the following forms:

- recording unsolicited complaints and comments;
- management or staff attendance at community consultation sessions; or
- formal surveys by a third party consultant or formal surveys by in-house staff as part of Council process.

Planning for the future

Financial planning

WMSBU will review its financial model on a yearly basis. The financial model will be for a period of no less than 10 years and has been reviewed to a period of 20 years.

The CBU's budget will be formulated on an annual basis and reviewed quarterly in accordance with the timeframes set by Council, the anticipated capital structure and Council's net return expectations.

Assets

WMSBU will optimise assets and strive for best value of operations by:

- regularly assessing assets and development of planning reports;
- implementing and improving preventative maintenance programs;
- enhancing asset condition ratings and information;
- timely updating of asset databases;
- improving data for calculation of valuations;
- considering contemporary valuation methodologies in accordance with effective NCP pricing principles; and
- considering the risk of possible obsolescence when evaluating use of advancing technology.

Employment and training plan

WMSBU will make sure the intellectual property of the CBU is retained and operational processes are maintained in perpetuity by implementing the corporate human resource plan which will:

- recognise the need for succession planning;
- adopt the staff performance appraisal process; and
- adopt Council's policy on remuneration packages for staff.

Financial risk

WMSBU will adopt strategies to minimise financial risk by:

- continually reviewing and refining the costing and quotation of jobs;
- following a structured but flexible process for quotation and tendering in line with corporate processes;
- maximising the use of grants and/or subsidies for works;
- adopting Council's policies on funding, so that an appropriate level of depreciation ensures long-term cash flows are not jeopardised;
- holding an appropriate level of insurance cover; and
- monitoring the sundry debtors to ensure revenues are maximised.

Sustainable Resources from Waste Plan (Waste Management Strategy)

The draft waste management strategy was tabled at the Planning and Policy Committee on the 2 June 2010 and will be referred to the June 2010 General Meeting of Council. The waste strategy details future educational activities and infrastructure plans to assist in the diversion of waste from landfill.

Links will also be made to the State Government released Queensland's Waste Strategy 2010-2020 Waste Avoidance and Recycling Consultation Draft as it develops.

Revenue

Revenues collected by Council are transferred to WMSBU for all services it provides.

Collection of utility charges

WMSBU's waste management services utility charges will be integrated on an RCC rate notice.

All outstanding rates will appear in WMSBU's balance sheets.

Collection of fees, charges and miscellaneous incomes

Revenues for fees and charges will be collected in the following manner:

- revenue for other works including waste disposal fees will be by invoice with a 30-day payment period; or
- direct gate fee payment at the time of transaction or monthly account invoice.

Community Service Obligations (CSOs)

CSO payments will be made by Council for services supplied for less than full cost price in accordance with Council pricing, Council policy or Council operations. A summary of the CSOs will be provided in Council's annual report in accordance with the Local Government Finance Standards (refer attachment 4).

CSOs may include:

- concessions provided to sporting bodies or clubs;
- concessions, remissions or rebates for specific persons stated in a policy;
- any non-commercially driven concession or remission provided by resolution of Council;
- community services such as Clean Up Australia Day;
- special audits and assessments outside commercial requirements;
- waiver of disposal fees for charities, schools, home assist and non-profit organisations;
- waiver of fees for disposal of asbestos, construction and demolition waste from the Bay Islands to Giles Road;
- trial incentive programs or ongoing incentive programs; and
- emergency disposal of debris from major catastrophes, e.g. storms/floods.

Financial Structure

WMSBU is separate within RCC’s financial ledgers, and is currently defined in the AP and AR Waste Ledgers.

Capital structure

The capital structure of the WMSBU is the particular combination of debt, equity and other sources of finance that it uses to fund long term financing. Redland City Council recently reviewed and updated the Financial Strategy, based on these reviewed key performance indicators, the WMSBU is able to sustain and service the level of debt required for future years capital works.

	Year 1 Budget 2010-2011	Year 2 Budget 2011-2012	Year 3 Budget 2012-2013	Year 4 Budget 2013-2014	Year 5 Budget 2014-2015
Debt as a percentage of Debt & Equity	9%	36%	35%	33%	33%
Debt Servicing Ratio	2%	6%	6%	5%	5%

Physical assets

In accordance with the initial CBU establishment plan, the capital structure of WMSBU will include all current and non-current assets and liabilities and equity shown in the financial statements.

Monetary assets

All current assets as recorded in WMSBU including reserves, debtors and prepayments are to be managed by the CBU.

Investment

RCC’s financial services section will invest all excess cash held by WMSBU at the best possible interest rate.

Cash balances

The cash balances shall be held at a level that equates to 4 months annualised average operational costs.

Refer to attachment 3.

Loans

The CBU will utilise debt to fund large infrastructure projects that are associated with the generation of revenue in line with corporate guidelines and Executive Leadership Group (ELG) direction.

Refer to attachment 2.

Subsidy

WMSBU will optimise the use of available grants and subsidies by managing the forward planning of future works programs.

Recognition of assets

Assets will be recognised using industry standards and the methodologies developed through Council's asset valuation policy, the *Local Government Finance Standards* and the *Australian Accounting Standards*.

Depreciation

WMSBU will depreciate its assets in accordance with the *Local Government Finance Standards* having regard for contemporary depreciation methods.

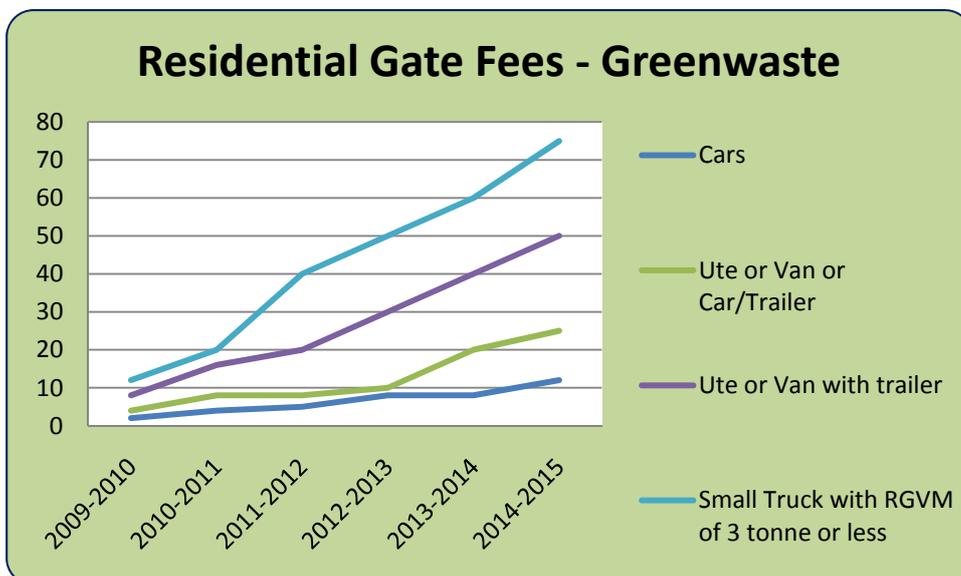
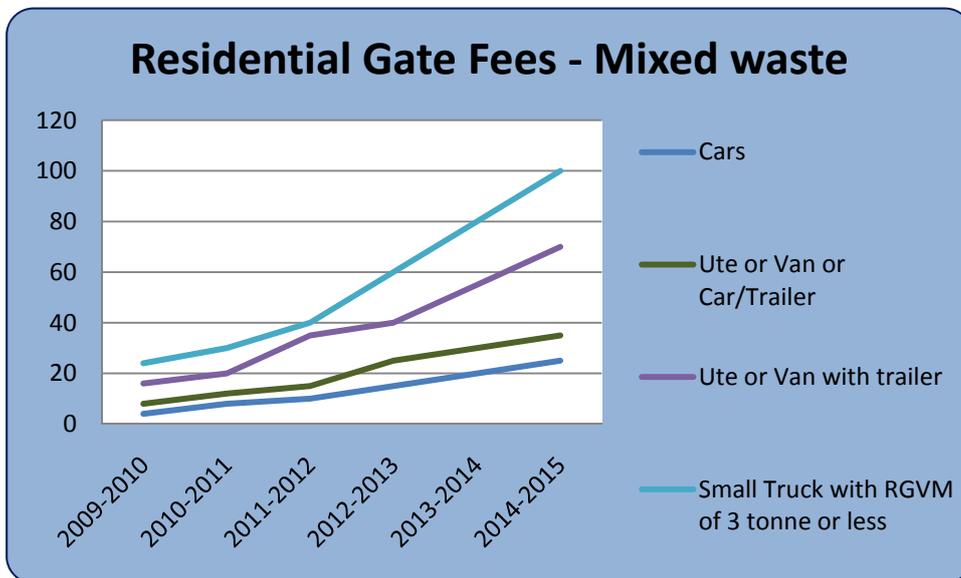
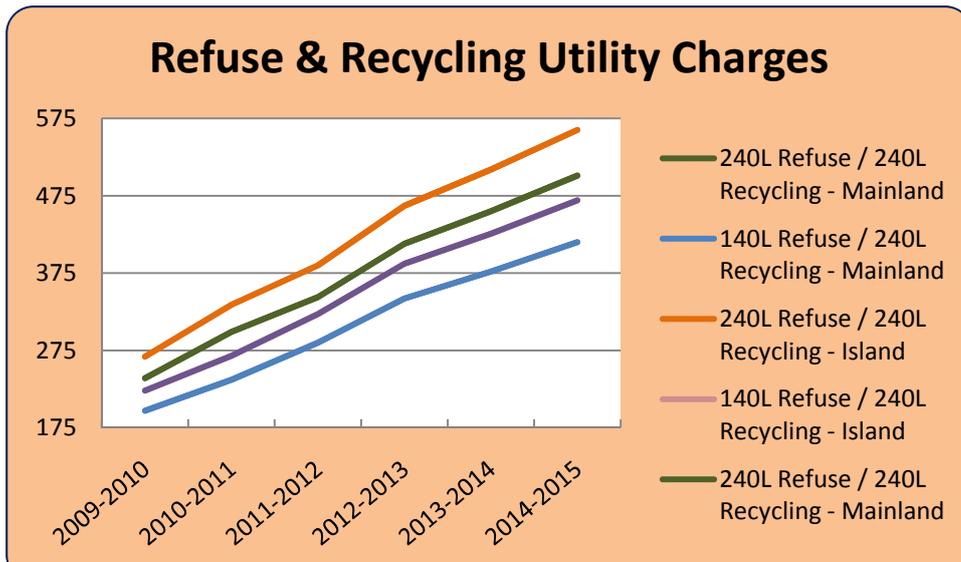
Pricing policies

WMSBU will price its services in accordance with NCP methodologies while taking into account RCC policy. This may include introducing additional user pays type fees and charges.

The waste/recycling charge is determined by Council to ensure that it is able to cover costs associated with the provisions of the service. The costs include payment to contractors for both refuse collection and a kerbside recycling service. Disposal costs are also factored into the charge to cover contractor costs for disposal, site development works, environmental monitoring, management and administration costs as well as landfill rehabilitation costs associated with the stabilizing of completed landfills.

Price Paths

Through the budget process Council were presented with a number of price path options to ensure that full cost pricing for the business units activities would be achieved over five years. Below are the price paths chosen for the waste and recycling utility charge, and residential gate fees for mixed waste and greenwaste. These price paths will need to be reviewed annually.



Net return to Council

WMSBU will provide to Council a return made up of dividend, income tax and other competitive neutrality costs to the value of the following:

Tax on operating surplus @ 30%.

Dividend: 50% on after tax operating surplus.

To achieve the surplus the following parameters will need to be considered:

- Revenue: Revenues should be modelled to meet the requirements and commercial rates of return required by NCP reforms.
- Expenses: Wages increases in line with enterprise bargaining agreement (EBA) and commercial activity needs.
- Goods and services increased in line with market pricing, growth and environmental or legislative influences.

Organisational Structure

The WMSBU is currently split between the Customer Services Department and the Planning and Policy Department. The Waste Operations Unit sits within the Operations and Maintenance Group in the Customer Services Department and the Waste Planning Unit sits within the Infrastructure Planning Group in the Planning and Policy Department.

In line with the Organisational Development Plan, Issue 19, it is proposed that the units making up the WMSBU be brought together in one area of Council, potentially in the proposed Commercial Services Group to be set up in the Customer Services Department.

Along with this, operations related to Closed Landfills should also be brought into the WMSBU as it has the necessary knowledge and expertise to deal with issues at Closed Landfills. Currently the Waste Operations Unit manages Closed Landfill sites that it operates from, i.e. where Waste Transfer Stations (or other infrastructure) are located on Closed Landfills, and the revenue from the Landfill Remediation Reserve and the resultant expenditure is an area that needs to be clarified from the business unit point of view. Therefore, by putting all of the Closed Landfill operations into the WMSBU including the landfill remediation reserve and associated expenditure, the business unit can identify all of the revenue and treat according to legislative requirements.

Business Unit Name

Prior to the amalgamation of the Water Business Unit and the WMSBU, the WMSBU was a standalone business unit with a registered business name, "Redwaste Ecologically Sustainable Waste Management Solutions". This registration has been kept current and it is proposed that the business unit name "REDWASTE" be used to identify it as a Business Unit of Council.

ATTACHMENT 1 – OPERATING STATEMENT

	Year 1 Budget 2010/2011 (\$000s)	Year 2 Budget 2011/2012 (\$000s)	Year 3 Budget 2012/2013 (\$000s)	Year 4 Budget 2013/2014 (\$000s)	Year 5 Budget 2014/2015 (\$000s)
Operating Revenue					
Utility Charges	16,687	19,325	23,319	25,888	28,727
Fees & Charges	947	881	1,053	1,687	2,086
Interest External	19	780	849	1,099	1,277
Community Service Obligations	2,101	1,229	1,278	1,329	1,383
Internal Revenue	1,248	1,299	1,351	1,406	1,462
Other Revenue	306	318	331	344	358
Total Operating Revenue	21,308	23,833	28,181	31,753	35,293
Operating Expenditure					
Employee Costs	1,203	1,276	1,353	1,435	1,522
Goods & Services	15,768	18,509	21,154	23,891	23,883
Finance Costs - Other	818	868	920	976	1,035
Competitive Neutrality Costs	99	104	111	118	125
Internal Expenditure	426	452	480	509	540
Total Operating Expenditure	18,314	21,209	24,017	26,929	27,104
Earnings before Interest, Tax and Depreciation (EBITD)	2,994	2,624	4,164	4,824	8,189
Interest expense	198	860	1,125	1,088	1,170
Depreciation	1,244	1,291	1,354	1,301	1,279
Operating Surplus/(Deficit)	1,552	473	1,685	2,436	5,740

ATTACHMENT 2 – CAPITAL FUNDING STATEMENT

	Year 1 Budget 2010/2011 (\$000s)	Year 2 Budget 2010/2011 (\$000s)	Year 3 Budget 2010/2011 (\$000s)	Year 4 Budget 2010/2011 (\$000s)	Year 5 Budget 2010/2011 (\$000s)
Proposed Sources of Capital Funding					
Capital Grants & Subsidies	270	-	-	-	-
New Loans	2,500	11,000	4,800	-	2,000
Funding from General Revenue	1,139	829	1,649	951	1,250
Total Sources of Capital Funding	3,909	11,829	6,449	951	3,250
Proposed Application of Capital Funds					
Capitalised Goods & Services	3,779	11,342	5,836	300	2,515
Loan Redemption	130	487	614	651	735
Total Application of Capital Funds	3,909	11,829	6,449	951	3,250

ATTACHMENT 3 – STATEMENT OF FINANCIAL POSITION

	Year 1	Year 2	Year 3	Year 4	Year 5
	Budget	Budget	Budget	Budget	Budget
	2010/2011	2010/2011	2010/2011	2010/2011	2010/2011
	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)
Current Assets					
Cash & Investments	15,051	15,428	19,983	23,221	25,364
Accounts Receivable	276	279	282	285	288
Prepaid Expenses	3	3	3	3	3
Total Current Assets	15,330	15,710	20,268	23,509	25,655
Non Current Assets					
Property, Plant and Equipment	14,913	25,644	30,126	29,125	30,361
Total Non Current Assets	14,913	25,644	30,126	29,125	30,361
Total Assets	30,243	41,354	50,393	52,634	56,016
Current Liabilities					
Other Current Liabilities	2,802	2,829	2,858	2,886	2,915
Current Provisions	56	56	57	57	58
Total Current Liabilities	2,858	2,885	2,914	2,943	2,973
Non Current Liabilities					
Non Current Loans	3,113	22,865	27,062	26,411	27,676
Non Current Provisions	9,403	60	61	61	62
Total Non Current Liabilities	12,516	22,925	27,123	26,472	27,738
Total Liabilities	15,374	25,811	30,037	29,416	30,711
Net Business Unit Assets	14,870	15,543	20,356	23,218	25,305
Business Unit Equity					
Retained Earnings	12,527	13,200	18,013	20,875	22,962
Reserves	2,343	2,343	2,343	2,343	2,343
Total Business Unit Equity	14,870	15,543	20,356	23,218	25,305

ATTACHMENT 4 – COMMUNITY SERVICE OBLIGATIONS (CSO's)

Job #	Year 1	Year 2	Year 3	Year 4	Year 5
	Budget	Budget	Budget	Budget	Budget
	2010/2011	2010/2011	2010/2011	2010/2011	2010/2011
55004 Clean Up Australia Day	3,277	3,223	3,352	3,486	3,625
55005 Birkdale Sanitary Landfill	10,347	10,761	11,191	11,639	12,105
55006 Redland Bay Transfer Station	501	521	542	564	586
55007 Nth Stradbroke Island Transfer Station	296,545	308,407	320,743	333,573	346,916
55081 Russell Island Transfer Station	266,254	276,904	287,980	299,500	311,480
55082 Macleay Island Transfer Station	247,989	257,909	268,225	278,954	290,112
55083 Lamb Island Transfer Station	70,821	73,654	76,600	79,664	82,851
55084 Karragarra Island Transfer Station	68,720	71,469	74,328	77,301	80,393
55085 Coochiemudlo Island Transfer Station	149,856	155,850	162,084	168,568	175,310
55009 Giles Road Hardfill Site	34,491	35,871	37,305	38,798	40,350
55021 Manual Service - Waste	33,272	34,603	35,987	37,426	38,924
55001 WMSBU Incentives	918,940	0	0	0	0
TOTAL	2,101,013	1,229,171	1,278,338	1,329,471	1,382,650

ATTACHMENT 5 – OPERATIONAL PROJECTS BUDGET 2010/2011

Waste Management Services Business Unit		Budget
Opex Plan 2010-2011		2010/11
55001	Financial Management	942,940
55004	Clean Up Australia Day	3,099
55005	Birkdale Sanitary Landfill	3,426,603
55006	Redland Bay Transfer Station	1,068,923
55007	Nth Stradbroke Island Transfer Station	298,708
55008	Bay Island Transfer Station	22,852
55009	Giles Road Hardfill Site	314,815
55010	Remediation South St Sanitary	21,000
55011	Waste Management Strategy	195,700
55012	Nth Stradbroke Site Remediation	85,000
55013	Remediation Redland Bay	209,000
55015	Remediation of Birkdale Landfill	800,000
55021	Kerbside Recycling	2,404,438
55022	Waste Collection	4,012,322
55031	Waste Admin	35,244
55033	Household Hazardous Waste Surrender	87,700
55039	Waste Education	29,250
55058	Birkdale Landfill Closed Landfill Master	145,800
55059	Giles Rd Landfill Closure Mgmt Plan	35,000
55062	Redland Bay Former Landfill Mgmt Plan	779,000
55064	Bulky Item Collection for HAS Clients	20,000
55081	Russell Island Transfer Station	275,202
55082	Macleay Island Transfer Station	253,189
55083	Lamb Island Transfer Station	73,621
55084	Karragarra Island Transfer Station	68,720
55085	Coochiemudlo Island Transfer Station	149,856
56039	Waste Planning Administration	10,032
TOTAL WASTE BUSINESS UNIT		\$ 15,768,015

ATTACHMENT 6 – CAPITAL PROJECTS BUDGET 2010/2011

Waste Management Services Business Unit		Budget
Capex Plan 2010-2011		2010/11
65002	Landfill Gas Redland Bay	0
65014	Sustainable Resource and Waste Facility	0
65019	Macleay Island Waste Transfer Station	400,000
65021	Russell Island Waste Transfer Station	130,000
65025	Wasteman Upgrade	0
65031	Minor Capital Improvements	83,047
65038	C&D Recovery Site Establishment	0
65039	Redland Bay Leachate to Sewer	300,000
TOTAL WASTE BUSINESS UNIT		913,047

ATTACHMENT 7 – KEY PERFORMANCE INDICATORS 2010/2011

	KRA and Goals	REDWASTE INDICATORS – 2010/11	Monthly Target	Unit	Reporting Frequency	Annual Target
Community and Customers	Natural Environment Ensure the enhancement of koala and wildlife habitat including bushland, greenspace, waterways, catchments, air and coastal ecosystems	Total kilos of domestic waste land filled per capita per year	max 37.5	kg/ cap/ year	Monthly	max 450
		Recyclable material diverted from kerbside collection (recycling bin only)	min 25	%	Monthly	min 25
		Waste education – no. of activities (events, tours, visits)	8	#	Monthly	min 96
Financial	Financial Management Ensure the long term financial viability of the Shire and provide public accountability in financial management.	Earnings before interest tax & depreciation (EBITD)	+ 0-5%	%	Monthly	+ 0-5%
		Operating cost per tonne of waste (waste)	max 125*	\$	Monthly	max 125*
		Operating performance (expenditure to budget)	+/- 5	%	Monthly	+/- 5
Internal Processes	Deliver Essential Services Provide and maintain water, waste services, roads, drainage and support the provision of transport and waterways infrastructure to sustain our community.	% compliance with EPA licence requirements for waste management	min 98	%	Quarterly	min 98
		Number missed wheelie bins services (refuse and recycling)	max 42	#	Monthly	max 504
Number of kerbside refuse bins at 1 July 2010		=	54,241			
Number of kerbside recycling bins at 1 July 2010		=	52,968			
Tonnage of waste collection (refuse & recycling)		=	54,000 tonnes			

Note * - recalculated quarterly following budget reviews.

MATERIAL PERSONAL INTEREST AT GENERAL MEETING

Cr Townsend declared a material personal interest in the following item and left the meeting at 4.44pm.

12.1.5 AMENDMENT TO LAND MANAGEMENT PLAN FOR THE NORTH STRADBROKE ISLAND HOLIDAY PARKS

Datworks Filename: EM Land Management Plan - Straddie Holiday Parks, NSI

Attachments: [Land Management Plan – North Stradbroke Island Holiday Parks 2010 - 2040](#)

Responsible Officer Name: Greg Jensen
Group Manager, Customer and Community Services

Author Name: Michael Tait
Project Manager, Customer and Community Services

EXECUTIVE SUMMARY

The previous report presenting the Land Management Plan for the North Stradbroke Island holiday parks to Council at the General Meeting held 30 June 2010 indicated a timeframe for the plan of 2010 – 2015.

The primary aim of the Land Management Plan is to provide a strategic framework for the future management of the Holiday Parks on North Stradbroke Island. Therefore, the timeframe of the Land Management Plan must be consistent with the timeframe for proposed Trustee Leases which is 30 years.

This report recommends Council adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks with the timeframe of 2010 – 2040.

PURPOSE

To seek a resolution from Council to adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2040 and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

BACKGROUND

Redland City Council is currently negotiating a lease with a third party for the management of the North Stradbroke Island holiday parks that are located on reserve land for which Council is Trustee. It is a requirement of *Land Act 1994 Policy PUX/901/209*, that Council prepare a Land Management Plan before the lease can be issued over the reserve land.

The previous report presented to the General Meeting held 30 June 2010 indicated the timeframe for *the Land Management Plan was 2010 – 2015*, whilst the plan attached to that report indicated the timeframe was 2010 – 2040. Consequently, at the General Meeting held 30 June 2010 Council resolved as follows:

That Council resolve to adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2015 and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the Land Act 1994.

ISSUES

The Land Management Plan has been prepared in accordance with *Land Act 1994 Policy PUX/901/209* to facilitate Trust Leases being issued by the Minister to a third party for the management of the holiday parks. The primary aim of the Land Management Plan is to provide a strategic framework for the future management of the Holiday Parks on North Stradbroke Island.

The Land Management Plan has been developed in consultation with both internal and external stakeholder groups which included discussions Department of Environment and Resource Management (DERM) Officers. In a meeting held after the previous report was completed, it was identified that the timeframe for the Land Management Plan needed to be consistent with the timeframe for the proposed trustee leases.

Consequently, the timeframe was amended from 2010 – 2015 to 2010 – 2040 on the Land Management Plan attached to the report, however the report itself was not amended.

The Land Management Plan also specifies the requirement to review the plan in intervals of five years for the term of the plan with the first review occurring in 2015. An inspection of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will also be performed annually.

In order for DERM to adopt the Land Management Plan to facilitate the issuing of Trustee Leases for the management of the holiday parks, Council needs to resolve to adopt the Land Management Plan identifying the timeframe of 2010 – 2040 in the resolution.

RELATIONSHIP TO CORPORATE PLAN

Outcome 1: **‘Healthy Natural Environment’** - A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems will thrive through our awareness, commitment and action in caring for the environment.

Outcome 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.

Outcome 4: '**Quandamooka Country**' – The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka Country.

FINANCIAL IMPLICATIONS

There are no financial implications from extending the timeframe of the Land Management Plan.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Senior Land Officer - Department of Environment and Resource Management (DERM) has been consulted regarding the need to seek a second resolution from Council quoting the correct timeframe prior to final adoption of the Land Management Plan by DERM.

OFFICER'S/COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Boglary
Seconded by: Cr Reimers

That Council resolve to adopt the attached Land Management Plan – North Stradbroke Island Holiday Parks 2010 – 2040 and submit the plan to the Minister for Environment and Resource Management for approval under the provisions of the *Land Act 1994*.

CARRIED

Cr Townsend returned to the meeting at 4.45pm.

Land Management Plan

North Stradbroke Island Holiday Parks

2010 - 2040



Redland City Council



Document Control

Quality Assurance Statement				
Revision No.	Author	Status	Approved for Issue	
			Name	Date
01	Rob Friend	Draft	Rob Friend, Director, RF&A pl	29 th March 2010
02	Rob Friend	Final	Rob Friend, Director, RF&A pl	31 st May 2010

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Front Cover: - Photo of Cylinder Beach Holiday Park - December 2009



Acknowledgments

The author and Redland City Council would like to acknowledge and thank all those persons and organisations who have contributed to the development of this: Land Management Plan.

Organisations

▪ Quandamooka Combined Aboriginal Organisations Forum	Hal Haynes Hazel & Ron McDonnell Helena Lulham Ian and Patricia Munro Ian Halligan Ian Woodward	Mr Simon Johstone Mr. Davis Mr. Durbidge Mr. Gardener Mrs Doreen Davie Neil Price Neralle Hendersen P. A. Barton Pam Beinssen Pam Lane Paul Lambert
▪ Quandamooka Land Council	Irene and Todd Jedras Jackie Cooper	Penny & Vicki Davies Peter Fearnside Peter Nankervis Rene Clarey
▪ North Stradbroke Island & Islander Housing Co-operative	Jan Aldenhoven Janice Mahan Jeff Peereboom	Robert & Denise Watego Rodger Townsend Rose Borey Ross Bowering Rowena Ferguson Simon Johnstone Ian Milliken Steve Reutens Steven Cicolini Stuart Patterson Sue Bozoky Sue Preece Terry Gillis Trevor Bell Trevor Weston Uncle Pat Islin
▪ Minjerribah Moorgumpin Elders-in-Council	Jenna Daroczy Joanna Nankervis	
▪ Stradbroke Island Management Organisation (SIMO)	Joanne Gosney John & Desley Gailey John & Gerry Puttick	
▪ Friends of Stradbroke Island Association (FSIA)	John Hilliards Jo-Tudhope	
▪ SEQWater, Jon Nicholson	Karla & Hush Lennon Kathleen Harrington Kathy Hobbs Kerry Elliott Kevin Long Les Regan Liddie Shaw Lindsay Houston Lisa Henderson Liz Borey Lucy Trippett Margaret Grenfell Margaret Kucirek Marshall Malouf Marylyn & David Morgan Maureen Taylor Michael White Mick Fitzgerald Mike Thompson Mr & Mrs Gailey Mr & Mrs Gardner Mr & Mrs Leben, Louise & Nicholas Mr & Mrs Stagg Mr & Mrs Watego Mr A. & L. Watego Mr Conner & Jennifer Taylor Mr Geoff & Gloria Dick Mr J & A Kerr Mr K & W Ittensohn Mr Kearney Mr M & N. Gillisen Mr M & A. Watego	

Individuals*

Abea Codega	
Aline Townsend	
Althea Vickers	
Angela Ritchie	
Ann Weston	
Aunty Joan	
Aunty Margaret	
Barbara Ferry-Smith	
Barbara Smith	
Bernadette Ryan	
Darren Burns	
Dave Harrington	
David Maccheroni	
Dean & Narelle	
Dean Hendersen	
Dianne Haywood	
Dillon Birch	
Donna Shannon	
Doreele Ferguson	
Elisha Iselin	
Fiona Moore	
Fiona Surawski	
Gail Bell	
Gail Rosemond	
Glynn Carmichael	
Graham Mar	
Grant & Sonya Murray	
Gwen Specht	

*A number of other people contributed information or their thoughts about the Holiday Park / Camping grounds however they wish not to give their name

Council & DERM Officers

RCC Mayor – Cr Melva Hobson
RCC – Divisional Councillor – Cr. Craig Ogilvie
DERM - Ken Rogers.
DERM - Michael Kelly,
RCC - Michael Tait, Project Manager,
RCC - Alice Sherring,
RCC - Bernard Houston,
RCC - Dan Carter,
RCC - Gerard Noon,
RCC - Greg Jensen,
RCC – Jenny Schoof,
RCC – Judy Spokes,
RCC – Kristina Dickman
RCC – Paula Weston,
RCC – Russell Cook,
RCC – Vicki Woodrow,
RCC – Warren Mortlock,
RCC – Ian Milliken,

Thanks are also made to Anne Dunn
who facilitated the Community Consultation Sessions.

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1 Introduction

Redland City Council is the trustee of a number of camping reserves and camping and recreation reserves on North Stradbroke Island. These reserves were established by the state under State legislation in power at the time. The legislation which now provides the head of power is the *Land Act 1994*.

Redland City Council has developed and managed the camping reserves or camping and recreation reserves on the island since 1949. Council began to investigate the option of creating term leases over the holiday parks in 2007; however the costs associated with term leases caused this option to be not financially viable.

Instead, in 2008 Council made a decision to investigate alternate management options by way of a Trustee Lease for the six holiday parks to another party as permitted by the State.

The Department of Environment and Resource Management (DERM) indicated to Council that as part of the leasing process Council was also required to prepare a Land Management Plan in accordance with the *Land Act 1994* and DERM policies.

This document is a result of detailed assessment of the relevant holiday parks, community consultation and discussions with Council and Department of Environment and Resource Management Officers.

This document is intended to be the primary management planning document for the Holiday Parks between 2010 and 2015.

2 Aims and Objectives of the Land Management Plan (LMP)

The primary aim of the LMP is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. This LMP specifically relates to: -

- a) Adams Beach Holiday Park
- b) Bradbury's Beach Holiday Park
- c) Amity Point Holiday Park
- d) Adder Rock Holiday Park,
- e) Thankful Rest Holiday Park, and
- f) Cylinder Beach Holiday Park.

For the purpose of this document and under instruction from the Trustee a single Land Management Plan was to be prepared covering all six holiday parks on North Stradbroke Island.

The Land Management Plan is to: -

- ✓ Clearly set out the purpose of the reserves and define the purposes for which the reserves are to be managed into the future.
- ✓ Identify and described the social, environmental and economic values and impacts of the holiday park.
- ✓ Provide a set of issues related management strategies to manage the social, environmental and economic values within the holiday parks.
- ✓ Ensure Council's and/or any Secondary Use Lessee meet their duty of care requirements with respect to the day to day management of the holiday parks.

- ✓ Ensure that Council or any Secondary Use Lessee maintain or initiate a satisfactory level of community consultation with the local Indigenous and residential community.

Each of these actions must have state, regional and local interests in mind. It is important that proposed use reflected in the plan is consistent with the future intentions for the site and the relevant local government planning scheme.

3 Location context

3.1.1 History

North Stradbroke Island is located in South-east Queensland and forms the eastern limit of Moreton Bay. The main access point to North Stradbroke Island is via Dunwich. Dunwich is approximately 12 kilometres or approximately 1 hour by vehicular ferry from Cleveland on the mainland.

The island has three main townships; Dunwich, Amity Point and Point Lookout with a small area of dwellings at Flinders Beach.

Stradbroke Island was separated into two islands in 1898 by erosion at the tidal channel of Jumpinpin. Essentially, the two parts are Quaternary sand islands with only small areas of basement rock exposed.

Most of North Stradbroke Island is formed of high fixed sand dunes of parabolic or "blow-out" type, with fringing low strand plains characterised by beach ridges and swamps. The junction of strand plains with high dunes is marked by steep escarpments formed by marine erosion. The old shoreline was abandoned about 5000 - 6000 years ago, in post-glacial (Holocene) time. The high dunes were formed in the Pleistocene Period, but estimates of age of their commencement vary up to over 400,000 years before present.¹

People of the Quandamooka have lived on and around Minjerribah for least 40,000 years, according to traditional knowledge. Geological evidence dates occupations at a minimum of 21,000 BP (Before Present)²

The Traditional Owners of Quandamooka (Moreton Bay region which includes Minjerribah / North Stradbroke Island) are the Goenpul, Nunukkal and Ngugi clans. At the time of European settlement, the Nunukkal clan was associated with the northern part of North Stradbroke Island and the Goenpul clan with the whole of North and South Stradbroke Island, parts of the mainland coast and the seas and islands in the south of Moreton Bay. The Ngugi clan was associated with Moreton Island. Members of these clans, (or dialect-named groups) engaged with each other, intermarried and freely travelled across territory associated with each clan/dialect group (Spokes J. 2010).

North Stradbroke has a very long history, with European contact dating back to 1770 when Captain Cook recorded the sighting of a rocky headland (which he named Pt Lookout) in his log book³. Matthew Flinders was the next recorded European explorer to enter and survey northern Moreton Bay in 1799. Flinders was followed some 24 years later (1823) by Surveyor John Oxley in the *Mermaid*. Oxley found that the sand hills extending south from Point Lookout were not part of a peninsula but an island¹.

¹ Stevens. N.C. 1984. *Queensland Field Geology Guide*. Geological Society of Australia (Queensland Division).

² Whiting. E. & Associates. 1999. North Stradbroke Island/Minjerribah Planning & Management Study – Social Environment & Community Life – Stage Two Report.

³ <http://www.redlandstourism.com/stradbrokeHistory.htm>

In 1824 Surveyor General **John Oxley** arrived at Pulan and named it Cypress Point whilst on an exploratory mission with fellow surveyor **Robert Hoddle** and botanist **Allan Cunningham** in search of a suitable site for a penal colony. It is now known as Amity Point named after Oxley's ship. In 1825 Amity Point was set up as Moreton Bay's first Pilot Station, and upon Oxley's strong recommendation, Minjerribah was destined to become a penal settlement. This marked the beginning of permanent contact between Europeans and the Aborigines in the Redlands. In June 1827, Minjerribah was renamed Stradbroke Island by Governor Darling in reverence of the Honourable Captain J.H. Rous, son of the Earl of Stradbroke and also Viscount Dunwich.⁴

The *Environmental Protection and Biodiversity Conservation Act (EPBC) Act* (1999) lists a couple of sites in the Register of the National Estate (RNE) on North Stradbroke Island, these being: -

- Dunwich Cemetery – Historic
- Polka Point Midden, Dunwich – Indigenous
- North Stradbroke Island (central section) – natural
- Southern and eastern Moreton Bay – natural.

The RNE listing indicates that not all Indigenous sites may be listed in the RNE data base.

The Redlands Tourism website provides the following historic information about the three townships on North Stradbroke Island.

Dunwich - Dunwich was home to a large Aboriginal population. It was also the site of many and varied European Settlements for 120 years. The Europeans used Dunwich as a convict outstation, a Catholic Mission, then a Quarantine Station and, finally, a Benevolent Institution.

Today Dunwich is the arrival and departure point for North Stradbroke Island for both vehicular and pedestrian ferries as well as being the administration centre for the island in terms of Council and State Government Services. Dunwich also has a sizeable residential community with the 2006 census finding 802 people reside in Dunwich, with 3 of those reporting to reside in a caravan, cabin or houseboat⁵.

The holiday park at Bradbury's Beach, Dunwich, provides alternative low cost housing options for members of the local community⁶

Amity Point - Amity Point was also home to a large Aboriginal population. In 1825, a pilot station was established at Amity Point. It was the first European settlement on the island. Serious coastal erosion problems caused by the Rainbow Channel have claimed much of Amity's early history. Recent rock armouring of the coastal zone has sought to protect the existing land above the tidal mark from the Basin at the end of the Holiday Park to past the last residential property to the north of the village.

Today Amity Point is a quiet residential area which has a mix of holiday rental dwellings and permanent or semi-permanent residents. The 2006 census recorded 405 persons resided at Amity Point at the time of the 2006 census, with seven of those reporting to reside in a caravan, cabin or houseboat⁵.

⁴ <http://www.straddieonline.com.au/AboutStraddie/StradbrokelslandHistory.aspx>

⁵ <http://www.redland.qld.gov.au/Residents/Communities/DemographicProfiles/Pages/default.aspx>

⁶ Response from Community workshop – Amity Point February 2010.

The Holiday Park forms an integral part of the Amity Point village with local food and beverage establishments reliant on the trade from short and longer term holiday park patrons to ensure the ongoing viability of those businesses⁶

Point Lookout - The ocean beach south of Point Lookout has a long Aboriginal history and was the site of many middens, some of which were lost due to early sand mining methods during the 1940's and 50's, and four wheel driving on the beaches. Point Lookout is the first place in Queensland to be named by Europeans. In 1770, Captain Cook recorded the sighting of a rocky headland in his log book naming the headland Point Look-out.

Today Point Lookout could be considered the tourist hub of North Stradbroke Island, however it supports a residential population numbering some 665 persons, with 38 of those reporting to have resided, at the time of the 2006 census, in a caravan, cabin or houseboat⁵.

3.1.2 Environment

All six of the holiday parks are located on or immediately adjacent to beaches and the coast line in the northern half of North Stradbroke Island. It is generally accepted that North Stradbroke Island forms the eastern extent of Moreton Bay which extends to a line between Point Lookout to the southern tip of Moreton Island.

The Moreton Bay Marine Park area covers all of Moreton Bay and extends beyond North and South Stradbroke Island as well as Moreton Island. With the exception of Amity Point all coastal areas immediately adjacent to the other holiday parks abut areas of the Moreton Bay Marine Park designated as Habitat Protection. Amity Point abuts an area designated as Conservation Park. Under the *Marine Parks Act (2004)* and the *Marine Parks (Moreton Bay) Zoning Plan 2008* certain activities are permitted to be undertaken within designated areas of the Marine Park.

This area is also afforded protection under the *Environmental Protection and Biodiversity Conservation Act (EPBC) (1999)* as it is listed in the EPBC Protected Matters data base as a wetland of international significance as a Ramsar site. The Ramsar convention is an international treaty, of which Australia is a signatory, which aims to protect and conserve wetlands of international significance. Moreton Bay was adopted as a Ramsar site on 22 October 1993⁷

The terrestrial portions of the island and particularly those areas adjacent to Amity Point and Adder Rock Holiday Parks contain remnant vegetation which is protected under the *Vegetation Management Act 1999* and in some cases additional regulation is provided by the *Fisheries Act 2004*. Significant flora and fauna species listed in the *Nature Conservation (Wildlife) Regulations 2006* schedules 1, 2, 3 and 4, are protected by the *Nature Conservation Act 1992*.

A review of the EPBC Act Protected Matters data base and the State's wildlife online data base clearly demonstrates that both the marine, intertidal and terrestrial environments around the holiday parks provide significant habitat for a wide range of marine, migratory, coastal and terrestrial flora and fauna species.

The number of nationally and/or state protected flora and fauna species is contained in table 1 below.

⁷ <http://www.environment.gov.au/cgi-bin/wetlands/ramsardetails.pl?refcode=41>

Table 1 – Protected Flora and Fauna Species

Type	National^B	State^C
Ramsar Site	1	
Flora	6	4
Marine birds	49	-
Migratory birds ^A	40	-
Threatened birds	8	15
Threatened reptiles	5	2
Marine reptiles		3
Threatened frogs	1	4
Marine mammals	1	3
threatened mammals	5	1
Threatened sharks	4	1

Notes: -

A – Includes terrestrial and wetland species some of which are listed as both terrestrial and wetland species.

B – EPBC search around Dunwich with a 2 km radius used for this analysis.

C - Wildlife online data for Pt Lookout used for this analysis with a 5 kilometre radius around Adder Rock.



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Map 1 – North Stradbroke Island Townships

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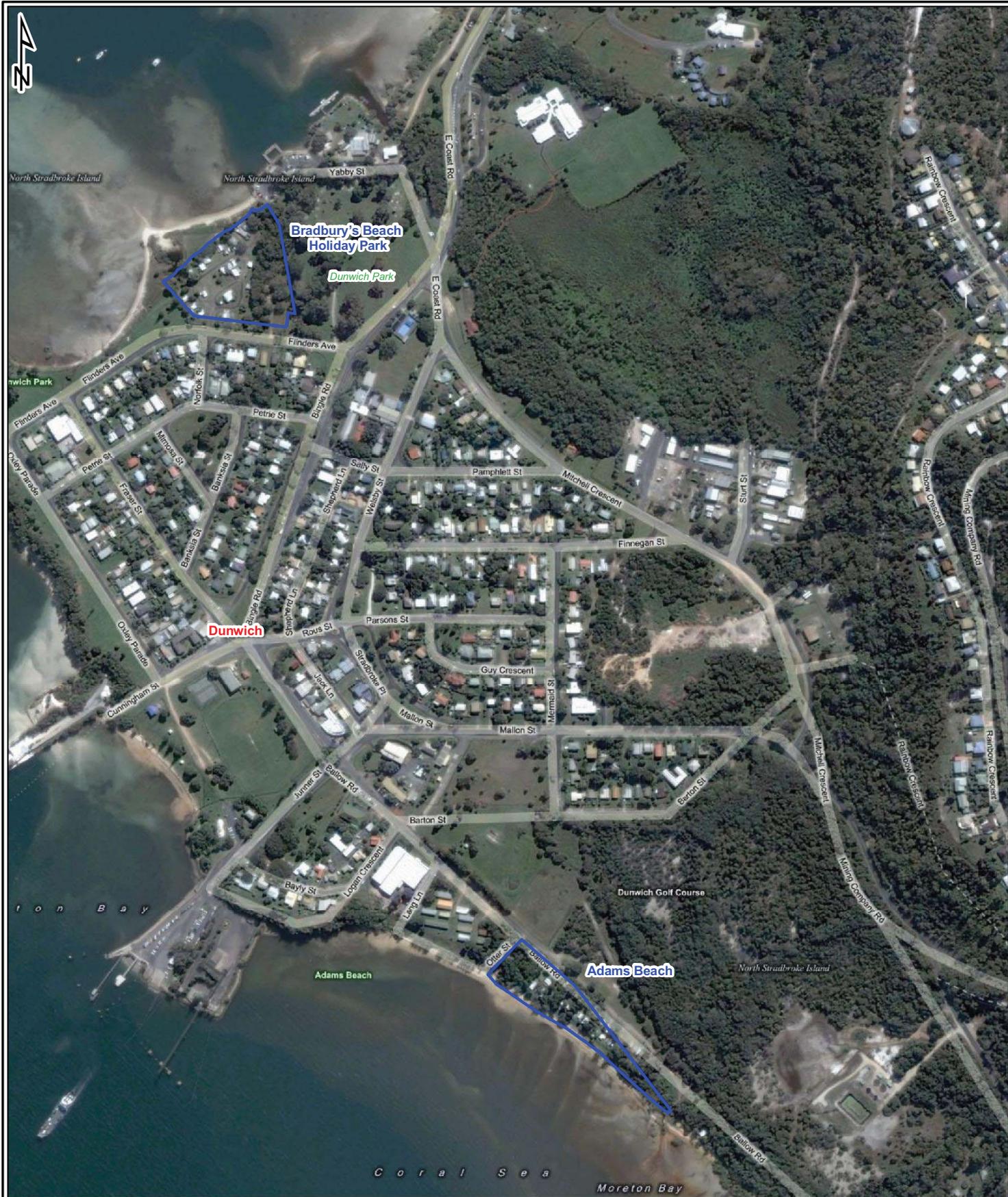
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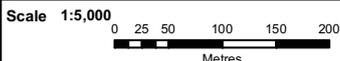
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Map 2 – Dunwich Township

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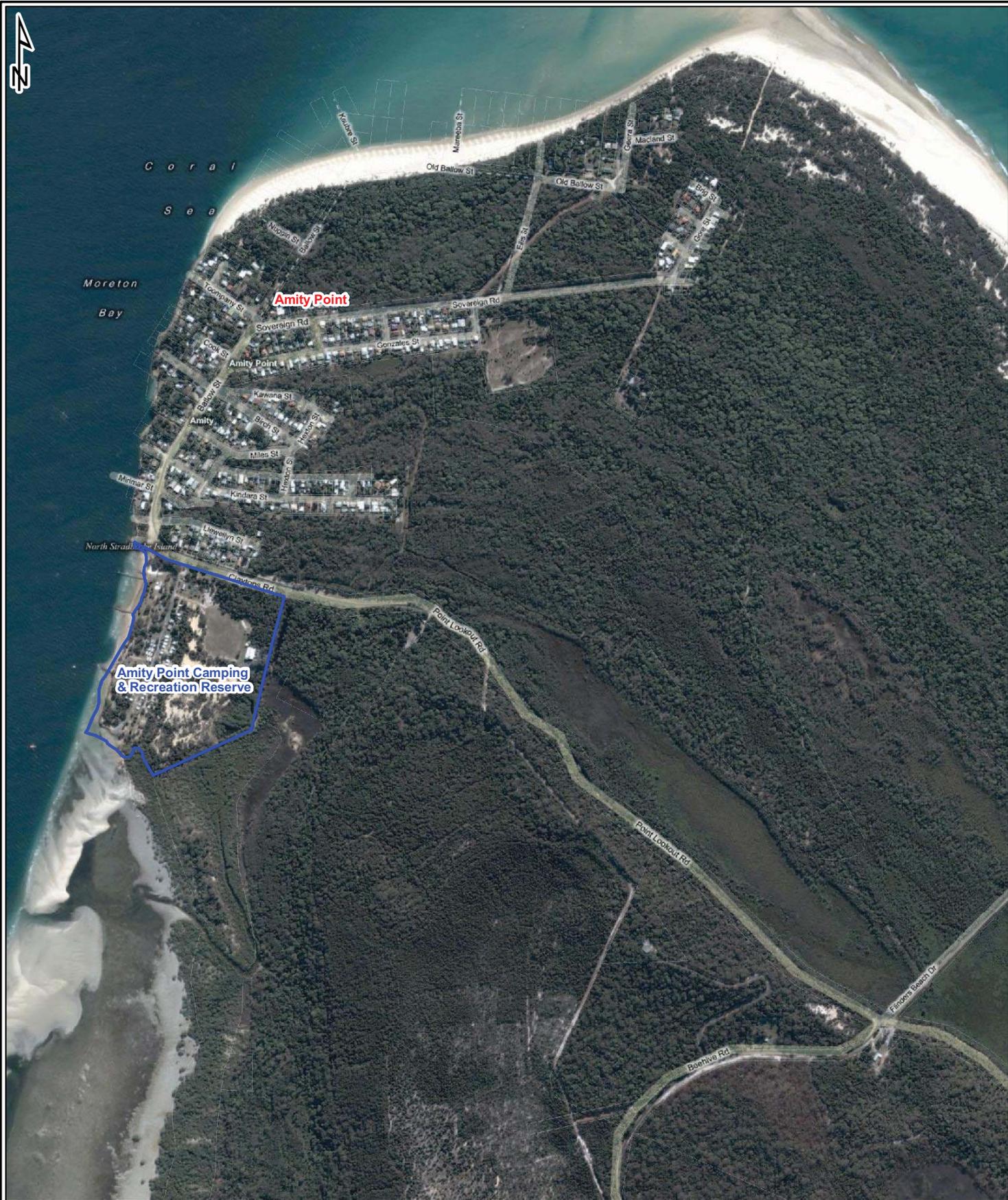
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Map 3 – Amity Point

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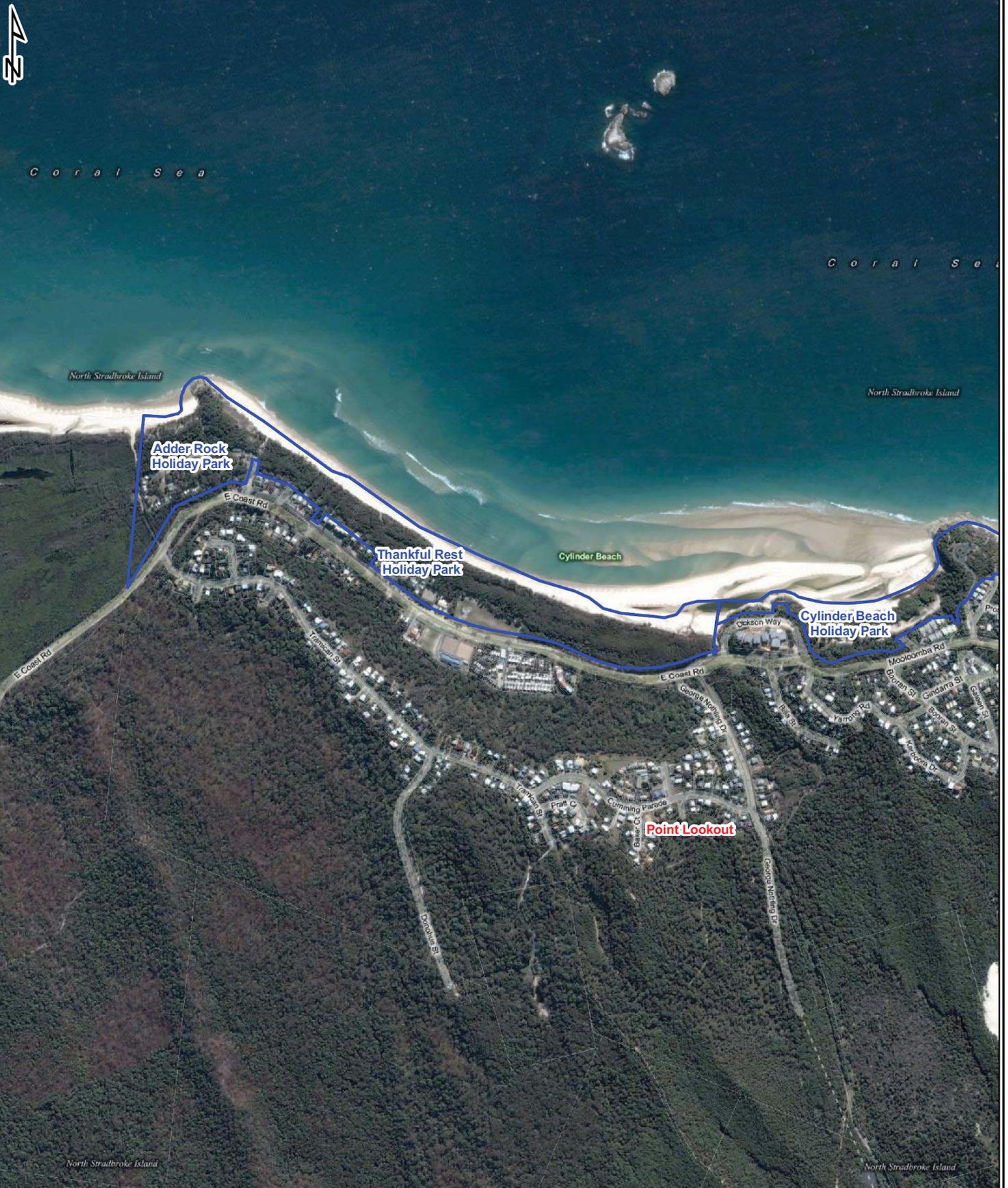


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Map 4 – Point Lookout

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4 Legislation

This section outlines the Commonwealth, State and Local Government legislation which have relevance to the ongoing management of the Secondary Use lease areas.

4.1 Commonwealth Legislation

Table 2 – Commonwealth Legislation

Act	Relevance
<p><i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i></p>	<p>The EPBC Act provides the Commonwealth Government to protect the environment, flora and fauna species as well as vegetation communities or ecological community which are of national significance and are under threat.</p> <p>While no flora or fauna species have been identified within the Holiday Parks to date that may be impacted upon by the management of the holiday parks, a number of fauna species actively use or may use the resources around the holiday parks and as such the management and development of the holiday parks must ensure that this does not cause or potentially cause significant impact to these nationally protected fauna species.</p> <p>Species which may be relevant include marine turtles and mammals and migratory bird species.</p>

4.2 State Legislation

Table 3 – State Legislation

Act	Relevance
<p><i>Land Act 1994</i></p>	<p>The <i>Land Act</i> 1994 provides the head of power for the Minister of Natural Resources, Mines and Energy and Minister for Trade to make decisions with regard to State Land.</p> <p>The Camping Reserves and the Camping and Recreation Reserves over which the North Stradbroke Island holiday Parks are located are considered to be State Land and reserves set aside for community purpose, which are defined in Schedule 1 of the Act. Under the <i>Land Act</i> 1962 a number of community purpose reserves were defined and these included Camping Reserves and Camping and Recreation Reserve.</p> <p>Schedule 1 of the 1994 Act does not provide for these reserves as a community purpose however it permits reserves made under previous Acts to maintain their designation and purpose.</p> <p>The act also permits the Minister to make policies and for these policies to have powers under the <i>Land Act</i>. The relevant policy which requires the Trustee to prepare a Land Management Plan should they want to establish a secondary use of trust land, which may be all or part of that trust land i.e. a Camping and Recreation Reserve.</p>

Act	Relevance
	<p>Relevant sections of the Act which are pertinent to the Holiday Parks include: -</p> <ul style="list-style-type: none"> • Section 53 –General Powers of a Trustee • Section 54 – No powers to sell trust land • Section 57 – Trustee leases • Section 57A – Amending a trustee lease • Section 61 – Conditions of trustee leases and trustee permits • Section 62 – Grouping of trust land • Section 63 – Rent to be charged • Section 65 – Cancelling of a trustee lease or trustee permit
<p><i>Nature Conservation Act 1992 & Regulations.</i></p>	<p>The <i>Nature Conservation Act</i> (NCA) 1992 is the principal piece of State legislation which protects flora and fauna within the State.</p> <p>With respect to the day to day management of the holiday parks, the NCA (1992) protects all native flora and fauna. Some flora species may be interfered with for day to day maintenance of the park however to remove or kill any protected wildlife (flora and fauna) a permit is required.</p>
<p><i>Coastal Protection and Management Act 1995 & State Coastal Management Plan which includes the South-east Queensland Regional Coastal Management Plan August (2006)</i></p>	<p>The Act seeks to protect and manage coastal resources and biodiversity by defining areas and developing coastal management plans. The <i>Coastal Protection and Management Act</i> permits the development of Coastal Management Plans and North Stradbroke Island is covered by the Southeast Queensland Regional Coastal Management Plan. The majority of North Stradbroke Island around the townships is within the Coastal Management District 19 and 23 which also includes substantial area on the land as well as the sea.</p> <p>The State Coastal Plan is currently under review and this may result in a revised or amended SEQ Regional Coastal Management Plan. However the current SEQ Regional Coastal Management Plan (August 2006) includes a number of maps which have relevance to all holiday Parks either directly or indirectly, these include: -</p> <ul style="list-style-type: none"> • Dunwich is partly located within Coastal Management District 19 and 23 while Amity and Point Lookout is completely located within Coastal Management District 19 • Map 2J identifies an area of State Significance for marine transport facilities immediately to the north of Bradbury’s Beach Holiday Park • All Holiday Parks are located over land mapped in Coastal Management District Maps 13.19 & 13.23 as being within Coastal Management District over Land. This means all development must comply with the <i>Coastal Management and Protection Act 1995</i>
<p><i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	<p>The <i>Residential Tenancies and Rooming Accommodation Act</i> 2008 applies to and regulates permanent residents within the Holiday Park network. The RTRA Act 2008 does not apply to storage vans as they are used by their owners for holidaying purposes and section 31 of the Act states:</p> <p>31 Premises used for holidays</p> <p>(1) <i>This Act does not apply to a residential tenancy agreement if the right of occupancy of the premises is given for holiday purposes.</i></p> <p>(2) <i>For subsection (1), a right to occupy premises given for 6 weeks or longer is</i></p>

Act	Relevance
	<p><i>taken not to be given for holiday purposes unless the contrary is proved.</i></p>
<p><i>Environmental Protection Act 1994</i></p>	<p>The <i>Environmental Protection Act 1994</i> provides for the protection of the State's environment and provides penalties for environmental harm and environmental nuisance. The Act has a number of policies relating to Air, Noise, Waste Management and Water which are subordinate to the Act.</p> <p>The Act also permits the operation of a number of environmental relevant activities.</p> <p>Two of the Holiday Parks are located within areas which are listed by the DERM on its Environmental Management Register as being affected by a radioactive contaminant. Part 8 of the Act deals with contaminated land.</p> <p>Preliminary reporting has shown that the levels at these sites are not significantly above background.</p>
<p><i>Old Fire and Rescue Service 1992</i></p>	<p>The <i>Old Fire and Rescue Act 1990</i> deals with the management of fire within the State. The Act places the responsibility of fire management on the occupier or owner of any premises. The Occupier , Owner and premises are defined in the Act as: -</p> <p>occupier, used with reference to any premises, means the person in actual occupation or, if there is no such person, the owner.</p> <p>owner, used with reference to any premises, means the person who for the time being is entitled to receive the rent of the premises or would be so entitled if the premises were let.</p> <p>premises—</p> <p>(a) means any land or building; and</p> <p>(b) for part 6, includes a vehicle or vessel.</p> <p>The Act also provides for a person to obtain a permit to burn if they want to undertake a controlled or prescribed burn as well as the process for obtaining a permit to burn.</p>
<p><i>Vegetation Management Act 1999</i></p>	<p>The <i>Vegetation Management Act 1999</i> seeks to protect remnant and regrowth vegetation within the state. The Act is administered by the Department of Environment and Resource Management and they are a concurrent Referral Agency under the <i>Sustainable Planning Act 2009</i>.</p> <p>Remnant vegetation means vegetation, part of which forms the predominant canopy of the vegetation -</p> <p>(a) covering more than 50% of the undisturbed predominant canopy; and</p> <p>(b) averaging more than 70% of the vegetation's undisturbed height; and</p> <p>(c) composed of species characteristic of the vegetation's undisturbed predominant canopy.</p> <p>1. Regulated regrowth vegetation is -</p> <p>(a) identified on the regrowth vegetation map as high value regrowth vegetation; or</p> <p>(b) located within 50m of a watercourse identified on the regrowth vegetation map as a regrowth watercourse; or</p> <p>(c) contained in a category C area shown on a PMAV.</p>

Act	Relevance
	2. The exact location of a watercourse mentioned in paragraph 1. depends upon the location of the watercourse from time to time.
<i>Fisheries Act 1994</i>	This Act has the power to protect and conserve fish habitat and as such requires approval to interfere or damage fish habitat which does include vegetation associated with fish habitat such as coastal wetlands providing habitat for marine animals such as fish, crustaceans etc. The Act defines Fish Habitat as: - <i>Fish habitat includes land, waters and plants associated with the life cycle of fish, and includes land and waters not presently occupied by fisheries resources.</i>
<i>Water Act 2000</i>	The <i>Water Act 2000</i> , protects waterways and riparian area from unlawful impact and use.
<i>Marine Parks Act 2004 & Marine Parks (Moreton Bay) Zoning Plan 2008</i>	The <i>Marine Parks Act 2000</i> , is to provide for the conservation of marine environments by declaring marine parks, establishing zones, designate areas and highly protected areas within a marine park as well as develops zoning plans and management areas. All of Moreton Bay is included in the Moreton Bay Marine Park with areas adjacent to Dunwich and Point Lookout Holiday Parks included in the Habitat Protection Zone and Amity Point included in the Conservation Park zone.
<i>Aboriginal Cultural Heritage Act 2003</i>	The main purpose of this Act is to provide effective recognition, protection and conservation of Aboriginal cultural heritage. Aboriginal cultural heritage is defined in the act as being: - 8. Meaning of Aboriginal cultural heritage <i>Aboriginal cultural heritage</i> is anything that is – (a) a significant Aboriginal area in Queensland; or (b) a significant Aboriginal object; or (c) evidence of archaeological or historic significance, of Aboriginal occupation of an area of Queensland. Significant Aboriginal area and Significant Aboriginal object are also defined in the Act.
<i>Queensland Heritage Act 1992</i>	The purpose of this Act is to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations. The Act sets up the Cultural Heritage Register for the listing and description of areas or things of cultural heritage significance.
<i>Secondary Use of Trust Land Policy PUX/901/209 Version 5.</i>	This policy sets out the requirements for which a secondary use is to be undertaken on trust land such as the Camping Reserves and the Camping and Recreation Reserve upon which the six North Stradbroke Island Holiday Parks are located. For more details see Appendix 1.

A number of policies and guidelines also have relevance to the holiday parks or to land adjacent to the holiday parks which may influence the management and operation of the holiday parks. These include: -

- *Draft guidelines for the assessment and management of contaminated land in Queensland*
- *Framework for managing sewerage infrastructure to reduce overflows and environmental impacts*

With regard to the future management of the Holiday Parks and their future operation by another party, the *Land Act* 1994 has a policy which sets out the requirements of these actions. Again this policy is administered by DERM. The policy is the *Secondary Use of Trust Land Policy PUX/901/209 Version 5*. This policy is attached as Appendix 1 and can be viewed as a PDF at DERM's web site. The URL is: -

http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

4.3 Local

Redland City Council has a number of Local Laws which regulate activities within lands under its control including Trustee land. These include: -

- Local Law No 2 (Animal Management) 2007
- Local Law No. 6 (Protected Vegetation)
- Local Law No. 7 (Camping Grounds)
- Local Law No. 10 (Temporary Homes)
- Local law No. 13 (Control of Pests)
- Local Law No. 15 (Parks and Reserves)
- Local Law No. 18 (Control of Nuisances)

4.4 Redland Policies and Strategies

The Redlands Planning Scheme is Council's primary development planning document and identifies the zoning and specific attributes of all land within Redland City including the reserves on which the holiday parks are located. Future development within the reserves must be consistent with the existing use of the sites and the Redlands Planning Scheme.

Redland City Council also has a number of policies and strategies which relate to the day to day management of trust land, these include: -

- Redland Biodiversity Strategy 2008 – 2012
- Redland City Council Biodiversity Policy (Corporate POL-3070)
- Redlands Koala Implementation Strategy 2008 (GL-3069-001)
- Redland City Council Redlands Koala Policy (2008 – Corporate POL-3069)
- Redland Shire Pest Management Plan 2006 – 2010
- Redland Vegetation Enhancement Strategy and Policy 2007

4.5 Other documents and management Plans

Redland City Council manages a substantial number of adjacent lands and many of these have existing management planning documents such as Land Management Plans, Sport and Recreation Plans etc. Relevant plans which a Secondary Use Lessee should also be aware of include: -

- Stock. E. Et al. 1998. Management Plan for Point Lookout Reserve R1781. North Stradbroke Island. SIMO, FOSI & RSC.
- John Wood Consulting Services. 2007. Amity Point Sport and Recreation Reserve – Land Management Plan. RSC.
- John Wood Consulting Services. 2007. Dunwich Sport and Recreation Reserve – Land Management Plan. RSC.
- Brouwer. C. et al. 2003. Cylinder Beach Master Plan. RSC.

- Brouwer. C. 1999. Point Lookout Reserve Master Plan & Guidelines – Preliminary Manual. RSC.
- ROSS Planning. 2008. Sport and Recreation Facilities and Services Strategy for North Stradbroke Island. RCC.
- Converge. Et al. 2008. Conservation Management Plan – Cylinder Beach Reserve. RCC.
- RCC. 2005. Flinders Beach Land Management Plan 2005 – 2009. RCC.

5 Management Objectives and Strategies

This Land Management Plan deals with the strategic management discussion of the holiday parks, and while many of these land management issues are across all six holiday parks, each holiday park is different and has its own site specific issues which require strategies to manage those issues.

5.1 General and Holiday Parks Wide

Table 4 below outlines the strategic management objectives for the holiday parks.

Table 4 – Holiday Park Objectives and Management Strategies

Issue	Strategic Objective	Action	Responsibility and Timeframe
Legislative responsibilities	1. The Secondary Use Lessee and Council are responsible for complying with State and Federal legislation and Council's Local Laws and policies for the land over which the Secondary Use Lease applies.	i. As part of Council's responsibilities, Council may direct the Secondary Use Lessee on matters arising from its legislative responsibilities. ii. The Secondary Use Lessee should keep up-to-date with changes to legislation, local laws and policies.	<ul style="list-style-type: none"> Redland City Council (RCC) and the Secondary Use Lessee continuously.
Indigenous connection	1. Indigenous access to the community use reserves is facilitated by a Secondary Use Lessee. 2. The Secondary Use Lessee maintains active consultation with the local Indigenous community about access issues through the holiday parks	i. Local Indigenous community access to coastal lands is to be maintained and encouraged. The <i>Aboriginal Cultural Heritage Act (2003)</i> stipulates in S153(1) "A person who wishes to enter land to perform an activity (the cultural heritage activity) under this Act must consult with the owner or occupier of the land about obtaining the necessary access." ii. Therefore any land associated with the existing Cultural Heritage Management Agreement such as Cylinder Beach Holiday Park may require members of the local Indigenous community who wish to access that area for the purposes of undertaking an cultural heritage activity to seek permission of the owner (The State Government) or the occupier (Redland City Council or any Secondary Use Lessee). iii. It would seem that for any activity not deemed to be a cultural heritage activity as defined by the <i>Aboriginal Cultural Heritage Act (2003)</i> the <i>Land Act (1994)</i> would seem to indicate that access to trust land is to be without	<ul style="list-style-type: none"> The Land Owner – DERM, continuous. RCC has the responsibility as Trustee to manage the land in accordance with the <i>Land Act 1994</i>. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		constraint. Additionally land not covered by a Cultural Heritage Management Plan the right of access is such provided by the <i>Land Act</i> (1994).	
	3. An active consultation process is established by the Secondary Use Lessee with the local Indigenous community.	iv. The Secondary Use Lessee is to ensure they actively consult with the local Indigenous community with respect to the ongoing management and development of the holiday parks.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		v. All significant sites are to be managed in accordance with the <i>Aboriginal Cultural Heritage Act</i> (2003), A Cultural Heritage Management Plan if in force and the desires of the Island's Indigenous community.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Public access	1. Public access to the community use reserves is facilitated and managed. 2. The secondary use lessee maintains active consultation with the local community about public access issues through the holiday parks.	i. Public access to Community use reserves/ trust lands is to be maintained and facilitated. ii. Access can only be restricted for security and safety reasons or for the protection of significant public and private assets and that restriction can only relate to the immediate area around the hazard or asset. iii. Consultation with the local community about public access issues through the holiday parks is to be undertaken and maintained. iv. Where public access exists through a holiday park and there is no practical alternative, the access is to be maintained until such time that a suitable alternative access is established. v. Written approval is to be obtained from the Trustee prior to	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>restricting public access through the community use reserves.</p> <p>vi. Should an emergency health and safety risk occur that restricts public access through the community use reserves, prior approval from the trustee in writing does not need to be obtained. However written approval must be obtained within 5 business days of the fencing off of the hazardous area.</p>	
Health and safety	<ol style="list-style-type: none"> 1. All health and safety requirements meet current standards. 2. All emergencies are dealt with immediately and the area is fenced to protect patrons, staff and the general public. 3. Written approval to maintain an emergency fencing is obtained from the Trustee within five days of becoming aware of the emergency. 	<ol style="list-style-type: none"> i. Ensure all facilities are compliant with the relevant building and plumbing standards. This should include contemporary water and electricity usage standards. ii. Ensure all holiday parks are compliant with Qld Fire and Rescue Service guidelines with respect to the location and frequency of fire hydrants and fire hoses throughout the holiday parks. iii. Ensure that use and storage of LPG gas cylinders is compliant with Qld Fire and Rescue Service guidelines. iv. A suitably experienced and qualified arborist is to undertake an assessment of tree health and risks of all trees with a Diameter at Breast Height (DBH) greater than 300 mm (significant trees) in all holiday parks (see Maps 7, 11, 15, 19, 23 and 27). This assessment is to be provided to council to ensure the advice is verified before tree work occurs. v. In the case of an emergency situation or incident the Secondary Use Lessee is to notify the Trustee immediately or as soon as practicable. Access is to be restricted to the location until the area is made safe and any investigations of the incident by any regulatory authority has been completed. vi. Written approval must be obtained from the Trustee within 5 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		business days of the fencing off of the hazardous area.	
Carrying capacity	a. The environmental and social values of the holiday parks are maintained through appropriate levels of occupancy.	i. Ensure that the capacity of all holiday parks is appropriate to maintain the social, environmental and economic values of the holiday parks. ii. The total number of cabins proposed for a holiday park cannot exceed 10% of the total number of sites at that holiday park. iii. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Vegetation	1. All vegetated areas within the parks are managed.	i. All vegetation within the holiday parks is managed appropriately with the removal of environmental weeds, reduction of sedimentation entering these areas, no litter permitted to be deposited into these areas. <i>Note 1: - All vegetation and trees are protected under the <u>Vegetation Management Act (1999)</u> and or Council's <u>Vegetation Enhancement Strategy</u>. Any native trees removed will be required to be offset at 1 tree per meter height of the tree removed.</i> <i>NOTE 2: - Vegetation associated with marine areas may also be protected under the <u>Fisheries Act (1994)</u>.</i>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
	2. Proper approvals are obtained prior to any tree or plant being removed and/or interfered with.	ii. Seek relevant approvals prior to the removal or interference with any tree within the Holiday Parks.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
	3. All tracks are designed and maintained to <u>Crime Prevention Through Environmental Design</u> (CEPTED)	iii. An assessment of all tracks through vegetated areas is to be assessed with the application of <u>Crime Prevention Through Environmental Design</u> (CEPTED) design criteria.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	standards.		<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Fauna and Habitat	<ol style="list-style-type: none"> All pests are controlled or managed in accordance with the Redland Pest Management Plan. All Koalas are protected from inappropriate disturbance. Turtle nesting and emerging nestlings are protected from physical and lighting disturbances. Patrons are informed of the need to protect and refrain from disturbing nesting shore birds in compliance with the Moreton Bay Shorebird Strategy (DERM, 2005). 	<ol style="list-style-type: none"> All pest identified in Council's Redland Pest Management Plan are to be managed and controlled in accordance with the guidelines stipulated in the Pest Management Plan. The location of a koala within a holiday park is not to be brought to the attention of patrons. General signage is to be located at the entrance of each holiday park regarding the behaviour of patrons around trees containing koalas. All lighting positioned and shaded so no light extends onto any part of the beach to ensure appropriate protection for emerging turtle nestlings. During nesting season approved signage is to be displayed informing patrons that interfering with nesting turtles are not permitted under the <i>Nature Conservation Act 1992</i> and the <i>Marine Park Act 2004</i>. DERM is to be consulted with regard to the wording and information contained on any information signage. During periods where migratory and resident shore birds are nesting in coastal areas adjacent to a holiday park patrons of relevant holiday parks are informed of appropriate behaviour around these sites. (see DERM's Shorebird Management Strategy – Moreton Bay (DERM, 2005) 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Roadways	<ol style="list-style-type: none"> All roadways are maintained in good repair. Traffic calming is developed at appropriate locations. 	<ol style="list-style-type: none"> All internal roadways are to be surfaced appropriately to reduce dust and be free draining i.e. no kerb and channelling. Where required grassed swales should be used with crossovers for vehicles in van sites and car parks for 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	<p>3. All roadways are suitable for wheelchairs and other mobility devices.</p>	<p>camping sites.</p> <p>ii. All roadways are to be maintained in good condition and all failures of the surface are to be repaired in a timely manner.</p> <p>iii. Traffic calming is to be located at pedestrian crossings and adjacent to locations where people are prone to regularly cross the roads such as at amenity blocks and play grounds.</p> <p>iv. Traffic speed is to be no greater than 5 kilometres per hours on all internal roads</p> <p>v. All roadways are to be suitable for wheelchairs and electric mobility devices.</p>	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
<p>Sewage & Waste Water</p>	<p>1. Wastewater issues are managed in accordance with SEQWater guidelines (see Appendix III).</p> <p>2. All cabins utilise the most appropriate grey water and sewerage</p> <p>3. All amenity blocks are supplied with tank water within 3 years.</p> <p>4. Water saving devices are fitted to water outlets.</p> <p>5. Amenity blocks are compliant with access mobility standards</p>	<p>i. Wastewater management is to be in accordance with SEQWater guidelines.</p> <p>ii. All amenities blocks are to be maintained to an acceptable industry standard, including fittings, doors floor and wall coverings, lights etc.</p> <p>iii. All cabins and caravan sites (power or un-powered) storage or casual, are to be connected to the sewerage system or a grey water treatment system at the earliest opportunity.</p> <p>iv. Where practicable, all grey water treatment should be upgraded to comply with contemporary recycling grey water treatment system for re-use within the respective holiday park.</p> <p>v. When practicable, amenities blocks are to be fitted to a suitable sized rainwater tank for use in toilets and washing machines.</p> <p>vi. When practicable, urinals are to be converted to waterless urinals. It is noted that a number of urinals are already waterless.</p> <p>vii. Amenities blocks are to be compliant with access mobility</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		standards.	
Electricity	<ol style="list-style-type: none"> 1. All amenity blocks are fitted with low wattage lighting. 2. All power outlets are to be checked on an annual basis. 3. Lighting complies with CEPTED criteria. 4. Other sustainable fittings such as solar voltaic cells are fitted when funding permits. 	<ol style="list-style-type: none"> i. Where practicable, all lights within holiday parks are to be replaced with low wattage bulbs. It is noted that the majority of lights are fluorescent light bulbs however some may still be incandescent light bulbs. ii. Where practicable, all structures should have Solar voltaic cells fitted on their roofs to directly or indirectly provide power for lighting throughout the park. iii. All power sources provided through the holiday park or powered sites and patron amenities are to be regularly checked. iv. All lighting around public access sites such as amenity 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>blocks is to comply with CEPTED criteria.</p> <p>v. All storage vans owners are to ensure they comply with relevant domestic standards for wiring in their vans and their appliances.</p>	<ul style="list-style-type: none"> Storage Van Owners on a continuous basis.
Signage	<p>1. All signage complies with relevant Local and State Government regulation i.e. Redland Council Local Law 11 – Advertising Signs.</p>	<p>i. All signage is to meet relevant local standards for size and location of signs.</p> <p>ii. No signage is to be attached to any trees, living or dead within the park or outside of the park.</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Open Space	<p>1. Open space areas are maintained in accordance with relevant standards and policies.</p>	<p>i. All open space areas are to be regularly maintained to Council’s parkland standards.</p> <p>ii. Play equipment within the holiday parks is to be regularly checked to ensure that it does not pose a health and safety risk. If any play equipment is found to be faulty it is to be taken out of use until it has been repaired or replaced.</p> <p>iii. Open space areas should only be fenced with permeable fencing such as bollards or post and rail timber fencing. Sufficient gaps for strollers, prams and wheelchairs are to be located at all pedestrian crossings, adjacent to amenities blocks, shelters, bar-be-que areas and play ground areas.</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination	<p>1. Avoid creating contamination issues at any of the Holiday Parks.</p> <p>2. General maintenance and other works are carried out with minimal dust</p>	<p>i. Check the source of any fill to be used within the holiday parks – do not use untreated fill from potentially contaminating activities (e.g. sand mining).</p> <p>ii. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to

Issue	Strategic Objective	Action	Responsibility and Timeframe
	disturbance.	<p>properties.</p> <p>iii. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.</p>	manage from the commencement of the secondary use lease.
Buildings	<p>1. All new built structures are to meet “green” building design guidelines/standards.</p> <p>2. All new structures must have received the relevant approvals prior to work commencing.</p>	<p>i. All new structures are to comply with contemporary “green” building design with energy and water efficiency as well as structural elements.</p> <p>ii. All new structures must have received the relevant planning, building and plumbing approvals prior to work commencing as well as having undertaken a community consultation process.</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land Management Plan Review	<p>1. This Land Management Plan be reviewed every five years for the life of the plan.</p> <p>2. An annual inspection be completed by the Trustee to assess compliance and implementation of this Land Management Plan.</p>	<p>i. The Strategic Action contained within this Land Management Plan is formally reviewed in 2015 and every five years thereafter for the life of the plan.</p> <p>ii. An inspection by the Trustee of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.</p>	<ul style="list-style-type: none"> • The Trustee – Redland City Council in consultation with the Secondary Use Lessee and the local community.

5.2 Holiday Park Specific

The following set of management actions are specific to the holiday park.

5.2.1 Adams Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All Bribie Island Pines within the Holiday Park and identified on Map 6 are managed to proper arboricultural practices.	i. An audit is to be undertaken by a suitably experienced and qualified Arborist of all Bribie Island Pine within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All healthy trees are retained within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Mining lease 1105	1. The operational use of mining lease 1105 has no impact on the holiday park.	i. Consultation should take place with the owner of mining lease 1105 regarding the future intentions of use of the mining lease and the mitigation of all potential impacts on the holiday park and the reserve.	<ul style="list-style-type: none"> • RCC as Trustee through the Planning and Policy Department over the next five years.
Park reconfiguration	1. Park reconfigured in compliance with agreement between Council and the lessee of mining lease 1105	i. Depending on the outcome of discussions between Council and the lessee of the Mining Lease 1105 the park may require reconfiguration to remove all infrastructure from within the mining lease.	<ul style="list-style-type: none"> • RCC as Trustee – following outcome of discussions between RCC and Lessee of mining lease 1105.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation.	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to maintain from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land.	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil. 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park. 3. Avoid creating contamination issues at any of the Holiday Parks sites. 4. General maintenance and other works are carried out with minimal dust disturbance	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from DERM and may also require an Operational Works approval from RCC.) iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining). iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties. v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.2 Bradbury's Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 9 are managed to proper aboriginal practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 9) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Waterway	1. Promotion of healthy waterways.	i. The waterway which transverses the holiday park is maintained in a state which limits the breeding of biting insects, odours and promotes healthy stream flows.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		ii. Investigate the potential for a gross pollutant trap to be installed upstream of Flinders Street to trap litter before it enters the park or Moreton Bay.	<ul style="list-style-type: none"> • RCC through the Planning and Policy Department as part of its ongoing infrastructure planning process.
Public access	1. Public access through the holiday park is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Maintain visitor and resident access from Yabba Rd into the Holiday Park. ii. Investigate options for facilitating public access (pedestrian and cycle access) between the Jetty and club facilities at the end of Yabby Road.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
			secondary use lease.
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to maintain from the commencement of the secondary use lease.

5.2.3 Amity Point

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 12 are managed to proper arboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 12) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Sewerage and waste water	1. The sewage system is to comply with DERM requirements.	i. Sewage and waste water generated within the Holiday Park is disposed of in accordance with DERM requirements.	<ul style="list-style-type: none"> • RCC as Trustee to complete within 12 months.
Public access to the Basin	1. Public access to the Basin is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Investigate options for facilitating and managing public access through the holiday park including the potential for an alternative vehicular roadway to provide access to the Basin. Note: this roadway may need to be regulated to restrict access to this area during the late evening to early morning ii. Investigate options for providing car parking and pedestrian access to the Basin.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
	3. Avoid creating contamination issues at any of the Holiday Parks sites. 4. General maintenance and other works are carried out with minimal dust disturbance	DERM and may also require an Operational Works approval from RCC.) iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining). iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties. v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.	secondary use lease.

5.2.4 Adder Rock

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 15 are managed to proper arboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 15) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Camping impacts	1. Protection of sensitive environmental areas from adverse impacts of camping activities and inappropriate levels of occupancy.	i. An assessment of the environmental impacts on the seaward camping area is to be undertaken to determine an appropriate carrying capacity. Consideration should be given to significantly reducing the number of camping sites in this area. ii. A study should be conducted to determine the	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>impacts of removing the existing gravel roadway servicing the seaward camping area. The study should provide options or alternatives to service the area and appropriate locations for car parking as well as health and safety issues.</p> <p>iii. The roadways and all areas not designated for camping are to be revegetated with local plant species including canopy, understorey and groundcover species locally occurring in this ecosystem on North Stradbroke Island.</p>	<p>commencement of the secondary use lease.</p>
Walking tracks	<ol style="list-style-type: none"> 1. Formalise access to the Adder Rock ridge from the holiday park if agreed and required. 2. Consultation undertaken with the local indigenous and residential community. 	<ol style="list-style-type: none"> i. In consultation with the local indigenous and residential community the establishment of formal access onto the ridge and to adder rock should be investigated and if agreed, planned and developed. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Melaleuca wetland	<ol style="list-style-type: none"> 1. Assessment and protection of the Melaleuca wetland within the holiday park. 	<ol style="list-style-type: none"> i. It is recommended that an assessment is undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland within the holiday park. This assessment should also review the impact to natural flows and disturbance from the roadway servicing the seaward camping area. This study may be undertaken in conjunction with the camping impacts assessment specified above. ii. All remedial works recommended through the assessment are to be undertaken. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.5 Thankful Rest

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 18 are managed to proper arboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 18) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Play ground and Bar-be-que area	1. Playground and bar-be-que areas are improved or removed.	i. The playground and bar-be-que areas are to be brought up to standard or completely removed to ensure they do not become a health and safety risk.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Bushfire risk to storage vans	1. Bushfire risks assessed and reduced if required.	i. Existing storage vans abutting the paperbark teatree wetland are assessed for their level of protection should a bushfire involve the adjacent vegetation.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Adjacent Melaleuca wetland	1. Assessment and protection of the Melaleuca wetland within the holiday park.	i. It is recommended that an assessment be undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland between the holiday park and the beach. ii. All remedial works recommended through the assessment are to be undertaken.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.6 Cylinder Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Heritage	1. All works within the park are undertaken in accordance with the Cultural Heritage Management Plan.	i. All works undertaken within the holiday park are done so in consultation with the local indigenous community and in accordance with the Cultural Heritage Management Agreement for Point Lookout Foreshore.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Significant trees	1. All significant trees identified in Map 21 are managed to proper aboriginal practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 21) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the holiday park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Foreshore buffer.	1. The foreshore buffer area is protected and managed appropriately.	i. It is recommended that options be investigated for protection of the buffer area from impacts of camping and the environment/climate change. ii. Weed removal and revegetation program be initiated for the buffer area.	<ul style="list-style-type: none"> • RCC to manage as the buffer area will be outside the leased area.
Beach access.	1. Access points hardened and maintained to ensure no erosion of the foreshore dunes	i. Beach access to be improved and hardened to reduce buffer loss for beach users ii. Investigate the potential of utilising hardening methods such as steps or board and chain walkways as recommended by DERM.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Area management.	1. Master Plan actions continue to be implemented.	i. The actions provided in the Cylinder Beach Master Plan (Brouwer, C. et al. 2003) continue to be implemented with respect to the Cylinder Beach area including the Holiday Park.	<ul style="list-style-type: none">• RCC as trustee through the Planning and Policy Department to manage on an ongoing basis.

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6 Consultation

As part of the development of this Land Management Plan, Redland City Council implemented a consultation program which included: -

- An island wide letter sent to all North Stradbroke Island land owners informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to all storage van owner's and permanent residents within the holiday parks informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to specific interest groups that included environmental, indigenous/cultural and commercial concerns informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- An information flyer detailing the development of the Land Management Plan and the ways which the community could contribute to its development was widely distributed on North Stradbroke Island and through various local community organisations.
- An information bulletin on Council's website providing information about the project and the preparation of the Land Management Plan. This bulletin also informed the reader of the time and location of the three community workshops.
- Advertising of the three community workshops in the local paper informing the reader of the time and location of the community workshops and discussing the purpose of the Land Management Plan.
- A web based survey allowing participants to comment on their experiences of the holiday parks, the values they hold and the issues that they felt needed to be addressed.
- Three facilitated community workshops which discussed the purpose and objectives of the Land Management Plan for the holiday parks and members of the community worked in small groups to identify and record issues relating to the six holiday parks, their values, their management needs and their desires.
- A targeted survey during the Australia Day weekend of patrons at each holiday park.
- A number of stakeholders also submitted their own issues paper for consideration by the consultant.
- The consultant also met with key stakeholders to listen to their particular issues and solutions for the future management of the holiday parks. The consultant also had a number in incidental question and answer sessions with patrons during their field inspections.
- All respondents and attendees who provided their names were acknowledged for their contribution to the Land Management Plan (see Acknowledgements)
- Following the completion of the Draft Land Management Plan, the plan was posted on the Council website and hard copies of the plan were made available for viewing at Council's Customer Service Centres in Cleveland and Capalaba for 28 days.
- All respondents to the surveys and attendees to the community workshops that provided their contact details were informed via email when the draft LMP was available for review and comment on Council's website.
- A second email was sent to all respondents to the surveys and attendees to the community workshops that provided their contact details reminding them the draft LMP was available for review and comment on Council's website and that they had only 1 week left if they wish to make comment.

A summary of the issues raised at the community workshops, individual responses to the patron survey and the web based survey is attached in Appendix 2.

7 Holiday Park Descriptions

The Redland City Council manages six holiday parks on North Stradbroke Island. These holiday parks are located at Dunwich, Amity Point and Point Lookout. The holiday parks provide a range of holiday experiences with tent and caravan sites both powered and un-powered and two Holiday Parks have cabins. These holiday parks provide the opportunity for people to have a caravan located on-site within the holiday park on a permanent basis, of which 12 caravans have permanent residents living within the holiday parks.

Each of the six holiday parks are described in detail below.

7.1 Adams Beach

Adams Beach Holiday Park is described as Lot 163 on SL8381 and covers an area of approximately 1.58 hectares. The holiday park is located in the township of Dunwich on Reserve 1580, (see Map 5) which was set aside for community purpose as a camping reserve under the *Land Act 1964*. Redland Shire Council was made trustee in 1977.

Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 01.12.1977 gazetted on 03.12.1977, page 1229 under the *Land Act 1962 to 1975*; Reserve 2801 Lot 163 Crown Plan SL8381; Area 1.580000 ha (about); in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping Purposes.



The holiday park is located at Adams Beach, Dunwich and is bounded by Ballow Road to the east and two small creeks to the north and south with the coast to the west. The park sits upon coastal sand deposits of unconsolidated sand from the Pleistocene age deposit. A key feature of the park is the presence of a number of mature and very mature Bribie Island Pine (*Callitris columellaris*), see Map 7. A review of the vegetation mapping shows that no remnant vegetation has been mapped over the park, see Map 8.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering Adams Beach Holiday Park. A large area mapped as non-remnant vegetation is located to the east of Ballow Road and this is also mapped as Medium bushfire hazard.

As the bushfire hazard mapping was undertaken using the methodology contained in the State Planning Policy SPP1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslip, the coverage of the holiday park by the medium bushfire hazard is primarily for planning reasons. The SPP1/03 stipulates the an area mapped as medium bushfire hazard is to have a 50 metres wide buffer around the medium bushfire hazard polygon and that the area encompassed by the 50 metre buffer is also to be considered to be medium bushfire hazard.

While the vegetated area to the east of Bellow Rd may present a threat to the holiday park in severe bushfire conditions, it is more likely that the risk presented by the vegetated area is low due to the current maintenance of vegetation along Bellow Rd, the maintenance of the area within the holiday park and the park's proximity to Moreton Bay. A greater threat to patrons of the park is from smoke, however with a dominant on-shore sea breeze smoke hazards may not impact on the holiday park patrons and visitors.

The holiday park has six unpowered camp sites, 40 storage van sites, many of which are powered sites, a park maintenance shed, a single amenity's block and an outdoor recreation/BBQ area. The park is serviced by a one way single lane sealed roadway (see Map 5). Straddie Holiday Parks report they currently have 18 storage vans located in Adams Beach Holiday Park.

Redland City Council has restricted camping within Adams Beach and campers are directed to Bradbury's Beach Holiday Park or one of the other Holiday Parks on the island. In 2009 Redland City Council passed a motion to close Adams Beach Holiday Park.

A number of existing storage vans have deposited fill and constructed retaining walls to support the fill to establish private outdoor recreation areas attached to their vans.



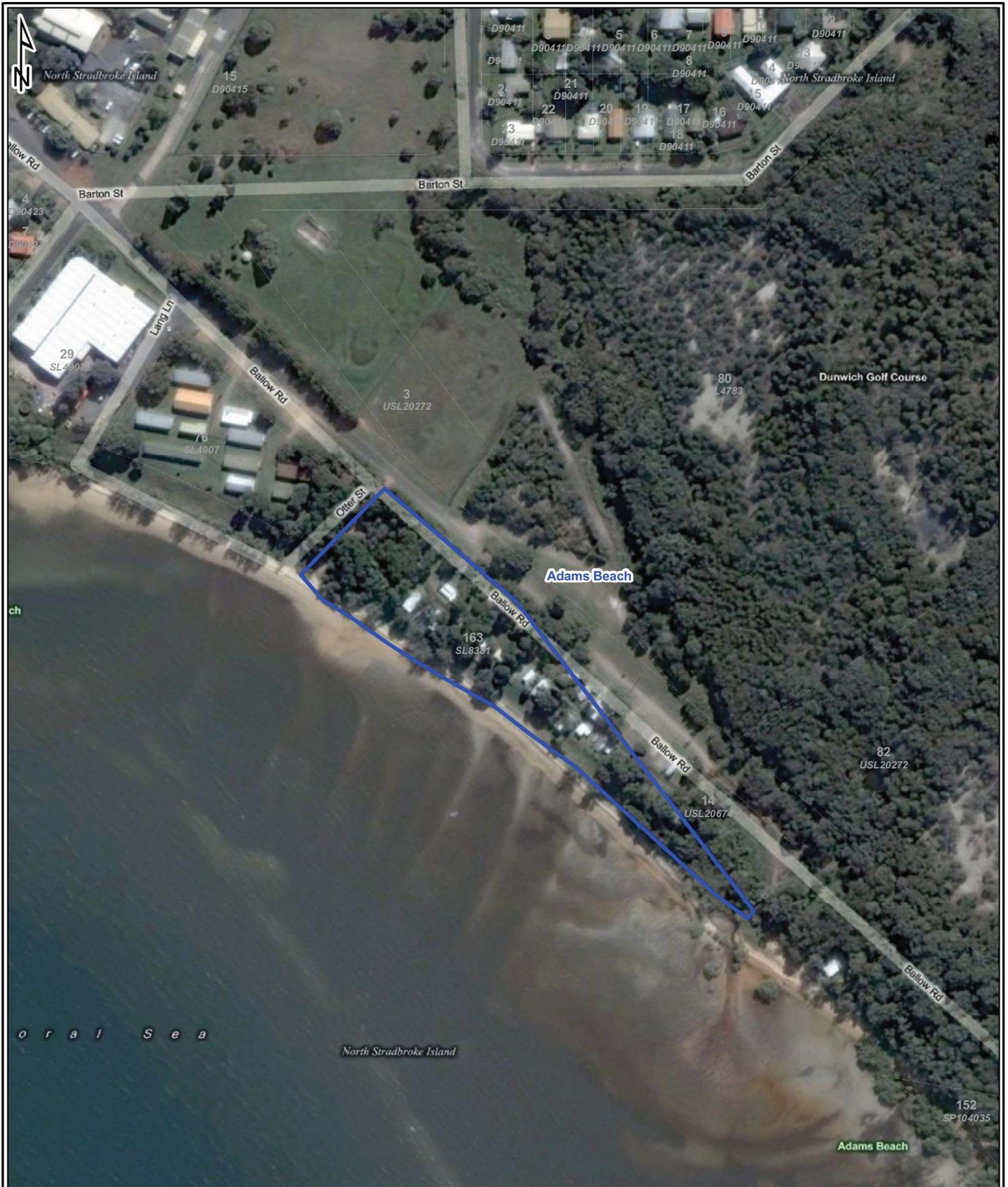
Additionally a number of recreational boats which include Hobby cats and aluminium dinghies are pulled up above the high water mark on the narrow foredunal area and tethered or chained to trees. It would also appear over time a number of Coast sheoak (*Allocasuarina equisetifolia*) have been removed and the mowing of the grass including the native saltwater couch (*Sporobolus virginicus*) has not permitted for any natural regrowth in the central to northern part of the park. This activity requires approval under the *Fisheries Act* 2004 from the Department of Employment, Economic Development and Innovation.

The Holiday Park is also traversed by a mining lease, Mining Lease 1105 which occupies a portion of the southern end of the park (See Map 5). This mining lease is active and as such if the land is required by the mining lease removal of infrastructure within the mining lease area may be required.

One of the mining companies has a proposal to move sand from the southern end of the island and use Ballow Road as a haul road. Should this not be approved they may seek to use the area within the mining lease 1105 for that purpose (pers comms Rogers. K, March 2010). Should either land be used as a haul road then this would have a potential impact on the existing storage van owners of Adams Beach in terms of noise, dust and traffic impacts.

Adam's Beach Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council,

the radiation dosage at this site is not significantly above background levels measured at control sites, and Australian and global averages.



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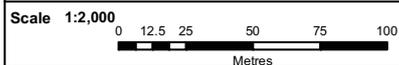
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Map 5 – Adams Beach Holiday Park

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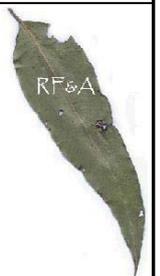
RF

Date

17/03/10

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Legend

- Banksia integrifolia
- Callitris columellaris
- Casuarina equisetifolia
- Corymbia intermedia
- Ficus obliqua
- Ficus watkinsiana
- Lophostemon confertus

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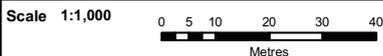
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**Map 6 - Adams Beach Holiday Park
 - Significant Trees**

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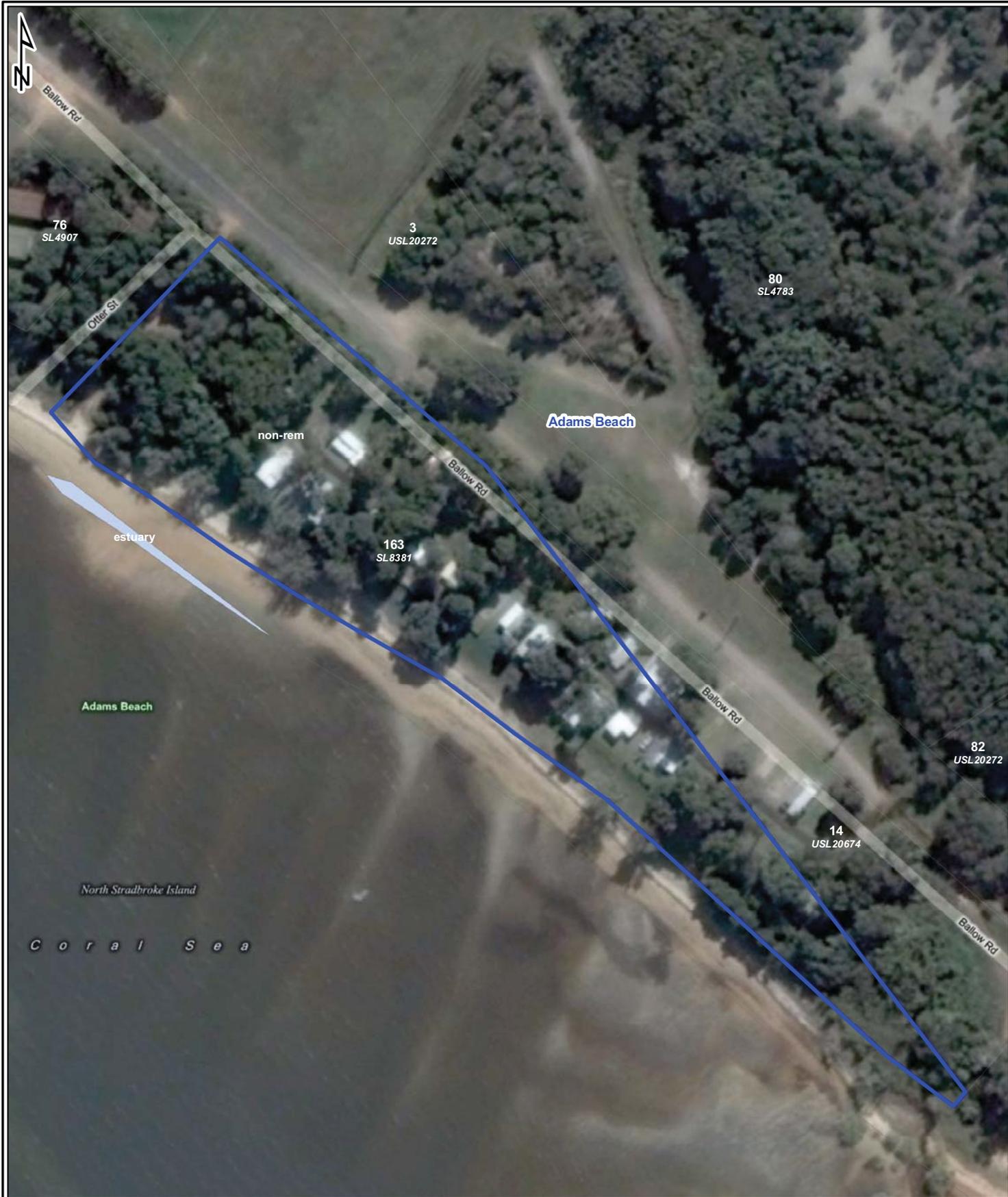


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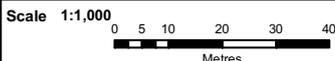
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**Map 7 – Adams Beach Holiday Park -
Regional Ecosystem Map**

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7.2 Bradbury's Beach

Bradbury's Beach is located off Flinders Avenue, Dunwich and occupies a Camping Reserve, Reserve 1580, which was set aside as a camping reserve in the *Land Act* (1916). The Camping Reserve is described as Lot 34 on SP115964 and covers an area of 1.8379 hectares (see map 9). Council has been the trustee of this camping reserve since 1949. The reserve also abuts the Dunwich Cemetery Reserve on its eastern boundary.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 22.12.1949 gazetted on 24.12.1949, Page 2615 under *The Lands Acts 1910 to 1949*, in the County of STANLEY, Parish of STRADBROKE; Area 4.2.26 acres; Redland Shire Council as Trustee for Camping Purposes. Alternation to land description to create Lot 34 on Survey Plan 115965 was gazetted on 28.09.2001; Pages 249-250; Area 1.837900 ha (18379 sq metres).

The park generally has a north-westerly aspect and is in alignment with that of Bradbury's Beach. The western boundary of the park was originally aligned with the High Water Mark. The northern boundary abuts the end of the Yabby Road servicing the Straddie Flyer jetty and the Little Ship Club. The eastern boundary abuts the Dunwich Cemetery land and the southern boundary abuts Flinders Avenue, Dunwich.



The park sits upon sedimentary deposits from the Nambour basin, Woogaroo subgroup from the Triassic to Jurassic era. The dominant rock type is sedimentary rocks.

The park contains a number of significant trees (see Map 11) which consist of Bribie Island Pine, Fig trees (*Ficus obliqua*, *F. Watkiansiana*) and a few tall gum trees (*Eucalyptus tereticornis*). A number of Paperbark teatrees (*Melaleuca quinquenervia*) can be found

within the park on the eastern side of the waterway. No remnant vegetation has mapped over the park (see Map 12). A tidal waterway traverses the park and separates the area set aside for the powered camp sites and the main body of the park.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering part of the Bradbury's Beach Holiday Park and the adjacent Dunwich Cemetery. This area contains vegetation which is restricted to the waterway and an area of Paperbark teatree and Old blue gum within the eastern portion of the holiday park. This area is not susceptible to a fire and as such the mapping is considered to be incorrect in this area. The bushfire hazard mapping layer has a layer called "Negligible" and this is the level of bushfire hazard within the holiday park and the adjacent Dunwich Cemetery.

Reports from patrons, storage vans owners and the permanent residents of the park indicated that the waterway becomes blocked by sand during periods when tide levels are lower than the level of the mouth and this results in organic matter decaying within the creek emitting foul odours. As the park also abuts a small tidal wetland between the park and the beach,

this also may cause a build up of organic material which may also cause an odour for the local patrons and local community.

Bradbury's Beach has a total of 83 sites consisting of 35 unpowered sites, 26 powered sites with four of those being for camping. Straddie Holiday Parks report the park contains 17 storage vans and five permanent residents. The park contains two amenity blocks, a laundry, clothes lines and a picnic area. Access around the park is via a single lane sealed one-way road. Additionally the park is also close to the One Mile Jetty used by the Straddie Flyer and as such local residents living to the south of the park, traverse the park to come and go from the Flyer as well as the Little Ship Club.

As this park is also located on a small, sheltered beach a number of dinghies and sailing boats are also pulled up onto the area above the high tide mark.



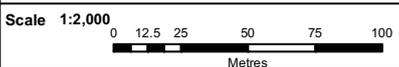
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Map 8 - Bradbury Beach Holiday Park

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133
SL9714
63
SL11369

100
SP115964

Bradbury Holiday Parks

107
SP170152

34
SP115965

1
SP115965

311
D9043

401
D9043

404
D9043

405
D9043

406
D9043

407
D9043

408
D9043

409
D9043

312
D9043

3
SP104044

Legend

- Callitris Columellaris
- Eucalyptus tereticornis
- Ficus obliva
- Ficus watkinsiana
- Melaleuca quinquenervia
- Pandanus tectorius

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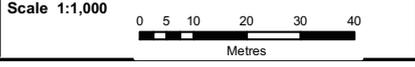
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Map 9 – Bradbury Beach Holiday Park - Significant Trees

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7.3 Amity Point

The Amity Point Holiday Park is located off Claytons Road, Amity Point and occupies an area of approximately 6.2028 ha which forms part of the Camping and Recreation Reserve covering an area of 20.1 ha. The Camping and Recreation Reserve is Reserve 3426 and is described as Lot 19 on SL806442. Reserve 3426 was established under the *Land Act* 1964 and Redland Shire Council was made trustee in 1985. Prior to the area becoming a camping and recreation reserve the site contained coastal wetlands before it was subject to filling.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 16.05.1985 gazetted on 18/05/1985, Page 743; Reserve 21880 Lot 19 on Plan SL10407; Area 6.7 ha; in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping and Recreation Purposes. The land description was then altered to Lot 19 on Crown Plan SL806442 (Cancelling Lot 19 on Plan SL10407 and part of Lot 152 on Plan SL9017); Area 20.100000 ha (about) – gazetted on 27.10.1990, Page 946.



Amity Point Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council, the radiation dosage at this site is not significantly above

background levels measured at control sites, and Australian and global averages.

The holiday park is bound by Claytons Rd to the north, the Basin to the south, Amity Point cricket ground and sports club to the east and Moreton Bay to the west (see Map 13).

The "Basin" is used by a broad range of the local community as well as having cultural heritage significance to the local indigenous people. This area provides a range of fishing and netting opportunities for Island residents and patrons of Amity Point Holiday Park. The Amity Point Holiday Park provides vehicular and pedestrian access to the Basin along an internal road that facilitates managed access via an entry security gate control by keypad. Access to the Basin for the local indigenous people and island resident must be maintained and managed.

The park has a number of significant tree species including Paperbark Tea trees (*Melaleuca quinquenervia*), Bribie Island pine (*Callitris columellaris*), Pink bloodwood (*Corymbia intermedia*) and Qld blue gum (*Eucalyptus tereticornis*). No regional ecosystems have been mapped over the area of Reserve 3426 containing the Holiday Park.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and

immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

It must also be noted that the site abuts an extensive area of vegetation which has been mapped as medium bushfire hazard. A fire burning in this area under an easterly wind may drop embers into the holiday park and the resultant smoke from the fire would present a health risk to some people with respiratory health problems. Additionally, as Amity Point has only one access road discounting the beach, the township and the holiday park may be cut off from the island emergency services for a time while the fire burns through this vegetation to the east of the park and township.

As indicated above the majority of the park is located on fill material which was deposited on the area in the late 1970's to early 1980's (pers comms, Miliken, I).

Over a number of years sand has been moving away from the coastline around Amity and a number of old buildings within Amity Point have had to be relocated to their current position due to the loss of the coastline. This coastal erosion has also impacted on the Camping and Recreation Reserve with a loss of sand resulting in Council reinforcing the beach with boulders. A number of small groins have also been constructed and some sand has built up to establish a small beach, however sand is still being lost and a number of trees are under threat.



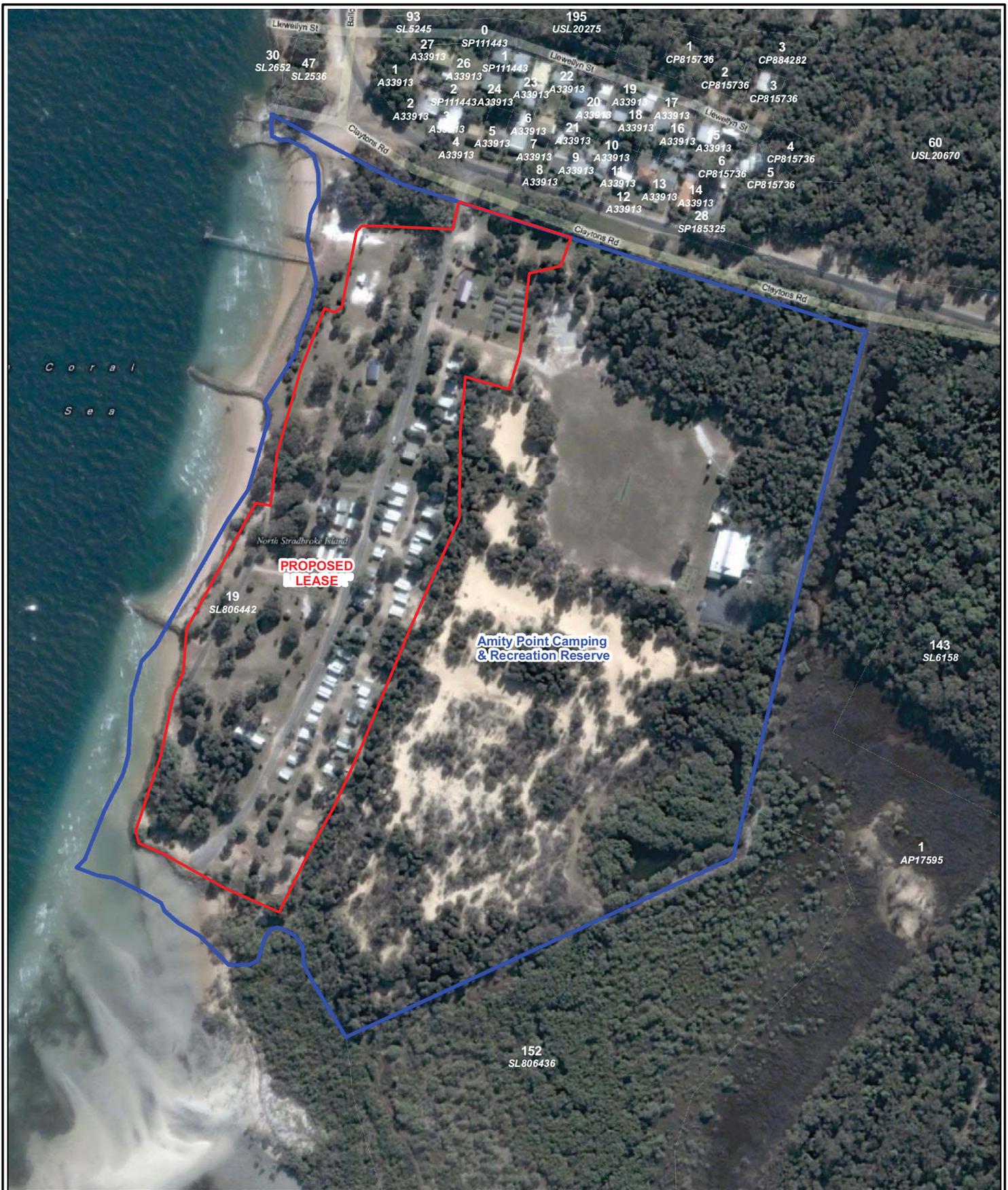
It is important to note that under the South-eastern Queensland Regional Coastal Management Plan this area and other areas along the western and northern coast of North Stradbroke Island is located within a coastal erosion prone area. While this designation predominantly relates to development within the coastal zone it also identifies areas where coastal erosions is prevalent or of high potential.

Straddie Holiday Parks report the park contains 144 unpowered sites, 27 powered sites, 13 unpowered vans sites, 13 cabins, 42 Storage Vans and 3 permanent residents with a total of 242 sites (see Map 14).

The total number of cabins proposed for the holiday park cannot exceed 10% of the total number of sites of the holiday park. The total number of storage van sites cannot exceed the existing number of storage van sites. Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Amity Point Holiday Park is the only holiday park not connected to the island sewerage treatment system. The park is currently unable to run at full capacity due to the current liquid

waste management system. Council is reviewing options to upgrade this system to allow for a maximum capacity of 450 persons to be accommodated within the holiday park.



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Map 11 – Amity Point Holiday Park

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Scale 1:2,500
 0 12.5 25 50 75 100 Metres

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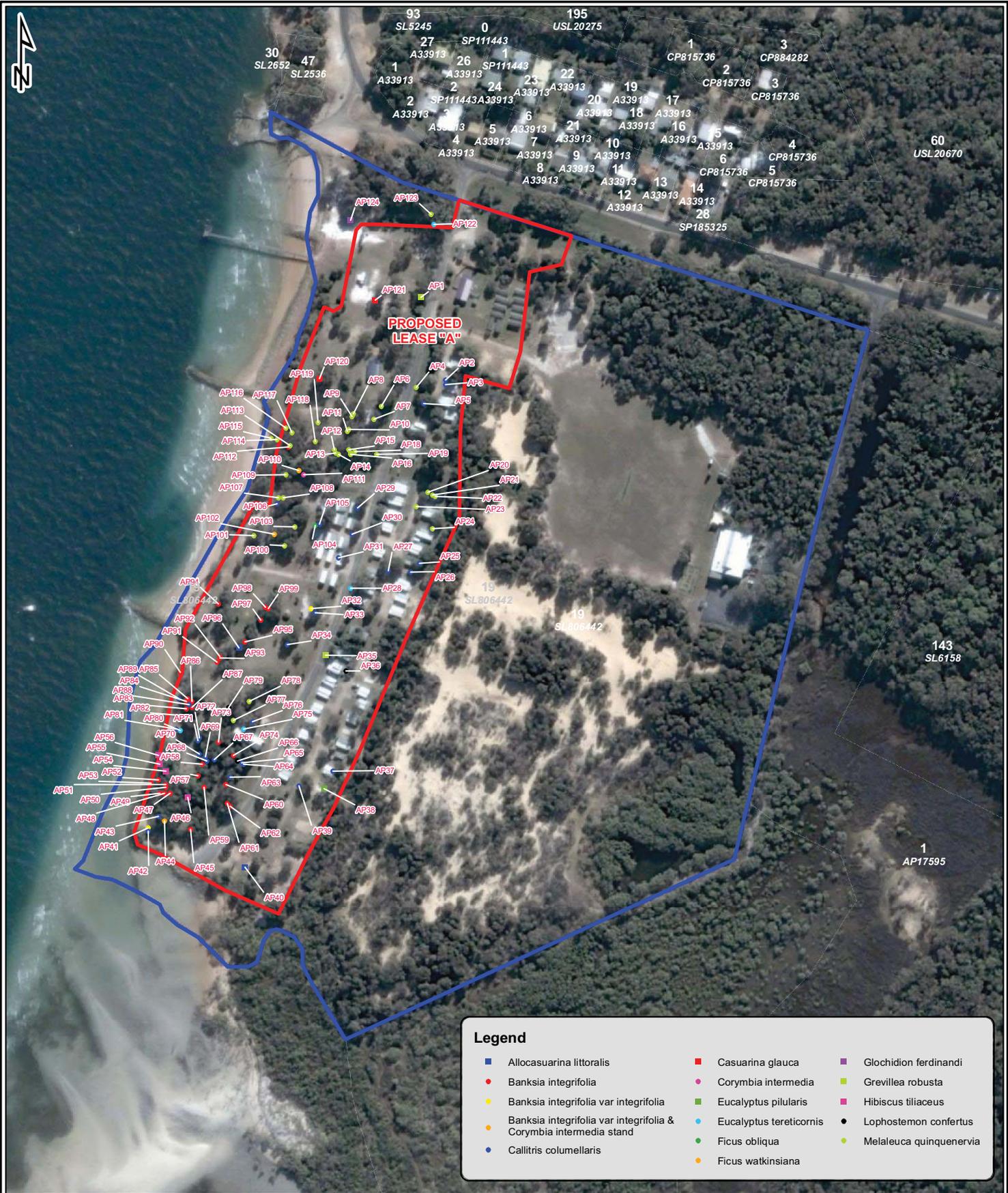
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Map 12 –Amity Point Holiday Park –Significant Trees

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Scale 1:2,500
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 Metres

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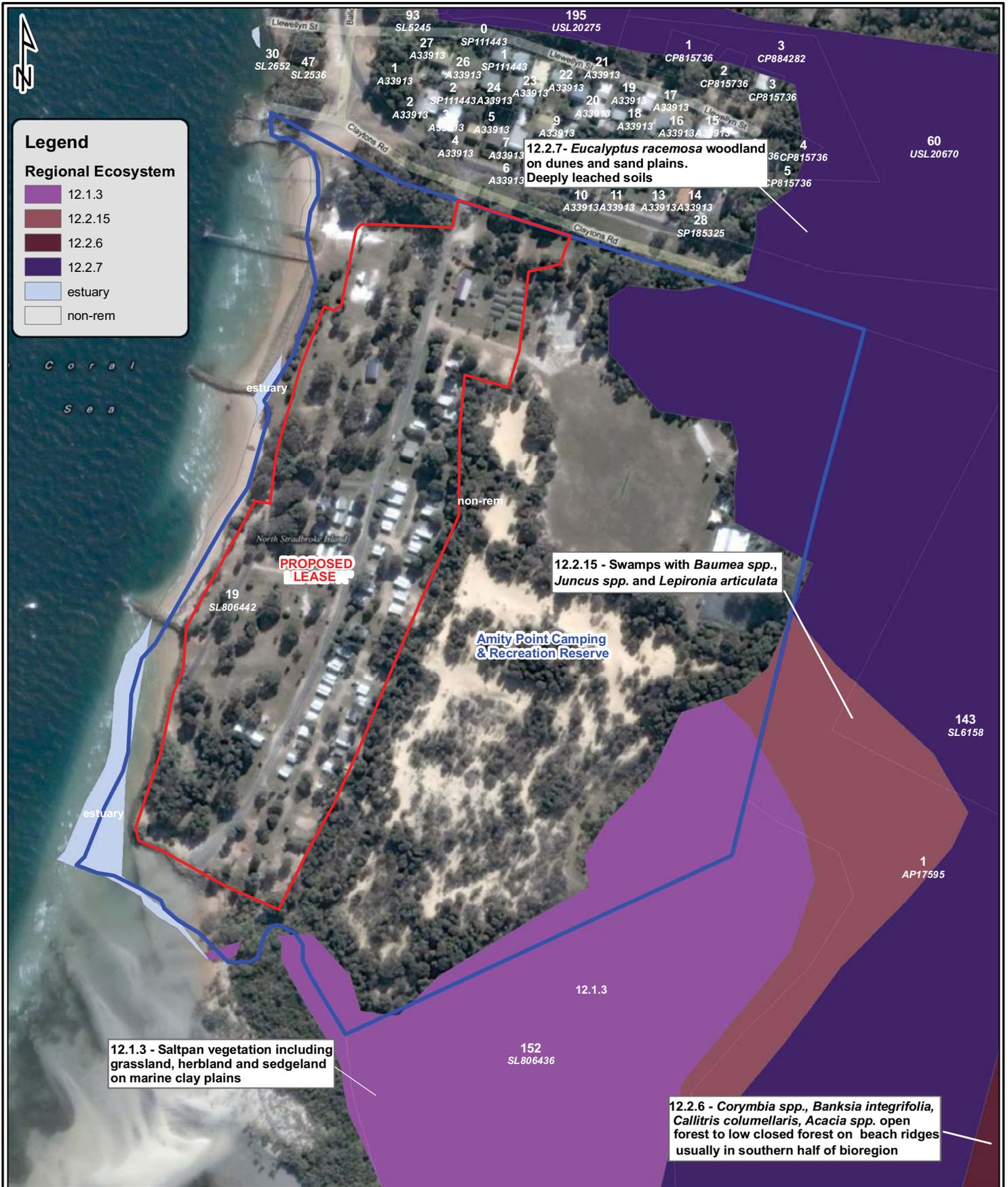
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Legend

Regional Ecosystem

- 12.1.3
- 12.2.15
- 12.2.6
- 12.2.7
- estuary
- non-rem

12.1.3 - Saltpan vegetation including grassland, herbland and sedgeland on marine clay plains

12.2.7 - Eucalyptus racemosa woodland on dunes and sand plains. Deeply leached soils

12.2.15 - Swamps with Baumea spp., Juncus spp. and Lepironia articulata

12.2.6 - Corymbia spp., Banksia integrifolia, Callitris columellaris, Acacia spp. open forest to low closed forest on beach ridges usually in southern half of bioregion

PROPOSED LEASE

Amity Point Camping & Recreation Reserve

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**Map 13 – Amity Point Holiday Park
 – Regional Ecosystem Map**

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7.4 Adder Rock

Adder Rock is located to the north of the East Coast Road, Point Lookout and is described as Lot 130 on SL13002 within Reserve 1362. The reserve is designated as a Camping and Recreation Reserve under the *Land Act 1916* and Council has been a Trustee since 1950. However, it is unclear how long the Holiday Park has been located on its current site. The Holiday Park covers an area of approximately 4.667 Hectare which extends from the East Coast Road to the Flinders Beach.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

Access into the park is regulated by a security gate which requires a code to gain entry to the park.



Adder Rock refers to a small headland located adjacent to the holiday park and separates Home Beach from Flinders Beach. The headland has cultural heritage values for the local Minjerrbah Moorgumpin people (Pers comms, Carmichael. G. 2010). A series of informal tracks exit the park and lead up onto the ridge above the Adder Rock feature. These tracks appeared to not be resulting in any impact to the ridge or the park however as accessing this ridge is occurring and potentially is

predominantly being access by patrons it is recommended that a formal track should be constructed.

The park area is located on tertiary – Quaternary coastal sand deposits dating from the Holocene period. The Adder Rock headland consists of New England Orogen, Wandilla Province of the Ipswich Basin from the Triassic period and consists mostly of mixed Mafites and Felsites derived mainly from volcanic rocks⁸. It was noted that a sand ridge traverses the park in a north-south direction separating the powered van sites from the unpowered and powered camping site.

Straddie Holiday Parks report the park provides 115 unpowered and 20 powered camp sites, 15 unpowered van sites, 7 cabins and 25 storage vans sites. The Holiday Park therefore provides a total number of 193 sites. The caravan and cabins are mostly located in the core area of the park (see Map 18) with the camping areas being located in the eastern and northern portions of the park.

⁸ <https://webgis.dme.qld.gov.au/webgis/webqmin/viewer.htm>

A number of significant trees were identified within the park (see Map 19) which includes *Melaleuca quinquenervia*, *Lophostemon confertus* and *Eucalyptus racemosa*. The area is also covered by remnant vegetation mapped as Regional Ecosystems. Regional Ecosystem mapped over the holiday park is listed in Table 5 below.

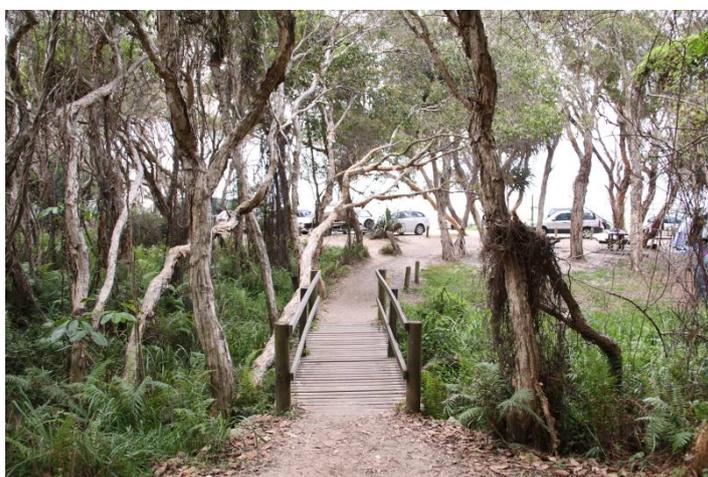
Table 5 - Adder Rock Regional Ecosystems

RE	Description	Comment
12.2.7	<i>Melaleuca quinquenervia</i> or <i>M. viridiflora</i> open forest to woodland on sand plains	This polygon covers the core area of the park is incorrect. While this area contains a reasonable tree cover it may best be described as non-remnant as it may not reach the foliage project cover of 30% as defines an open forest. A review of the significant tree species would seem to indicate that the dominant tree in this area <i>Melaleuca quinquenervia</i> , <i>Lophostemon confertus</i> , <i>Eucalyptus racemosa</i> and <i>Corymbia intermedia</i> . The area is better described as non-remnant based on the foliage project cover not being that of remnant vegetation over the mapped area within the holiday park.
12.2.15	Swamps with <i>Baumea spp.</i> , <i>Juncus spp.</i> and <i>Lepironia articulata</i>	This area is not mapped correctly as this is a <i>Melaleuca quinquenervia</i> – <i>Eucalyptus robusta</i> open forest with a shrubby understorey. It therefore should be mapped as 12.2.7b
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The majority of this area has been mapped incorrectly as there is little Themeda grassland dominant throughout most of the ridge. The open forest does thin out toward the coastal end of the rock. It is dominated by <i>Lophostemon confertus</i> and <i>Corymbia intermedia</i> with a disturbed understorey but also containing <i>Pandanus tectorius</i> , <i>Cupaniopsis anacardioides</i> , and <i>Lophostemon suaveolens</i> . This is better described as 12.12.15.

In addition the sand ridge which traverses the site could be described as containing 12.2.6 - *Eucalyptus racemosa* subsp. *racemosa*, *Corymbia intermedia*, *C. gummifera*, *Angophora leiocarpa* and *E. pilularis* shrubby or grassy woodland to open-forest. This occurs on Quaternary coastal dunes and beaches, of which the dunes have deeply leached soils.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The existing bushfire hazard mapping over the island has areas of medium and high bushfire hazard within and immediately around the holiday park. This mapping is primarily based on the mapping of vegetation over the park. A review of the majority of the site would tend to indicate that the bushfire hazard could be considered to be low. However it must be recognised that the holiday



park abuts a substantial area of open forest, wallum or coastal heath and sedgeland. This area is highly flammable and should a fire be burning within the vegetated area to the west under a north-westerly to westerly wind then it will threaten the holiday park.

Additionally, a fire burning toward the holiday park from the west may also ignite vegetation within the park and along the southern boundary of the park. Should the vegetation within the park ignite there is a real potential for campers, tents and vehicles within the park to be damaged or destroyed by this fire.

A key feature of the park is the wetland located in the northern portion of the park. While the wetland area is heavily degraded from environmental weed invasion it still is an important part of the local biodiversity and ecology. Between the wetland and the beach is an equally important area of coastal vegetation dominated by Coast sheoak (*Allocasuarina equisetifolia*), Coast banksia (*Banksia integrifolia*) and Pandanus (*Pandanus tectorius*). This area is becoming degraded from the intensity of use which will have a substantial impact on the vegetation in this area. Additionally, the existing roadway is located over potentially the most sensitive portion of the dune system which makes this area very susceptible to loss during storm events or from erosion due to its high intensity of use.

A temporary chain-wire fence has been erected to restrict access to the beach by patrons with access only provided at either end of the fence. It was noted that the drainage line from the hind-dune wetland flows toward the Adder Rock ridge before it makes a 180 degree turn and flows back along the interface between the beach and the hind dune. This swale has been partially filled by recent sand deposition resulting in a cessation of natural flows and stagnation of the water in this drainage swale.

The other feature of the park is an area of natural coastal vegetation which has been retained along the western boundary of the holiday park particularly around the wetland area.

The Holiday Park is also buffered from the East Coast Road by an area of retained vegetation between the maintained area of the holiday park and the road. This area is degraded by environmental weed invasion and frequent fires.



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Map 14 – Adder Rock Holiday Park

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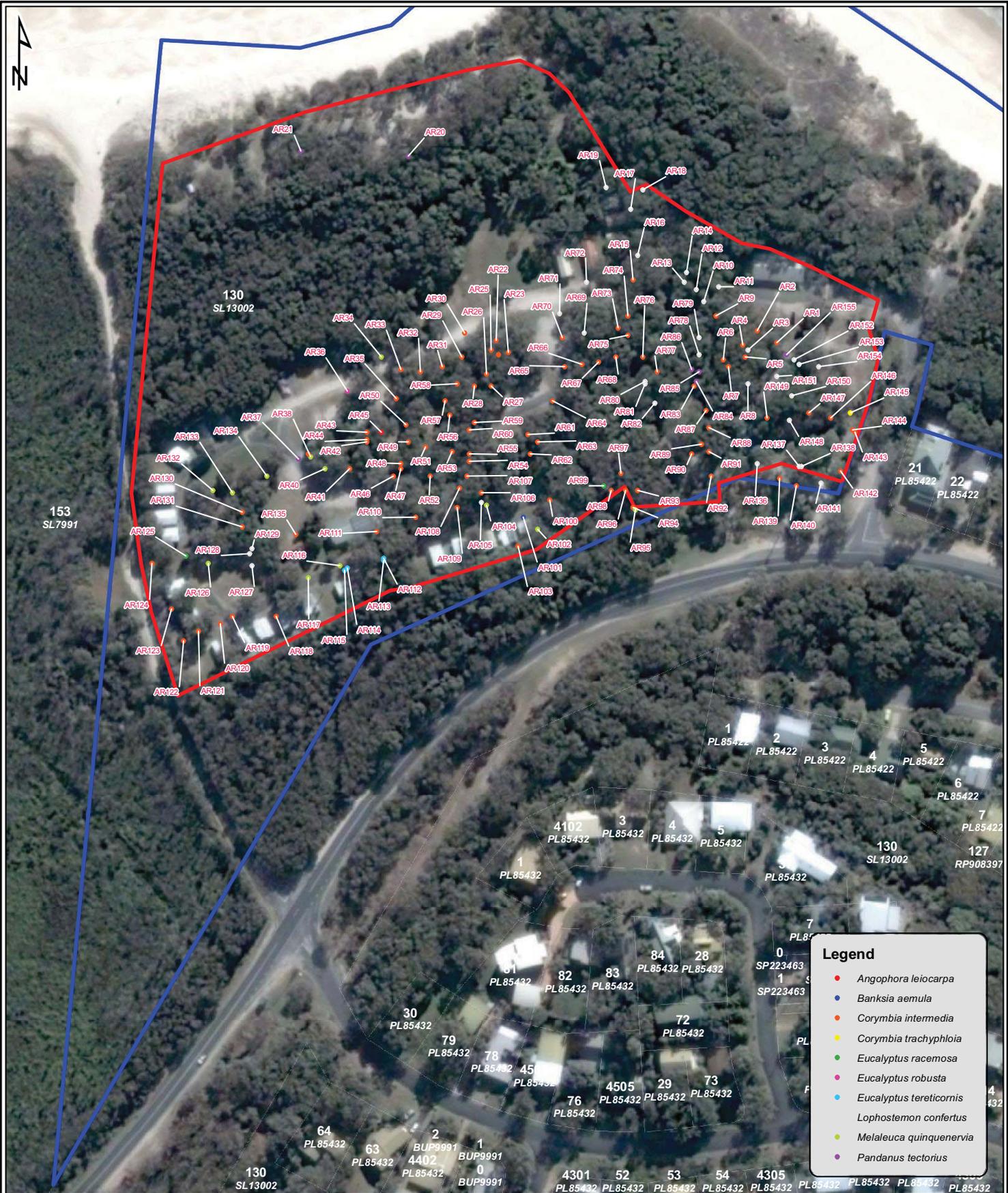


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**Map 15 – Adder Rock Holiday Park
 - Significant Trees**

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 Metres

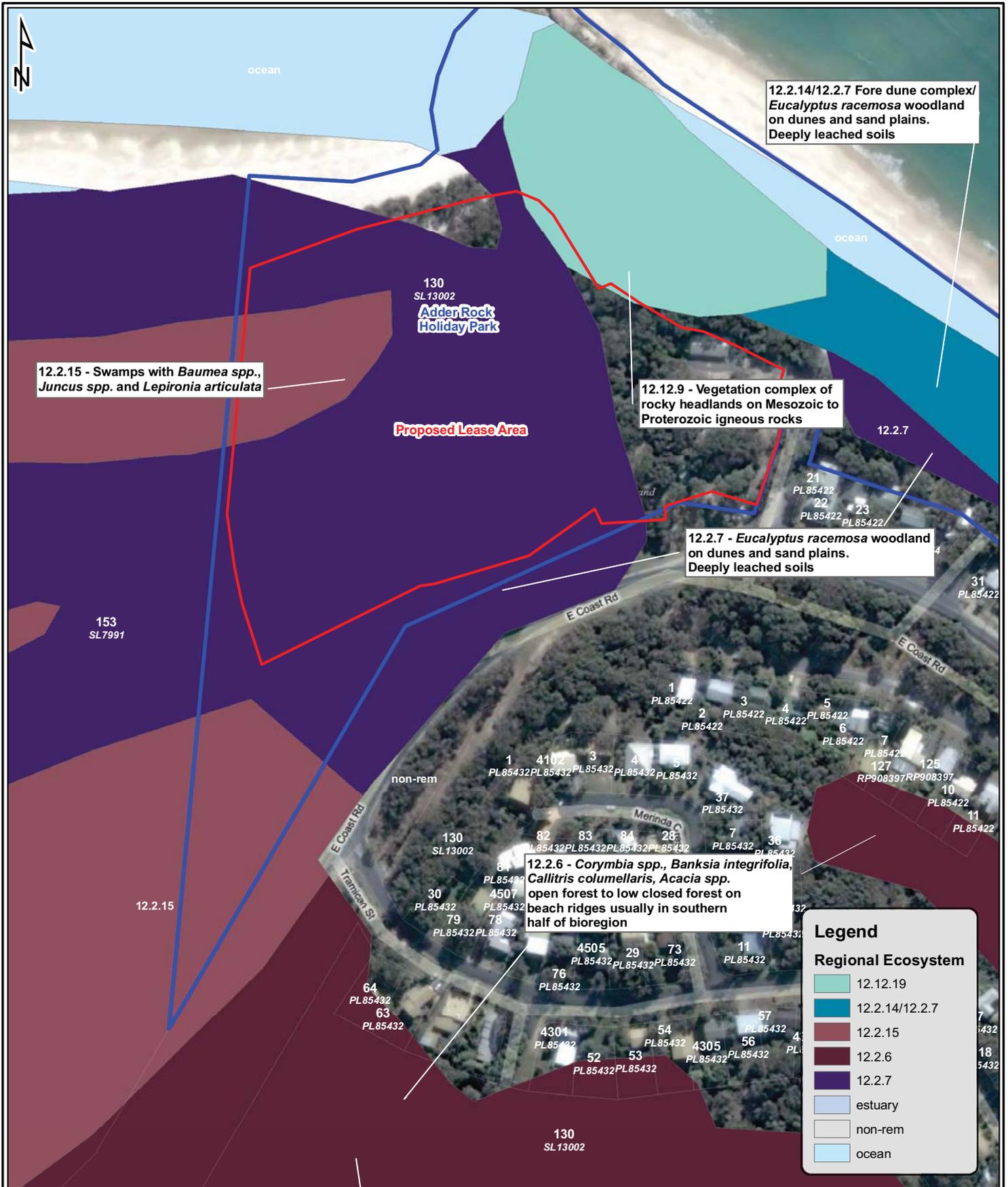
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**Map 16 - Adder Rock Holiday Park
 -Regional Ecosystem Map**

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7.5 Thankful Rest

Thankful Rest Holiday Park is located to the north of the Mooloomba Road within Point Lookout. This area is part of Reserve 1362 and is described as Lot 130 on SL13002. This is the same property which contains Adder Rock Holiday Park. The park is approximately 4.667 hectares in size, Redland Shire Council was made trustee of this Reserve in 1950, however, it is unclear as to how long the holiday park has been located on its current site.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

The park is also located off Home Beach and is connected to the beach via a raised earthen pedestrian walkway. The area contains a Paperbark teatree wetland which extends almost the full length of Home Beach (See maps 21 & 24).



The Park is located on coastal sand deposits from the Holocene period. It appears that this area may also have been partially filled or capped with additional material.

Approximately 13 significant trees were located within the park (see Map 23) consisting of *Corymbia intermedia*, *Melaleuca quinquenervia*, *Pandanus tectorius* and *Banksia integrifolia*. The existing regional ecosystem mapping (Version 6) over the site has only

mapped 12.2.7 - *Melaleuca quinquenervia* or *M. viridiflora* open forest to woodland on sand plains. However the boundary is incorrect and does not include similar vegetated area immediately adjacent to the seaward edge of the park. Some landscaping has been undertaken along the parks boundary with Mooloomba Rd and this acts as a partial screen for users of the park from the road.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The current bushfire hazard mapping over the holiday park shows an area of medium bushfire hazard covering the entire holiday park. The parks proximity to the coastal wetland dominated by Paperbark teatree may justify this mapping. Additionally, an area of vegetation on the southern side of Mooloomba Road mapped as non remnant, may also present a risk to the structures within the park should these areas become involved in a bushfire.

Straddie Holiday Parks report that the park contains 28 storage vans, 12 unpowered sites, 14 powered sites and 2 permanent residents, giving a total of 56 sites within the park. The park also contains a small playground area and outdoor recreation area both of which appeared to be in need of maintenance and refurbishment. Additionally, the single lane one way road is in poor condition and reports by patrons from the Community Workshops also indicated the amenities were in a poor state.

A small powered camping area is located in the north-eastern corner of the park. This area is somewhat degraded due to the sandy soils and intensity of use.

Existing storage van owners who attended the community workshop stated that the site was suitable for their needs and was an important part of the local community.



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Map 17 – Thankful Rest Holiday Park

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Legend

- *Banksia integrifolia var integrifolia*
- *Corymbia intermedia*
- *Melaleuca quinquenervia*
- *Pandanus tectorius*

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**Map 18 – Thankful Rest Holiday Park
 - Significant trees**

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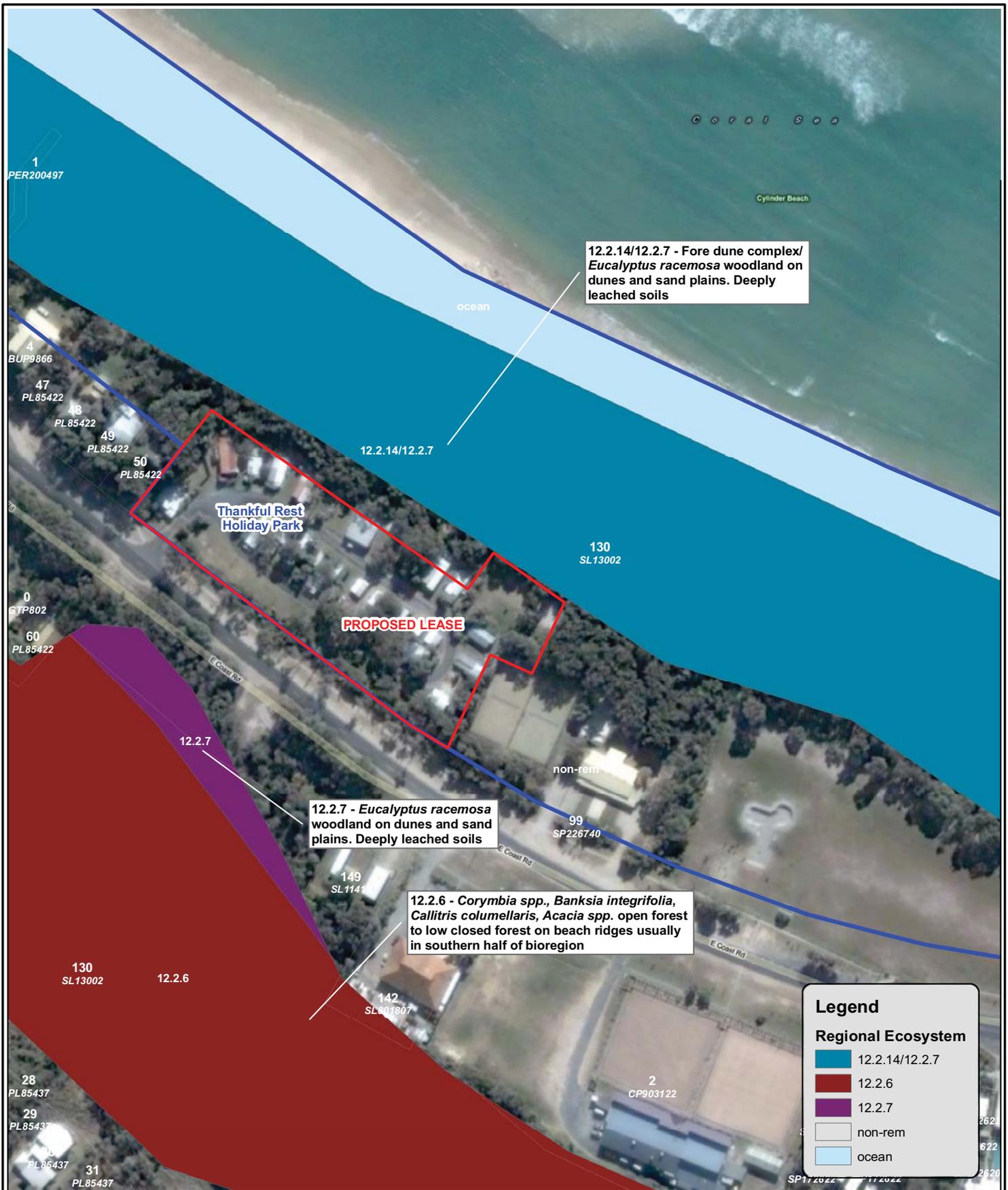
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12.2.14/12.2.7 - Fore dune complex/
Eucalyptus racemosa woodland on
dunes and sand plains. Deeply
leached soils

12.2.7 - *Eucalyptus racemosa*
woodland on dunes and sand
plains. Deeply leached soils

12.2.6 - *Corymbia spp., Banksia integrifolia,*
Callitris columellaris, Acacia spp. open forest
to low closed forest on beach ridges usually
in southern half of bioregion

Legend

Regional Ecosystem

- 12.2.14/12.2.7
- 12.2.6
- 12.2.7
- non-rem
- ocean

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**Map 19 – Thankful Rest Holiday Park
– Regional Ecosystem Map**

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7.6 Cylinder Beach

Cylinder Beach Holiday Park is located at Cylinder Beach in Point Lookout off Dickson Way on Lot 132 on CP826165 and the balance of Lot 48 on SL12352 on Reserve 1781. The reserve was dedicated for scenic and recreation purposes under the Land Act 1916 and Redland Shire Council became the trustee to this reserve in 1957. It is not known however when camping commenced at Cylinder Beach.

An Order in Council dated 19.03.1959 pursuant to *The Land Acts 1910 to 1958* indicates Portion 48 as shown on Plan SL2991 came under the control of Redland Shire Council as Trustee of the reserve (Reserve 1781); Area 127 acres (about) in the County of STANLEY, Parish of STRADBROKE; for scenic and recreation purposes. (Reference is made to a previous Order in Council dated 17.01.1957 and gazetted 19.01.1957 at some stage the area of Reserve 1781 may have included a small portion Reserve 1362).



Cylinder Beach Holiday Park is located on Tertiary – Quaternary sand deposits over mixed Mafites and Felsites volcanics of New England Orogen, Wandilla Provinces in the Ipswich Basin from the Triassic period.

Straddie Holiday Parks report that the park contains 60 unpowered and 8 powered camp sites. The total number of sites in the holiday park is 68. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.

Access to the park is via a key pad entry security gate located at the end of a single roadway that also services parking for Cylinder Beach. Several pedestrian access pathways link the park to Cylinder Beach.

A number of significant trees were identified within the park (see Map 27) including *Lophostemon confertus*, *Ficus obliqua* and *Ficus watkinsiana*. A review of the regional ecosystem mapping indicates the following regional ecosystems are within or immediately adjacent to the park. The existing regional ecosystem mapping identifies part of the RE12.2.14 as extending into the Holiday Park. This is not the case and as such the mapping needs to be amended.

Table 6 – Cylinder Beach Regional Ecosystems

RE	Description	Comment
12.2.14	<i>Strand and fore dune complex comprising Spinifex sericeus grassland Casuarina equisetifolia woodland/open-forest and with Acacia leiocalyx, A. disparrima, Banksia integrifolia subsp. integrifolia, Pandanus tectorius, Corymbia tessellaris, Cupaniopsis anacardioides, Acronychia imperforata. Occurs mostly on frontal dunes and beaches but can occur on exposed parts of dunes further inland.</i>	The vegetation in the buffer area between the park and the beach is consistent with the regional ecosystem mapping
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The vegetation on the rocky headlands is consistent with the regional ecosystem mapping.

The existing Council bushfire hazard mapping has mapped the area within and surrounding the park as medium bushfire hazard based primarily on the vegetation. However, as the park is located down slope from the vegetation and is regularly maintained, the risk of fire to the park could be considered to be low.



Cylinder Beach and Point Lookout foreshore encompassed by Scenic, Recreation and Camping Reserve (Lot 48 on SL12352) is covered by the Cultural Heritage Management Plan Agreement which has statutory support under the *Aboriginal Cultural Heritage Act 2003*. This Management Plan seeks to manage Aboriginal Cultural Heritage within the Reserve and as the Holiday Park is located within that reserve the

Cultural Heritage Management Plan must be taken into account in the day to day operation and strategic management of the holiday Park.

Cylinder Beach has a number of features which makes it a great place to camp such as; its proximity to the beach, its proximity to Point Lookout and commercial and retail outlets, its setting between two headlands and the separation between campers and day visitors to Cylinder Beach. However, the intensity of camping in the park has resulted in a loss of ground cover with the potential impact on the trees in the park from compaction and damage from accidental use of some trees to tie tents and fly's to. This intensity of use may have an impact on the buffer area adjacent to the park, however this is considered to be minor in comparison to the impact of storm events on this area.



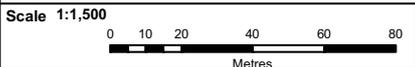
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Map 21 – Cylinder Beach Holiday Park – Significant trees

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 Redland City Council



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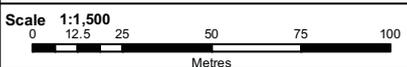
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Map 22 – Cylinder Beach Holiday Park - Regional Ecosystem Map

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8 Issues

It is a requirement of a Land Management Plan to provide a plan for the sustainable use, development and management of trust land⁹. The land management plan is to identify attributes of the trust land relating to: -

- Social Values;
- Environmental Values; and
- Economic Values.

and records the trustee's future intentions necessary to:

- manage land according to its gazetted use;
- identify future intentions for the trust land in accordance with the local government planning schemes;
- identify priorities (including social);
- manage the impacts of the use of the land – on and off-site;
- prevent pollution and/or land degradation;
- improve the efficiency of land use; and
- identifying responsibilities for financing and implementation.

Each of these actions must have the State, regional and local interests in mind. It is important the proposed use reflected in the Land Management Plan is consistent with the future intentions for the site and the relevant local government planning scheme.

A significant number of issues have been raised through the public consultation process and by the author with regard to the ongoing management of the Holiday Parks. These have been divided into social, environmental and economic categories.

8.1 Social

8.1.1 Public access

One of the significant issues raised by the community is continued public access to or through the holiday parks to the public lands beyond. As all holiday parks are located immediately above or very close to a beach the broader community have, for a number of years, used part of the holiday parks to access the beach and other coastal destinations and resources.

An important requirement of community purpose reserves is that they need to be managed for the purpose for which they were established and that the community has access to these reserves. With respect to public access the Secondary Use of Trust Land Policy PUX 901/209 (Version 5) published by DERM February 2010¹⁰ states: -

"Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be

⁹ DERM

¹⁰ http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

With regard to the secondary use lease proposed by Redland City Council for the Straddie Holiday Parks, with the exception of Adams Beach and Bradbury's Beach Holiday Parks, the proposal is to lease a discrete area of the existing reserve (see Maps 13, 17, 21 and 25).

The Secondary Use of Trust Land Policy defines public access as "*The right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land*". The Act identifies one of its community purposes as preserving public access to appropriate community purpose trust land.

While the Secondary Use of Trust Land policy also provides for the fencing of trust land for security and safety purposes, it sets out a number of instances where this is permissible upon approval by the trustee. These include: -

1. To protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. To restrict vehicular movement onto and within the trust land.
3. To protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. To manage crowds at events, when fencing is of a temporary nature.
5. To delimit the boundary of the trust land where the adjoining land use requires limited public access.

Based on the above, fencing of the leased areas for the protection of patron's assets and those of the Secondary Use Lessee may be justifiable, however managed access for the community will need to be maintained.

8.1.2 Indigenous connection

The local Traditional Owners have a profound connection to the island, its waters, surrounding islands and parts of the mainland that extends back over many centuries. A determination of their native title claims by the Federal Court is expected in 2011.

The determination of the claim will not alter the existing connection of the indigenous owners and residents of the island to the coastal resources and particularly those adjacent to the townships. This connectivity can be seen in the Cultural Heritage Management Plan Agreement for the Point Lookout Foreshore and signed by representative parties in April 2008.

It is therefore important that those issues raised above with respect to access have an increased significance when related to the local Indigenous population. The Quandamooka people have connection to a number of areas around the North Stradbroke Island and Moreton Island. While a number of significant sites have been described by the Traditional Owners, many of these sites are not widely known or made known yet they are still significant. Places like Adder Rock hold significance as does the coast line around Cylinder Beach and the majority of Point Lookout.

To the existing Indigenous population, access to coastal resources in and around Dunwich and Amity Point is still practiced and utilised. Adams Beach is accessed regularly by the local Indigenous population of Dunwich as is the "Basin" area in Amity Point. Access to the Basin is achieved through the Amity Point Holiday Park, as this provides the only roadway to this area. Access to other parts of the northern coastline adjacent to the other holiday parks still occurs but the two mentioned are being used as examples and are not meant to represent the entire extent of sites adjacent to the Holiday Parks which are significant to the local Indigenous community.

The Land Management Plan for the Amity Point Sports and Recreation Reserve provides a Master Plan for the development of the Sports and Recreation area. Part of the Master Plan is the development of an alternative roadway for the general public to access the Basin area via the Sports and Recreation area as opposed the Holiday Park. However, this roadway does require the use of part of the Amity Point Holiday Park, which is identified within the proposed secondary use lease area (see Map 13).

Therefore, to meet the requirements of the *Land Act* 1994, it would seem that the continued provision of access to the Basin not only for the island indigenous population as well as the local residents must be maintained. This may be provided via the central roadway within the Holiday Park or a purpose built roadway, as identified in the Master Plan for the Sport and Recreation area.

It is also important that the local Indigenous population are consulted with respect to any future development within the holiday parks to ensure that their connections to these places are maintained and respected.

8.1.3 Permanent residents and use

The *Land Act* 1994 and its relevant policies do not support the camping reserves being used for the exclusive use of individual van owners. As such, the existing permanent residents and storage van owners have been permitted to stay within the Straddie Holiday Parks by the trustee without the support of the Act (pers. comms. Rogers. K. 2010).

Under the *Land Act* 1994 the community purpose trust land requires public access be maintained to that trust land. It would therefore seem that the exclusive use of that land by a permanent structure i.e. a caravan and annex, would restrict public access to that part of the reserve. However, if the definition of public access is purely defined as the whole of the reserve set aside for that community use than so long as there is public access to land without that use impacting on the purpose of that land then the use of land for exclusive use by permanent or storage vans could be acceptable if it is managed under a Land Management Plan by the trustee.

The Department of Environment and Resource Management (DERM) has indicated that an increase in permanent residents is not permitted within the holiday parks, however the State also has a policy of no forced evictions of permanent residents from the holiday parks. The current policy is that as permanent residents relocate from the parks no other permanent occupation of that site will be permitted (pers. comms. Rogers. K. 2010). Council has acted in accordance with this policy and has openly communicated that while no new permanent sites will be established, the number of existing long term sites will decline through natural attrition only. A Secondary Use Lessee will need to comply with this policy.

Council also does not permit storage vans sites to be bought or sold. The State also requires the Trustee to ensure that all storage vans are compliant with various requirements of

maintaining a habitable structure. Compliance incorporates a range of requirements relating to safe and workable fixtures such as gas bottles and gas lines, electrical equipment and that the vans can be relocated if and when required.

Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Storage vans and their ongoing patronage of the holiday parks provide a revenue base for Council and any future Secondary Use Lessee. Therefore, storage vans could be seen to add to the financial viability of the holiday parks to ensure there is appropriate return from the trust land as required by the Act.

In addition to the requirements of the Act and State Government Policy, the availability of affordable land alternatives for many of the permanent residents is virtually non-existent. Consequently, their permanent structures provide the only affordable dwelling for them within North Stradbroke Island. While this is not necessarily the responsibility of the trustee or any Secondary Use lessee it still is an important social issue which cannot be easily resolved within the context of law, policy and land management planning for community use trust land.

However State Government Policy PUX/901/102 (v3)¹¹ called Caravan Park Policy identifies the following provision –

To provide guidelines to ensure appropriate action is taken to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. This will be achieved by preserving caravan parks and camping grounds sited on State-owned land and identifying unallocated State land suitable for development as caravan parks.

This policy lists a number of Caravan Parks to which the policy relates, however by inference it also may include the Camping Reserves on North Stradbroke Island. Therefore, the policy seeks to ensure that caravan parks on State reserves i.e. Trust land are preserved and that they continue to provide "economy accommodation stock" for those permanent residents which still occupy sites within the Straddie Holiday Parks.

Redland City Council manages permanent occupancy of sites within the holiday parks under the *Residential Tenancies and Rooming Accommodation Act 2008*. Council currently has placed all permanent residents on a 12 month agreement for their site. In the future and once the existing agreements have expired, all permanent residents will be placed on Residential Tenancy Agreements issued by the Residential Tenancies Authority.

8.1.4 Tourism

A significant part of the local economy of North Stradbroke Island relies on tourism and the Straddie Holiday Parks play an essential role in the holiday accommodation market.

¹¹ http://www.derm.qld.gov.au/about/policy/documents/3850/slm_2007_3127.pdf

The North Stradbroke Island Visitor Survey¹² provided the following data: -

- Three quarters of respondents in both the April 2003 and June 2005 waves were from Brisbane (75% each). Of the respondents who originated from Brisbane, the largest proportions in both waves were from the Redlands Shire (21% April 2003 and 27% June 2005).
- Fifty-three percent of respondents were aged between 35 and 54 years (53%). In the April 2003 wave, around half were aged between 25 and 44 years (52%).
- The most common accommodation types used in June 2005 were a caravan, cabin or tent (in a caravan park) and a rented house.
- Approximately one third of respondents staying for between one and three nights indicated they would spend between \$100 and \$199 per day, while almost half of the respondents staying four nights or more estimated they would spend less than \$50 per day.

The survey and the above data indicate that the holiday parks are still an important part of the accommodation mix on the island and that a significant majority i.e. greater than 75% come from Brisbane and the Redlands.

NOTE: - *The use of the information contained in the 2005 report on visitor survey's for North Stradbroke Island was due to the lack of any other relevant tourism data. National or State data would not accurately relate to the usage of the North Stradbroke Island holiday parks and as such these were not used. North Stradbroke Island is sufficiently different in terms of access and availability to make any national or state information irrelevant in terms of identifying trends in visitation and usages of the holiday parks.*

A review of the Straddie Holiday Parks (SHP) booking system indicates that there has been a general yet gradual increase in bookings for powered and un-powered sites within the Holiday Parks since 2007 (**Note** – *data before 2007 is not maintained on the booking system*). Bookings for powered sites, unpowered sites across all Holiday Parks and cabins at Amity Point and Adder Rock Holiday Parks over the past three years has been provided in Table 7 below.

Table 7 – SHP bookings

Site type	Mar 07-08	Mar 08-09	Mar 09-10
Powered	1,768	1,838	2,139
Un-powered	6,761	7,041	6,975
Cabins	1,441	1,224	1,500
Totals	9,970	10,103	10,614

¹² Tourism Queensland. 2005 *North Stradbroke Island Visitor Survey*. Tourism Queensland.

8.2 Environmental

8.2.1 Vegetation and trees

Maps identifying significant trees as well as the regional ecosystem maps indicate that all the holiday parks have significant vegetative resources which need to be protected and maintained as part of the day to day operation of the park.

The Bribie Island pines in the Adam's Beach Holiday Park are a significant feature of that park. They are mostly very mature or even senescent specimens and without good arboricultural care and a replacement program these trees could disappear from the park in the years to come or become safety risks to park patrons and visitors.

The trees within Cylinder Beach and Adder Rock Holiday Parks are under threat from the intensity of use, soil compaction and potential fungal attack as a result of some trees being used to tie off tents and fly's as well as securing trailers and other movable items.

The coastal vegetation at Adder Rock Holiday Park is also under threat from the intensity of use resulting in compaction, loss of groundcover, erosion of unconsolidated top soils in the seaward area of the park. . This area is in very close proximity to the beach and therefore susceptible to attack from time to time by storm events and high tides. It is important to ensure this area is as robust as possible so that it can withstand these attacks, and if attacked, can regenerate in a timely manner.

The trees within Bradbury's Beach, Amity Point and Thankful Rest Holiday Parks are also susceptible to the day to day uses of the park, particularly during high visitation periods. The trees however do not appear to be under as much threat as they are at Adam's Beach, Adder Rock and Cylinder Beach.

The Regional Ecosystem mapping (version 6) provides an indicative guide to vegetation in and around the holiday parks. This mapping classes everything not considered to be remnant vegetation in the same type and does not provide a substantive basis for managing the vegetation outside of the requirements of the *Vegetation Management Act* (1999). A review of this mapping indicates that there may be some errors with respect to its accuracy in terms of description, polygon boundaries and its classification as remnant vegetation in some areas such as Bradbury's Beach, Adder Rock and Cylinder Beach.

Redland City Council Local Law No. 6 – Protection of Vegetation also provides a level of cover over vegetation within the City as well as providing a level of protection for vegetation not described as remnant and therefore not protected under the *Vegetation Management Act* (1999).

8.2.2 Environmental weeds

A number of the holiday parks contain areas of vegetation which is within the proposed lease area. All of these areas contain a range of environmental weeds some of which are listed in Schedules 1, 2 or 3 of the *Land Protection (Pests and Stock Route Management) Regulations* 2003. This Act requires the land owner/manager to ensure these weeds (pests) are controlled

and managed in accordance with a Pest Management Plan. Redland City Council has a Pest Management Plan¹³ which covers all of Redland City.

In addition to those weeds listed in the *Land Protection (Pests and Stock Route Management) Regulations*, the Redland Shire Pest Management Plan also lists a number of pest species which are considered to be environmental weeds and these also need to be controlled and managed in accordance with the Pest Management Plan.

Council has a specific Weed Management Plan for the Point Lookout Frenchman's Beach area¹⁴ and while it does not directly relate to any of the holiday parks, the management and control measures identified within the plan are relevant to those weed species which may occur within the holiday parks.

8.2.3 Climate Change

Climate change and all the environmental social and economic impacts this may bring has the potential to significantly affect the operation and management of the holiday parks.

The loss of beach and sand from the coastal areas already affects Amity Point and Cylinder Beach. Due to the location of Adder Rock and Thankful Rest these dramatic sand movements have had limited affect although more so at Adder Rock. Adam's Beach and Bradbury's Beach would appear to be relatively protected from storm events and are therefore relatively stable.

Redland City Council commissioned a Climate Change Risk Assessment Report¹⁵ to be prepared in 2009 and while its findings were City wide, it did have a number of comments regarding Council infrastructure such as the Holiday Parks on North Stradbroke Island in relation to potential climate change impacts such as storm events, flooding, bushfire and sea level rise.

With regard to holiday parks the report states: -

"Some RCC caravan parks are already exposed to damage through storms and storm tides, and an exacerbation of this would seem likely to present a reasonably substantial cost to RCC (Low rating – which is substantial). The likelihood of damage was considered to fall in the longer terms as individual parks were either reinforced or otherwise protected, or closed (as relevant) and moved to less exposed sites."

With regard to planning and the impacts on tourism: -

"This risk addresses the failure of RCC to consider the impact that a range of adverse characteristics of climate change might have on the City's important tourism industry. It was recognised that some coastal parts of Australia that rely of tourism for economic stability feel threatened by the prospect of ongoing water restrictions, heat waves, more frequent storms etc."

¹³ Redland Shire Pest Management Plan 2006 – 2010

¹⁴ Biodiversity Assessment and Management (BAAM). 2009. *Point Lookout, North Stradbroke Island – Frenchman's Beach Area – Weed Management Plan*. RCC.

¹⁵ Marsden Jacobs Assoc & Broadleaf Capital International Pty Ltd. 2009. *Climate Change Risk Assessment and Adaption Plan*. Unpublished.

It was also acknowledged however, that: a) the climate change scenarios are comparatively mild for Redlands; and b) the proximity of the City to Brisbane and other significant Queensland centres (and its islands and other significant natural attractions) reduce the extent to which tourism is likely to be reduced."

With regard to coastal management and degradation of beaches and foreshores through coastal inundation: -

"This risk addressed the impact of coastal inundation on beaches and foreshores...Key issues include the number and location of beaches most exposed to coastal inundation and storm tides (particularly NSI including Amity Point, Flinders Beach and Main Beach) and jurisdiction for issues related to beach integrity..."

One of the key issues for Council and the State is how to respond to climate change risks such as coastal inundation, storm and storm tide impacts where these threaten the holiday parks. With respect to Cylinder Beach, loss of approximately 10 to 15 metres of sand from the buffer would see the waves and coastal erosion directly threaten the proposed lease area.

Should this occur, Council and the State would have to make a decision about protecting this area through armouring the coast line or allow the coast to come to its own position over time. A result of permitting the coast line to attain its own location, it could be that the Holiday Park in its current form may need to be closed as could the existing parking area and playground area.

8.2.4 Fauna and habitat

In conjunction with the vegetation and coastal resources the parks and the area around the parks i.e. the reserves provide important habitat for a wide range of fauna species. Of these the significant fauna species include: -

- Koalas (*Phascolarctos cinereus*) which have been reported as visitors to food trees in and around, Cylinder Beach, Thankful Rest, Adder Rock and Amity Point Holiday Parks.
- Acid frogs such as Wallum froglet (*Crinia tinnula*.) and Beeping froglet (*C. parinsignifera*) which occur within the heathlands and melaleuca wetlands adjacent to Adder Rock and Thankful Rest Holiday Parks
- Sea turtles such as Green turtle (*Chelonia mydas*) which nest on beaches of North Stradbroke Island.
- Migratory and resident shorebirds. Many of these are protected under Commonwealth Government legislation i.e. EPBC Act 1999, international agreements such as JAMBA and CAMBA as well as State legislation, *Nature Conservation Act* 1992.

Redland City Council has a Koala Strategy and Policy which seeks to ensure the long term survival of Koalas within the Redlands, including North Stradbroke Island. While the holiday parks do not provide substantive koala habitat, a number of them are located on land which forms parts of corridors to enable Koala movements across the island.

Fauna pests are also a management issue within then holiday parks. Pests such as foxes, cane toads and feral cats may utilise habitat within the holiday parks to access resources within a holiday park such as; litter bins, lighting, fresh water, other vermin and shelter. The Redland Shire Pest Management Plan also provides a number of control and management actions for fauna pests within the City which are relevant to those pests on North Stradbroke Island.

8.2.5 Litter and pollution

A review of the holiday parks did not identify that there was a substantial litter or pollution problem within or immediately adjacent to the holiday parks. However, this may be the result of good maintenance by on-site rangers and patrons in removing litter. A number of litter bins both standard size and industrial was observed at all holiday parks.

It is essential that refuse bins are provided and emptied regularly so as not to result in no use or overuse of these bins and permitting the movement of litter into and around the park or out of the park onto the natural environment surrounding the parks.

8.2.6 Sites listed on DERM Environmental Management Register

Amity Point and Adam's Beach Holiday Parks are both listed on Department Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Preliminary reporting¹⁶ has shown that the levels at these sites are not significantly above background radioactivity levels. Constant daily exposure (i.e. 12hrs/day, 365 days/year) to these levels does not constitute a health risk.

Council is currently applying for these sites to be removed from the EMR. If the department is satisfied that the land is not contaminated, that is, if Council can demonstrate the contamination existing within the site is at the level of normal background radioactivity, the land will be removed from the EMR.

However, until the site can be delisted or if it cannot be desisted from the EMR, care must be taken to ensure that day-to-day activities and planned works are carried out in a way that complies with DERM requirements (e.g. soil disposal permits) and keeps radiation exposure risks low.

Additionally, other holiday parks may have been subject to use of contaminated fill over the years. As a safety measure, care should also be taken when carrying out planned works that involve disturbing or removing soil from these sites. Any fill imported to any of the holiday parks should be checked to ensure that it is not sourced from mining activities or any other activity that concentrates radioactive minerals in the soil.

8.3 Economic

8.3.1 Park maintenance

One of the issues raised in the community consultation sessions was the apparent lack of maintenance of facilities within the holiday parks. These claims focused on: -

- Amenities blocks,
- Play grounds,
- Taps in bathrooms, and
- Bar-be-que's.

The site inspection undertaken also identified some of these issues. The Storage van owners sought to ask Council about the fees they were required to pay and why they were not

¹⁶ Safe Radiation Pty L:td. 2009. Investigation of radiation levels on Redland City Council managed sites on North Stradbroke Island and Russell Island. RCC.

returned to the holiday parks to maintain facilities such as those mentioned above. Council indicated that revenue derived from the fees charged for casual patrons and storage vans owners was not sufficient to fully fund the day to day management, operational maintenance and capital expenditure required to be spent in the six holiday parks.

No audit of the holiday parks accounts was undertaken as part of the preparation of this Land Management Plan therefore, no substantive comment can be made with respect to the incomes derived from the holiday parks and the expenses of maintaining the parks can be made. However, due to the condition of some of the facilities within some of the holiday parks it can be stated that they are in need of maintenance and potentially additional investment.

It would appear that those holiday parks which had resident park rangers were better maintained than holiday parks which didn't. Park Rangers are resident or full time at Amity Point, Adder Rock and Cylinder Beach. Adams Beach, Bradbury's Beach and Thankful Rest are serviced by general holiday park maintenance staff.

9 Monitoring and Revision of the Plan

This Land Management Plan has a term of 30 years in accordance with the term of the Secondary Use Leases for the holiday parks. The Land Management Plan is not static, but requires monitoring and reviewing at appropriate intervals. The Land Management Plan will be reviewed at interval of five years for the term of the plan with the first review occurring in 2015. An inspection of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.

10 Summary and Recommendation

The primary aim of the Land Management Plan is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. The Land Management Plan highlights the requirements of the various Federal and State legislation and Council Local Laws and policies impacting the management of the holiday parks. The Land Management Plan also considers the unique environmental, social/cultural and economic values of the holiday parks and ensures these values will be maintained and enhanced. The intent of the Land Management Plan is to provide guidance as to the future management and development of the Holiday Parks through the implementation of the management strategies outlined in this plan.

The plan has sort to combine the future intentions and objectives for the holiday parks held by DERM, Council and the community into a practical tool for the ongoing management of the holiday parks. The Land Management Plan will ensure Council and any Secondary Use Lessee meet their duty of care requirements with respect to the future development and day to day management of the holiday parks.

It is recommended that a Trustee Lease with a term of 30 years be registered over Bradbury's Beach Holiday Park, Amity Point Holiday Park, Adder Rock Holiday Park, Thankful Rest Holiday Park and Cylinder Beach Holiday Park. It is further recommended that a Trustee Lease with a term of five years be registered over Adam's Beach Holiday Park in line with Council's resolution to close Adam's Beach Holiday Park made at the General Meeting held 25 February 2009.

11 Definitions

The following definitions of terms and acronyms used in this Land Management Plan are provided in table 1 below.

Table 8 – Definitions

Term	Definition
Beach	The area along the coastline which does not contain terrestrial vegetation and which is subjected from time to time to inundation from tidal movements.
Buffer area	An area which separates one area from another. In terms of the holiday Parks the Buffer area is the naturally vegetated area between the park and the beach or roadway or other land uses such as residential or commercial.
CAMBA	China, Australia Migratory Bird Agreement
Camping	The <i>Recreation Areas Management Act 2006</i> provides one of the only definitions of "camp", therefore the Act defines camping as camp includes each of the following - (a) to pitch, place or erect a tent, caravan or another structure that may be used for camping for the purpose of staying overnight by using the tent, caravan or structure; (b) to place other equipment that may be used for camping, or a vehicle or vessel, in position for the purpose of staying overnight by using the equipment, vehicle or vessel; (c) to keep a tent, caravan, another structure or other equipment that may be used for camping in position overnight, whether or not the tent, caravan, structure or equipment is unattended; (d) to stay overnight, other than as part of an activity that— (i) does not involve the use of any camping equipment; and (ii) is generally not considered to be camping.
CEPTED	Crime Prevention Through Environmental Design.
Coastal zone	The Coastal Protection and Management Act 1993 defines coastal zone as: - The coastal zone means – (a) coastal waters; or (b) all areas to the landward side of coastal waters in which there are physical features, ecological or natural processes or human activities that affect, or potentially affect, the coast or coastal resources.
Cultural values	A place or object that has aesthetic, historical, scientific, social or technological significance to the present, past and future generations of Aboriginal traditional owners or Aboriginal people.
DERM	Department of Environment and Resource Management
Economic values	Those direct economic benefits arising from the attractions of the beach for financial gain: beach access permits, camping fees, barge fares and other business profits associated with promoting the beach to visitors, as well as environmental levies raised to protect the beach's environmental and amenity values.
Environmental values	The intrinsic environmental qualities of the beach that sustain birds, marine and terrestrial fauna and the flora of the area.
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Foreshore	The forepart of the shore; the part of the shore between ordinary high-water mark and the low-water mark.
High water mark	The ordinary high water mark at spring tides
Highest astronomical tide (HAT)	The highest level that can be predicted to occur under average metrological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm

Term	Definition
	tides.
Intertidal Zone	The ocean floor covered by the highest normal tides and exposed by the lowest normal tides and the water environment of the tide pools within this region (Webber 1991).
JAMBA	Japanese Australia Migratory Bird Agreement
Land Act	<i>Land Act 1994</i>
Littoral Zone	The region or zone between the limits of high and low tides. Also called the intertidal zone.
LMP	Means a Land Management Plan as defined in Land Management Planning for Reserves or Deeds of Grant in Trust – Information Kit
NCA &NC(W)R	<i>Nature Conservation Act 1992 , Nature Conservation (wildlife) Regulations 2006</i>
PMAV	Property Vegetation Management Plan as defined under the <i>Vegetation Management Act 1999</i>
Ramsar	The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 141 Contracting Parties to the Convention, with 1388 wetland sites, 122.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.
RE	Regional Ecosystem or Bioregional Ecosystem as defined by Sattler and Williams, 1999. A regional ecosystem is a description used for a specific vegetation type described a remnant vegetation on a geological type in a bioregion of the State of Queensland
Remnant Vegetation	Remnant vegetation is defined as vegetation mapped as remnant on a regional ecosystem or remnant vegetation map. For woody vegetation to be mapped as remnant the dominant canopy must have >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.
Secondary Use	Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land, or where the context permits, an inconsistent action undertaken by the trustee.
Trust Land	Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the <i>Land Act 1994</i> , including those in existence at the commencement of the Act (i.e. community purpose trust land), and reserves and DOGITS set aside for an operational purpose in terms of the <i>Land Act 1962</i> (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".
VMA	<i>Vegetation Management Act 1999</i>

12 Appendices

Appendix 1 – Secondary Use of Trust Land PUX/901/209 Version 5

Secondary Use of Trust Land PUX/901/209 Version 5

SLM/2005/1932 – Version 5

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Version history

Version	Date	Comment
2	14/01/2005	Endorsed
2.1	15/11/2005	Conversion to XML template
3	02/01/2008	Updated to reflect Land Act amendments
4	12/03/2008	Updated to include Caravan Park policy amendments
5	25/02/2010	Updated to include advice on traditional indigenous activities and minor amendments, particularly regarding advertising signage

Executive summary

A policy to support the Trustee Leasing provisions of the *Land Act 1994* (Chapter 3, Part 1, Division 7), and provide guidance on a trustee's use of trust land for an approved action inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994* .

A trustee of the trust land under the *Land Act 1994* may only authorise use of that trust land by a person or organisation, other than the appointed trustee, (i.e. secondary use of trust land) under a trustee lease or trustee permit.

Purpose

A. To provide guidelines to ensure a Statewide approach is taken to:

1. The retention of, and primary use of, trust land for community purposes; and
2. The management of and allocation of tenure to allow secondary uses of trust land.

(Note:

The secondary use of trust land is authorised by the issue of a trustee lease or trustee permit - in accordance with section 60 of the *Land Act 1994*, a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified.

Term Leases i.e. State leases and permits to occupy issued by the Department over reserves are not dealt with under this policy.

Also, the issue of a construction trustee lease to the State for the construction of transport infrastructure and the provision of transport services on trust land is not dealt with under this policy).

B. To improve the management of trust land by:

1. Providing guidance to trustees of trust land on the circumstances in which management plans are required for trust land;
2. Allowing trustees to adopt a flexible approach to management planning in appropriate circumstances;
3. Simplifying trustee lease approval processes in particular (Note: the Department has also registered a mandatory standard terms document for a trustee lease to assist in the approval process. Further information regarding the mandatory standard terms document is available at http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee <http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee>
4. Enabling local governments who are trustees to approve the placement of appropriate infrastructure and specialised services on trust land;
5. Providing trustees with greater opportunity to generate lease revenue from trust land for reinvestment in trust land management and maintenance;
6. Ensuring that uses of trust land containing a commercial element are appropriately managed;
7. Providing guidance on the appropriate charging of rental for secondary uses of trust land; and
8. Providing guidance to trustees of trust land on the circumstances in which access to trust land for traditional indigenous activities as a secondary use may be considered (a trustee permit may only be granted if the activities are not inconsistent with the community purpose of the trust land).

To make it clear, this policy applies particularly to reserves and deeds of grant in trust (DOGITS) dedicated and granted for community purposes as defined in section 4 and schedule 1 of the *Land Act 1994* but also has application to reserves set aside for an operational purpose in terms of the repealed *Land Act 1962*. The policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land.

Further, although the primary focus of this policy is on secondary use of trust land under a trustee lease or trustee permit, similar principles apply to an approved action by the trustee inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994*.

In accordance with that section, it is to be reasonably satisfied that the inconsistent action will not diminish the purpose of the trust land, and will not have an adverse affect on any business in the area.

Accordingly, where the context permits, secondary use also includes a reference to an inconsistent action

undertaken by the trustee.

The policy should be read in conjunction with the attached guidelines.

Rationale

There will be a rigorous assessment of land prior to its dedication as trust land for a community purpose. It follows that prior to allocating trust land for a secondary use, a similar assessment of the effect of the proposed use must occur through land management planning as appropriate.

Having determined that community purpose trust land is the most appropriate tenure, there needs to be a strong partnership between the Department, trustees and the community in the ongoing management and maintenance of the trust land. There is a need to clearly define the circumstances in which secondary uses of trust land will be allowed and existing uses managed.

It is recognised that legitimate secondary uses generate revenue important to the maintenance of the trust land.

This policy should be read in conjunction with the attached guidelines on secondary use of trust land.

Policy

Where the context permits, secondary use in this policy includes a reference to an inconsistent action undertaken by the trustee.

However, in addition to an inconsistent action not diminishing the purpose of the trust land, the inconsistent action is not to adversely affect any business in the area surrounding the trust land. A management plan for the trust land must identify and address this issue.

Any proposal for a trustee lease or trustee permit over trust land will be a matter for consultation between the Department and the trustee. Should a dispute occur between the trustee and the proposed trustee lessee or trustee permittee in the interpretation of this policy, the parties are encouraged to consult with the Department.

One of the principles under the object of the *Land Act 1994* is that "if land is needed for community purposes, the retention of the land for the community in a way that protects and facilitates the community purpose". Therefore approval should not be given for a trustee lease or trustee permit which:

- Is an inappropriate use for the purpose and qualities of the trust land; or
- Is not in the public interest; or
- Is substantially exclusive and/or commercial in nature.

Trust Land Management Plans

Throughout this document, "Trust Land Management Plans" are referred to as "Management Plans", for simplicity.

Land Management Planning is necessary to identify the qualities and appropriate use of community purpose trust land and involve the community in decisions about the use of this community resource.

Management plans are to be prepared by the trustee and the costs of doing so are the responsibility of the trustee.

The circumstances in which trustees of trust land are to lodge with the Department either a full or a basic management plan, or in limited cases no management plan, are set out in the table in Appendix 1 to the Guidelines.

If a full management plan is required, community consultation should allow for disclosure about the proposed distribution or re-distribution of revenue from lease rental towards the trust land or other trust land (grouped with the trust land) in the locality as well as any intended investment by the trustee lessee (or a trustee permittee) in the balance of the trust land or other trust land in the locality (grouped with the trust land).

Community consultation in the development of a management plan for trust land will be appropriate to local requirements. It will be guided by the trustee local government or, where a trustee is not a local government, in consultation with the relevant local government and in accordance with any direction from the Department appropriate to the particular circumstances.

Management Plan may be required

In addition for a new secondary use, a management plan may also be required at the discretion of the Department in the following circumstances:

- Upon initial dedication or grant of land in trust for community purposes where it is in the public interest (e.g. significant conservation values). Trustees, on appointment, may be requested by the State to prepare and implement a management plan (park contributions from a reconfiguration of a freehold lot

- i.e. subdivisions not included); or
- For any community purpose trust land with an existing secondary use where community consultation is considered appropriate.

A Network Approach

A local government may prepare a management plan for an approved group or groups of community purpose trust land with the same or complementary purposes within its jurisdiction (e.g. all Reserves for Recreation/Sport purposes within the local government area).

Such a management plan will require wide community consultation and be developed and implemented in consultation with the Department. This network plan may include land of varying tenures (including non-trust land) used for related purposes.

Where the Department requires more detail for a particular area of trust land within a network management plan, a basic or full management plan as appropriate may be prepared for that area and become an attachment to the network management plan.

Advice to Trustee Lessees

Trustees are to advise trustee lessees and trustee permittees of the content of the management plan for the relevant trust land and ensure that the trustee lessees and trustee permittees comply with the plan's requirements.

Limit on Intensive Development

The allowable proportion of community purpose trust land to be allocated to intensive secondary use is to be determined by taking into account community need determined through the land management planning process.

The extent of intensification of use and development through secondary use can comprise any combination of uses, including existing uses, consistent with the community purpose of the trust land.

Intensification of use does not include sporting fields and unfenced areas, provided these areas are available to the general public without undue interruption or obstruction.

A greater proportion of an area of trust land may be used more intensively if it forms part of a network of community purpose trust land in an area and there is adequate other land for community purposes in the entire area.

An appropriate level of infrastructure development, as determined through the land management planning process, to service the purposes of the community purpose trust land, will be permitted. Intensification should be consolidated in one area of an area of community purpose trust land.

Uses Inconsistent with the Purpose of the Trust

Generally, land within the boundaries of community purpose trust land should not be excised for the purpose of commercial or other inconsistent activity.

Subject to the requirement for local government to purchase trust land in accordance with the Revenue Share Policy for Local Government Operational Trust Land PUX/901/211, the secondary use of trust land for purposes not consistent with the purpose of the trust may be permitted in the following circumstances:

- Government buildings or parts thereof.

- Grazing for pasture management. However, secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.
- Where the proposed use of the land provides an essential community service or comprises essential utility infrastructure and does not diminish the purpose and amenity of the trust land.
- If the use is periodic/short term in nature e.g. as well as at show time, a showground reserve could be used for camping at other times but only for the travelling public and taking into account relevant issues including having regard to the Department's Caravan Park Policy PUX/901/102
 <http://www.derm.qld.gov.au/services_resources/item_details.php?item_id=100593> and the following:
 1. there is no suitable alternative site and there is a genuine need for the camping in the area;
 2. the use must not diminish the purpose of the trust land or adversely affect any local licensed caravan and/or tourist park owners;
 3. the views of the Queensland Chamber of Agricultural Societies could be sought on the use of part of the showgrounds for camping outside of the show period;
 4. the camping is to be provided for the travelling public only and any stay be limited to no longer than 3 nights which may be extended to no more than 7 nights with the proviso that there is no adverse affect on local licensed caravan and/or tourist park owners;
 5. camping, in today's terms, includes a stay in a caravan;
 6. the area should clearly be a camping area, not a caravan park as such, with the facilities provided consistent with a camping area i.e. BBQ's, benches, rubbish bins, toilet facilities, tap water, showers;
 7. on-site accommodation and facilities such as kiosk, laundry and associated facilities are not to be available (the travelling public should use the facilities within the town/area) - a concern is that additional improvements may be provided that would tend towards a commercial caravan park which is not appropriate; and
 8. a management plan is required whether the area is to be managed by the trustee (by issue of trustee permits) or by a lessee under a trustee lease. Some of the considerations of the management plan could include, depending on the location etc
 - Sanitation
 - Litter control
 - Weed and bushfire management
 - Water quality particularly if near a waterway or underground water
 - Land degradation
 - Length of stay for campers
 - Type of camping facilities to be provided

Where it is determined that an existing secondary use is inconsistent with the purpose of the trust land options for consideration include:

- Allowing the use to continue under a trustee lease if it does not diminish the purpose of the trust land, in terms of section 59(2) of the *Land Act 1994* and relevant policy; or
- If it can be demonstrated that the whole or part of the trust land is no longer required for its gazetted purpose:
 - Revocation of the trust land, or excision of the area from the trust land for further dealing under the *Land Act 1994*; or
 - Changing the purpose of the trust land to a more appropriate community purpose that would accommodate the existing secondary use; or
- Cancelling the trustee lease (or trustee permit) and/or requiring the existing secondary use to discontinue.

An existing inconsistent secondary use may continue in circumstances where:

- It can be demonstrated that the requirement for a secondary use to discontinue is not feasible on

- technical or planning grounds; and
- The community has not raised valid concerns; and
- The requirements of a management plan are addressed; and
- The trustees declare that they are satisfied that the occupation does not diminish the purpose of the trust.

The purpose of trust land may be changed through application by the trustee, provided a full management plan has been completed, including extensive community consultation, and the requirements of the *Land Act 1994* are satisfied, including section 16 of that Act.

Public Access

Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

Management and Protection of Assets

Fencing for security and safety purposes will be accepted on trust land.

Fencing is permitted in the following instances:

1. to protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. to restrict vehicular movement onto and within the trust land.
3. to protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. to manage crowds at events, when fencing is of a temporary nature.
5. to delimit the boundary of the trust land where the adjoining land use requires limited public access.

Where fencing is erected for the above reasons, the trustee and the trustee lessee are required to provide notification on the fencing or gate posts of either the hours the trust land is open to the public such as at a botanic garden, or the hours of exclusive use for training and events, such as at a football ground.

Commerciality

Except in the limited circumstances provided in this policy, use of community purpose trust land by a stand-alone commercial enterprise that makes a profit for the benefit of the owner or shares the profits with private shareholders is inconsistent with the purposes of the community purpose trust land and will not be allowed.

Where a secondary use with a commercial component appropriately services the activity of the patrons of trust land, that enterprise may operate under trustee lease (or trustee permit) at an appropriate return to the trustee.

For existing activities with a substantial commercial component on or adjoining community purpose trust land, careful consideration is to be given to expansion or redevelopment proposals before approval can be given to trustee leasing or excision from trust land - refer to the section "Uses Inconsistent with the Purpose

of the Trust" in the Guidelines For Secondary Use of Trust Land for when it would be suitable to excise an area from trust land for this purpose.

Further, any excision of an area from trust land must have regard to other provisions of the *Land Act 1994*, particularly relating to assessment of most appropriate tenure and use, and priority.

Clubs, Liquor licences, Gaming Machines and Entertainment

Major club venues with liquor licences and permits, gambling facilities (Note: generally, KENO and TAB facilities are not permitted, unless KENO and TAB facilities are present on the trust land and have previously been authorised by the Department), entertainment and the like could be seen by some as inconsistent with the purposes of community purpose trust land and their continued location on such land is to be managed.

It is recognised that a considerable number of these venues already exist in Queensland on trust land. Established Clubs may remain on community purpose trust land if they are well established and accepted by the community. A management plan may be required for trust land on which existing clubs are situated.

It is preferred that major club venues be issued with a trustee lease with an appropriate rental to the trustee instead of excising the land from the trust land and issuing a term lease. Size and scale of the existing establishment and the intent of the venue should guide the decision.

Major expansion of existing clubs on community purpose trust land, and the associated issue of a trustee lease, will only be permitted following appropriate community consultation as part of a land management planning process.

Proponents of new clubs of major size on community purpose trust land should not have an expectation that they will be given preference in the allocation of such trust land. Consideration may be given, however, to the issue of a trustee lease following appropriate community consultation as part of a land management planning process to determine whether the use is appropriate for the trust land.

Alternatively, for proposed new clubs of major size, consideration may be given to excision of part of the community purpose trust land for the purposes of allocating a term lease or freehold tenure, following appropriate community consultation to determine whether the trust land is still required for its dedicated purpose, and the other relevant requirements of the *Land Act 1994* are satisfied.

Any management plan required in response to new or existing club activities should identify future planned developments on the site for all sport and recreation activity areas and clubhouses. A management plan requires community consultation on acceptable uses of the community purpose trust land and this public opinion will be considered in the approval of uses of the trust land.

A management plan for the trust land may also be required for venues that have or are considering the introduction of liquor licences and permits and gaming machines. The circumstances in which a management plan may be required in relation to liquor licences or permits or gaming are shown in Appendix 1 to the Guidelines.

Clubs experiencing financial and operating difficulties will be encouraged to consult with the trustee and community about options for use of the facilities including amalgamation with other users.

Appropriate facilities to service the activity needs of Surf Life Saving Clubs (boat storage, training, lookout towers etc) will continue to be allowed on community purpose trust land.

Third party signage

Third party signage (other than sponsorship signage), including freestanding billboards and advertising structures of all sizes are considered to be an inconsistent use of community purpose trust land (other than

for trust land that is for only for drainage purposes but the trustee lease provisions of the *Land Act 1994* and *Land Regulation 1995*, and the requirements of this Policy still apply).

Existing structures will be phased out as a use for other community purpose trust land. The requirements of this Policy though for third party signage (eg.billboards) on operational trust land do not apply.

Other signage, including sponsorship signage

Directional, interpretative, place name and operational signage will be accepted on community purpose trust land, provided it relates to the community purpose trust land, approved secondary uses or adjoining public facilities.

Sponsorship signage will be accepted, including freestanding or on the internal and external fencing of sports ovals and on associated buildings and structures. In addition to the sponsor's name, the signage may display the sponsor's contact details.

Political signage is not acceptable on trust land. An exception is if the local member is a patron of or sponsors the club - signage to that effect is acceptable e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

Telecommunications Facilities

Development of telecommunications facilities on community purposes trust land will be discouraged unless a direct public benefit to the surrounding community can be demonstrated.

In considering applications for the establishment of telecommunications facilities on community purposes trust land by way of a trustee lease, the trustee may require the proponent to demonstrate that such facilities meet a community need and that their placement represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

The trustee lease will include appropriate conditions for the return of the site to its original condition following the decommissioning of the facility or a further trustee lease is not issued upon expiry.

Local Government Services and Utility Infrastructure

Local Government may approve the placement of essential utility infrastructure (*see definition "Essential Utility Infrastructure" under "Definitions"*) on trust land under the trusteeship of that local government provided there are no viable or practical alternatives for such infrastructure. Such uses, if approved, are to be supported by an appropriate management plan.

Local Governments may be permitted to place on trust land specialised services compatible with a trust land environment, such as a tourist information booth, provided an appropriate management plan is prepared. If operated by persons other than Council, a trustee lease will be required.

Car parking facilities may be placed on trust land provided the facilities enhance the enjoyment of the trust land for the community purpose for which it was set aside. They must not be intended to service adjacent commercial development on non-trust land.

Services that relate to local government's operational business, such as local government offices, libraries and depots must not be placed on community purposes trust land. They can be placed on operational trust land with an appropriate purpose.

Common Lake Areas

A lot created for a common lake area under a reconfiguration of a freehold lot under the *Sustainable Planning Act 2009* should be taken in fee simple by the local government to be held in trust.

Any existing common lake areas in a reserve under the *Land Act 1994* are available for the unrestricted use of the public for the purpose for which they are reserved (e.g. recreation) and any structures to be affected on the reserve under any leasing arrangement (jetties, pontoons, etc) should not restrict the public use.

Leases over common lake areas are also not to include conditions permitting the trustee to charge maintenance or usage fees to the owners of lakeside subdivisional lots.

Community Markets

The use of community purpose trust land for community markets is allowed but will be subject to the provision of a full management plan.

Prior to approval being given for commercial operators to operate stalls, consideration must be given to the impact such operations may have on locally established businesses and the views of the community as determined through the land management planning process.

The rent obtained from commercial operators at community markets should reflect the nature of the commercial use.

Periodic Uses

Periodic uses will be allowed on community purposes trust land. The scale of the event or activity may require restriction of public access through placement of temporary fencing or barriers. The trustees are encouraged to charge an appropriate fee for the use of the land for the period of usage.

Grazing and agistment of stock on undeveloped trust land is considered an acceptable land management practice in rural locations, provided environmental harm does not result from the activity. However, the secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.

Access for Traditional Activities

Access by indigenous people to community purposes trust land for the purpose of carrying out organised traditional activities is allowed, provided the traditional activity does not pose an unreasonable risk to the health or safety of any person.

In considering applications for conducting organised traditional activities on community purposes trust land, the trustee lease may require the indigenous party to demonstrate that they are members of the traditional owners to the land.

The use of community purpose trust land for the purpose of carrying out traditional activities may be subject to the provision of a management plan.

Term of Trustee Leases

The *Land Act 1994* provides for a maximum term of 30 years for trustee leases and trustee subleases.

Trustee leases for sporting clubs or for charitable purposes will be for a maximum term of 20 years unless otherwise approved by the Minister.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits:

Any proposed rent for secondary use of trust land (including operational trust land) is to be established with consideration of management objectives for the trust land and community benefit. In accordance with section 63(2) of the *Land Act 1994* the most appropriate rent is to be charged, having regard to the use of the land and community benefit.

The rental charged for any trustee lease or trustee permit shall be consistent with and have regard to the level of intensity of the use, the rent paid for similar uses on private land, the viability of the activity, the benefit to the community of the activity and the trustee lessee's or trustee permittee's particular circumstances.

The option of trustees receiving a minimal rent or, alternatively, an in-kind contribution through maintenance works or provision of facilities, may be appropriate in some circumstances. Such commitments in lieu of rent are to be recognized in the conditions of trustee leases or trustee permits.

While the determination of appropriate rent is a matter between the trustee and any trustee lessee or trustee permittee, the Minister may request a report on the financial activities of a trust to ensure that appropriate rental is being charged.

GUIDELINES FOR SECONDARY USE OF TRUST LAND

Making Decisions about Secondary Use of Trust Land

The key element for consideration when assessing an application for secondary use of trust land is whether the proposed secondary use is appropriate to the qualities and capabilities of the original purpose the trust land was set aside. This same assessment is performed when determining the primary use for trust land.

The consideration and determination of whether the use is the most appropriate, or simply an appropriate use, can be a complex process and requires the gathering of significant data and the balancing of many factors.

To assess an application for use of trust land, the following five (5) criteria can be used:

- Strategic value - the proposed use should be appropriate to the strategic value of the land's capabilities;
- Consistency with primary use (if applicable) - the proposed use should be consistent with the designated purpose of the trust land and should also facilitate or enhance, not diminish, the purpose of the trust land;
- Commerciality - the strength of the commercial motive behind the proposed use and whether it will have a negative effect on the public interest, needs consideration;
- Exclusivity - refers to secondary occupation which excludes use by the wider community; and
- Incremental progression and forward planning - the proposed use may contribute to an incremental chain of events that lead to a final outcome quite different from that initially intended.

Detailed comments on the application of the above criteria are set out in Section 2 of the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Trust Land Management Plans

The basis for the Department requiring a management plan for community purpose trust land is contained in section 48(a) of the *Land Act 1994*. The preparation and implementation of a management plan is consistent with trustees' administrative functions defined in section 46 of the *Land Act 1994*.

It is recognised that, at the outset, the costs of preparing management plans for trust land may appear prohibitive for some trustees. However, it is considered consistent with the objects of the *Land Act 1994* that a land management planning regime in respect of individual reserves/DOGITs or a network of trust land is appropriate.

Where there are many reserves/DOGITs with the same or complementary purposes within a local government area there may be a need for a management strategy or trust land network approach over a part of or the whole local government area to minimize costs and unnecessary duplication.

Where there is a requirement under the *Sustainable Planning Act 2009* (SPA) for approval to be obtained for a material change of use (MCU) in conjunction with an application for secondary use, if timed with the preparation of the management plan, community consultation processes under SPA may substitute for all or part of a management plan consultation process appropriate to the particular case.

Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) will be required prior to a MCU development application being lodged under SPA - such evidence of resource entitlement may be given once the trustee and/or applicant accept the (conditions of) offer.

Therefore, a condition of approval to and offer for the secondary use (e.g. trustee lease or an inconsistent action) is that a suitable management plan is required, including evidence of community consultation being provided to the Department on submission of the management plan, prior to any secondary use being allowed.

Guidelines for the preparation of a management plan are contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf

<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Consultation may include, for example:

- Basic Management Plan - consultation with trust land users and adjoining owners (e.g. letters, meetings); advertising in local newspapers; and a community meeting.
- Full Management Plan - consultation with trust land users and adjoining owners and businesses in the area (e.g. letters, meetings); distribution of information brochures; advertisements in local and regional newspapers; a series of community meetings; requests for written submissions; workshops to develop planning objectives and strategies; and public display of the proposed management plan.

Management Plans should be reviewed periodically in accordance with changing use patterns and changing community expectations.

Limit on Intensive Development

An existing trust land network will contain a hierarchy of developed infrastructure to support the purpose of individual reserves and DOGITs comprising that network.

As a general guide, a proportion of the land area of community purpose trust land may be used for intensive secondary use, where this supports the better management of the trust land in accordance with its primary purpose and/or is in the best interest of the community.

The term "intensive secondary use" of community purpose trust land refers to uses of trust land such as club buildings (licensed or otherwise), halls and pavilions, and specialised sporting facilities (e.g. bowling greens, tennis courts, hockey fields, netball courts, skate parks). The meaning of this term is as opposed to low impact use of community purpose trust land such as unfenced sporting arenas, undeveloped open space, bushland, nature trails and children's playgrounds. Generally, there will be access restrictions imposed upon "intensive" uses due to the nature of these activities i.e. security and management of facilities and premises is necessary.

An assessment of the capability of community purpose trust land to accommodate intensification of secondary use should follow a land management planning exercise which takes into consideration other land available for the community in the wider area. The "wider area" may be the whole or part of a Local Government Area and the community must be consulted as part of the land management planning exercise. Reference could be made to existing Local Government Recreation and Open Space Plans.

The Department's previous policy required more intensive secondary uses (eg. licensed clubs) to be excised from community purpose trust land following termination of trustee leasing arrangements and a term lease issued to the secondary user. However, experience has shown that excisions of this type result in fragmentation of the land area of the community purpose trust land and erosion of the land available for community purposes.

The ability of trustees to apply rental obtained through trustee leasing arrangements to the management of the trust land is also removed when areas are excised from the trust land in this way. Where continuation of trustee leasing arrangements is considered appropriate and is supported by the community, the Department will not insist upon excision of existing intensive secondary uses from community purpose trust land. Excision may be appropriate in circumstances described in the section entitled "Uses Inconsistent with the Purpose of the Trust" below.

Given that trends in recreation activities and community needs change over time, the land parcel should remain a component of the community purpose trust land allowing for its use to change over time. Each case is to be assessed in its own right.

Additional development and infrastructure associated with intensive secondary use should be concentrated in existing developed areas of community purpose trust land rather than scattered throughout. This will maximise the availability of the balance of the community purpose trust land for unrestricted public access.

Uses Inconsistent with the Purpose of the Trust

An inconsistent use of trust land is where a secondary use conflicts with the purpose for which the trust land has been dedicated, for example, a Reserve for Park purposes which has a licensed clubhouse situated on it.

A broader consideration of the community benefit that may accrue from an inconsistent use, or a use which is substantially commercial in nature, is permissible under this policy (Note that a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified).

Factors that may be taken into account when considering inconsistency of secondary use include:

- the extent to which the inconsistent use supports the maintenance of the trust land, and
- previous positive involvement in development of the trust land for general public use (e.g. provision of infrastructure, range of community activities provided and outcomes in terms of improving the quality of life for the community).

The option of excising an area from the trust land should be given careful consideration as it is often preferable for the trust land to remain intact for the community purpose for which it was originally dedicated,

to tolerate an interim use that can be phased out or to leave an existing secondary use to continue uninterrupted.

Where conflicts cannot be resolved between inconsistent uses on trust land and other community uses it may be appropriate to exclude these from the body of the trust land. This may be achieved by partial revocation of the reserve and allocation of a more appropriate tenure to the inconsistent use.

Excision of land may be a consideration where freehold land owned by a trustee adjoins trust land and a lease is required for a use that overlaps the reserved and freehold land (e.g. two types of leases - trustee lease and lease over freehold). Subject to the Minister being satisfied under the *Land Act 1994*, that the affected part of the trust land is no longer required, rationalisation of the tenures through such an excision will simplify leasing arrangements in those instances.

Cancellation of an existing trustee lease or requiring a secondary use which is not subject to a lease to discontinue may be considered when the use is clearly detrimental to the purpose of the trust land. The user and trustee must be consulted prior to making any decision as to cancellation or removal of a secondary use.

Activities that currently occur on community purpose trust land which are inconsistent with the purpose of the reserve are to be progressively removed from the trust land if their continued presence will interfere with the general public's enjoyment of the trust land.

Some activities may be located on community purpose trust land as a result of historical circumstances and the use may be well established in a particular location. Consideration to their retention may be given on a case by case basis. Such consideration is to take into account community views, potential costs to the trustee lessee and the community of relocation and the availability of alternative trust land in the locality to meet community needs.

The purpose and intent of community purpose trust land to meet public interest will be demonstrated through the management plan and its implementation. The need for a proposed change in the intent and purpose of community purpose trust land will be demonstrated through a full management plan at the time of request of the change.

Some local government operational activities take place on community purpose trust land. These may be permitted to remain where no alternative site is available. Their existence needs to be documented in the management plan.

Additional information about considering the matter of inconsistent use is contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:
http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Public Access

The importance of preserving public access to appropriate community purpose trust land is promoted in the community purpose object of the *Land Act 1994*. The term "public access" includes the right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land.

Activities that can adversely affect community access to community purpose trust land are:

- The establishment of facilities that exclude the general public;
- Management practices and intensive use of playing fields such as frequent scheduling of sports training and competition;
- The fencing of playing fields to enable charging on match days and exclusion of the public at other times;
- Fencing for security and safety purposes.

Due to significant levels of capital investment in community and sporting facilities these premises will require on-site management and security for a significant part of the day. Management and security practices tend to further discourage public access including from areas (such as adjoining playing fields) which the public do have a genuine right of access over.

Management and Protection of Assets

Restriction of access across or within community purpose trust land has occurred in the past but is not permitted under the *Land Act 1994*. Flexibility in the policy acknowledges situations where limiting or restricting access is in the public interest or to the benefit of the community.

Restriction of access by way of fencing is seen as important in the following circumstances:

- *To protect the safety of participants, spectators and the public from adverse consequences of uses of community purpose trust land*. Safety measures such as fencing are sometimes necessary at sporting facilities for the safety of both players and spectators. Examples include existing shooting facilities (gun clubs, rifle ranges, archery fields, etc); high fencing on sports areas, such as baseball and softball diamonds safety fencing, tennis courts, and restricted entry to areas which may be dangerous such as swimming pools; fencing around areas used for vehicular activities including racing of cars and motorcycles; and areas used for animals such as horses and dogs. The purpose is separation for safety reasons.
- *To restrict vehicular movement onto and within the community purpose trust land*. The purpose is management of vehicular activities within the community purpose trust land, such as vehicle parking, access to locations, and through traffic. Additionally, it may be used to separate vehicle, human and animal activities, as may be the case for a Recreation Reserve with a pony club use.
- *To protect significant infrastructure investment on the community purpose trust land*. Often where there has been significant investment in facilities, such as synthetic surfaces for hockey and athletics, multi-purpose and indoor sport and recreation facilities, there is a management imperative to deter vandalism and protect infrastructure from inappropriate use due to the cost to the community of replacement. Fencing and security patrols may be introduced as protective measures.
- *Temporary fencing, to manage crowds at events* including sporting events, carnivals, festivals, triathlons, etc. This allows for the charging of an entry fee, the management of the activity, and the security of patrons during the event.
- *Delimitation of the boundary where abutting properties and their uses require limited access by the public*. Examples include freehold land for residential and commercial activity adjoining community purpose trust land; reserves for operational purposes such as sewage treatment and water reticulation and drainage adjoining community purpose trust land; and transport corridors.

Guidelines are available from Queensland Police Service on design of buildings and fencing for reduction of crime.

Commerciality

Defining commerciality on community purpose trust land is made difficult by the diversity of organisations which operate on these lands and which obtain a revenue stream through commercial activities.

In simple terms, "commercial" may mean the exchange of money for goods and services regardless of what the money is used for.

In the case of clubs, they are not-for-profit organisations. This is because all net proceeds of clubs must be expended on the provision of facilities and services and other benefits to the club membership and the local community. Therefore, no individual or group is able to derive personal profit from the operations of a club, except under normal commercial arrangements for the provision of goods and services.

A "stand-alone commercial enterprise", for the purpose of the policy, is one which obtains the majority of its

business from customers who are not necessarily reserve users e.g. passing trade on a highway adjoining a reserve.

An appropriate return to a trustee for a trustee lease (or a trustee permit) for a use with a commercial component which appropriately services the activity of the patrons of trust land means that the rent charged, in accordance with section 63 of the *Land Act 1994*, is to be the most appropriate rent having regard to the use and the community benefit and purpose of the trustee lease or trustee permit. Refer also to the section of the policy and guideline titled "Determination of Appropriate Rental for Trustee Leases and Trustee Permits".

Enterprises such as a kiosk within a botanical gardens reserve are commercial in nature but may be complementary to the primary purpose of the trust land. This is an alternative to excising the land containing the commercial use from the community purpose trust land.

Examples of commercial uses which may be permitted on community purpose trust land, in appropriate circumstances, include:

- Uses that provide a highly desirable service to reserve users such as kiosks and cafes (the foods served limited to snacks and light meals);
- Commercial recreation events such as trade shows, fairs, festivals, seasonal outdoor cinemas and weekend markets, which are open to the public and which do not rely on the construction of new and extensive permanent structural improvements or which involve limited improvements intended for temporary use that do not adversely impact on the primary purpose of the trust land. Community consultation, through the land management planning process, would need to consider implications of the proposed use;
- Commercial/contracted management of swimming pools and halls; and
- Uses such as ice-cream vendors and equipment hire (e.g. sailboards, surf-skis, etc) which are required to be licensed and controlled in accordance with a local government Local Law.
- Camping on a showground as outlined previously

Clubs, Liquor licences, Gaming Machines and Entertainment

Clubs are not-for-profit organisations that may be run on business principles with any surplus used to support the activities of the organisation. Club activities may be considered an appropriate use where community benefit is demonstrated, and the community accepts the location of such a club on trust land.

It is considered that a supporters club does not always have to be located at the same site as the primary club activity and as such may be better located on tenures other than community purpose trust land.

Bowls clubs and the like have a long tradition of being located on community purpose trust land. Some of these clubs may experience financial difficulties through changing community preferences and other circumstances beyond their control. In some instances where several clubs exist in a locality, and are experiencing similar difficulties, they may be encouraged to amalgamate so that the benefit of their activity remains within the community. The land management planning process identifies possible uses through the consultation process.

Surf life saving is considered to be an essential service to the community. The primary need for this user group is access to the beach to undertake the activity. Additional facilities to support the life saving activities are generally located in close proximity to the beach access point. Any structures are subject to local laws and other legislation. These facilities will be allowed on community purposes trust land.

Regulations under other legislation should be considered for development on coastal foreshores, for example, the *Environmental Protection Act 1994* and *Coastal Protection and Management Act 1995*, and development approval under the *Sustainable Planning Act 2009*. Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) is needed prior to lodging development applications, and will be considered on a case-by-case basis.

Third party signage

All existing approvals for third party signage (billboards and other advertising structures) will not be re-issued at the time of expiry of that approval (other than for trust land that is only for drainage purposes, but subject to the trustee lease and trust permit provisions of the *Land Act 1994* and *Land Regulation 1995*, and the requirements of this Policy). No new approvals will be granted for other community purpose trust land.

Other signage, including sponsorship signage

The design of directional, interpretative, place name and operational signage should be consistent with the relevant requirements of the local government.

Sponsorship signage may be freestanding, or on internal and external fencing. Internal fencing refers to fencing around the oval/field/playing area. External fencing refers to fencing on the external boundaries of the community purpose trust land.

Political signage is not acceptable, other than if the local member is a patron of or sponsors the club e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

All signage is to comply with local government planning schemes, local laws and policies.

Telecommunications Facilities

Telecommunications facilities are more appropriately sited on tenures other than community purpose trust land, such as freehold, leasehold issued for telecommunication purposes or reserves for operational purposes. However, there are situations where the establishment and/or maintenance of telecommunications facilities on trust land is required to directly service or provide enhanced telecommunications coverage or local network capacity to the surrounding community. In such circumstances consideration may be given to the location of telecommunications facilities on trust land where the proponent is able to demonstrate that the placement of such facilities represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

A suitable management plan would be required in these circumstances.

Common Lake Areas

New applications for reconfiguration of a lot that involve creation of common lake areas should vest the land required in fee simple to the local government to be held in trust.

Local Government Services and Utility Infrastructure

Minor operational facilities, such as a site maintenance depot within a botanical gardens reserve, are permissible secondary uses of trust land if identified within a management plan for the trust land.

Community Markets

Markets should generally be restricted to:

- The sale of cottage industry and craft products such as hand-made leather goods, pottery, woodworking, sewing, cooking etc and locally grown plants, fruits and vegetables, made or grown by the stallholder or their family;
- The sale of second hand goods;

- The sale of refreshments; and
- Children's rides

Local governments often have guidelines for the management of community markets. These are to be used for the management of the community markets on trust land, and should be discussed in the management plans.

A commercial operator, for the purpose of this policy, is defined as a person who runs a registered business, any profit from which is kept by that operator or shared with private shareholders. Usual operations of the business may occur from a fixed location or be carried out in mobile form.

Periodic Uses:

In determining the effect of a periodic use that may be inconsistent with the purpose of the trust land, the extent and impact of any inconsistency is to be considered. Impact includes effects on the physical environment, and the social and economic impact of the activity on the local community. Consideration is to be given to the impact of events of short-term duration as against the regular land use.

Some examples of periodic uses include carnivals, festivals, circuses, conventions, and the like.

An appropriate fee for the use of the land should be compared to other rents, fees and charges by the local government for similar activities.

Access for Traditional Activities

Access by indigenous people to community purpose trust for the purpose of carrying out organised traditional activities may be allowed where the traditional activity does not pose an unreasonable risk to the health or safety of any person.

The duration of the organised traditional activity should in most instances not exceed one (1) day; and two (2) consecutive days is the likely maximum time required to conduct the traditional activity.

Any authority given to access community purpose trust land for the purpose of conducting a traditional activity must be conditioned on the following -

- **Use of firearms** - There will be no firearms brought onto the community purpose trust land.
- **Lighting of fires** - There will be no lighting of fires unless, where it is required by Law, the indigenous person has an authority of permit to light a fire; and the lighting of fires is for the performance of traditional ceremonies; and public safety or property is unlikely to be endangered; and the trustee has consented to the indigenous person lighting the fire.

Term of Trustee Leases

Experience has been that the majority of clubs operating on community purpose trust land require a lease term of no greater than 20 years.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits

Trustees need to determine appropriate rental for commercial activities that service the needs of the users of the reserve. The Trustee will need to retain relevant records to prove that the proceeds are used for the development and maintenance of the trust land or for other grouped trust land in the area. Trust funds usage is at full disclosure to the public. Peppercorn rental is not considered appropriate where a user group has the ability to contribute to the cost of maintenance of the reserve or the specific area it utilises. With the approval

of the chief executive under section 62 of the *Land Act 1994*, trust land with the same or complementary purposes may be grouped for the purpose of enhancing the financial and general management of the trust lands. In the case of management plans that deal with a network of trust lands, approval may be sought from the Department to apply rental collected from secondary use on reserves within a group of reserves to other reserves within that grouping. In addition to gaining approval of the Department to a network management plan for trust land, local government trustees will need to seek the chief executive's approval to proposed groupings under that plan.

Appendix 1 - WHEN IS A TRUST LAND MANAGEMENT PLAN REQUIRED?

Management Plan - Not Required	Basic Management Plan Required - Some consultation(see Guidelines)	Full Management Plan Required - Extensive consultation (see Guidelines)
<p>Criteria</p> <ul style="list-style-type: none"> No change, or minimal change to an existing use consistent with the trust land Small reserve managed as part of a network with a full management plan in place for the reserve network New lease for an existing secondary use of low intensity No liquor permit other than for specific events No gaming machines on premises No community concerns have been raised No environmental concerns have been identified Grazing for pasture and environmental management 	<p>Criteria</p> <ul style="list-style-type: none"> Intensification of an existing secondary use New secondary use of low intensity Liquor permit/licence other than a General, Club or Special Facilities Licence Existing gaming machines on premises with a proposed increase of fewer than 20 machines Use by indigenous persons for conducting an organised traditional activity for periods of 3 days or more at any one time Some exclusive use and public exclusion is evident in the secondary use Community consultation is desirable Minor essential utility infrastructure and/or specialised services <p>Examples of intensification include</p> <ul style="list-style-type: none"> Night lighting Extension of hours of operation Activities where the effect of noise needs to be considered Activities which generate increased vehicular traffic 	<p>Criteria</p> <ul style="list-style-type: none"> Significant intensification of an existing secondary use New lease for an existing secondary use of high intensity New secondary use of high intensity General, Club or Special Facility Liquor Licence Existing gaming machines on premises with a proposed increase of 20 or more machines Exclusive use and public exclusion is evident Community markets Community consultation is essential and serious concerns might already have been expressed Essential utility infrastructure and/or specialised services Proposed change in the purpose of the reserve Where an existing use is inconsistent with the purpose of the reserve <p>Examples of intensification include:</p> <ul style="list-style-type: none"> Potential multi-purpose conflicts Conservation issues Contaminated land issues Use threatens visual and scenic amenity Use for major events on regular basis Community markets going from say monthly to weekly Expansion of buildings Affects on local businesses
<p>Example: New lease for an existing small sports club lease with no intensification of use</p>	<p>Example: Existing tennis club on a Recreation reserve wants to install court lighting to enable night competition.</p>	<p>Example: Proposed major building extension to Licensed Leagues Club situated on trust land for recreation purposes</p>

Note: The criteria are examples of when a particular type of management plan is required. They are intended to be a guide when considering individual cases.

Responsibilities

All officers with appropriate delegations under the *Land Act 1994*, in particular State Land Asset Management officers within regions.

Definitions

Community Purpose - is the primary purpose for which a reserve or DOGIT may be used in accordance with the *Land Act 1994* .

Community Purpose Trust Land - is trust land dedicated or granted for a community purpose as defined in Schedule 1 of the *Land Act 1994* e.g. gardens, parks, recreation, showgrounds and sport.

Department - the Department administering the *Land Act 1994* and that department's successors.

Essential Utility Infrastructure - facilities, services and works which are required as a public service but which would not diminish the purpose, amenity and enjoyment of the community purpose trust land. Examples could include pump sites, generators, switchboards, drainage works or telecommunications facilities but would not include major public utility installations such as water supply dams, sewage treatment works, electricity substations and the like.

Not-for-profit (or Non-profit) - referring to organisations established in terms of legislation including the *Associations Incorporation Act 1981* (Qld) or a company limited by guarantee under the *Corporations Act 2001* (Cwth), means an entity established for some motive other than the hope of making a profit for individual gain.

Operational Business (Local Government) - includes libraries, health and welfare facilities, aged care facilities, tourist information centres, water supply, sewage treatment works, aerodromes, electrical works, local government offices, pounds, quarries, refuse disposal facilities and works depots.

Operational Purpose - is the purpose for which a reserve or DOGIT set aside under the repealed *Land Act 1962* may be used (e.g. Reserve for Local Government purposes) other than where its designated purpose is a community purpose.

Operational Trust Land - is trust land which was set aside under the repealed *Land Act 1962* , unless its purpose is a community purpose as defined in Schedule 1 of the *Land Act 1994* . It is then "community purpose trust land". Examples of operational trust land are reserves for local government purposes and school reserves.

Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land under a trustee lease or trustee permit, or where the context permits, an inconsistent action undertaken by the trustee.

Traditional Activity - means the following activities carried out in accordance with the relevant indigenous tradition:-

- hunting, fishing, gathering or camping;
- performing rites or other ceremonies; and
- visiting Significant Aboriginal Areas.

Trustees - are appointed by the Minister to manage trust land consistent with achieving the purpose of the trust and other duties as required under the *Land Act 1994* .

Trustee Lease - is a lease of trust land issued by a trustee to a trustee lessee, with the Minister's approval under the *Land Act 1994* .

Trustee Permit - is a permit to use trust land issued by the trustee to a trustee permittee in accordance with guidelines prescribed in the *Land Regulation 1995* .

Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the *Land Act 1994* , including those in existence at the commencement of the Act (i.e.

community purpose trust land), and reserves and DOGITs set aside for an operational purpose in terms of the repealed *Land Act 1962* (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITs granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".

Legislation

The following sections of the *Land Act 1994* and the *Land Regulation 1995* apply generally to reserves and DOGITS:

- Sections 4 and 30 to 92 *Land Act 1994*
- Sections 3 to 5R *Land Regulation 1995*

Section 52 of the *Land Act 1994* regarding an inconsistent action

Sections 57 to 66 of the *Land Act 1994* and sections 3 to 5H of the *Land Regulation 1995* refer specifically to trustee leases and trustee permits.

Appendix 2 – Summary of Community Consultation Workshop issues and comments

Key Issue	Issue	Adams Beach	Bradbury's Beach	Amity Point	Adder Rock	Thankful Rest	Cylinder Beach	To be dealt with in the LMP	To be dealt with in the Lease	To be dealt with by RCC
Land management	Foreshore erosion - loss of camping ground area and camping sites as well as visual amenity			✓	✓		✓	✓	✓	✓
Business Models	Why can't Council run the Holiday Parks as a separate business Unit	✓	✓	✓	✓	✓	✓			✓
Maintenance	No obvious return of fees back to the parks for upgrading facilities			✓						✓
Amenities	Why wasn't sewage upgraded years ago			✓						✓
Maintenance	Why are our fees continuing to increase without any return back to the Parks	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	Playground put in the Park without any communication			✓				✓		✓
	Restrictions for Storage Vans owners and campers over Easter			✓						✓
Security	Frequency of security inspections in-adequate i.e. one drive through per night at the same time	✓	✓	✓	✓	✓	✓		✓	✓
Access mobility	Access mobility for campers and visitors to the park. One cabin has a ramp but has no toilet facilities			✓				✓	✓	✓
Health & Safety	Management of grey and black water from temporary vans			✓				✓	✓	✓
Statuary compliance	Compliance with standards for fire hose and other fire extinguishers within the park			✓				✓	✓	✓
Statuary compliance	Storage of gas cylinders differing directions and rules between RCC and State Authorities			✓						✓
Emergency services	Emergency access through the boom gates			✓				✓	✓	✓
Fees	Capping rental fees for permanents and storage van owners			✓					✓	✓
Financial Management	Need to ensure the facilities can manage for more people to improve income			✓						✓
Health & Safety	Need to maintain environmentally sensitive areas and values of the park i.e. Grey water and sewage			✓				✓	✓	✓
Facilities	Camp sites are good			✓						
Facilities	Existing facilities are poor!			✓					✓	✓
Facilities	Requires more and improved facilities for children i.e. Formal and informal play areas			✓					✓	✓
Facilities	Visitors come for the natural environmental and as such more activities and natural settings are required			✓					✓	
Park Management	Need to maintain the existing relationship between Park patrons and adjacent local community			✓					✓	
Park Management	Carrying capacity of the park needs to be considered			✓				✓	✓	✓
Business Models	Will the parks remain as Holiday Parks/Camping grounds?			✓				✓	✓	✓

Tenure	Permanent tenants, their future and the future of permanent tenants			✓						✓
Cultural Heritage	Cultural Heritage values within and around the park			✓				✓	✓	✓
Land management	Protection of the foreshore and improve accessibility			✓				✓	✓	✓
Business Models	Financial viability of running the Holiday park	✓	✓	✓					✓	
Park Management	No long term camping			✓				✓	✓	
Access	Access to the Basin area			✓				✓	✓	✓
Security	Security when park is at capacity			✓					✓	
Security	Security of parks during peak periods with no Ranger on site	✓	✓						✓	✓
Park Management	Sign pollution			✓					✓	✓
Business Models	Additional facilities such as shops, licensed facilities, restaurants etc not wanted	✓		✓		✓		✓	✓	
Regulations	Rules and regulations for storage van owners			✓					✓	✓
Off-site issues	No feeding of Dolphins or promotion of feeding of Dolphins at Amity Beach.			✓				✓	✓	✓
Off-site issues	Information about fishing and use of the foreshore and adjacent facilities such as the jetty			✓						✓
Business Models	Maintain family orientation of the holiday parks			✓					✓	
Business Models	Balance between camping sites and storage van sites	✓	✓	✓					✓	
Regulations	Pedestrian access through the park to beach and water			✓				✓	✓	
Business Models	Maintain existing standard of facilities and price structures				✓				✓	
Off-site issues	Parking adjacent to Amity Point Holiday Park			✓						✓
Park Management	Security of tenure for storage van owners	✓	✓	✓	✓	✓			✓	
Park Management	no fencing off of areas within the park			✓					✓	
Park Management	Improve landscaping within the parks	✓	✓	✓	✓	✓	✓			
Park Management	Allow for bush camping within the park			✓					✓	
Park Management	What will be undertaken within the Parks before the successful tendered takes over the parks?								✓	✓
Staffing issues	Staff - ongoing employment			✓	✓		✓			✓

Park Management	Dogs within the park (Dogs are not permitted to be brought into the park by patrons however they are brought in by non-patrons). Needs consistent policy.	✓		✓						✓
Park Management	Storage van owners are reluctant to speak out against relocation and closure of Adams Beach for fear of security of tenure	✓								✓
Park Management	Storage van contracts to 12-2010 and want to know what is happening?	✓								✓
Park Management	Wanting Bradbury's Beach to be a vibrant place		✓						✓	✓
Park Management	Not asking for a lot e.g. Mowing, maintenance, repairs		✓							✓
Staffing issues	wanting a Ranger on-site		✓						✓	✓
Park Management	Sewage - timeliness of repairs and maintenance		✓						✓	✓
Staffing issues	Share Ranger between Adams Beach and Bradbury's Beach	✓	✓						✓	✓
	Family orientated tourist usually go the Point Lookout commercialisation needs to be looked at differently	✓	✓						✓	
Park Management	The Creeks are smelly and require maintenance	✓	✓							✓
Park Management	Council needs to put rules in place so that if the tender is a big business they do not destroy the park for the people who have been there for a long time	✓	✓						✓	
Business Models	Why can't people sell their storage vans?	✓	✓							✓
Business Models	Transfer of ownership (storage vans) - get rid of co-owners	✓	✓							✓
Business Models	respect of fees currently paid	✓	✓							✓
Cultural Heritage	Acknowledge cultural connection	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cultural Heritage	Loss of identify & spiritual connection to all locations and beaches	✓	✓	✓	✓	✓	✓			✓
Cultural Heritage	Loss of access to all locations	✓	✓	✓	✓	✓	✓		✓	✓
Cultural Heritage	Maintaining existing natural environment - middens identification	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off-site issues	No concreting at Amity Point foreshore to stop erosion			✓						✓
Park Management	No casual camping at Adams Beach	✓							✓	✓
Park Management	Amenities not up to standard	✓	✓			✓				
Park Management	Maintenance - mowing and general upkeep	✓	✓			✓			✓	✓
Off-site issues	Erosion maintenance - coastal dunes						✓			✓

Security	Access to park after hours by intoxicated people going home from the Little Ships Club		✓							✓
Security	Theft of property	✓	✓							✓
Park Management	Vandalism and destruction of wildlife		✓							✓
Park Management	Upgrade facilities and amenities such as washing machines, dryers and general maintenance	✓	✓			✓		✓	✓	✓
Park Management	Improve water, electricity and BBQ facilities	✓	✓			✓		✓	✓	✓
Off-site issues	Single light for public BBQ						✓			✓
Park Management	No BBQ facilities at Adams and Bradbury's Beaches	✓	✓						✓	
Park Management	No play areas (children)	✓							✓	
Park Management	Need to upgrade the play areas		✓			✓				
Staffing issues	Staff at SHP limited to undertake checks of Parks if work car unavailable	✓	✓	✓	✓	✓			✓	
Staffing issues	Have to approach Storage Van owners to ensure check-ins are processed in RM's booking system. When we do get to do checks we don't know everyone, no rapport is built with clients.	✓	✓	✓	✓	✓			✓	
Business Models	Economic loss due to no marketing of Adams and Bradbury's	✓	✓						✓	
Off-site issues	Polka Point - Midden Heaps across the island associated with camping grounds & places of significance									✓
Off-site issues	Closure of cemetery - future plans burial on mainland away from traditional place of belonging		✓							✓
Staffing issues	Aboriginal rangers	✓	✓	✓	✓	✓	✓		✓	
Business Models	more employment for indigenous community members								✓	
Emergency services	Vibes Festival - lack of control of consumption of alcohol & other drugs									✓
Emergency services	Regulars get upset by Schoolies - not good for families with children									✓
Emergency services	September schoolies - control of age drinkers and drugs usage.				✓		✓			✓
Park Management	Vibe Festival - overflow to parks with no Rangers	✓	✓			✓			✓	✓
Park Management	Reinstate options for permanency - lack of island affordable accommodation for island residents	✓	✓	✓	✓	✓				✓
Off-site issues	disrespect for rules on the island e.g. Total fire ban ignored, fires at Brown Lake									✓
Cultural Heritage	education of patrons re island history, in particular Cultural significance of each park/location & respect for the environment	✓	✓	✓	✓	✓	✓		✓	

Off-site issues	Other cultural heritage issues on the island which are being ignored such as Bill Hill (now Myora Springs) and Polka Point being undermined.									✓
Park Management	Uncertainty - what's happening to the storage vans	✓								✓
Park Management	Commercialisation - access within the park for kids to roam freely around the park. Everyone knows everyone. We want to keep this community spirit	✓							✓	
Park Management	Traffic - no through car traffic means that kids are safe to walk around.	✓							✓	
Park Management	Amenities - for what we are paying... Nothing changed... No maintenance i.e. Cleaning, mowing etc. What are we paying higher fees for. Need better standard of maintenance	✓							✓	✓
Park Management	why have campers stopped coming. This is a revenue raiser	✓								✓
Park Management	Amenities - currently shared with the public... Visitors boaties. Why aren't the amenities locked? Safety concerns	✓								✓
Security	security - lights need to be repaired quickly for the security of patrons	✓							✓	✓
Marketing	Beach - advertising for people to use, safest beach, safest boating access. This would help pay for facilities to be maintained - revenue	✓								✓
Park Management	No Park Manager on-site, we need this as only park that doesn't have it	✓							✓	✓
Park Management	Council sewed and re-powered the whole park but this is where it stopped... Why spend this money then attempt to close the park.	✓								✓
Park Management	amenities - if these are inadequate, can we hire these in for peak use, so campers have access to these?	✓								✓
Park Management	tent sites on water can be subject to exposure in bad weather. Maybe need to be moved to a more protected sites?	✓							✓	
Business Models	need to allow camper in!! Loss of money. Why isn't Council allowing this money into the park?	✓							✓	✓
Business Models	If Council is going to shut the park down, Why? We don't want to go.	✓								✓
Business Models	if image is going to change? i.e. Cabins rather than camping - need to protect spirit & have a mix: tents, caravans, cabins etc	✓							✓	
	walkable to water taxi	✓								
	what will happen to this input after the land mang plan completed??							✓		✓
Park Management	mowing of grounds is non-existent	✓								✓
Business Models	keep cultural owners in caravan park. Don't take their culture away from their kids.	✓						✓	✓	✓

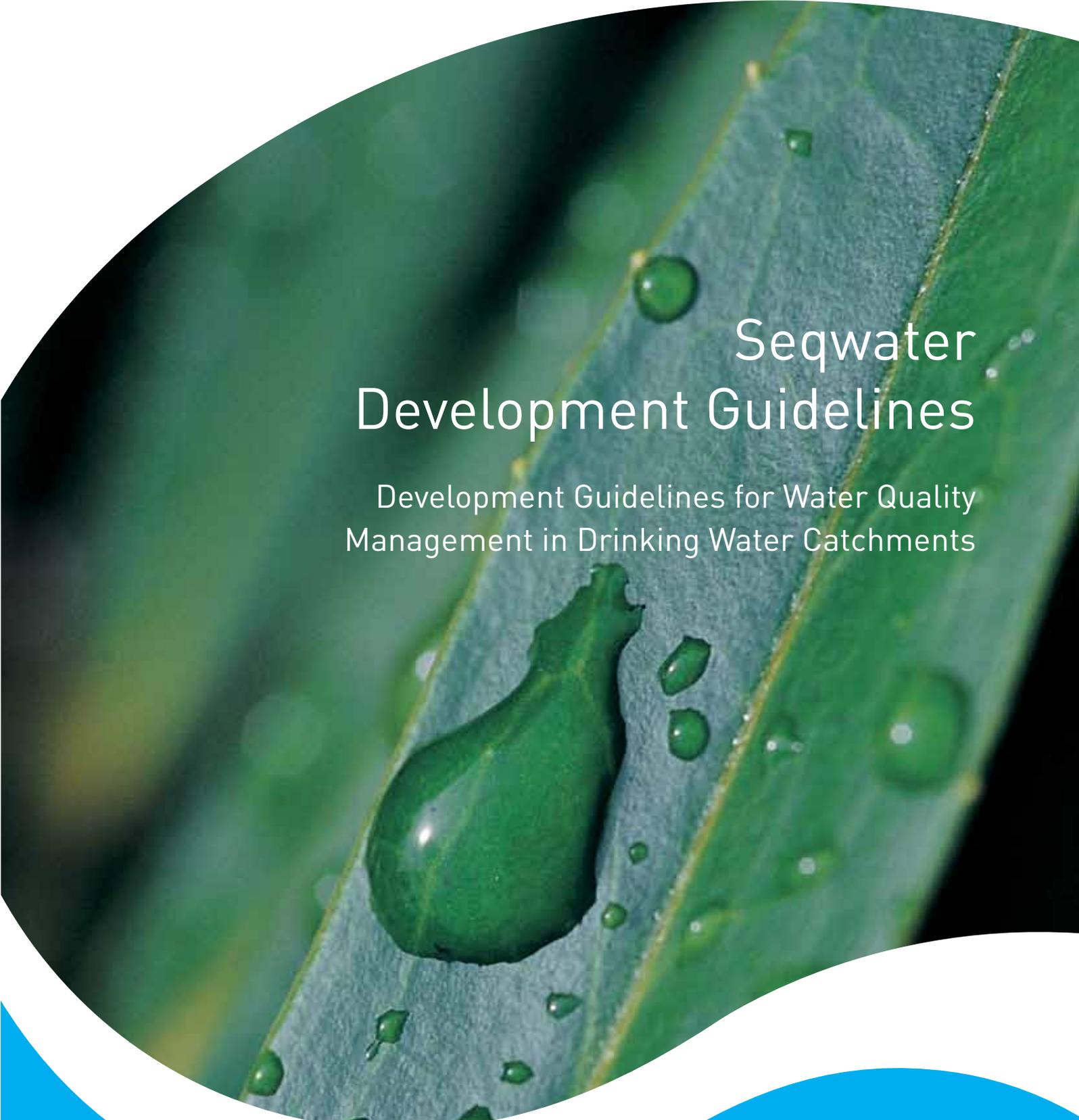
Business Models	fee increases if 3rd party take over.	✓	✓						✓	
Business Models	how much capital input from 3rd party?	✓	✓						✓	
	criteria for choosing 3rd party							✓		✓
Business Models	If a 3rd party do takeover will permanent residents be re-located from their existing sites, including storage van owners	✓	✓	✓	✓	✓			✓	✓
Marketing	Point Lookout is being highlighted as the only tourist destination	✓	✓	✓						✓
Park Management	Improve maintenance schedule	✓				✓		✓	✓	
Business Models	do not allow cabins for rental	✓				✓			✓	
Park Management	Modernise facilities inline with community expectations i.e. Disabled access	✓				✓			✓	
Park Management	enhance existing natural environment	✓				✓		✓	✓	
Security	Security of amenities. No keypads on main door.	✓				✓			✓	
Park Management	consistent times for cleaning of amenities	✓				✓			✓	✓
Park Management	road repairs and drainage	✓				✓		✓	✓	✓
Van owners	Concerns if we have to move the caravans and annexes are old and may fall apart	✓	✓							✓
Van owners	If storage vans owners are may to move yet no new vans can be put into the parks this makes existing storage van owners vulnerable!	✓	✓						✓	✓
Van owners	Concerns about fees: being put up (not annual rise). We worry that leaser will put fees up so we won't be able to afford to stay	✓	✓						✓	
Park Management	Maintenance of grounds. Trees that has fallen over one 2 years ago & 1 6 months ago still not cleared. Will maintenance be a priority, will we be serviced regularly?	✓	✓						✓	✓
Van owners	If moved, will we given 1st choice of where we are moved too e.g. We get first choice, not cabin locations.	✓	✓						✓	✓
Communication and consultation	Concerned about park closure. One minute we are told it will be closed and the other minute is going to stay open.	✓								✓
Communication and consultation	lack of Council interaction with community	✓								✓
Communication and consultation	Want regular updates along the way, rather than hearsay	✓								✓
Communication and consultation	Direct mail updates required as not everyone has a computer. Everyone should get a mail update.	✓								✓

Off-site issues	Rumours about road going through park for the mines (Ballows Rd). Is this true? We need to know	✓								✓
Communication and consultation	More contact with our Councillor - we don't get that opportunity	✓								✓
Security	There is a security service, worried that everyone knows the time he comes around so people can avoid times he comes.	✓								✓
Security	Allow storage van (buy & sell)	✓	✓	✓	✓	✓			✓	✓
	Do the right thing by the local people	✓	✓							✓
Communication and consultation	How much does it cost for the community consultation									✓
Park Management	Who will inspect the parks and how often to ensure management abides with the Land Management Plan	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	does Management plan to have individual Rangers on site?								✓	
	What will the relationship be between new management and the local surf club?				✓	✓			✓	
	Tender process has already started why wasn't the community consulted years ago prior to the process taking place									✓
Park Management	what will happen with permanent residents? Will natural reductions still remain		✓	✓	✓	✓			✓	✓
Park Management	why are no decisions being made by Council whilst this process takes place?	✓	✓	✓	✓					✓
Business Models	why is it not possible to get a tenancy agreement e.g. 5 years								✓	✓
Security	who will be responsible for security & behaviour within the camping grounds & will they have a relationship with the Police?	✓	✓	✓	✓	✓	✓		✓	
Cultural Heritage/Business model	working with Indigenous people							✓	✓	✓
Cultural Heritage	Indigenous success story - opportunity & obligation to make this a success	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Low impact development and management	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	wildlife values / Koala use of the trees in the park and surrounding bushland. Need for wildlife friendly fencing			✓	✓	✓		✓	✓	✓
Park Management	Management of permanent and Storage vans. Conflict between permanents & camping, traditional camping experience. Designate areas of permanent housing/Storage vans but increase places for camping	✓	✓	✓	✓	✓			✓	✓
Off-site issues	foreshores for camping (? Holiday Parks or Flinders and Main Beach opportunities??)							✓	✓	✓
Business Models	Sites not used like real estate (i.e. Selling and buying)	✓	✓	✓	✓	✓			✓	✓

environmental values	reclaimed swamps management of nutrients				✓			✓	✓	
	Climate change impacts	✓	✓	✓	✓		✓	✓	✓	✓
Park Management	Limited scope for expansion of camping and the traditional camping experience	✓	✓	✓	✓	✓			✓	✓
Business Models	if it is unviable for Council, how will it be profitable for a private operators?	✓	✓	✓	✓	✓	✓		✓	
Off-site issues	building on our foreshore - too exclusive not accessible, - environmental impacts, - abuse of the beach, - Elimination of camp sites for building, not OK			✓	✓		✓	✓	✓	✓
Park Management	fencing grounds is not OK, we need to access these and beach. Needs careful management to maintain public access to beach	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	What restrictions/approvals are needed by the lease operators to build? How will we hear about it?	✓	✓	✓	✓	✓	✓	✓	✓	✓
Communication and consultation	Community consultation - how will the community be made aware of changes in the future?	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	will we talked to in 5 years about how the Parks are being managed not just the LMP	✓	✓	✓	✓	✓	✓	✓	✓	✓
Park Management	can new sites be added to the parks by new operators?	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	density controls are an issue....can the density be changed?? Lots of room within these red lines (red lines refer to the red lines on the aerial photographs used as part of the consultation workshops and defined the extent of the proposed lease area).	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	Environmentally friendly upgrade	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	Shared use plus public access. Will we be able to use the facilities? Will they be fenced? What facilities will stay public access i.e. Cylinder change rooms & toilets						✓		✓	✓
Park Management	What will change at Council to ensure the Parks are managed properly??? Can the lease be terminated if they fail... 30 years is a long time.	✓	✓	✓	✓	✓	✓	✓	✓	
Business Models	one parks monopoly - big business. Can they franchise/sub-let to the individual parks?	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Environment - does the lease operator have a responsibility to look after the trees/environment?	✓	✓	✓	✓	✓	✓	✓	✓	
Health & Safety	Fix grey water problems at Adder Rock Holiday Park. Our kids are getting infections when they swim.				✓			✓	✓	✓
Park Management	Will beach campers still be able to use amenities at camp grounds?				✓		✓		✓	
Business Models	why 30 year lease, and not 5 year lease?	✓	✓	✓	✓	✓	✓		✓	
Business Models	No permanent tents	✓	✓	✓	✓	✓	✓		✓	
Business Models	Opportunity for Council to think outside of the square. Support the community application as a unique change to do something differently	✓	✓	✓	✓	✓	✓		✓	✓

Business Models	Continuation of on-site vans (storage vans?)	✓	✓	✓	✓	✓			✓	
Park Management	access to beaches for everyone	✓	✓	✓	✓	✓	✓	✓	✓	
environmental values	Vegetation management	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	keep it natural - no concreting or bitumen, no light pollution/sigs	✓	✓	✓	✓	✓	✓		✓	
Business Models	Australian group to manage camping grounds i.e. No multi-national companies.	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	more communication of tendered								✓	
Park Management	no swimming pools	✓	✓	✓	✓	✓	✓		✓	✓
Park Management	What's DERM's definition of camping	✓	✓	✓	✓	✓	✓	✓		✓

Appendix 3 – SEQWater Development Guidelines



Seqwater Development Guidelines

Development Guidelines for Water Quality
Management in Drinking Water Catchments





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1. Introduction to the Guidelines

1.1 Purpose of these Guidelines

The purpose of these Guidelines is to assist land users, developers and Government authorities in achieving sustainable water quality outcomes for land uses, development and activities within Queensland Bulk Water Supply Authority's (trading as Seqwater) water supply catchments. The Guidelines assist those involved in planning and development by providing information on how development can be undertaken in the catchments to recognise and manage impacts on water quality.

1.2 Background

Under the *South East Queensland Water (Restructuring) Act 2007*, Seqwater has responsibility for the management of a number of bulk water assets and storages in South East Queensland. Water from these assets and storages is the primary supply of raw drinking water in South East Queensland (SEQ). Water from these assets and storages is also supplied to agriculture, industry and major utilities in the region. The catchment areas associated with these assets and storages span several local government areas and contain a diverse range of land use types, including urban, industry, rural and environmental.

Development activities and the intensification of land usage have the potential to impact on water quality in the water supply catchments, which may result in nuisance and/or harm to public health and environmental values. Impacts on water quality may also result in the interruption and/or loss of water supply, as well as require higher levels of treatment. These risks can be managed in part through consideration of development in relation to these Guidelines.

In general, Seqwater does not determine land use decisions in the water supply catchment areas. Through these Guidelines, and other means, Seqwater seek to provide guidance on how development in water supply catchments should be undertaken to best manage potential impacts on water quality.

The significant and sustained growth in the SEQ region has already highlighted sustainable water supply concerns, as indicated in the *Healthy Waterways' Ecosystem Health Monitoring Program Report Cards (2000–2007)*. Consequently, ensuring the health of catchments, aquifers and their ecosystems is one of the guiding principles of the *South East Queensland Water Strategy – Draft 2008*.

The maintenance and enhancement of water quality has been recognised as a significant regional planning matter through Desired Regional Outcome 11 of the *SEQ Regional Plan 2009-2031*, which aims to ensure:

"Water in the region is managed on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for human uses and to protect ecosystem health".

Further, the importance of managing risks in drinking water catchments as a means of protecting the quality of drinking water supplies is highlighted in Policy 11.5.1 of the Regional Plan which aims to:

"Identify and protect existing and potential drinking water catchments from inappropriate land use".

The Regional Plan acknowledges the importance of these Guidelines in achieving this policy:

"These Guidelines should be considered in planning and development assessment decisions for all land from which water flows to drinking water supplies".

Through the *Integrated Planning Act 1997* (IPA) and the *Environmental Protection Act 1994* (EP Act), water quality must be provided for in ongoing planning and development assessment. All levels of government, industry and community have responsibility for taking all reasonable and practical measures to minimise or prevent environmental harm to waterways and water bodies.

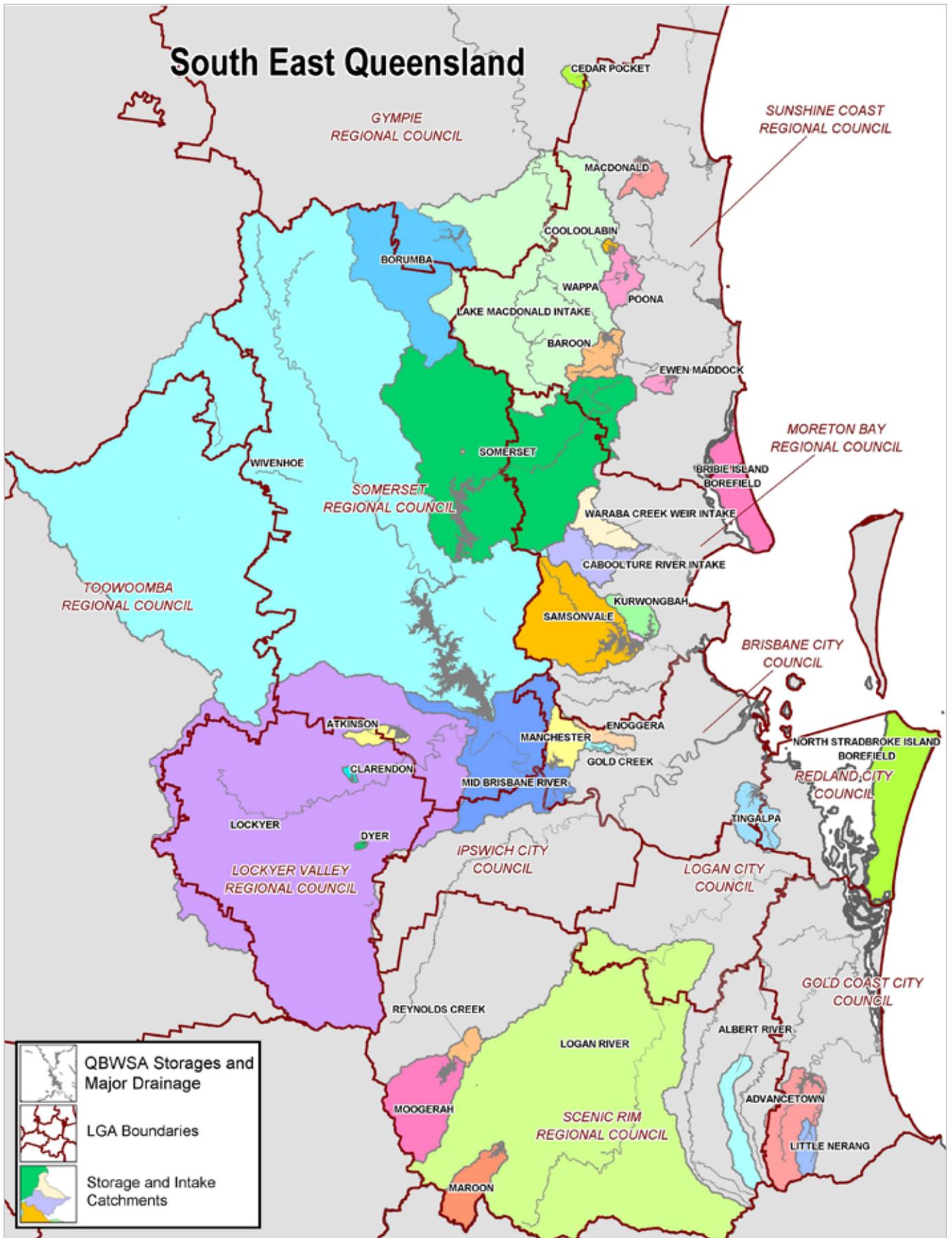
1.3 Application of the Guidelines

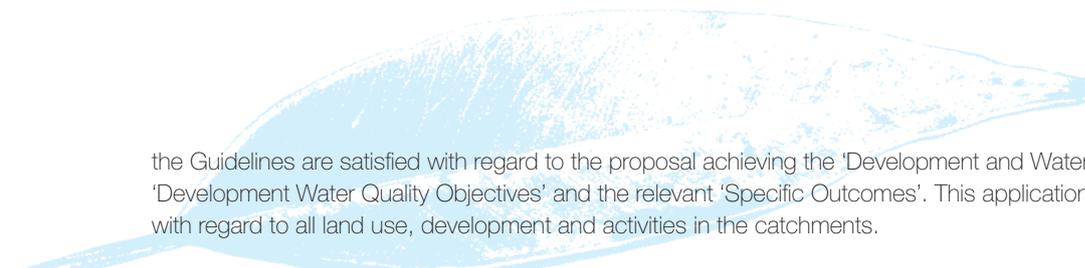
The Guidelines are intended to apply to any area within the catchment of a bulk water asset or storage managed by Seqwater. A list of the bulk water assets and water storages managed by Seqwater is contained in Appendix C. Figure 1 below illustrates Seqwater's drinking water supply catchment areas.

The Guidelines are intended to provide land users, land use decision makers and the community in the water supply catchments with guidance on how development can be undertaken to minimise any impact on water quality. The principal application of the Guidelines is to express the desired sustainable water quality outcomes sought from development within the water supply catchments. The Guidelines will be used by Seqwater to review development proposals that are referred to it via general enquiries, through development applications under the *Integrated Planning Act 1997*, or via other development assessment processes.

The Guidelines are not intended to supersede provisions in local government planning schemes or other development regulating instruments, codes or policies. The Guidelines do however, describe the additional considerations for development that occurs within the water supply catchments. In general terms, Seqwater will seek to have development proposals demonstrate that

Figure 1 Drinking Water Supply Catchment Areas In South East Queensland





the Guidelines are satisfied with regard to the proposal achieving the 'Development and Water Quality Vision', as well as the 'Development Water Quality Objectives' and the relevant 'Specific Outcomes'. This application of the Guidelines will be sought with regard to all land use, development and activities in the catchments.

1.4 Guidelines Structure

The format of the Guidelines is intended to be generally consistent with established land use management instruments, such as 'codes', that appear in planning schemes and the format of State Planning Policies. The overall outcome of the Guidelines is expressed as the 'Development and Water Quality Vision', which is supported by the 'Development Water Quality Objectives'. A table format is used to express 'Specific Outcomes' along with 'Measures' that achieve the Specific Outcomes. The Measures are not the only means of achieving the Specific Outcomes and alternative solutions can be used where it is demonstrated that these achieve the Specific Outcome to the same level. The Guidelines are organised under the following sections:

- Section 2: Development and Water Quality Vision and Objectives
- Section 3: Information for all Developments
- Section 4: Water Quality Management Guidelines
- Section 5: Land Use Specific Guidelines
- Section 6: Environmental Management Guidelines

2. Development and Water Quality Vision and Objectives

2.1 Overview of Vision and Objectives

This section of the Guidelines sets the overall outcomes and themes for the Guidelines by expressing an overall 'Development and Water Quality Vision' that is supported by 'Development Water Quality Objectives'. These in turn are the basis of the 'Specific Outcomes' and 'Measures' in the later sections of the Guidelines. The Development and Water Quality Vision is a statement that simply defines what the Guidelines set out to achieve. Development that is considered under these Guidelines must achieve the vision and objectives stated in this section.

2.2 Development and Water Quality Vision

The vision that the Guidelines are seeking to achieve is:

Existing and future land uses, development and activities in water supply catchments are undertaken in a manner that contribute to maintaining and improving water quality in those catchments.

Existing and future land uses, development and activities in water supply catchments are undertaken in a sustainable manner, that will not have an adverse impact on the environment.

2.3 Development Water Quality Objectives

To support the overall water quality vision for development, the Guidelines also seek to achieve the following objectives:

1. Location: To locate land uses, development and activities in locations that support achieving the Development and Water Quality Vision
2. Design and Layout: To design and layout land uses, development and activities in a manner that supports achieving the Development and Water Quality Vision
3. Management: To manage land uses and development and any associated ancillary activities or operations, in a manner that supports achieving the Development and Water Quality Vision
4. Cumulative Impact: To undertake land uses, development and activities in the catchments in such a manner that ensures no cumulative impact on water quality and supports achieving the Development and Water Quality Vision.

Achieving these objectives is detailed through the following sections of the Guidelines that deal with water quality management issues, specific land use types and environmental management.

2.4 Defining ‘Adverse Impact on Water Quality’

For the purposes of these Guidelines, the term ‘adverse impact on water quality’ is a non-quantified term that refers to any impact on water quality that is considered by Seqwater to cause or contribute to health risk, environmental risk or adverse implications for water treatment with regard to water quality both in the catchments and the storages.

3. Information for all Development

3.1 Overview on Information for all Development

This section of the Guidelines provides a description of the material considered necessary to support development proposals in water supply catchments. Most development proposals will be in relation to Development Applications made under the IPA, but it is intended that the information identified in this section will be relevant to all land use, development and activity proposals in water supply catchments.

3.2 Information to support Development Proposals and Site Analysis

A critical factor in selecting an appropriate site for a land use, development or activity, is understanding its characteristics via a site analysis. All development proposals should be preceded by a site analysis to determine the capacity of the site to accommodate the proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report which identifies the following features, and any appropriate management practices.

A thorough site analysis undertaken as part of the design process will allow a systematic approach to understanding the site and allowing sustainable water quality outcomes to be achieved.

Table 1 Site Analysis Requirements

	Specific Outcome	Measures
S1	<p>Site Analysis</p> <p>A site analysis is undertaken to demonstrate that the arrangement and undertaking of land uses, development and activities is appropriate for the location in the context to achieving the Development and Water Quality Vision.</p>	<p>M1.1 A site evaluation and analysis is undertaken that includes:</p> <ul style="list-style-type: none"> a) Contour data at 5 metre intervals for a development parcel and down to 1 metre intervals for the nominated building and/or activity pad/area and any land disposal area(s); b) A slope assessment indicating slopes with gradients between 0-10%, 11-15%, 16-20%, 21-25% and greater than 25%; c) Soil and geology types including areas prone to erosion, instability, dispersive soils, swelling clays, rock outcrops, salinity, acid soils, and areas where chemical residue may occur due to previous activities on the site; d) Poorly draining and seasonally waterlogged areas including springs, wetlands and flood plains, ground water levels, recharge areas and aquifer intake points; e) Existing natural and constructed water bodies; f) Flood heights for the major event nominated under the local government requirements; g) Existing natural and constructed drainage patterns and likely changes to such with management of stormwater quality; h) Extent and condition of any riparian lands and remnant native vegetation with management of such illustrated; i) Assessment of slopes, vegetation and the aspect for the site and surrounds relative to the likelihood of bushfire hazard with illustration of the approach for managing development; j) Micro climatic conditions relevant to the site including prevailing winds and rainfall; k) Existing and proposed structures, buildings, and farm improvements; l) Likely areas/extent of earthworks and clearing, plus recommended envelopes for building pads; m) The envelope for any effluent disposal field/system; and n) The approach to any arable and pastoral activities on the site, including keeping of horses and dogs, as relevant to the scale and intensity of the associated uses.

3.3 Horizontal Separation Distances (Setback) Requirements

In addition to the site analysis requirements identified in Specific Outcome S1 above, all development is required to maintain the appropriate horizontal distance from features within and surrounding the site. These are to be provided as follows:

Table 2 Horizontal Separation Distances (Setback) Requirements

	Specific Outcome	Measures
S2	<p>Horizontal Separation Distances (Setbacks)</p> <p>All land use, development and activities are appropriately located with horizontal separation distances to reduce potential adverse impacts on water quality that is appropriate for the location in the context of achieving the Development and Water Quality Vision.</p>	<p>M2.1 Site characteristics for land uses, development and activities are in accordance with the following <i>Table 3: Horizontal Separation Distances for all Land Uses, Development and Activities</i>.</p> <p>M2.2 Where alternative horizontal separation distances are proposed, a quantified assessment should be provided which clearly demonstrates:</p> <ol style="list-style-type: none"> Mitigating circumstances; There is no suitable alternative; The mitigation and management measures required to ensure there is not adverse impact on water quality; and That the grounds and assessment are acceptable to Seqwater.

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Treated Effluent Disposal (irrigation) areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Waste and Emission Sources, Storages and Treatment Areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Dangerous and Hazardous Substances Management, Storage and Handling	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Water Recycling and Re-Use Discharge	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Extractive Industry	50m	100m	250m	250m	400m	10%	1 in 50

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities *cont.*

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Urban Land Uses (including Residential)	50m	100m	30m	30m	400m	15%	1 in 100
Utility, Industry and Commercial Land Uses	Low risk 100m	Low risk 100m	Low risk 250m	Low risk 50m	Low risk 800m	Low risk 6%	Low risk 1 in 50
	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk 6%	High risk 1 in 100
Rural Residential and Rural Living Land Uses	50m	100m	250m	30m	400m	15%	1 in 100
Rural Land Uses (including Intensive Animal Husbandry, Kennels and Equestrian)	50m	100m	Farming 50m	Farming 10m	Farming 400m	5%	Farming 1 in 20
			Others 250	Others 30	Others 800		Others 1 in 50
Sport and Recreation Land Uses	50m	100m	250m	30m	400m	*	*

¹ High risk utilities, industry and commercial land uses will have a horizontal separation distance determined on a case by case basis, but will be at least the Low Risk separation distance

* The range of uses in this land use type prevents a single requirement. Where uses are 'fixed' (i.e. permanent structures) the slope should not exceed 10% and flood immunity 1 in 50, but other sport and recreation uses will have a variety of parameters depending on location, the activity, scale, frequency and risk to water quality. These must be addressed as part of any consideration of sport and recreation uses.

4. Water Quality Management Guidelines

4.1 Overview of Elements of Water Quality Management

This section of the Guidelines seeks to provide guidance on a common set of water quality management issues that affect all development in the catchments and which have the potential to cause an adverse impact on water quality. Based on the type and site specifics of the development application, the relevant 'Elements' will be considered. The Elements are as follows:

- Element 1: On-Site Wastewater Treatment and Effluent Disposal
- Element 2: Riparian Land Management
- Element 3: Waste and Emission Management
- Element 4: Water Recycling and Water Re-Use
- Element 5: Water Sensitive Design and Stormwater/Runoff Management
- Element 6: Dangerous and Hazardous Substances Management
- Element 7: Vegetation Management
- Element 9: Excavation and Filling
- Element 9: Steep and Unstable Land
- Element 10: Bushfire Prone Land Management

Consideration of these Elements is to be read in conjunction with the Land Use Specific Guidelines and the Environmental Management Guidelines.

4.2 Element 1: On-Site Wastewater Treatment and Effluent Disposal

This Element applies to any land use, development or activity that involves the treatment of sewage (also 'blackwater'). Typically this Element will apply to on-site wastewater treatment and effluent disposal systems designed for a single dwelling, but will also apply to systems designed for up to 20 EP (equivalent persons) which are not regulated by the Environmental Protection Agency as an Environmentally Relevant Activity. Note that this Element applies to all development and activities where treatment and/ or effluent disposal occurs, not only to where both are occurring. Key references relating to this Element are the Queensland Plumbing and Wastewater Code 2006 and the AS/NZS 1547:2000 On-site Domestic Wastewater Management. It should be noted that in some instances, this Element requires standards that are in excess of these and other reference standards, as it is considered appropriate to apply a higher standard of management where treatment and disposal is occurring in a drinking water catchment.

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures

	Specific Outcome	Measures
S3	<p>Site Evaluation (Assessment)</p> <p>A complete evaluation of the site is undertaken to ensure the most suitable location for wastewater treatment and disposal is determined.</p>	<p>M3.1 A detailed site evaluation is undertaken by a suitably qualified person(s) that addresses the criteria contained in Specific Outcome S1 as well as:</p> <ul style="list-style-type: none"> a) Depth to bedrock and seasonal groundwater; b) Nature of site water supply; c) Local climatic conditions; d) Site stability; e) Soil profile in accordance with Australian Standard; and f) Soil characteristics, particularly nutrient adsorption capacity, dispersion potential, permeability, depth and structure. <p>M3.2 Siting of the treatment and disposal areas reflects the outcomes of the report in M3.1 and the other Specific Outcomes of this Element.</p>

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S4	<p>Wastewater Treatment System</p> <p>The wastewater treatment system is certified under the <i>Plumbing and Drainage Act 2002</i>, combines black (toilet) and grey (kitchen/ablution) water, and is capable of producing the standard of treatment required by this Element.</p>	<p>M4.1 The wastewater treatment system must include:</p> <ol style="list-style-type: none"> A disinfection process to achieve the required microbiological quality and processes including: chlorination, UV radiation, oxidation or membrane processes as per the <i>Queensland Plumbing and Wastewater Code 2006</i>; For a dwelling, provide emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time and the like; For other than a dwelling, provide emergency storage capable of holding 3 - 6 hours peak flow of treated effluent in the event of emergencies/overload, with provision for desludging; and For other than a dwelling, provide back-up pump installation and back-up power capable of dealing with failures. All fittings will be annually certified by a licensed electrician and plumber.
S5	<p>Treated Effluent Characteristics</p> <p>The wastewater treatment system produces a minimum secondary treated effluent (90th percentile) or, where deemed appropriate, a higher level of treatment, to preserve water quality and minimise human health risks.</p>	<p>M5.1 Secondary treated effluent is characterised by:</p> <ol style="list-style-type: none"> Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. <p><i>Ref: Queensland Plumbing and Wastewater Code 2006</i></p> <p>M5.2 Where a composting or other alternative waste treatment system is to be provided, it must be demonstrated that the treated material does not cause an adverse impact on water quality through material allowing nutrients to enter surface waters or groundwater systems including where the treated material is used for fertiliser or other soil improvement, or disposed of.</p>
S6	<p>Treated Effluent Application Areas</p> <p>Effluent land application areas are sustainably sized and provided with an irrigation method that prevents any adverse impacts on water quality.</p>	<p>M6.1 Shallow sub-surface irrigation is provided.</p> <p>M6.2 Application areas are sized and located with regard to the evaluation described under Specific Outcome S3.</p> <p>M6.3 An effluent irrigation area must be calculated (sized) to take into account:</p> <ol style="list-style-type: none"> A Primary Hydraulic Mass Area with 100% Reserve Hydraulic Mass Area; A Nutrient Uptake Area calculated having regard to nutrient uptake via vegetation only (not soil); and Note that it is intended that the areas in a) and b) will overlap (i.e. there is no need to provide separate areas). <p>M6.4 Irrigation must be provided through the entire Primary Hydraulic Mass Area, or the entire Nutrient Uptake Area (whichever is the larger).</p> <p>M6.5 The application area must not cause risk of salinisation.</p> <p>M6.6 Land application areas are to be vegetated and sizing of the area must include consideration of the vegetation type and capacity for up-take.</p>
S7	<p>Application Area Location</p> <p>Effluent disposal application areas are located to achieve no additional affect on water quality.</p>	<p>M7.1 Siting conditions should abide by the <i>Queensland Plumbing and Wastewater Code 2006</i> and consider:</p> <ol style="list-style-type: none"> Protection of public health (Table 1.2); Protection of surface and groundwater quality (Table 1.3) including surface water, stormwater and run-off diversion bunds on the uphill sides of the application area so that these waters do not flow onto or across the application area. <p>M7.2 Siting of the application area (inclusive of any reserve area) must achieve the horizontal separation distances as per Specific Outcome S2 and the following:</p> <ol style="list-style-type: none"> On land with a low capability of becoming unstable or collapsing during construction/ operation; On land that is not susceptibility to salinisation; Located where the area has a good aspect for enhanced exposure to sunlight and prevailing breezes; On land that is free of, or not susceptible to, depressions where runoff may pond on the application area;

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>e) On/in soils with permeability between 0.06m/day and 3.0 m/day;</p> <p>f) On land that does not contain rock outcrops, faults, areas underlain by fractured rock, coarse alluvium or similar which may short-circuit wastewater to groundwater;</p> <p>g) On land where the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the less vertical distance below the base of the application area); and</p> <p>h) Not located in overland flow paths or on areas that perform ground water recharge or discharge functions.</p>
S8	<p>Treatment System Management</p> <p>Treatment and disposal systems are managed and operated to sustain quality of effluent and achieve no additional affect on water quality.</p>	<p>M8.1 Owners and occupiers are made aware of the ongoing operational requirements of the wastewater treatment and effluent disposal system before the system is operational, or at the time of purchase/occupation where the system is already operational.</p> <p>M8.2 Owners and occupiers are made aware of actions to be undertaken should the system fail or failure is imminent.</p> <p>M8.3 Owners or occupiers must maintain the Vegetation Management Plan with regard to vegetation in the application area to ensure that nutrients beyond natural state levels do not emit from the site.</p>
S9	<p>Treatment System Monitoring</p> <p>Treatment and disposal systems are monitored and maintained to sustain quality of effluent and achieve no additional affect on water quality.</p>	<p>M9.1 Monitoring is undertaken annually from the time of commissioning to determine the quality of the waste water produced from the effluent treatment system.</p> <p>M9.2 Monitoring of the soils, vegetation and groundwater in the application area is undertaken every three years to establish that such is not percolating into the groundwater.</p> <p>M9.3 Sampling and testing is in accordance with relevant regulatory requirements and manuals such as those provided by the Environmental Protection Agency, and testing is undertaken through an accredited Laboratory.</p> <p>M9.4 Continuous monitoring is undertaken by the system owner for any water on the surface of the application area, down-slope resurfacing, change in plant growth on or around the application area and any other signs of problems, and addressed through maintenance or servicing.</p>

4.3 Element 2: Riparian Land Management

This Element provides for the protection, maintenance, management and rehabilitation of the riparian area adjacent to waterways, watercourses and water storages in water supply catchments.

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S10	<p>Riparian Land Management</p> <p>Riparian land is maintained in its natural state on each side of the high or outer bank to maintain:</p> <p>a) Bank stability by protecting against bank erosion;</p> <p>b) Water quality by filtering sediments, nutrients and other pollutants;</p> <p>c) Aquatic habitat; and</p> <p>d) Terrestrial habitat.</p>	<p>M10.1 The high or outer bank is defined by survey.</p> <p>M10.2 No clearing or removal of vegetation or other material occurs in a watercourse.</p> <p>M10.3 The extent to which riparian land from each high or outer bank on either side of a watercourse is maintained in its natural state is for a width of:</p> <p>a) 100 metres to a lake or wetland;</p> <p>b) 50 metres to a watercourse with a stream order 5 or greater;</p> <p>c) 25 metres to a watercourse with a stream order 3 or 4; and</p> <p>d) 10 metres to a watercourse with a stream order 1 or 2.</p> <p>Note these widths are consistent with the Regional Vegetation Management Code: Southeast Queensland Bioregion as provided by the Department of Natural Resources and Water, 20 November 2006</p>
S11	<p>Rehabilitating Riparian Land</p> <p>Where riparian land is not in its natural state, rehabilitation and management occurs.</p>	<p>M11.1 Vegetation replanting, stormwater management, access management and sediment and erosion control actions are implemented through a management plan.</p>

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S12	<p>Land Use, Development and Activities in Riparian Land</p> <p>Land Uses, development and activities in the width of riparian land are limited to essential and non-intensive uses.</p>	<p>M12.1 Land uses, development and activities in the riparian width area are limited to:</p> <ul style="list-style-type: none"> a) Approved water supply pumps and bores (including pump sheds); b) Controlled grazing in accordance with section 5.7; c) Fencing, unstructured play equipment and fixed outdoor furniture; d) A defined pathway or water access point for informal recreation which is developed and managed in accordance with an approved Stormwater Quality Control Plan addressing these Guidelines and with compliance with any Department of Natural Resources and Water - Riverine Environmental Guidelines.
S13	<p>Riparian Vegetation Management Plan</p> <p>Manage identified riparian lands in accordance with an approved Vegetation Management Plan.</p>	<p>M13.1 A Vegetation Management Plan is prepared and implemented that includes:</p> <ul style="list-style-type: none"> a) Retention of trees and shrubs along the approved width of riparian land; b) Supplementary planting of uniform, dense and rough ground cover; c) Low maintenance, deep rooted vegetation which increases the density of vegetation; d) Species appropriate to soils and natural erosion activity as well as flood, drought and bushfire characteristics; e) Native species endemic to the area at a density and structure representative of nearby undisturbed areas and reflecting the natural zonation of species; f) Species which facilitate rehabilitation of degraded areas; and g) Grassed filter strips should also be provided at the point of flow concentrations.

4.4 Element 3: Waste and Emissions Management

This Element applies to any land use, development or activity (other than that normally associated with a dwelling) where the generation of waste or other emission may cause an adverse impact on water quality. Note the nature of emissions is limited to those of a liquid and solid nature (including dust), as noise, light and odour do not readily impact on water quality, however, odour may indicate the presence of other waste or emission types that do cause an impact.

This Element does not replace or supersede any more stringent requirements, regulations, or policies, or the role of any assessment manager, referral agency or Major Hazardous Facilities.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures

	Specific Outcome	Measures
S14	<p>Waste and Emission Management</p> <p>Waste and emission areas are managed so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M14.1 A Waste Management Plan is prepared and submitted with the development application detailing:</p> <ul style="list-style-type: none"> a) All processes that generate wastes and/or emissions; b) The quantities, storage and handling of materials and by-products; c) The source, quantity and biological/chemical characteristics of the waste or emissions; and d) Options for waste minimisation. <p>M14.2 Waste and emissions are characterised in terms of their capacity to emit contaminants including through the breakdown of matter, liquid waste, stormwater run-off and airborne contaminants.</p>
S15	<p>Waste and Emission Management Location</p> <p>Waste and emissions management areas are located so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M15.1 Waste and emission sources, storages and treatment areas are located having regard to the criteria contained in Specific Outcome S1, the horizontal separation distances contained in Specific Outcome S2, and the following:</p> <ul style="list-style-type: none"> a) Be on land with a low capability of becoming unstable or collapsing; and b) Not be on areas that perform ground water recharge or discharge functions.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S16	<p>Airborne Waste and Emission Management</p> <p>Where emissions have potential to become airborne, these are treated at the source so that contaminants do not have an adverse impact on water quality and to prevent contaminants from being deposited on surface waters, or on land where it can be transported to surface water or groundwater bodies.</p>	<p>M16.1 Where airborne emissions are present as part of the land use, development or activity, these are characterised in accordance with Specific Outcome S14.</p> <p>M16.2 An assessment is made of the volume and level of contaminants that may be dispersed based on the nature of emissions and climatic factors.</p> <p>M16.3 Where the risk is determined to have the potential for an adverse impact on water quality; the source is treated to remove this risk.</p>
S17	<p>Collection and Initial Treatment</p> <p>Waste and emissions collection and initial treatment is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M17.1 Collection and initial treatment of waste and emissions is undertaken so that:</p> <ol style="list-style-type: none"> Water use is minimised to reduce effluent volumes; Dry methods or high pressure water use is maximized; Wash and process wastewater is isolated from stormwater and any cleaner streams; Suspended matters and solids are isolated; Highly contaminated wastewater is isolated for sufficient pre-treatment in holding tanks with off-site disposal of contaminants by a licensed contractor; All areas where contamination may occur (e.g. storage areas, handling areas, wash down areas, servicing/maintenance areas, process areas, waste storage areas) are located in weatherproofed buildings with a perimeter bund; Activities avoid kerosene, petrol and organic solvent cleaners and minimise the use of slow degreasers and detergents; The installation of substance recovery units in servicing bays allows for maximum reuse followed by collection in secure, weatherproof containers for disposal of used substances by a licensed contractor; Collection and storage areas are provided with impervious sealed floors and bunds graded to contain worst case spills and wash water, with discharge to a system of imperviously lined pits/basins and sumps to permit settling of solids, neutralising of heavy metals and separation of oils and emulsifiers for separate, appropriate chemical treatment without threat of overflow; and The sizing of collection and initial treatment areas is to accommodate minimal long term volume and back-up storage.
S18	<p>Treatment and Disposal</p> <p>Waste and emissions treatment and disposal is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M18.1 Treatment and disposal of waste and emissions is undertaken so that:</p> <ol style="list-style-type: none"> Treatment reflects the volumes, strengths and constituents of wastewater (e.g. total suspended solids, nutrients, pH, heavy metals, BOD, salinity); Waste is treated through a series of approved systems (e.g. storage/treatment lagoons) designed by a suitably qualified and experienced engineer; Provision of sufficient storage capacity is made to allow for maximum first-flush holding capacity to provide for hydraulic and waste loadings (including sufficient freeboard) in major storm events; Provision of sufficient storage capacity is made for wet weather, maintenance, accidental spills, system down-time and shock loading without necessitating release of untreated wastewater; Storage and treatment occurs on existing or created impermeable surfaces to prevent leaching; Periodic desludging of storages is undertaken to maximise silt settlement and sludge retention with uncontaminated organic matter recycled in the process or stored, with contaminants removed from the site by a licensed contractor; Treated waste that is high in heavy metals, biological parameters, hazardous dusts, by-products; separated oils, grease, hydrocarbons, chemical sludge and floor waste, to be placed in secured, weather proofed containers/tanks in a bunded area for removal by a licensed contract for disposal at a registered disposal or refuse facility; Saline effluent is separated and directed to facilities to permit collection of salt for appropriate removal; Where it is practical, wastewater is treated to a standard to allow it to be: <ol style="list-style-type: none"> Recycled; or

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> (ii) Evaporated at a lined evaporation facility; or (iii) Irrigated accordance with an approved irrigation management plan. j) Where effective reuse of wastewater on a site is not possible for water quality or other reasons, provision is made for tertiary treatment prior to discharge; k) No incineration or burial of waste is to be undertaken on-site, with solid waste being collected and stored in weather proofed, sealed waste receptacles, located in roofed and bunded areas, for collection by a licensed contractor for disposal at a licensed facility; l) Provision is made for ongoing monitoring of water in pits and ponds and for the adjustment of practices to optimise treatment and control nutrients; and m) Stockpiling and spreading of waste in a form appropriate as a soil conditioner should be minimised with such activities occurring in accordance with these Guidelines.

4.5 Element 4: Water Recycling and Re-Use

This Element applies to all development in which water is recycled or re-used for any purpose, other than a system for on-site wastewater treatment and effluent disposal which has a peak design capacity of less than 21 equivalent persons.

Table 7 Element 4: Water Recycling and Re-Use Specific Outcomes and Measures

	Specific Outcome	Measures
S19	<p>Water Recycling and Re-Use Management</p> <p>All components of the recycled water scheme, including treatment, storage and reuse systems are designed, constructed, operated and maintained so as not to cause any adverse impact on water quality.</p>	<p>M19.1 All recycled water systems shall adopt as a minimum, the recommended class of treatment and monitoring requirements for the particular reuse purpose as specified in the <i>Queensland Water Recycling Guidelines</i> (EPA, 2005).</p> <p>M19.2 A draft Recycled Water Management Plan shall be prepared as part of the development application and should provide an assessment of all risks and associated mitigation strategies for preventing any adverse impact on water quality within the drinking water supply catchments shown on Figure 1.</p> <p>M19.3 All recycled water schemes involving discharge of recycled water to land or water must ensure appropriate buffer distances are provided to surface and groundwaters conveying water to the drinking water supplies, including the horizontal separation distances contained in Specific Outcome S2.</p> <p>M19.4 All recycled water agreements prepared for schemes within the drinking water supply catchments identified on Figure 1 shall recognise the location of the site within a drinking water supply catchment and should include a requirement that any party to the agreement who become aware of an actual or potential threat to water quality within the drinking water supply catchment must notify Seqwater.</p> <p>M19.5 Recycled water schemes involving the potential for direct or indirect release of recycled water to surface or groundwater bodies within the drinking water catchments shall involve consultation with Seqwater.</p>
S20	<p>Water Recycling and Re-Use Monitoring</p> <p>Monitoring of water quality is undertaken to ensure that design, construction, operation, maintenance and decommissioning of all recycled water systems does not cause an adverse impact on water quality.</p>	<p>M20.1 The Recycled Water Management Plan should provide for regular monitoring of any potentially affected surface or groundwater bodies both upstream and downstream of the recycled water scheme to identify any potential impacts on water quality. Monitoring shall be undertaken in accordance with the EPA <i>Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001). Where any water quality parameter measured downstream of the scheme exceeds the result measured upstream by greater than 10%, the results of monitoring shall be forwarded to Seqwater.</p>

4.6 Element 5: Water Sensitive Design and Stormwater/Runoff Management

4.6.1 Purpose and Objective of Water Sensitive Design and Stormwater/Runoff Management Element

This Element applies to all development within the water supply catchments and encompasses stormwater and runoff management, with particular emphasis on the integration of Water Sensitive Design principles into the development. This element compliments many existing accepted Water Sensitive Urban Design (WSUD) principles, with a rural context.

The key objective of this Element is to ensure that applicants undertake planning, construction and maintenance of development to ensure that stormwater runoff originating from development has no adverse impact on water quality within the catchment. This can be achieved through:

- Ensuring development does not increase stormwater quantity or flow velocity from the subject site
- Ensuring development releases stormwater of a quality that will not adversely impact on receiving waters
- Ensuring development releases stormwater of a quality that is fit for purpose as a drinking water supply for the South East Queensland, and which will require minimal treatment before supply
- Ensuring development does not contribute to any cumulative impacts
- Ensuring development minimises potential for erosion
- Ensuring development minimises disturbance to natural or existing drainage systems (including the bed and banks of receiving waters) and riparian areas.

It is not the intent of the Guidelines to recommend specific stormwater management measures/devices for the control of stormwater from development within the water supply catchments. The stormwater management issues of each development proposal are unique and there remains a variety of ever improving technology available which can adequately address the specific needs of each development. It is the intent of the Guidelines to provide framework that ensures comprehensive stormwater management planning and design is undertaken for every development.

4.6.2 Water Sensitive Design

Water Sensitive Design covers a broad range of matters from the detailed selection of internal domestic water fixtures through to regional level water quality. The general concepts of water sensitive design have been incorporated into all Elements within these Guidelines. This Element however, specifically focuses on the water sensitive management of stormwater and runoff from land use, development and activities within the water supply catchments.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures

	Specific Outcome	Measures
S21	<p>Site Based Stormwater Quality (and Runoff) Management Plan</p> <p>A Site Based Stormwater Quality Management Plan (as advocated in Brisbane City Council's <i>Water Quality Management Guidelines</i> (October, 2000, updated 2005) including water quality objectives, design, maintenance, monitoring and operation of all measures, is prepared for all High Risk Developments.</p>	<p>M21.1 A Site Based Stormwater Quality Management Plan (SBSQMP) is prepared that addresses all Specific Outcomes of this Element and is relevant to the particular land use, development and/or activity.</p> <p>M21.2 The SBSQMP is prepared and signed-off by a suitably qualified and experienced professional.</p> <p>M21.3 The SBSQMP establishes that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like.</p> <p>M21.4 The SBSQMP ensures that stormwater management measures will be installed and maintained by suitable qualified professionals.</p> <p>M21.5 The SBSQMP demonstrates that any revegetation, measures, devices and systems will be self-regulatory and low maintenance such that provision for a regime approved by a local government is not necessary.</p>

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S22	<p>Site Characteristics</p> <p>Site characteristics are understood in order to determine the appropriate stormwater management approach relevant to the land use, development and/or activity.</p>	<p>M22.1 An assessment of site characteristics is undertaken that demonstrates an appropriate approach to preventing disturbance as determined through assessment of the following:</p> <ul style="list-style-type: none"> a) Soil types/properties including unconsolidated soils, hard setting and surface sealing soils and soils known to, or which have the potential to be susceptible to acidity, dispersive subsoils, salinity, sodicity, toxicity, accelerated erosion or other hazards; b) Local geology as having potential for land slip, seeps and the like; c) Watercourses, overland flow paths, wetlands, waterway vegetation, natural detention basins and water bodies within or upstream/downstream of the site; d) Ridge crests, drainage lines, waterlogged areas, discharge points, flood plains and known flood problem areas within or upstream/downstream of the site; e) Areas where removal of vegetation and ground cover will likely create erosion problems or reduce infiltration capacity; f) Areas susceptible to wind and water erosion; g) Areas which due to the length and steepness of slopes may be prone to subsidence, mass movement or erosion; and h) Areas where the depth to water table or nature of bedrock will affect infiltration capacity, land stability, and the like.
S23	<p>Stormwater/Runoff Management Capacity</p> <p>Development capacity is limited to a type, amount and location for which likely stormwater pollutants from construction and operation can be captured and treated on-site through best practice stormwater quality control measures, including retention and detention as appropriate to the site and the land use.</p>	<p>M23.1 Scale, location and intensity of land uses, development and activities are such that the sizing of stormwater management measures can be accommodated wholly within the site.</p> <p><i>(Note the 'measures' includes a range of features and devices including basins, swales, traps, buffer strips, wetlands etc.)</i></p> <p>M23.2 Scale, location and intensity of land uses, development and activities are such that all adverse water quality impacts can be mitigated onsite.</p> <p>M23.3 Land area is set aside for the appropriately sized stormwater mitigation measures.</p>
S24	<p>Stormwater Management Measures</p> <p>Stormwater management measures for construction and operation are appropriate to water quality, drainage, flooding and waterway corridor issues in the catchments, catchment areas identified in any Council plans/strategies, or any endorsed catchment management plan.</p>	<p>M24.1 Stormwater management measures are selected, and the overall stormwater management system designed and certified, by a suitable qualified and experienced professional as being appropriate to the site in terms of soil type, landform and ecological characteristics, using results of the assessment for Specific Outcome S22, and recognised, locally accepted hydrological, hydraulic, hydrogeological, soil, water quality and biological data and design methodologies.</p> <p>M24.2 Designs should stipulate pollutant removal performance, maintenance requirements and responsibility for the overall stormwater management system, as well as stipulate the type, location, installation, pollutant removal performance and maintenance requirements for each stormwater management measures.</p> <p>M24.3 Stormwater management measures and the overall stormwater management system is designed and engineered for a range of storm events in compliance with published local or State objectives.</p> <p>M24.4 Stormwater management measures and the overall stormwater management system demonstrate diversion of clean runoff around the problem areas listed in Specific Outcome S22 to stable areas and the rehabilitation/maintenance of such areas with deep-rooted vegetation or other appropriate ground cover.</p> <p>M24.5 Stormwater management measure principally rely on non-mechanical management measures.</p> <p>M24.6 Stormwater management measures principally rely on non-structural management measures (such as grass swales, infiltration areas, revegetated areas and the like) in situations where they offer better solutions than structural measures.</p> <p>M24.7 Stormwater management measures should be integrated into the overall design and landscaping of the site.</p> <p>M24.8 Stormwater management measures for construction are used in locations where they remain in place for the duration of development works and/or where permanent stormwater controls will eventually be incorporated.</p>

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>M24.9 Where permanent stormwater quality management measures are required (structural and non-structural), such are selected, constructed and maintained in accordance with local government requirements, manuals, guidelines and the like with location and installation undertaken to prevent erosion or contamination of runoff and as appropriate to the existing and proposed features of the site.</p> <p>M24.10 Selection, design and installation of stormwater management measures should reflect the following principles:</p> <ol style="list-style-type: none"> Minimise areas subject to disturbance; Maintain maximum protective vegetation using selective clearing where appropriate, with retention of native vegetation to maximise infiltration; Minimise the area of impervious surfaces and compacted soils; Ensure that contaminated areas, exposed sites, unstable areas and areas with contaminated wash water are isolated with clean runoff diverted around such area without causing scouring or concentrated flows; For clean runoff (including roof water), use of surface design to slow overland flow velocity and to encourage maximum soakage and infiltration (except in unstable areas); Protect natural stormwater flow paths; Prevent any effluent from overflow at any stage in its treatment and disposal process (including effluent from sewage treatment and other effluent producing land uses); Intercept and treat runoff and sediment from road ways and other impervious surfaces at the point of source to prevent oil, grease, chemicals, silt, trace metals, nutrients such as phosphorus and nitrogen and other contaminants from entering the environment; Use filter strips at the point of erosion source and at stormwater discharge points; Prevent any clearing or earthworks in riparian lands or within sensitive areas; Establish where erosion, sediment and flow control devices should be used and the most effective devices in the circumstances (including storm events) which should be installed at the source to improve water quality; Re-establish vegetation and stabilise as soon as practical on areas that have been disturbed using stripped soils and vegetation consistent with native species in the area or appropriate to the soil types and climatic conditions; and Provide for maximise on-site stormwater reuse, rainwater storage and the like.
S25	<p>Erosion and Sediment Control Plan</p> <p>Where land uses, development or activities involve any earthworks, roadworks and building works, appropriate practices, procedures and devices are identified in an Erosion and Sediment Control Plan.</p>	<p>M25.1 The Erosion and Sediment Control Plan (ESCP) is prepared and signed-off by a suitably qualified and experienced professional.</p> <p>M25.2 ESCPs establish that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like.</p> <p>M25.3 ESCPs establish that stormwater management measures are used in locations where they remain in place for the duration of development works and/or where permanent stormwater management measures will eventually be incorporated.</p> <p>M25.4 ESCPs establish that stormwater management measures are installed and maintained by suitable qualified professionals.</p>
S26	<p>Outcomes of Stormwater/Runoff Management</p> <p>Stormwater management does not cause an adverse impact on flooding, drainage or water quality.</p>	<p>M26.1 Land uses, development, activities and stormwater management ensure:</p> <ol style="list-style-type: none"> No increased peak discharges outside the boundaries of the site; No increased flood levels or volumes outside the boundaries of the site; No adverse impacts of flooding on developed or developable areas; No increased erosion potential on or outside the boundaries of the site; No adverse impacts on water quality outside the boundaries of the site; and No damage or erosion of waterways.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S27	<p>Water Quality Monitoring</p> <p>Monitoring of water quality is undertaken to ensure that construction, operation and decommissioning of land uses, development and activities do not cause an adverse impact on water quality.</p>	<p>M27.1 Site specific discharge is monitored annually through approved testing under the EPA <i>Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001) for land uses, development and activities:</p> <ul style="list-style-type: none"> a) In or within 100 metres of riparian land; b) That significantly increase impervious surface areas; or c) On areas with potential to contaminate or increase runoff. <p>M27.2 Reporting is sent to the local government establishing that agreed water quality parameters are being fulfilled. Where problems are reported, appropriate techniques are implemented immediately at the expense of the owner to ensure that standards can be met.</p> <p>M27.3 Site Based Stormwater Quality Management Plans for High Risk development provides for annual monitoring of revegetation areas and other approved devices, measures and systems by proponents, or, at the owners expense, the local government, to ensure their effectiveness in capturing and treating stormwater quality to an agreed discharge level. Maintenance is outlined in the Plan with provision to use local resources, and clear procedures to address poor operations.</p> <p><i>(Refer to Section 6 of these Guidelines regarding Environmental Management and monitoring)</i></p>

4.7 Element 6: Dangerous and Hazardous Substances Management

This Guideline is recommended for reference by applicants and Government when dealing with any development proposals involving the manufacturing or storage of any of the below mentioned substances within the catchments defined in Figure 1.

Substances which are considered under this Guideline include dyes, thinners, hydrocarbons, pesticides, disinfectants, chemicals, fertilisers, detergents, oils, metal salts, acids, alkalis, solvents, greases, as well as fuels and substances outlined in the Flammable and Combustibles Liquids Regulation 2001 and applicable Australian standards and Codes. Small quantities of less than 25 litres which are used for hygiene purposes are not considered relevant under this part of this Guideline.

It is noted, determined by threshold amounts, that certain activities will become Environmentally Relevant Activities (ERAs) under the Environmental Protection Regulation 1998 involving the Environmental Protection Agency as the assessing authority or a concurrence agency.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures

	Specific Outcome	Measures
S28	<p>Site Evaluation and Suitability</p> <p>A comprehensive evaluation is undertaken and demonstrates the suitability of the site, particularly given its location within the drinking water catchment, for development involving the storage and handling of dangerous or hazardous substances based on the nature and quantity of substances, and processes proposed.</p>	<p>M28.1 Proposals which handle and store dangerous and hazardous substances should be accompanied by a report by a suitably qualified and experienced chemical engineer or similar outlining the following:</p> <ul style="list-style-type: none"> a) A site assessment in accordance with Specific Outcome S1; b) Amount, nature and chemical characteristics of substances; c) The process involving the substances; d) The nature of waste generation and approach to management; and e) How contaminants will be managed to ensure they will not enter the surface water and ground water bodies, in compliance with relevant Australian legislation, standards and codes.
S29	<p>Design and Construction</p> <p>Development involving the storage and handling of dangerous and hazardous substances is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>M29.1 Based on the nature and quantity of substances, the following measures will be fulfilled in the management, handling and storage areas:</p> <ul style="list-style-type: none"> a) Through design and layout, separation of incompatible substances is ensured (e.g. acids and alkalis); b) Management, handling and storage of substances (including fuelling of vehicles and plants, dispensing, empty containers and containers containing hazardous waste) to be undertaken in secured, climate controlled, weatherproofed (roofed), level, bunded enclosures located away from movement areas and in accordance with the horizontal separation distances contained in Specific Outcome S2; c) Ensure outdoor transfer of liquids from bulk tankers to on-site storage occurs within chemical resistant, sealed and bunded areas that permit full recovery of spills;

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> d) Ensure surfaces on which substances are stored or handled, and bunds are constructed of impermeable materials (e.g. concrete, clay or synthetic liners) resistant to damage from stored materials and appropriate to weight bearing requirements; e) Ensure enclosures are engineered for fire resistant recovery of spills through bunds, sumps or similar, with all areas designed in accordance with the capacity set under the <i>Environmental Protection Act 1994</i> and any Australian legislation, standards and Codes applicable to the nature of substances on the site; and f) Employ "secondary containment" to catch leakages from below ground chemical storage tanks and hazardous storage areas with regular inspection and testing of underground storage tanks, other storage containers, operating equipment, delivery systems and the like, within the time period accepted by the suppliers and regulators of specific storages, materials and products. <p>M29.2 High Risk Proposals should be accompanied by a report from a suitably qualified and experienced chemical engineer or similar establishing that the management, handling and storage of substances will:</p> <ul style="list-style-type: none"> a) Fulfil risk management requirements; b) Be located outside sensitive areas on the site; c) Contain and recover all spills and waste output on site, including detailed designs; d) Ensure there is no infiltration of spills or wastes into the groundwater or direct discharge of substances or wastes to waterways; e) Ensure that corrosion (or exposure to other damaging elements) is prevented; f) Occur in dedicated, suitable areas and structures to prevent any potential for contaminated discharge or mixing of incompatible activities and substances; g) Comply at all times with relevant Australian legislation, standards and Codes; and h) Prevent overfilling, leaks and spills from containers with sizing, design, materials and maintenance of containers in accordance with the relevant Australian legislation, standards and Codes.
S30	<p>Discharge of Wastes</p> <p>No direct or indirect discharge of solid or liquid wastes from the development occurs to surface water or groundwater bodies within the catchment.</p>	<p>M30.1 All liquid waste associated with managing substances to be collected and held in a holding tank for pump-out and disposal by a licensed waste contractor to a registered hazardous waste facility.</p> <p>M30.2 Absorbent materials are used and not water for clean-up of spills, with materials placed in drums and disposed of by a licensed waste contractor, in accordance with the requirements for the substance.</p> <p>M30.3 Sludges (e.g. solid floor waste), used containers, packaging and other solid waste is checked for contamination and contained in solid waste receptacles for disposal at an approved hazardous waste facility by a licensed contractor.</p> <p>M30.4 No solid waste material is burnt or buried at the site to prevent toxic material releases.</p>
S31	<p>Stormwater Management</p> <p>Stormwater is managed to minimise contamination by dangerous or hazardous substances stored on site, and to prevent the discharge of contaminants to surface water or groundwater bodies.</p>	<p>M31.1 A Stormwater Management Plan incorporating the following measures shall be prepared and implemented on site:</p> <ul style="list-style-type: none"> a) Uncontaminated stormwater (including roof water from areas not used to handle substances) is directed away from buildings, likely contaminated areas or bunded compounds to the appropriate stormwater management measure for subsequent off-site discharge into the natural drainage system; b) Contaminated runoff is collected by drains which are located and sized to capture first flush stormwater and to contain worst case spills, with diversion of spills and wash water to a wastewater holding and pre-treatment tank on the site; and c) Holding tanks to provide for the separation of oils/solvents and solids with pump-out and removal by a licensed waste contractor for treatment and disposal at an approved hazardous waste management facility in the region.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S32	<p>Risk/Hazard Assessment</p> <p>Potential risks to water quality associated with the on-site storage and handling of dangerous and hazardous substances are identified, assessed and managed to prevent adverse impacts on downstream water quality.</p>	<p>M32.1 A Risk/Hazard Management Plan shall be prepared by a qualified and experienced chemical engineer or similar, and shall document the identified risks and associated mitigation strategies (including staff training on emergency response and safe handling and maintenance of goods) to prevent spills during routine operations as well as contingency plans developed for the event of fire, explosion, storm, vandalism or significant chemical spills.</p> <p>M32.2 Emergency response procedures are documented and approved by substance manufacturers, the local government, the Environmental Protection Agency and the emergency services agencies in the locality, who are in agreement that the risk to the environment, community and downstream water quality can be contained on-site.</p>

4.8 Element 7: Vegetation Management

This Element applies to all development and provides for the protection, maintenance, management and rehabilitation of vegetation that has an important role in maintaining water quality in waterways, watercourses and water storages in water supply catchments.

Table 10 Element 7: Vegetation Management Specific Outcomes and Measures

	Specific Outcome	Measures
S33	<p>Evaluation of Vegetation</p> <p>Development design and layout shall identify and maintain all vegetation important to habitat protection, slope stability and downstream water quality.</p>	<p>M33.1 The following areas of important vegetation shall be identified and development activities shall be designed to minimise clearance and/or degradation of:</p> <ul style="list-style-type: none"> a) Vegetation on ridges and vegetated slopes (15% and greater gradient); b) Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; c) Riparian lands (refer <i>Element 2</i>); d) Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; e) Viable stands and corridors of native vegetation; f) Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement; and g) Vegetation providing natural windbreaks and shelter. <p>M33.2 Provision is made for wind breaks in areas where wind velocity and temperature may exacerbate erosion (with a guide being that wind may be reduced for a distance of 25 times the height of the tree on the downwind side of a property).</p>
S34	<p>Prevention of Vegetation Disturbance</p> <p>Development works shall be carried out to prevent direct and/or incidental disturbance to areas of vegetation important to habitat protection and maintenance of downstream water quality.</p>	<p>M34.1 Development shall prevent disturbance to important vegetation through, but not limited to, the following measures:</p> <ul style="list-style-type: none"> a) Demarcation of approved areas of disturbance; b) Restricting ancillary activities (e.g. stockpile sites) to existing cleared areas or approved areas of disturbance; c) Use of low impact construction techniques and machinery; and d) Undertaking clearing in stages. <p>M34.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces during development activities.</p>
S35	<p>Revegetation</p> <p>Progressive and timely revegetation using appropriate local native species shall occur in all areas cleared for development works so as to prevent adverse impacts on downstream water quality.</p>	<p>M35.1 Revegetation is undertaken in accordance with a Vegetation Management Plan that includes re-establishment of vegetation for the site. The aim of revegetation is to enhance water quality from the site.</p>
S36	<p>Vegetation Management</p> <p>An ongoing management regime shall be established for all identified vegetation areas.</p>	<p>M36.1 A nominated body/person shall be responsible for vegetation monitoring and maintenance including seasonal weeding.</p> <p>M36.2 The maintenance regime shall form part of a Vegetation Management Plan.</p> <p>M36.3 The Vegetation Management Plan shall be prepared and signed-off by a suitably qualified person and shall include monitoring and reporting in accordance with Element 17 of these Guidelines.</p>

4.9 Element 8: Excavation and Filling

This Element applies to all development involving excavation or filling and provides for the protection of water quality within the water supply catchments through minimising adverse landform and flow patterns, and minimising the transfer of disturbed sediment to watercourses.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures

	Specific Outcome	Measures
S37	<p>Minimal Site Disturbance</p> <p>Development layout and design minimises the need for extensive earthworks whilst complying with design standards.</p>	<p>M37.1 A layout plan demonstrates that proposed roads, infrastructure, building areas, structures and other works are or can be located and aligned to avoid steep slopes (at 15% and greater), rock outcrops, unstable or erosion prone land and other sensitive landscapes.</p> <p>M37.2 Building works on slopes over 15% in gradient avoid 'slab on ground' and retaining wall construction.</p> <p>M37.3 Reshaping of land which has naturally occurring slopes between 15–20%, should include a Proposal Plan prepared by a suitably qualified and experienced professional indicating preliminary details of required earthworks and ensures reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation.</p> <p>M37.4 Maximum grades for roads and streets are as nominated in <i>Queensland Streets: Design Guidelines for Subdivisional Streetworks 1993</i> and any relevant Australian standards or codes, with maximum grades of 12% in urban settings and 16% for rural and rural residential settings.</p> <p>M37.5 Driveways to have a maximum longitudinal grade of 15% and the maximum cross fall of 5%. Sealing or rock stabilisation of access driveways on steep land is needed to minimise potential for sediment movement.</p> <p>M37.6 Where roads and utilities must cross a watercourse, such should occur at 90 degrees with bridging favoured over the use of embankments, backfill and small culverts. Design and construction should be demonstrated in plans as:</p> <ol style="list-style-type: none"> Minimising clearing of riparian vegetation; Minimising areas affected by earthworks and other construction activity (e.g. use of pillars); Minimising substrate disturbance; Preventing realignment of natural waterways; and Avoiding engineering solutions for scour control.
S38	<p>Flooding and Ponding</p> <p>Excavation and filling activities shall not contribute to flooding on site or on nearby lands.</p>	<p>M38.1 No filling or excavation within any known or local government nominated flood prone area.</p> <p>M38.2 Filling does not affect existing natural drainage or detrimentally reduce the storage capacity volume in a flood plain.</p> <p>M38.3 Filling or excavation do not cause ponding on the site or on nearby lands, or adversely affect overland flow paths.</p>
S39	<p>Minimise Sedimentation and Erosion</p> <p>Excavation and filling activities are undertaken so as to minimise erosion and sediment movement into surface water bodies and to prevent interference with groundwater.</p>	<p>M39.1 An Erosion and Sediment Control Plan shall be prepared by a suitably qualified and experienced professional and shall detail all temporary and permanent erosion and sediment control measures required to prevent the off-site movement of pollutants, as well as monitoring and maintenance requirements for such measures.</p>
S40	<p>Ancillary Activities</p> <p>Ancillary activities are located so as to prevent contamination and/or interference with flows in any surface water or groundwater bodies.</p>	<p>M40.1 Ancillary activities, including land disposal of treated wash water and contaminated runoff, plus the location of buildings, structures, stockpiles, wash down areas, chemical storage/handling areas, loading/unloading areas, ponds/dams, and the like are sited:</p> <ol style="list-style-type: none"> On flat to gently sloping land (generally less than 10%) which is not prone to erosion, salinity and seasonal waterlogging; Where the seasonal ground water level is more than 3 metres below surface level; On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; More than 50 metres from a surveyed high bank of a river, creek, stream or other waterway or to a groundwater recharge point; and Above the 1 in 50 year flood.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S41	<p>Stabilisation</p> <p>All areas subject to excavation and filling activities are stabilised upon completion of works.</p>	<p>M41.1 Cut and fill batters should be consistent with the following principles:</p> <ul style="list-style-type: none"> a) Do not straddle lot boundaries; b) Do not extend into riparian lands; c) Are limited to a maximum slope of 1 in 4 with batters being treated to allow for successful stabilisation and/or revegetation; d) Are protected from runoff; e) Filling and excavation do not impact on the stability of land, as indicated through preliminary engineering drawings; and f) Provide for several cuts and fills, rather than severe and large cuts and fills. <p>M41.2 Revegetation is to achieve 60% surface coverage after about 6 months and to minimise weed invasion.</p>

4.10 Element 9: Steep or Unstable Land

This Element applies to all development occurring on land having slopes greater than 15%. This Element provides for the protection of water quality within water supply catchments through maintaining stable landforms and minimising the potential transfer of sediment to watercourses from erosion.

Table 12 Element 9: Steep or Unstable Land Specific Outcomes and Measures

	Specific Outcome	Measures
S42	<p>Site Suitability Assessment</p> <p>A site suitability assessment is undertaken for development on all steep or unstable land proposed so as to minimise the potential for erosion (and landslides) that may cause contamination or interfere with the flow of local watercourses.</p>	<p>M42.1 All land having a gradient greater than 15% is assessed by a qualified geologist or geotechnical engineer and is determined to be geologically stable and capable of supporting the type of development proposed.</p>
S43	<p>Design on Steep Slopes</p> <p>Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15% are designed, sited and constructed having regard to the results of studies from Specific Outcome S42.</p>	<p>M43.1 Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15%:</p> <ul style="list-style-type: none"> a) Are positioned along and follow the natural contours; b) Limit the extent of cut and fill so it does not involve a total change of more than 1.5 metres relative to natural ground level at any point; c) Minimise the use of retaining walls; d) Avoid slab on ground construction; e) Design footings to be parallel to the direction of stormwater flows; f) Minimise disturbance to natural drainage patterns; g) Minimise the extent of hard surfaces such as paved and roofed areas; h) Minimise the length of driveways and roads; i) Minimise disturbance to soils and sub-soils; and j) Retain ground cover and significant tree cover.

4.11 Element 10: Bushfire Prone Land Management Guideline

This Element applies to all development occurring on land where vegetation clearing or other works may be undertaken as part of bushfire management. This Element is not to be considered in isolation to other related Elements such as Riparian Land, Vegetation and Excavation and Filling. This Element provides for the protection of water quality within water supply catchments through reducing the potential impacts from vegetation loss and other works associated with bushfire management practices.

Table 13 Element 10: Bushfire Prone Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S44	<p>Vegetation Clearing</p> <p>Bushfire hazard management measures should not result in adverse impacts on riparian vegetation and water quality.</p>	<p>M44.1 No clearing of vegetation for firebreaks, fire maintenance trails or other bushfire hazard reduction measures shall occur in the following areas:</p> <ol style="list-style-type: none"> Vegetation on ridges and vegetated slopes (15% and greater gradient); Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; Riparian lands (refer <i>Element 2</i>); Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; Viable stands and corridors of native vegetation; and Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement. <p>M44.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces as a result of clearing for bushfire hazard management.</p>
S45	<p>Sedimentation and Erosion Prevention</p> <p>All firebreaks and fire maintenance trails should be constructed and maintained to prevent erosion and sedimentation, or other adverse water quality impacts.</p>	<p>M45.1 Fire breaks and fire maintenance trails shall have a maximum grade of 16%.</p> <p>M45.2 A good coverage of grass, or other surface not susceptible to erosion (e.g. road pavement), should be maintained along all firebreaks and fire maintenance trails to minimise erosion and sedimentation.</p>
S46	<p>Extraction of Water for Fire Fighting</p> <p>Extraction of fire fighting water supply shall not adversely impact on water quality within the catchment.</p>	<p>M46.1 Where fire fighting water supply is extracted from a watercourse within the catchment, extraction shall be undertaken so as to:</p> <ol style="list-style-type: none"> Minimise the clearing of riparian vegetation; Minimise disturbance to the bed and banks of the watercourse; and Prevent discharge of contaminants to the watercourse. <p>M46.2 Where clearing of riparian vegetation or disturbance to the bed and banks of a watercourse are unavoidable during the extraction of water for fire fighting, appropriate rectification works shall be undertaken as soon as practicable.</p>

5. Land Use Specific Guidelines

5.1 Overview of Land Use Specific and Water Quality Matters

The section of the Guidelines seeks to provide guidance on general land use types and the specific aspects of those land uses that could potentially impact on water quality.

This section includes guidelines for the following land use types:

- Extractive Industry
- Urban Land Uses (including Residential)
- Utility, Industry and Commercial Land Uses
- Rural Residential and Rural Living Land Uses
- Rural Land Uses (including Intensive Animal Husbandry)
- Recreation Land Uses.

These Land Use Specific Guidelines are to be read in conjunction with the Water Quality Management Guidelines and the Environmental Management Guidelines.

5.2 Site Analysis and Setbacks

Understanding site characteristics is essential in determining if the site has the capacity to accommodate a proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report in accordance with Specific Outcome S1 and should achieve the required setbacks in accordance with Specific Outcome S2 of these Guidelines.

5.3 Element 11: Extractive Industry

This section provides for extractive industries where material is excavated or otherwise removed from a site.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures

	Specific Outcome	Measures
S47	<p>Environmental Management</p> <p>Development occurs in accordance with a Site Based Management Plan (SBMP).</p>	<p>M47.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S48	<p>Site Assessment and Layout</p> <p>Site layout identify the location of buildings, structures, stockpiles, washdown areas, chemical storage/handling areas, loading/unloading areas, effluent treatment areas and ponds/dams.</p>	<p>M48.1 Undertake a site assessment to demonstrate that all extraction activities and ancillary infrastructure are located in accordance with Specific Outcomes S1 and S2 and the following principles:</p> <ul style="list-style-type: none"> a) In areas where the highest seasonal ground water level is more than 3 metres below surface level; b) On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; c) Separated from any aquifer providing potable or agricultural water supply; d) Outside areas of remnant vegetation; e) Not on permeable soils over shallow aquifers unless protective measures are in place; and f) Not in areas where groundcover is important in runoff and erosion management.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S49	<p>Minimisation of Sedimentation and Erosion</p> <p>Extraction areas shall be sited, designed and managed so as to minimise erosion and sedimentation.</p>	<p>M49.1 Extraction activities are conducted in a planned and progressive manner than minimises the total area disturbed at any one time.</p> <p>M49.2 Benching within extraction areas is undertaken to minimise slopes and decrease runoff water velocity.</p> <p>M49.3 Groundwater movements are not interrupted by earthworks.</p> <p>M49.4 Settlement pond spillways are designed to prevent erosion.</p> <p>M49.5 Energy dissipating structures are provided for all flow paths where gradients exceed 5%.</p> <p>M49.6 Drainage lines and natural runoff flows shall be protected and maintained by using culverts and spans.</p> <p>M49.7 Vegetation in constrained areas shall be maintained wherever possible and all disturbed areas shall be revegetated in a timely and progressive manner.</p> <p>M49.8 Dust generation shall be managed to minimise transfer of dust particles to watercourses.</p> <p>M49.9 A Site Development Plan shall be provided to illustrate proposed staging and sequencing of extraction and rehabilitation activities.</p>
S50	<p>Stormwater Management</p> <p>Stormwater management systems are implemented to prevent any contamination of the water bodies during major rainfall events.</p>	<p>M50.1 Impervious lined drains and stormwater treatment measures are constructed as part of the extractive operation to accommodate a 1 in 50 year rainfall event within the operation area, and to not contaminate surface water or groundwater bodies.</p> <p>M50.2 Suitable drains are constructed to collect and divert clean stormwater runoff away from excavated areas, stockpiles, washing and washdown areas, storage areas and other potentially contaminated areas.</p> <p>M50.3 All contaminated runoff, including small non-concentrated flows, is isolated and appropriately treated prior to discharge to a natural drainage system or beyond the property boundary.</p> <p>M50.4 Suitable provisions are made for the collection, treatment (where necessary) and discharge of clean stormwater (including roof water).</p> <p>M50.5 Grassed areas or other structures are established to decrease the velocity of the runoff before entry to natural drainage systems.</p> <p>M50.6 Stockpiling of sludge from ponds and pits, raw material and overburden/soils, shall be positioned upstream of the stormwater management measures installed on site.</p> <p>M50.7 Upstream drains and diversion banks plus down slope bunds/traps are provided where necessary.</p> <p>M50.8 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.</p>
S51	<p>Stormwater Treatment</p> <p>Stormwater treatment ensures that contaminants do not have an adverse impact on water quality or prevents contaminants from entering surface water or groundwater bodies.</p>	<p>M51.1 Settlement ponds and treatment shall provide for the removal of suspended sediment and neutralising of contaminants for collection and off-site disposal.</p>
S52	<p>Treated Waste Disposal</p> <p>The management of treated liquid, solid waste, accumulated ground water and surface waters ensures that there is no adverse impact on water quality.</p>	<p>M52.1 Treated liquid and solid waste is to be managed in accordance with Element 3: Waste & Emissions Management.</p> <p>M52.2 Accumulated ground water and surface waters will be monitored in accordance with Element 17 and treated where necessary.</p> <p>M52.3 Material sludge may be composted for site rehabilitation works or vegetated to form part of the site landscape.</p>
S53	<p>Extractive Activities in Flood Plain</p> <p>For extractive or disturbing activities occurring in a flood plain, management reduces the effect of high velocity flood flows from causing erosion and depositing sediment into watercourses.</p>	<p>M53.1 Extraction and disturbance within the floodplain is minimised.</p> <p>M53.2 Riparian vegetation is retained and maintained in a functioning healthy state.</p> <p>M53.3 Filling and storage of extracted material does not:</p> <ol style="list-style-type: none"> Affect existing natural drainage or reduce the storage capacity volume of a flood plain; and Cause ponding on the site or nearby lands, or create adverse overland flow paths.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S54	<p>Rehabilitation</p> <p>Rehabilitation of disturbed areas is to occur.</p>	<p>M54.1 Provide a Rehabilitation Management Plan prepared by a suitably qualified professional that demonstrates that restoration of the site will be undertaken to stabilise the area in a timely and progressive manner.</p> <p>M54.2 The plan is to consider:</p> <ol style="list-style-type: none"> Landform and soil profiles and their sustainable end use; Staged rehabilitation; Methods of remediation for contaminated areas; and The type, source and quantities of materials for rehabilitation.

5.4 Element 12: Urban (Including Residential)

This land use type includes all forms of urban development, particularly for residential purposes. This land use is connected to off-site wastewater treatment, reticulated water supply and typically developed stormwater infrastructure.

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S55	<p>Site Planning and Layout</p> <p>Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.</p>	<p>M55.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following:</p> <ol style="list-style-type: none"> On land with an area large enough to contain a dwelling and circulation area which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i>. On land that avoids steep slopes (at 15% and greater); On land that minimises land disturbance and cut and fill; Following natural contours; On land minimises disturbance to remnant native and stabilising vegetation; To retain natural ground cover and topography; To avoid earthworks on riparian land; and To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow. <p>M55.2 Subdivision layout design minimises:</p> <ol style="list-style-type: none"> The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and Earthworks so cut and fill does not exceed 1.5 metres in height. <p>M55.3 Stormwater management is undertaken in compliance with the Specific Outcomes and Measures of Element 5: Water Sensitive Design and Stormwater/Runoff Management.</p> <p>M55.4 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures:</p> <ol style="list-style-type: none"> Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land; Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and Building works on slopes avoid "slab on ground" and retaining wall construction. <p>M55.5 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.</p>

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S56	<p>Off-site Disposal of Stormwater and Wastewater</p> <p>Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality</p>	<p>M56.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site.</p> <p>M56.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality.</p> <p>M56.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.</p>

5.5 Element 13: Utilities, Industry and Commercial

This land use type encompasses all utilities, industrial and commercial development despite its location or whether it has an on-site wastewater treatment system. This land use type includes uses such as soil conditioning, composting, nurseries, vermiculture, secondary industry (e.g. vehicle/equipment display and supplies) and major utilities (e.g. wastewater treatment plants, water treatment plants, power stations etc.).

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S57	<p>Environmental Management</p> <p>Development occurs in accordance with a Site Based Management Plan (SBMP).</p>	<p>M57.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ol style="list-style-type: none"> All Specific Outcomes and Measures of this Element; The impacts of the development during site works and ongoing operation; Ongoing monitoring; and Progressive restoration.
S58	<p>Site Planning and Layout</p> <p>Utilities, Industry and Commercial land uses are appropriately located to reduce potential adverse impacts on water quality.</p>	<p>M58.1 All buildings, structures, stockpiles, process, storage and handling areas, wash down areas, vehicle movement areas, ponds/dams, waste treatment/disposal areas and the like are located in accordance with Specific Outcomes S1 and S2 and to:</p> <ol style="list-style-type: none"> Reflect hydrogeological assessments which demonstrates that seepage can be controlled; Avoid areas above aquifers or soils that are: highly acidic or alkaline; saline or highly sodic; highly permeable; erosion prone; dispersive or unstable; prone to seasonal waterlogging; Ensure the highest seasonal ground water level is 3 metres below surface level; Contain development on slopes that are free draining; Position all development above known or local government prescribed flood levels; Ensure adequate and reliable water supply for drinking, sanitation, processing, fire fighting, dust suppression and the like, which is not saline or needing excessive chemical treatment. Ensure there is adequate storage capacity for water supply; Ensure water storage and abstraction do not adversely affect the quality and quantity of water in the water supply catchments; Ensure an adequate and reliable power supply, with back-up, that guarantees failures do not undermine the operation of any facility that could impact on water quality; and Minimise clearing of native vegetation or grasslands which help to control runoff. <p>M58.2 For high risk development, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p>

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S59	<p>Waste Management</p> <p>All solid and liquid wastes generated a development must be managed so as to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.</p>	M59.1 Management of wastes and emissions is in accordance with the Specific Outcomes and Measures detailed in Element 3: Waste & Emissions Management.
S60	<p>Stormwater Management</p> <p>Stormwater runoff is managed to ensure discharge quality and quantity does not have an adverse impact on downstream water quality.</p>	M60.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S61	<p>Off-site Disposal of Stormwater and Wastewater</p> <p>Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality.</p>	<p>M61.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site.</p> <p>M61.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality.</p> <p>M61.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.</p>
S62	<p>On-site Wastewater Treatment and Disposal</p> <p>On-site disposal of effluent is to a secondary treatment standard.</p>	M62.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S63	<p>Dangerous and Hazardous Substances Management</p> <p>All dangerous and hazardous substances used, stored or manufactured on the site are managed to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.</p>	M63.1 Management of all hazardous substances used, stored or manufactured on the site is in accordance with the Specific Outcomes and Measures detailed in Element 6: Dangerous and Hazardous Substances Management.

5.6 Element 14: Rural Residential and Rural Living

This land use type includes all residential uses outside of urban locations where off-site disposal of sewage occurs, including residential dwellings tourist cabins, education camps and the like.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S64	<p>Site Planning and Layout</p> <p>Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.</p>	<p>M64.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following:</p> <ol style="list-style-type: none"> On land measured over a 40m by 40m area and which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i>; On land that avoids steep slopes (at 15% and greater); On land that minimises land disturbance and cut and fill; Following natural contours; On land that minimises disturbance to remnant native and stabilising vegetation; To retain natural ground cover and topography; To avoid earthworks on riparian land; and To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>M64.2 Subdivision layout design minimises:</p> <p>a) The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and</p> <p>b) Earthworks so cut and fill does not exceed 1.5 metres in height.</p> <p>M64.3 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures:</p> <p>a) Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land;</p> <p>b) Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and</p> <p>c) Building works on slopes avoid "slab on ground" and retaining wall construction.</p> <p>M64.4 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.</p>
S65	<p>On-site Wastewater Treatment and Disposal</p> <p>On-site disposal of effluent is to a secondary treatment standard.</p>	M65.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S66	<p>Treated Effluent Irrigation Areas</p> <p>Suitable treated effluent irrigation areas are provided.</p>	M66.1 Where details on exact house or structure design is not available (such as in subdivision development), irrigation areas must be nominated on the basis of 4 person households in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S67	<p>Re-use and Recycling of Treated Effluent</p> <p>Re-use and recycling of treated effluent is undertaken in a manner that will not cause an adverse impact on water quality.</p>	M67.1 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.
S68	<p>Stormwater Management</p> <p>Stormwater runoff is managed to ensure discharge does not have an adverse impact water quality.</p>	M68.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S69	<p>Open Space and Effluent Disposal Areas</p> <p>Sufficient useable open space is provided for each residence and treated effluent irrigation areas do not require additional clearing or other site disturbances.</p>	<p>M69.1 The location of dwellings/structures and treated effluent irrigation areas, and the size of lots, ensure that sufficient open space is available on-site for outdoor domestic recreation use (particularly considering effluent irrigation areas will not be usable for outdoor recreation).</p> <p>M69.2 Lots should be sized to ensure that treated effluent irrigation areas do not exceed one-quarter of the site area and do not obstruct the use of outdoor areas adjacent to a dwelling.</p> <p>M69.3 Irrigation areas are located to ensure there is no removal of remnant vegetation and minimal disturbance to other vegetation.</p>

5.7 Element 15: Rural Land Uses

Three general rural land uses have been considered under the Guidelines on the basis that they will likely trigger the need for a development application:

- Agriculture and forestry
- Intensive animal husbandry
- Kennels and equestrian.

While other rural land uses such as farming and grazing may not trigger the need for a development application, the Guidelines highlight best practice farming measures and encourages the use of 'Property Management Plans' as advocated by the Department of Natural Resources & Water (DNRW).

5.7.1 Element 15A: Agriculture and Forestry

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S70	<p>Property Management Plans</p> <p>A Property Management Plan should be prepared and implemented for the whole farm, setting out land management issues.</p>	<p>M70.1 A Property Management Plan should address all the Specific Outcomes and Measures of this Element.</p> <p>M70.2 A Property Management Plan should identify:</p> <ol style="list-style-type: none"> Slopes with gradients 0-2%, 3-10%, 11-15%, 16-20% and greater than 20%; Areas of erosion incidents, dispersive soils, salinity, acidity, contamination, sodicity hazard, stoniness and slope failure; Seasonally waterlogged areas, springs, wetlands and flood plains; Ground water levels, recharge areas and aquifer intake points; Local drainage catchments, watercourses and drainage lines; Remnant native vegetation; Micro climatic conditions (winds/frost); Existing structures and farm improvements; and Cross sections of proposed structures, storage areas, sediment controls, drainage and water retention networks, and the like. <p>M70.3 Implement the Property Management Plan. Management of the farm should be consistent with the details of the plan.</p>
S71	<p>Site Planning and Layout</p> <p>All farming and forestry activities are located and managed to ensure there is no adverse impact on water quality.</p>	<p>M71.1 All farming and forestry activities are located in accordance with Specific Outcomes S1 and S2 and should avoid:</p> <ol style="list-style-type: none"> Unstable and constrained areas or soils with poor nutrient retention ability, unless they can be sensitively rehabilitated for sustainable use; Land that is regularly inundated (for example more than once in a 20 year period), with buildings having a greater flood immunity in accordance with local government requirements; Remnant native vegetation; Land less than 2 metres above the seasonal high water table; Annual cropping on land with slopes over 10% in gradient (as advised by DNRW), with soil conservation procedures for slopes greater than 2-3%; and Perennial tree and vine cropping, horticulture and forestry on slopes over 15% in gradient.
S72	<p>Vehicle Movement</p> <p>Internal roadways and bushfire breaks are located to ensure there is no adverse impact on water quality.</p>	<p>M72.1 Ensure that internal vehicle movement areas are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage.</p> <p>M72.2 Ensure fire breaks are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage.</p>
S73	<p>Sustainable Soil Management</p> <p>Farm management and agricultural practices employ sustainable soil management.</p>	<p>M73.1 Farm management and agricultural practices employ sustainable soil conservation methodologies which:</p> <ol style="list-style-type: none"> Minimise disturbance when establishing crops – i.e. retain a minimum of 30% ground cover of grasses, cover crop or crop stubble; Minimise soil compaction and sheet, gully and rill erosion; Stabilise of landform after disturbance; Rehabilitate degraded and disturbed areas; Conserve soils through best practice measures as defined by industry, DNRW and National Land Care; Adopt measures to minimise potential for waterlogging, ponding, concentrated flows or erosion; Demonstrate that no movement of sediment or nutrients beyond the boundary of the site occurs during clear fell forestry harvesting (i.e. 2 months every 15-25 years depending on trees); Manage surface irrigation to ensure optimum plant uptake; Effectively interception and treatment of runoff;

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> j) Minimise erosion during grazing and controlled burning; k) Fence and divert runoff around degraded lands with rehabilitation of such areas including gullies or other erosion affected areas; l) Establish and/or maintain group planting, which will provide wind breaks, shading (for grazing) and will capture manure and loose soils; m) Adopt sustainable stocking rates appropriate to the nature of soils, vegetation cover, climate, nature of pasture in accordance with the <i>Field Manual</i> and DNRW/Department of Primary Industries and Fisheries; and n) Provide for a variety of vegetation across the property to prevent pastures being dominated by a limited range of species (e.g. annual grasses) or species with limited groundcover (e.g. species that clump or provide less than 80% groundcover).
S74	<p>Use of Fertilisers, Treated Wastewater and Soil Conditioners</p> <p>Details of the use fertilisers, treated wastewater and soil conditioners are planned and recorded.</p>	<p>M74.1 Ensure irrigation of treated wastewater and spreading of solid waste occurs only when pathogens and toxins are below acceptable and established limits and the nutrient application rate does not exceed soil/plant uptake capacity.</p> <p>M74.2 Ensure runoff from areas over which nutrients are applied is captured by appropriate measures, designed by a suitably qualified and experienced professional. The runoff capture measures should have capacity to hold 15% of runoff from an irrigation event.</p> <p>M74.3 Ensure moderation of fertiliser programs based on nutrient loadings and bi-annual testing of runoff water and groundwater.</p> <p>M74.4 Ensure fertilisers, treated wastewater and soil conditioners are placed in soils and trash before mulching rather than surface spreading.</p> <p>M74.5 Ensure application follows planting so as to minimise runoff and leaching.</p> <p>M74.6 Ensure applications are initially based on the results of soil tests relative to the fertility needs of crops and limitations of soil.</p> <p>M74.7 Ensure applications are timed to minimise rainfall and wind loss, irrigated tailwater generation, and the movement of nitrogen and phosphorus below the root zones or off-site.</p> <p>M74.8 Ensure fertilisers are applied to allow for the setback and locational requirements, including avoiding areas which are exposed, erosion prone, unstable, have a high seasonal water table or are in a recharge zone.</p> <p>M74.9 Ensure all testing and sampling of soils, treated effluent, runoff, manure, compost, sludge and groundwater is undertaken in accordance relevant Australian legislation, manual, and guidelines.</p>
S75	<p>Irrigation</p> <p>Where irrigation is to be used to intensify land use from pastoral or rain fed farming, management ensures there is no adverse impact on water quality.</p>	<p>M75.1 Irrigation water supplies are proven through engineering studies to be sufficient to supply crop water needs for seven years out of every ten.</p> <p>M75.2 Irrigation management and practices should provide for:</p> <ul style="list-style-type: none"> a) Runoff interception between rows for reuse or for discharge to grassed areas; b) Irrigation water quality appropriate for the condition of use; c) Irrigation methods, rates and timing which are appropriate for climatic conditions, soil structure, topography and crop/pasture moisture needs, and which ensure over watering, ponding, erosion and deep drainage of nutrients are avoided; d) Runoff is captured, generally at the source, and diverted by appropriate measures to recovery dams for irrigation reuse; e) Placement of vegetated filters to reduce salt and nutrient loads in runoff/tail water; f) Implementation of irrigation/storage facilities, drainage systems, first flush/sediment controls and the like to prevent erosion, seepage and overflows; g) Preservation of natural drainage features and natural groundwater levels; and h) Drainage measures which slow water movement, increase infiltration time and minimise nutrients leaching down the soil profile or past the root zone.

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S76	<p>Disturbance in Flood Plains</p> <p>Disturbance within the flood plain is minimised to reduce the effect of high velocity flood flows stripping soil from large areas and depositing sediment into watercourses.</p>	<p>M76.1 Ensure the retention of tall grasses, shrubs, dense stands, healthy riparian vegetation to slow flows and protect soil from scour, with supplementary planting of vegetation perpendicular to watercourses, along fence lines, tracks and roads to reduce flow velocity and erosion.</p> <p>M76.2 Management of structures, banks and channels to ensure there is no concentration of flood flows which can lead to stream channel degradation and/or sediment movement into surface water bodies.</p>
S77	<p>Potential Contamination Management</p> <p>Farm management includes measures to prevent contamination from entering the water catchments.</p>	<p>M77.1 Farm management provides for:</p> <ol style="list-style-type: none"> Specific areas designed for farm machinery and equipment maintenance, wash down and the like; The management of wastewater in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal; The management of wastes and emission in accordance with the Specific Outcomes and Measure identified in Element 3: Waste & Emissions Management; The storage and handling of on-site chemicals including pesticides and fuels is in accordance with the <i>Code of Practice for the Storage and Use of Chemicals at Rural Workplaces 2000</i> and in accordance with the Specific Outcomes and Measure identified in Element 6: Dangerous and Hazardous Substances Management; The storage and handling of fuels (diesel /petrol) in accordance with the <i>Flammable and Combustibles Liquids Regulation 2001</i> having regard to the thresholds for exemption; The storage of waste (oils, containers and unwanted farm chemicals etc.) in leak proof containers located in bunded areas for collection and disposal by a licensed waste contractor no less than annually; The avoidance of plunge dips, spray races and open pen spraying in the catchments where practical, with such activities occurring only where provision is made to divert clean runoff away from the area and so seepage, spills and contaminated runoff can be contained for collection in sealed containers for disposal offsite. Drift should be minimised through use of covered/low volume, pressurised kits; and Only hand held spot spraying or stem injection of chemicals within 30 metres of a permanent watercourses, with a setback of: <ol style="list-style-type: none"> 400 metres from permanent watercourses for activities requiring high volume air blast spray application of chemicals or treated wastewater; or 100 metres from permanent watercourses for activities requiring low volume pressurised spray of chemicals or treated wastewater.
S78	<p>Riparian Land and Fuel Load Management</p> <p>Riparian land and vegetation fuel loads are managed to ensure there is no adverse impacts on water quality.</p>	<p>M78.1 Stock access into and the crossing of riparian lands and waterways is controlled by:</p> <ol style="list-style-type: none"> Fencing of riparian land as appropriate to flooding and maintenance; Providing off-stream watering points and feeding; Prohibiting stock access to riparian land and waterways during high erosion/rainfall periods; Restricting stock access to riparian land and waterways during low erosion/rainfall periods; and Restricting access to a formed walkway at an appropriate stable point on the stream bank; <p>M78.2 Vegetation management for bushfire fuel load reduction is undertaken in accordance with the Specific Outcomes and Measure identified in Element 10: Bushfire Prone Land Management.</p>
S79	<p>Integrated Pest Management</p> <p>Where appropriate, adopt <i>Integrated Pest Management</i> through an approved Integrated Pest Management Plan.</p>	<p>M79.1 Integrated Pest Management (organic) methods and practices are to provide for the following:</p> <ol style="list-style-type: none"> Identification and monitoring of detrimental species/occurrences; Setting of thresholds for viable economic damage; Management of identified damaging problems through non-chemical controls (e.g. biological and mechanical) or controlled, efficient, limited residue chemical use, with appropriate stormwater management measures in place to prevent chemical and sediment movement off-site; and Controlled use of fire in accordance with Rural Fire Service requirements and outside native grass seeding periods.

5.7.2 Element 15B: Intensive Animal Husbandry

This section deals with intensive animal husbandry, which typically includes cattle feedlots, piggeries and poultry sheds, but also includes other forms of intensive animal husbandry such as ostriches, lamas and goats.

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures

	Specific Outcome	Measures
S80	<p>Site Planning and Layout</p> <p>The design and layout of the facilities and development demonstrates a suitable location that minimises potential impact on water quality.</p>	<p>M80.1 All development associated with intensive animal husbandry (sheds, yards, ponds, waste/storage areas, loading areas, stockpiles, wash down areas etc.) is located in accordance with Specific Outcomes S1 and S81 and on land that is:</p> <ol style="list-style-type: none"> Free draining to avoid waterlogging; At least 5 metres (for feedlots and piggeries) or 2 metres (for poultry sheds) above the seasonal high groundwater level and outside of groundwater recharge areas; Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); Provided with reliable water supply for animal health and sanitation (which is not saline or in need of excessive chemical treatment); Ensured a water supply (via storage or abstraction) that does not adversely impact the quality and quantity of water in the water supply catchment; Provided with suitable water for fire fighting, dust controls and dilution of effluent waters; Connected to an electricity supply with generators for back-up; and Provided with all-weather sealed road access onto and off site.
S81	<p>Location of Infrastructure and Activities</p> <p>Infrastructure and activities are appropriately setback from water bodies and watercourses.</p>	<p>M81.1 Setbacks should in accordance with Specific Outcome S2 for feedlots (with 50 or less standard cattle units) and piggeries (with 1000 or less standard pig units) and poultry sheds (with 10,000 birds or more).</p> <p>M81.2 For other feedlots, piggeries and intensive animal husbandry uses, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p>
S82	<p>Stormwater, Excavation and Filling Management</p> <p>Stormwater, excavation and filling management minimise potential adverse impact on water quality.</p>	<p>M82.1 Site planning demonstrates that:</p> <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Sheds are roofed with impervious floors that are raised above ground level and/or bunded to contain contaminated waters; and Pens and animal movement areas are located on compacted well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal.
S83	<p>Wastewater Minimisation</p> <p>Wastewater is minimised with unavoidable quantities (including contaminated runoff) captured in drains and treated in a series of treatment facilities.</p>	<p>M83.1 Site design and facilities layout is undertaken by a suitably qualified and experienced engineer in accordance with Department of Primary Industries and Fisheries and Environmental Protection Agency standards and regulations.</p>
S84	<p>Wastewater Treatment</p> <p>The wastewater treatment system produces a minimum secondary treated effluent (90th percentile) or higher where deemed appropriate to preserve water quality and minimise human health risks.</p>	<p>M84.1 Secondary treated effluent is characterised by:</p> <ol style="list-style-type: none"> Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. <p>Ref: Queensland Plumbing and Wastewater Code 2006</p>

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S85	<p>Treated Wastewater Management</p> <p>Treated waste water (including contaminated runoff) is reused in process waters, where practical (e.g. flushing) or discharged via irrigation without causing or contributing to an adverse impact on water quality.</p>	<p>M85.1 MEDLI modelling is used to assess irrigation rates and sizing of irrigation areas.</p> <p><i>Note: water, salt, organic loadings and nutrient mass balance models should indicate that long term application rates are appropriate to climatic conditions and soil types and will be equal to plant uptake, safe soil storage and environmentally acceptable release rates, with no potential for deleterious accumulation, or incidents of leaching, salinity, sodicity, waterlogging, soil degradation or erosion. As soils have a finite capacity to accept phosphorous, application rates must not exceed specified maximum loadings.</i></p> <p>M85.2 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S86	<p>Waste Management</p> <p>Waste measures are based on a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal. Solid waste from dry/wet soiled litter, feed bins, manure, screening/sludge, spilt feed and the like is managed to minimise potential impacts on water quality.</p>	<p>M86.1 Waste measures ensure waste production is minimised through a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal.</p> <p>M86.2 Wastes are immediately deposited into weather proofed, sealed waste receptacles which are stored roofed and bunded areas for collection and disposal by a licensed contractor within a period not exceeding 3 months.</p> <p>M86.3 Stockpiling, on-farm composting and anaerobic digestion areas:</p> <ol style="list-style-type: none"> Are sealed and bunded to protect from wind and rain erosion; Ensure the diversion of clean runoff away from the area and any contaminated streams of runoff; Ensure contaminated runoff is diverted to the main treatment system; Are not located on effluent irrigation areas. <p>M86.4 Land application of treated waste should be should only occur where an assessment demonstrates that:</p> <ol style="list-style-type: none"> The water quality of surface water or groundwater bodies will not be adversely affected; Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; Through ongoing testing application rates reflect the nutrient status of the soil; Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; Applications are suitable for the property given soil properties and climatic conditions; Applications are suitable given the characteristics of the treated waste; Application, management and monitoring occurs; Clean runoff is diverted around application areas; and Spreading of treated waste is minimised during wet periods. <p>M86.5 Spreading of waste in a form appropriate as a soil conditioner should be carefully managed. This extends to all forms of nutrient applications, including chemical fertilisers.</p>
S87	<p>Carcass Management</p> <p>On site burial and incineration of dead animals, afterbirth etc. is avoided.</p>	<p>M87.1 Demonstrate that carcass removal is undertaken as soon as possible via a licensed contractor with disposal at a licensed and regulated place.</p> <p>M87.2 Where burial is required, this is undertaken in compliance with Department of Primary Industries and Fisheries (DPIF) requirements.</p> <p>M87.3 Where composting is proposed, aerobic composting occurs in accordance with DPIF requirements with pads/pits are lined with impervious surfaces that drain to the main treatment systems on site.</p> <p>M87.4 The depth to the water table of any carcass disposal facility exceeds 5 metres and diversion drains are established to redirect surface water away from the facility and/or contaminated runoff.</p>

5.7.3 Element 15C: Kennels and Equestrian

Kennels and equestrian uses are prevalent in the catchment area with many being of a small scale that does not trigger the need for a development application. Cumulatively however, there is potential for these uses to contribute to adverse impacts on water quality and as such, Specific Outcomes and Measures are provided in these Guidelines.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S88	<p>Site Planning and Layout</p> <p>The location and layout of kennels and equestrian facilities is appropriate to the site and minimise potential impacts on water quality.</p>	<p>M88.1 All development associated with kennels and equestrian land use (Sheds, yards, ponds, waste/storage areas, loading areas, wash down areas etc.) is located in accordance with Specific Outcome S1 and on land:</p> <ol style="list-style-type: none"> That is elevated free draining land; Where the waste treatment/disposal area is located 3 metres above the seasonal high water table and away from recharge areas; Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); and With a reliable potable water supply and a secure power supply that is appropriate for the development. <p>M88.2 All elements of development involving a kennel with less than 100 dogs, or stables with an agistment rate of less than 1 horse per 4 hectares, are located to provide for setbacks in accordance with Specific Outcomes S2.</p> <p>M88.3 Where densities exceed those above, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p> <p>M88.4 Kennels and pens are constructed with impervious reinforced concrete floors which drain by gravity to grease traps or grit arresters.</p> <p>M88.5 The surface of stable floors and wash down areas are rendered impervious to water.</p> <p>M88.6 Stables, kennels, storage areas and other potentially polluted areas are to be adequately enclosed bunded and/or raised floors which prevent the movement of rain and stormwater into the area and the movement of contaminated waters out of the area.</p>
S89	<p>Stormwater Management</p> <p>Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.</p>	<p>M89.1 It shall be demonstrated that:</p> <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Dog pens, exercise areas and the like are located on compacted, bunded, well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal. Where practical, turf is maintained to reduce the potential for nitrogen to be leached to groundwater and reduce the potential for erosion; Horse pens and the like are treated to maximize infiltration and reduce potential for erosion. Overland flow and natural drainage lines are maintained in a well vegetated state with trails are located, formed and maintained to minimise scour and erosion and to avoid banks, steep gullies and erosion prone areas; and Contaminated runoff is directed to treatment areas.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S90	<p>Waste Management</p> <p>Wash water, faecal material and contaminated drainage from kennels, pens and stables is directed through grit and grease arresters, to an adequately sized septic system.</p>	<p>M90.1 A double chambered septic system is provided with sand mound filter which ensures secondary level treatment prior to discharge, in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p> <p>M90.2 Wash water from cleaning, storage and maintenance areas is isolated using Best Practice Measures (namely bunded, roofed areas, with drips trays and drainage to first flush holding tanks), for removal of contaminants by a licensed contractor.</p> <p>M90.3 Wastewater from employees, residents and visitors is managed in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S91	<p>Treated Wastewater Disposal</p> <p>Treated wastewater is to be disposed of into appropriately sized and located irrigation area.</p>	<p>M91.1 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S92	<p>Waste Litter Management</p> <p>Waste litter is managed to minimise adverse impacts on water quality.</p>	<p>M92.1 Solid waste from kennels, pens, runs and stables (including faecal material, soiled litter, spill feed and dead animals) is to be collected daily in weatherproofed and sealed waste receptacles which are stored in roofed and bunded areas, for collection by a licensed contractor, with no disposal by burial, incineration or composting on the site.</p> <p>M92.2 Stockpiling of the above waste litter from stables should be undertaken to ensure the stockpile facility:</p> <ul style="list-style-type: none"> a) Is located to prevent wind and rain erosion; b) Is constructed with permanent impervious underlay to prevent leaching (groundsheets will only be accepted where stockpiling is temporary); c) Is located 3 metres above the seasonal high water table and away from recharge areas; d) Is sized to provide for holding in winter months; e) Is designed with runoff diversion drainage upstream to prevent uncontaminated stormwater movement into the area; f) Is bunded to capture contaminated runoff for appropriate treatment and disposal; and g) Is covered, desirably within a shed but otherwise with weatherproof material. <p>M92.3 Re-use of the litter and manure as fertiliser on the site, or any nominated property within the catchment, should only occur where an assessment demonstrates that:</p> <ul style="list-style-type: none"> a) The water quality of surface water or groundwater bodies will not be adversely affected; b) Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; c) Through ongoing testing application rates reflect the nutrient status of the soil; d) Applications are suitable for the property given soil properties and climatic conditions; e) Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; f) Clean runoff is diverted around application areas; and g) Spreading of treated waste is minimised during wet periods. <p>M92.4 Emergency disposal of dead animals is to be to imperviously surfaced pits which drain to the treatment system.</p>

5.8 Element 16: Recreation and Sport Uses

This class of land uses includes all forms of recreation from passive activity through to organised events, sports and associated formal events. Such uses are often intermittent, but have the capacity to have intense periods of activity (such as holiday periods) which could impact on water quality within the water supply catchments. This land use class does not include permanent accommodation or commercial facilities, which are considered in other Elements of the Guidelines.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S93	<p>Environmental Management</p> <p>Development and operation of the recreation and sport use is in accordance with a Site Based Management Plan (SBMP).</p>	<p>M93.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S94	<p>Site Planning and Layout</p> <p>Recreation and sport areas are sited in appropriate locations dependant on the nature of the use and its potential for impact on water quality.</p>	<p>M94.1 All development associated with Sport and recreation uses should be located in accordance with Specific Outcome 1.</p> <p>M94.2 Sport and recreation uses that are not directly reliant on water access should be setback from water bodies and watercourses in accordance with Specific Outcome 2 or as determined by an investigation by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location.</p> <p>M94.3 Sport and recreation uses that rely on water access should provide a management plan prepared by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location, and which addresses:</p> <ul style="list-style-type: none"> a) Access locations; b) Access control measures; c) Access monitoring; d) Safety; and e) Rehabilitation after the use ceases (permanently and temporarily).
S95	<p>Stormwater and Excavation Management</p> <p>Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.</p>	<p>M95.1 Excavation and filling is to be minimal for recreation and sport uses so that no fill or excavation exceeds 0.5 metres in depth or more than 10 cubic metres.</p> <p>M95.2 Excavation and filling is undertaken in accordance with the Specific Outcomes and Measure identified in Element 8: Excavation and Filling.</p> <p>M95.3 Site planning demonstrates that:</p> <ul style="list-style-type: none"> a) Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; and b) Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S96	<p>Wastewater Management</p> <p>Wastewater is collected, stored, treated and disposed of without causing adverse impact on water quality.</p>	<p>M96.1 Wastewater collection and storage systems must be of a capacity to accommodate all of the needs of sport and recreation uses.</p> <p>M96.2 Sport and recreation uses that have irregular peaks, periods of no activity, or other variations must provide wastewater collection and storage that can accommodate full load at peak times, which may include temporary facilities.</p> <p>M96.3 Wastewater is to be either:</p> <ul style="list-style-type: none"> a) Removed off-site for treatment and disposal at a wastewater treatment plant; or b) Treated onsite to a secondary treatment standard in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal. <p>M96.4 Where off-site treatment and disposal is proposed:</p> <ul style="list-style-type: none"> a) It must be demonstrated that any off-site wastewater treatment plants have the capacity to accommodate the flows from the site; and b) It must be demonstrated that any off-site wastewater treatment plants can achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact or risk of adverse impact on water quality.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures *Cont.*

	Specific Outcome	Measures
		M96.5 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures identified in Element 4: Water Recycling and Water Re-Use.

6. Environmental Management Guidelines

6.1 Overview of Environmental Management and Water Quality

This section considers specifically the various needs for Site Based Management Plans (SBMPs) as part of the operation of land uses, development and activities in the catchments. This section does not replace the need for SBMPs as required by regulatory agencies and is aimed at providing the requirements for Seqwater to be included as part of any SBMP and its implementation.

6.2 Element 17: Site Based Management Plans

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures

	Specific Outcome	Measures
S97	<p>Providing a Site Based Management Plan</p> <p>A Site Based Management Plan (SBMP) is provided to manage any activity with potential impact on water quality.</p>	<p>M97.1 A SBMP is provided and implemented that addresses:</p> <ul style="list-style-type: none"> a) The objectives of the plan; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; d) Progressive restoration; e) All protection and mitigation measures backed by adequate management, technical and financial resources which ensure commitments for environmental management and timeframes; f) Where the risk of environmental harm is higher, development should occur and be managed in accordance with an approved Environmental Management Program implemented under the Environmental Protection Act, which indicates sound management strategies, activities and practices for the life of the project and identifies personnel responsibilities; g) Clean-up and emergency procedures; h) Maintenance programs for machinery and equipment, including measures to prevent contaminants from operation, standing and repair areas; i) Water quality monitoring programmes; and j) Performance-achievement criteria. <p>M97.2 A SBMP should be prepared by suitably qualified and experienced professionals; should assign responsibility for its implementation and maintenance; and should outline an obligation to deal with or notify the relevant local government and/or the EPA on any incident (likely/real) of environmental harm.</p>
S98	<p>Seqwater Incorporated into the SBMP as a Stakeholder</p> <p>Seqwater is included as a stakeholder in the preparation of SBMPs for land uses and activities in the water supply catchments.</p>	<p>M98.1 Seqwater are included in the preparation phase on any SBMP for any land uses and activities in the catchment.</p> <p>M98.2 Seqwater has confirmed the acceptability of the SBMP prior to the commencement of the use or activity.</p>
S99	<p>Seqwater Incorporated into the SBMP as a Key Contact</p> <p>Seqwater is included as a key contact in any incident reporting procedure.</p>	<p>M99.1 Procedures for incident reporting that are included in the SBMP, identify officers at Seqwater that will be contacted in the event of an incident (likely/real) of environmental harm.</p>

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S100	<p>Monitoring</p> <p>Seqwater is included as a recipient of monitoring results.</p>	<p>M100.1 A SBMP requires monitoring which provide for as a minimum:</p> <ul style="list-style-type: none"> a) 6 monthly testing for water quality (surface and groundwater); b) Testing of stormwater, wastewater, treated wastewater and irrigation areas; c) Testing prior to release/irrigation of treated wastewater or fertiliser; d) Testing post release of treated wastewater and fertiliser; e) Immediately after rainfall events; and f) Annual audits of results, practices and site management. <p>M100.2 The SBMP provides for the results of monitoring to be submitted to Seqwater as a routine part of the monitoring and reporting procedures.</p>

Appendix A

References

List of References





List of References

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- Subdivision Guidelines, Brisbane City Council, 2005

Appendix B

Glossary of Terms

Term	Meaning	Source
Cumulative Impact	The combined, incremental effect of various land uses, development and activities	Seqwater Guidelines
High Risk Development	Are those developments which have not met all or some of the Specific Outcomes or Measures applicable for their nature of use, and which have the potential to contaminate or have an adverse impact on water quality unless supported by often complex measures	Seqwater Guidelines
Low Risk Development	Are those developments that clearly provide for the Specific Outcomes or Measures applicable for their nature of use, and which will not contaminate or have an adverse impact on water quality	Seqwater Guidelines
Stream Order	<p>A numerical ordering classification of each watercourse segment according to its position within a catchment. Stream orders are determined using the most recent:</p> <ol style="list-style-type: none"> 1:25 000 Queensland Department of Natural Resources and Water topographic map showing creeks, streams, rivers or watercourses in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or 1:100 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas; or 1:250 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Watercourse	<p>The area of land between the high banks of a natural channel—whether artificially improved or not—in which water flows permanently or intermittently, and that is represented as:</p> <ol style="list-style-type: none"> A creek, stream, river or watercourse on the most recent 1:25 000 Queensland Department of Natural Resources and Water topographic map in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or A creek, stream, river or watercourse on the most recent 1:100 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas; or A creek, stream, river or watercourse on the most recent 1:250 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Water Supply Catchment	Catchment area or drainage basin associated with a bulk water asset or storage managed by Seqwater.	Seqwater Guidelines

Appendix C

Seqwater Assets and Water Storages

- Albert River WTP
- Amity Point Bores & WTP
- Aratula Weir
- Atkinson Dam
- Banksia Beach WTP
- Baroon Pocket Dam
- Bill Gunn Dam
- Borumba Dam
- Bribie Island Bore Field & WTP
- Brightview Weir
- Bromelton Weir & Off-stream Storage
- Buaraba Creek Weir
- Boonah-Kalbah WTP
- Caboolture River Weir & WTP
- Calamvale/Algeria Aquifer
- Canungra WTP
- Capalaba WTP
- Cedar Grove Weir & WTP
- Cedar Pocket Dam
- Chandler Aquifer
- Churchbank Weir
- Clarendon Weir & Dam
- Cooloolabin Dam
- Crowley Vale Weir
- Dayboro Well & WTP
- Dunwich WTP
- Enoggera Dam & WTP
- Esk WTP
- Ewen Maddock Dam & WTP
- Forest Lake Aquifer
- Glenore Grove Weir
- Gold Creek Dam
- Herring Lagoon
- Helen St WTP
- Hinze Dam
- Image Flat WTP
- Imbil Weir
- Jimna WTP
- Jordan Weir
- Kents Lagoon Diversion Weir
- Kentville Weir
- Kenilworth WTP
- Kilcoy Bores
- Kilcoy Creek Weir and WTP
- Kooralbyn WTP
- Lake McDonald Dam & WTP
- Lake Manchester Dam
- Landers Shute WTP

- Laidley Creek Diversion Weir
- Leslie Harrison Dam
- Linville Bores & WTP
- Little Nerang Dam
- Logan - Maroon Dam WTP
- Lower Lockyer - Atkinson Dam WTP
- Lowood WTP
- Maleny Weir & WTP
- Maroon Dam
- Mary Valley - Borumba Downs WTP
- Mary River Intake
- Moogerah Dam
- Moodlu Quarry
- Molendinar WTP
- Mt Crosby WTP
- Mudgeerba WTP
- North Pine Dam & WTP
- North Stradbroke Island Bore Field & WTP
- O'Reilly Weir
- Petrie WTP
- Poona Dam
- Potters Weir
- Pt Lookout WTP
- Railway Weir
- Rathdowney WTP
- Runcorn Aquifer
- Showgrounds Weir
- Sidling Creek Dam/Lake Kurwongbah
- Sippels Weir
- Somerset Dam & WTP
- South Maroochy Intake Weir
- South Maclean Weir & WTP
- Stanley River Weir
- Sunnybank Aquifer
- Toogoolawah WTP
- Upper Warrill Diversion Weir
- Wamuran WTP
- Wappa Dam
- Waraba Creek Weir
- Waririll Valley - Moogerah Dam WTP
- Warroolaba Creek Diversion Weir
- West Branch Warrill
- Wilson Weir (Gatton College Weir)
- Wivenhoe Dam
- Woodford WTP
- Woodford Off-stream Storage
- Yabba Creek Weir

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Land Management Plan

North Stradbroke Island Holiday Parks

2010 - 2040



Redland City Council



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Front Cover: - Photo of Cylinder Beach Holiday Park - December 2009



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1 Introduction

Redland City Council is the trustee of a number of camping reserves and camping and recreation reserves on North Stradbroke Island. These reserves were established by the state under State legislation in power at the time. The legislation which now provides the head of power is the *Land Act 1994*.

Redland City Council has developed and managed the camping reserves or camping and recreation reserves on the island since 1949. Council began to investigate the option of creating term leases over the holiday parks in 2007; however the costs associated with term leases caused this option to be not financially viable.

Instead, in 2008 Council made a decision to investigate alternate management options by way of a Trustee Lease for the six holiday parks to another party as permitted by the State.

The Department of Environment and Resource Management (DERM) indicated to Council that as part of the leasing process Council was also required to prepare a Land Management Plan in accordance with the *Land Act 1994* and DERM policies.

This document is a result of detailed assessment of the relevant holiday parks, community consultation and discussions with Council and Department of Environment and Resource Management Officers.

This document is intended to be the primary management planning document for the Holiday Parks between 2010 and 2015.

2 Aims and Objectives of the Land Management Plan (LMP)

The primary aim of the LMP is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. This LMP specifically relates to: -

- a) Adams Beach Holiday Park
- b) Bradbury's Beach Holiday Park
- c) Amity Point Holiday Park
- d) Adder Rock Holiday Park,
- e) Thankful Rest Holiday Park, and
- f) Cylinder Beach Holiday Park.

For the purpose of this document and under instruction from the Trustee a single Land Management Plan was to be prepared covering all six holiday parks on North Stradbroke Island.

The Land Management Plan is to: -

- ✓ Clearly set out the purpose of the reserves and define the purposes for which the reserves are to be managed into the future.
- ✓ Identify and described the social, environmental and economic values and impacts of the holiday park.
- ✓ Provide a set of issues related management strategies to manage the social, environmental and economic values within the holiday parks.
- ✓ Ensure Council's and/or any Secondary Use Lessee meet their duty of care requirements with respect to the day to day management of the holiday parks.

- ✓ Ensure that Council or any Secondary Use Lessee maintain or initiate a satisfactory level of community consultation with the local Indigenous and residential community.

Each of these actions must have state, regional and local interests in mind. It is important that proposed use reflected in the plan is consistent with the future intentions for the site and the relevant local government planning scheme.

3 Location context

3.1.1 History

North Stradbroke Island is located in South-east Queensland and forms the eastern limit of Moreton Bay. The main access point to North Stradbroke Island is via Dunwich. Dunwich is approximately 12 kilometres or approximately 1 hour by vehicular ferry from Cleveland on the mainland.

The island has three main townships; Dunwich, Amity Point and Point Lookout with a small area of dwellings at Flinders Beach.

Stradbroke Island was separated into two islands in 1898 by erosion at the tidal channel of Jumpinpin. Essentially, the two parts are Quaternary sand islands with only small areas of basement rock exposed.

Most of North Stradbroke Island is formed of high fixed sand dunes of parabolic or “blow-out” type, with fringing low strand plains characterised by beach ridges and swamps. The junction of strand plains with high dunes is marked by steep escarpments formed by marine erosion. The old shoreline was abandoned about 5000 - 6000 years ago, in post-glacial (Holocene) time. The high dunes were formed in the Pleistocene Period, but estimates of age of their commencement vary up to over 400,000 years before present.¹

People of the Quandamooka have lived on and around Minjerribah for least 40,000 years, according to traditional knowledge. Geological evidence dates occupations at a minimum of 21,000 BP (Before Present)²

The Traditional Owners of Quandamooka (Moreton Bay region which includes Minjerribah / North Stradbroke Island) are the Goenpul, Nunukkal and Ngugi clans. At the time of European settlement, the Nunukkal clan was associated with the northern part of North Stradbroke Island and the Goenpul clan with the whole of North and South Stradbroke Island, parts of the mainland coast and the seas and islands in the south of Moreton Bay. The Ngugi clan was associated with Moreton Island. Members of these clans, (or dialect-named groups) engaged with each other, intermarried and freely travelled across territory associated with each clan/dialect group (Spokes J. 2010).

North Stradbroke has a very long history, with European contact dating back to 1770 when Captain Cook recorded the sighting of a rocky headland (which he named Pt Lookout) in his log book³. Matthew Flinders was the next recorded European explorer to enter and survey northern Moreton Bay in 1799. Flinders was followed some 24 years later (1823) by Surveyor John Oxley in the *Mermaid*. Oxley found that the sand hills extending south from Point Lookout were not part of a peninsula but an island¹.

¹ Stevens. N.C. 1984. *Queensland Field Geology Guide*. Geological Society of Australia (Queensland Division).

² Whiting. E. & Associates. 1999. North Stradbroke Island/Minjerribah Planning & Management Study – Social Environment & Community Life – Stage Two Report.

³ <http://www.redlandstourism.com/stradbrokeHistory.htm>

In 1824 Surveyor General **John Oxley** arrived at Pulan and named it Cypress Point whilst on an exploratory mission with fellow surveyor **Robert Hoddle** and botanist **Allan Cunningham** in search of a suitable site for a penal colony. It is now known as Amity Point named after Oxley's ship. In 1825 Amity Point was set up as Moreton Bay's first Pilot Station, and upon Oxley's strong recommendation, Minjerribah was destined to become a penal settlement. This marked the beginning of permanent contact between Europeans and the Aborigines in the Redlands. In June 1827, Minjerribah was renamed Stradbroke Island by Governor Darling in reverence of the Honourable Captain J.H. Rous, son of the Earl of Stradbroke and also Viscount Dunwich.⁴

The *Environmental Protection and Biodiversity Conservation Act (EPBC) Act* (1999) lists a couple of sites in the Register of the National Estate (RNE) on North Stradbroke Island, these being: -

- Dunwich Cemetery – Historic
- Polka Point Midden, Dunwich – Indigenous
- North Stradbroke Island (central section) – natural
- Southern and eastern Moreton Bay – natural.

The RNE listing indicates that not all Indigenous sites may be listed in the RNE data base.

The Redlands Tourism website provides the following historic information about the three townships on North Stradbroke Island.

Dunwich - Dunwich was home to a large Aboriginal population. It was also the site of many and varied European Settlements for 120 years. The Europeans used Dunwich as a convict outstation, a Catholic Mission, then a Quarantine Station and, finally, a Benevolent Institution.

Today Dunwich is the arrival and departure point for North Stradbroke Island for both vehicular and pedestrian ferries as well as being the administration centre for the island in terms of Council and State Government Services. Dunwich also has a sizeable residential community with the 2006 census finding 802 people reside in Dunwich, with 3 of those reporting to reside in a caravan, cabin or houseboat⁵.

The holiday park at Bradbury's Beach, Dunwich, provides alternative low cost housing options for members of the local community⁶

Amity Point - Amity Point was also home to a large Aboriginal population. In 1825, a pilot station was established at Amity Point. It was the first European settlement on the island. Serious coastal erosion problems caused by the Rainbow Channel have claimed much of Amity's early history. Recent rock armouring of the coastal zone has sought to protect the existing land above the tidal mark from the Basin at the end of the Holiday Park to past the last residential property to the north of the village.

Today Amity Point is a quiet residential area which has a mix of holiday rental dwellings and permanent or semi-permanent residents. The 2006 census recorded 405 persons resided at Amity Point at the time of the 2006 census, with seven of those reporting to reside in a caravan, cabin or houseboat⁵.

⁴ <http://www.straddieonline.com.au/AboutStraddie/StradbrokeIslandHistory.aspx>

⁵ <http://www.redland.qld.gov.au/Residents/Communities/DemographicProfiles/Pages/default.aspx>

⁶ Response from Community workshop – Amity Point February 2010.

The Holiday Park forms an integral part of the Amity Point village with local food and beverage establishments reliant on the trade from short and longer term holiday park patrons to ensure the ongoing viability of those businesses⁶

Point Lookout - The ocean beach south of Point Lookout has a long Aboriginal history and was the site of many middens, some of which were lost due to early sand mining methods during the 1940's and 50's, and four wheel driving on the beaches. Point Lookout is the first place in Queensland to be named by Europeans. In 1770, Captain Cook recorded the sighting of a rocky headland in his log book naming the headland Point Look-out.

Today Point Lookout could be considered the tourist hub of North Stradbroke Island, however it supports a residential population numbering some 665 persons, with 38 of those reporting to have resided, at the time of the 2006 census, in a caravan, cabin or houseboat⁵.

3.1.2 Environment

All six of the holiday parks are located on or immediately adjacent to beaches and the coast line in the northern half of North Stradbroke Island. It is generally accepted that North Stradbroke Island forms the eastern extent of Moreton Bay which extends to a line between Point Lookout to the southern tip of Moreton Island.

The Moreton Bay Marine Park area covers all of Moreton Bay and extends beyond North and South Stradbroke Island as well as Moreton Island. With the exception of Amity Point all coastal areas immediately adjacent to the other holiday parks abut areas of the Moreton Bay Marine Park designated as Habitat Protection. Amity Point abuts an area designated as Conservation Park. Under the *Marine Parks Act (2004)* and the *Marine Parks (Moreton Bay) Zoning Plan 2008* certain activities are permitted to be undertaken within designated areas of the Marine Park.

This area is also afforded protection under the *Environmental Protection and Biodiversity Conservation Act (EPBC) (1999)* as it is listed in the EPBC Protected Matters data base as a wetland of international significance as a Ramsar site. The Ramsar convention is an international treaty, of which Australia is a signatory, which aims to protect and conserve wetlands of international significance. Moreton Bay was adopted as a Ramsar site on 22 October 1993⁷

The terrestrial portions of the island and particularly those areas adjacent to Amity Point and Adder Rock Holiday Parks contain remnant vegetation which is protected under the *Vegetation Management Act 1999* and in some cases additional regulation is provided by the *Fisheries Act 2004*. Significant flora and fauna species listed in the *Nature Conservation (Wildlife) Regulations 2006* schedules 1, 2, 3 and 4, are protected by the *Nature Conservation Act 1992*.

A review of the EPBC Act Protected Matters data base and the State's wildlife online data base clearly demonstrates that both the marine, intertidal and terrestrial environments around the holiday parks provide significant habitat for a wide range of marine, migratory, coastal and terrestrial flora and fauna species.

The number of nationally and/or state protected flora and fauna species is contained in table 1 below.

⁷ <http://www.environment.gov.au/cgi-bin/wetlands/ramsardetails.pl?refcode=41>

Table 1 – Protected Flora and Fauna Species

Type	National^B	State^C
Ramsar Site	1	
Flora	6	4
Marine birds	49	-
Migratory birds ^A	40	-
Threatened birds	8	15
Threatened reptiles	5	2
Marine reptiles		3
Threatened frogs	1	4
Marine mammals	1	3
threatened mammals	5	1
Threatened sharks	4	1

Notes: -

A – Includes terrestrial and wetland species some of which are listed as both terrestrial and wetland species.

B – EPBC search around Dunwich with a 2 km radius used for this analysis.

C - Wildlife online data for Pt Lookout used for this analysis with a 5 kilometre radius around Adder Rock.



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Map 1 – North Stradbroke Island Townships

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 Redland City Council



Scale 1:60,000

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Checked

RF

Date

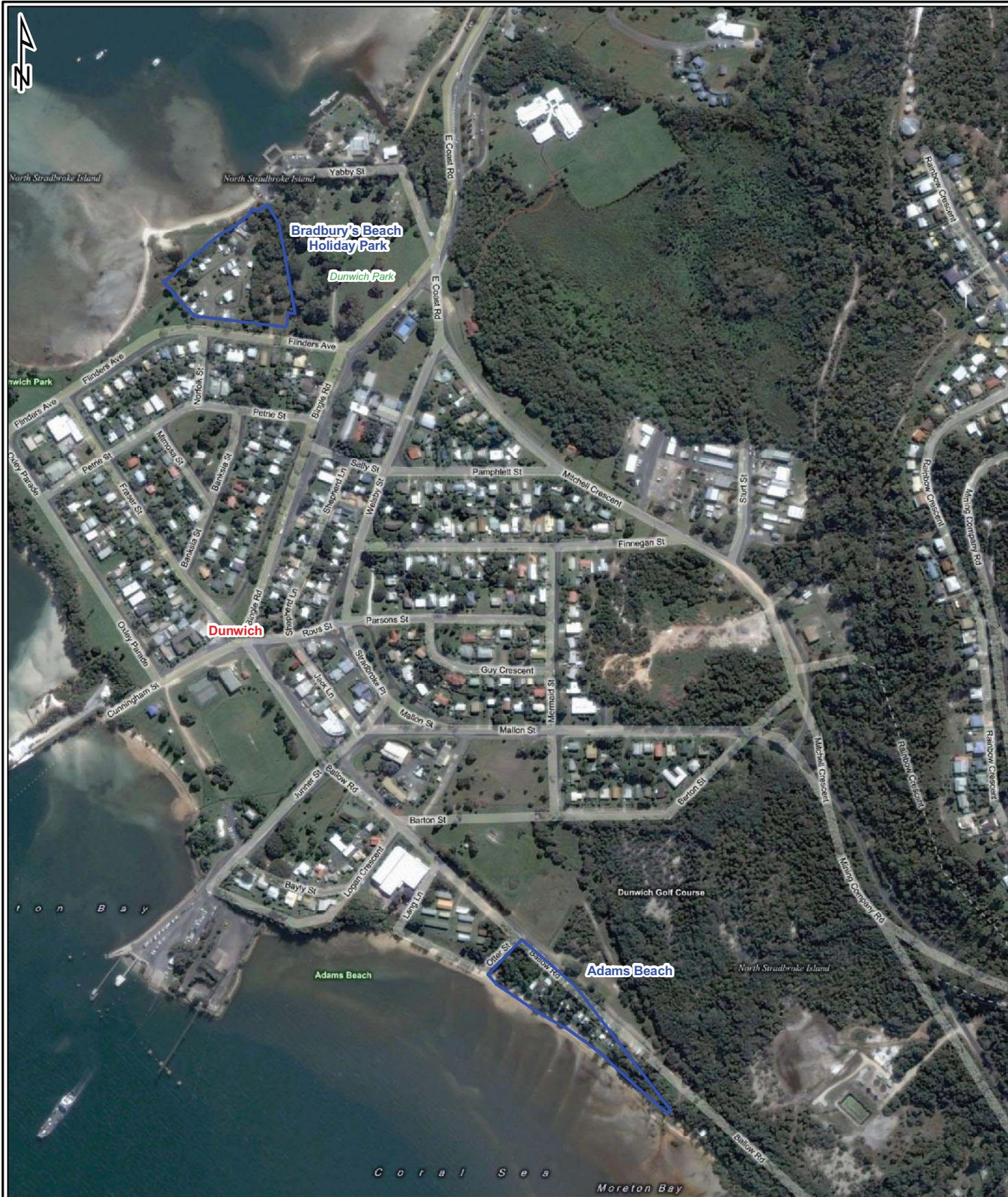
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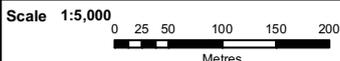
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Map 2 – Dunwich Township

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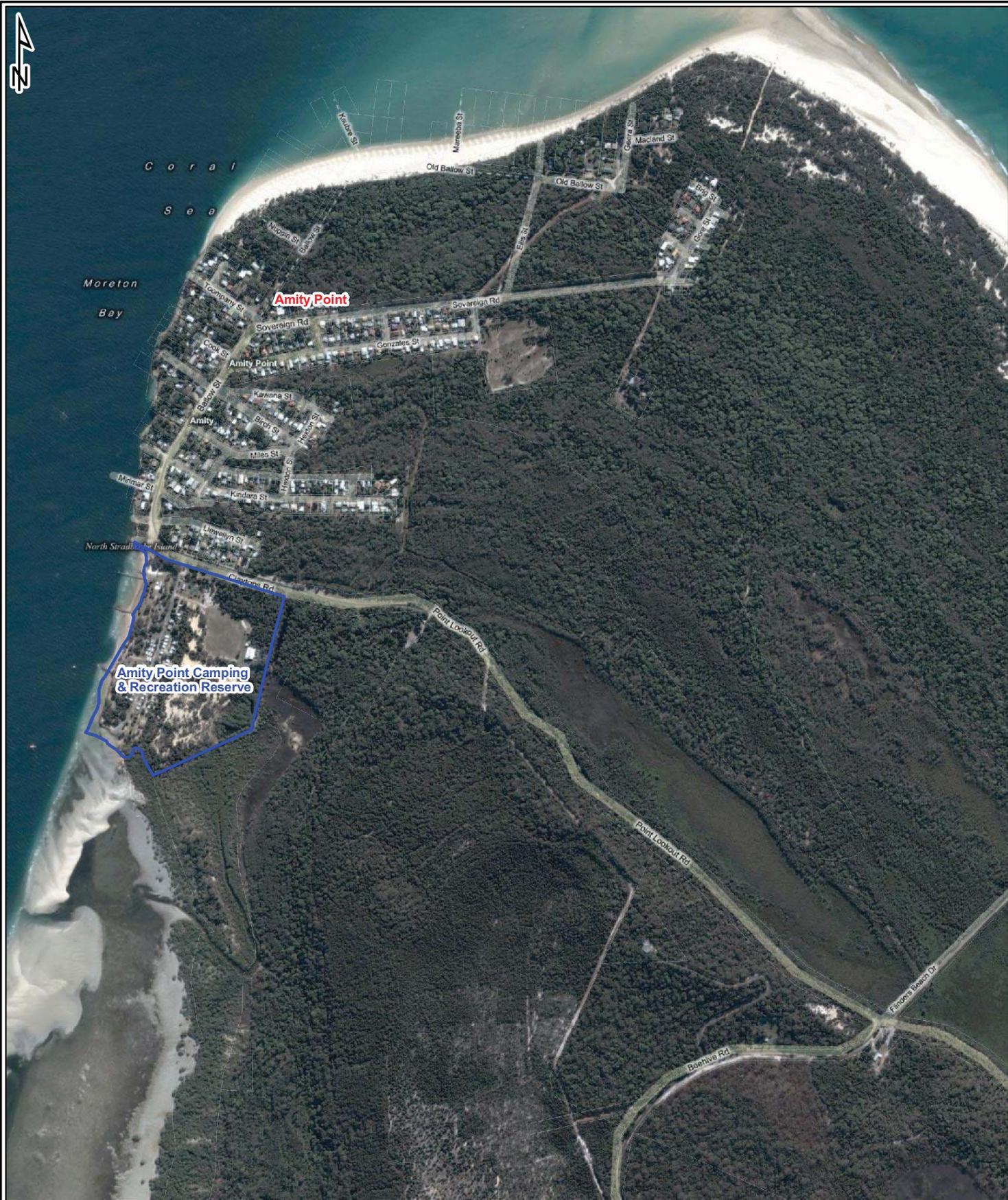
Date

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Map 3 – Amity Point

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Map 4 – Point Lookout

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4 Legislation

This section outlines the Commonwealth, State and Local Government legislation which have relevance to the ongoing management of the Secondary Use lease areas.

4.1 Commonwealth Legislation

Table 2 – Commonwealth Legislation

Act	Relevance
<p><i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i></p>	<p>The EPBC Act provides the Commonwealth Government to protect the environment, flora and fauna species as well as vegetation communities or ecological community which are of national significance and are under threat.</p> <p>While no flora or fauna species have been identified within the Holiday Parks to date that may be impacted upon by the management of the holiday parks, a number of fauna species actively use or may use the resources around the holiday parks and as such the management and development of the holiday parks must ensure that this does not cause or potentially cause significant impact to these nationally protected fauna species.</p> <p>Species which may be relevant include marine turtles and mammals and migratory bird species.</p>

4.2 State Legislation

Table 3 – State Legislation

Act	Relevance
<p><i>Land Act 1994</i></p>	<p>The <i>Land Act</i> 1994 provides the head of power for the Minister of Natural Resources, Mines and Energy and Minister for Trade to make decisions with regard to State Land.</p> <p>The Camping Reserves and the Camping and Recreation Reserves over which the North Stradbroke Island holiday Parks are located are considered to be State Land and reserves set aside for community purpose, which are defined in Schedule 1 of the Act. Under the <i>Land Act</i> 1962 a number of community purpose reserves were defined and these included Camping Reserves and Camping and Recreation Reserve.</p> <p>Schedule 1 of the 1994 Act does not provide for these reserves as a community purpose however it permits reserves made under previous Acts to maintain their designation and purpose.</p> <p>The act also permits the Minister to make policies and for these policies to have powers under the <i>Land Act</i>. The relevant policy which requires the Trustee to prepare a Land Management Plan should they want to establish a secondary use of trust land, which may be all or part of that trust land i.e. a Camping and Recreation Reserve.</p>

Act	Relevance
	<p>Relevant sections of the Act which are pertinent to the Holiday Parks include: -</p> <ul style="list-style-type: none"> • Section 53 –General Powers of a Trustee • Section 54 – No powers to sell trust land • Section 57 – Trustee leases • Section 57A – Amending a trustee lease • Section 61 – Conditions of trustee leases and trustee permits • Section 62 – Grouping of trust land • Section 63 – Rent to be charged • Section 65 – Cancelling of a trustee lease or trustee permit
<p><i>Nature Conservation Act 1992 & Regulations.</i></p>	<p>The <i>Nature Conservation Act</i> (NCA) 1992 is the principal piece of State legislation which protects flora and fauna within the State.</p> <p>With respect to the day to day management of the holiday parks, the NCA (1992) protects all native flora and fauna. Some flora species may be interfered with for day to day maintenance of the park however to remove or kill any protected wildlife (flora and fauna) a permit is required.</p>
<p><i>Coastal Protection and Management Act 1995 & State Coastal Management Plan which includes the South-east Queensland Regional Coastal Management Plan August (2006)</i></p>	<p>The Act seeks to protect and manage coastal resources and biodiversity by defining areas and developing coastal management plans. The <i>Coastal Protection and Management Act</i> permits the development of Coastal Management Plans and North Stradbroke Island is covered by the Southeast Queensland Regional Coastal Management Plan. The majority of North Stradbroke Island around the townships is within the Coastal Management District 19 and 23 which also includes substantial area on the land as well as the sea.</p> <p>The State Coastal Plan is currently under review and this may result in a revised or amended SEQ Regional Coastal Management Plan. However the current SEQ Regional Coastal Management Plan (August 2006) includes a number of maps which have relevance to all holiday Parks either directly or indirectly, these include: -</p> <ul style="list-style-type: none"> • Dunwich is partly located within Coastal Management District 19 and 23 while Amity and Point Lookout is completely located within Coastal Management District 19 • Map 2J identifies an area of State Significance for marine transport facilities immediately to the north of Bradbury’s Beach Holiday Park • All Holiday Parks are located over land mapped in Coastal Management District Maps 13.19 & 13.23 as being within Coastal Management District over Land. This means all development must comply with the <i>Coastal Management and Protection Act 1995</i>
<p><i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	<p>The <i>Residential Tenancies and Rooming Accommodation Act</i> 2008 applies to and regulates permanent residents within the Holiday Park network. The RTRA Act 2008 does not apply to storage vans as they are used by their owners for holidaying purposes and section 31 of the Act states:</p> <p>31 Premises used for holidays</p> <p>(1) <i>This Act does not apply to a residential tenancy agreement if the right of occupancy of the premises is given for holiday purposes.</i></p> <p>(2) <i>For subsection (1), a right to occupy premises given for 6 weeks or longer is</i></p>

Act	Relevance
	<p><i>taken not to be given for holiday purposes unless the contrary is proved.</i></p>
<p><i>Environmental Protection Act 1994</i></p>	<p>The <i>Environmental Protection Act 1994</i> provides for the protection of the State's environment and provides penalties for environmental harm and environmental nuisance. The Act has a number of policies relating to Air, Noise, Waste Management and Water which are subordinate to the Act.</p> <p>The Act also permits the operation of a number of environmental relevant activities.</p> <p>Two of the Holiday Parks are located within areas which are listed by the DERM on its Environmental Management Register as being affected by a radioactive contaminant. Part 8 of the Act deals with contaminated land.</p> <p>Preliminary reporting has shown that the levels at these sites are not significantly above background.</p>
<p><i>Old Fire and Rescue Service 1992</i></p>	<p>The <i>Old Fire and Rescue Act 1990</i> deals with the management of fire within the State. The Act places the responsibility of fire management on the occupier or owner of any premises. The Occupier , Owner and premises are defined in the Act as: -</p> <p>occupier, used with reference to any premises, means the person in actual occupation or, if there is no such person, the owner.</p> <p>owner, used with reference to any premises, means the person who for the time being is entitled to receive the rent of the premises or would be so entitled if the premises were let.</p> <p>premises—</p> <p>(a) means any land or building; and</p> <p>(b) for part 6, includes a vehicle or vessel.</p> <p>The Act also provides for a person to obtain a permit to burn if they want to undertake a controlled or prescribed burn as well as the process for obtaining a permit to burn.</p>
<p><i>Vegetation Management Act 1999</i></p>	<p>The <i>Vegetation Management Act 1999</i> seeks to protect remnant and regrowth vegetation within the state. The Act is administered by the Department of Environment and Resource Management and they are a concurrent Referral Agency under the <i>Sustainable Planning Act 2009</i>.</p> <p>Remnant vegetation means vegetation, part of which forms the predominant canopy of the vegetation -</p> <p>(a) covering more than 50% of the undisturbed predominant canopy; and</p> <p>(b) averaging more than 70% of the vegetation's undisturbed height; and</p> <p>(c) composed of species characteristic of the vegetation's undisturbed predominant canopy.</p> <p>1. Regulated regrowth vegetation is -</p> <p>(a) identified on the regrowth vegetation map as high value regrowth vegetation; or</p> <p>(b) located within 50m of a watercourse identified on the regrowth vegetation map as a regrowth watercourse; or</p> <p>(c) contained in a category C area shown on a PMAV.</p>

Act	Relevance
	2. The exact location of a watercourse mentioned in paragraph 1. depends upon the location of the watercourse from time to time.
<i>Fisheries Act 1994</i>	This Act has the power to protect and conserve fish habitat and as such requires approval to interfere or damage fish habitat which does include vegetation associated with fish habitat such as coastal wetlands providing habitat for marine animals such as fish, crustaceans etc. The Act defines Fish Habitat as: - <i>Fish habitat includes land, waters and plants associated with the life cycle of fish, and includes land and waters not presently occupied by fisheries resources.</i>
<i>Water Act 2000</i>	The <i>Water Act 2000</i> , protects waterways and riparian area from unlawful impact and use.
<i>Marine Parks Act 2004 & Marine Parks (Moreton Bay) Zoning Plan 2008</i>	The <i>Marine Parks Act 2000</i> , is to provide for the conservation of marine environments by declaring marine parks, establishing zones, designate areas and highly protected areas within a marine park as well as develops zoning plans and management areas. All of Moreton Bay is included in the Moreton Bay Marine Park with areas adjacent to Dunwich and Point Lookout Holiday Parks included in the Habitat Protection Zone and Amity Point included in the Conservation Park zone.
<i>Aboriginal Cultural Heritage Act 2003</i>	The main purpose of this Act is to provide effective recognition, protection and conservation of Aboriginal cultural heritage. Aboriginal cultural heritage is defined in the act as being: - 8. Meaning of Aboriginal cultural heritage <i>Aboriginal cultural heritage</i> is anything that is – (a) a significant Aboriginal area in Queensland; or (b) a significant Aboriginal object; or (c) evidence of archaeological or historic significance, of Aboriginal occupation of an area of Queensland. Significant Aboriginal area and Significant Aboriginal object are also defined in the Act.
<i>Queensland Heritage Act 1992</i>	The purpose of this Act is to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations. The Act sets up the Cultural Heritage Register for the listing and description of areas or things of cultural heritage significance.
<i>Secondary Use of Trust Land Policy PUX/901/209 Version 5.</i>	This policy sets out the requirements for which a secondary use is to be undertaken on trust land such as the Camping Reserves and the Camping and Recreation Reserve upon which the six North Stradbroke Island Holiday Parks are located. For more details see Appendix 1.

A number of policies and guidelines also have relevance to the holiday parks or to land adjacent to the holiday parks which may influence the management and operation of the holiday parks. These include: -

- *Draft guidelines for the assessment and management of contaminated land in Queensland*
- *Framework for managing sewerage infrastructure to reduce overflows and environmental impacts*

With regard to the future management of the Holiday Parks and their future operation by another party, the *Land Act* 1994 has a policy which sets out the requirements of these actions. Again this policy is administered by DERM. The policy is the *Secondary Use of Trust Land Policy PUX/901/209 Version 5*. This policy is attached as Appendix 1 and can be viewed as a PDF at DERM's web site. The URL is: -

http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

4.3 Local

Redland City Council has a number of Local Laws which regulate activities within lands under its control including Trustee land. These include: -

- Local Law No 2 (Animal Management) 2007
- Local Law No. 6 (Protected Vegetation)
- Local Law No. 7 (Camping Grounds)
- Local Law No. 10 (Temporary Homes)
- Local law No. 13 (Control of Pests)
- Local Law No. 15 (Parks and Reserves)
- Local Law No. 18 (Control of Nuisances)

4.4 Redland Policies and Strategies

The Redlands Planning Scheme is Council's primary development planning document and identifies the zoning and specific attributes of all land within Redland City including the reserves on which the holiday parks are located. Future development within the reserves must be consistent with the existing use of the sites and the Redlands Planning Scheme.

Redland City Council also has a number of policies and strategies which relate to the day to day management of trust land, these include: -

- Redland Biodiversity Strategy 2008 – 2012
- Redland City Council Biodiversity Policy (Corporate POL-3070)
- Redlands Koala Implementation Strategy 2008 (GL-3069-001)
- Redland City Council Redlands Koala Policy (2008 – Corporate POL-3069)
- Redland Shire Pest Management Plan 2006 – 2010
- Redland Vegetation Enhancement Strategy and Policy 2007

4.5 Other documents and management Plans

Redland City Council manages a substantial number of adjacent lands and many of these have existing management planning documents such as Land Management Plans, Sport and Recreation Plans etc. Relevant plans which a Secondary Use Lessee should also be aware of include: -

- Stock. E. Et al. 1998. Management Plan for Point Lookout Reserve R1781. North Stradbroke Island. SIMO, FOSI & RSC.
- John Wood Consulting Services. 2007. Amity Point Sport and Recreation Reserve – Land Management Plan. RSC.
- John Wood Consulting Services. 2007. Dunwich Sport and Recreation Reserve – Land Management Plan. RSC.
- Brouwer. C. et al. 2003. Cylinder Beach Master Plan. RSC.

- Brouwer. C. 1999. Point Lookout Reserve Master Plan & Guidelines – Preliminary Manual. RSC.
- ROSS Planning. 2008. Sport and Recreation Facilities and Services Strategy for North Stradbroke Island. RCC.
- Converge. Et al. 2008. Conservation Management Plan – Cylinder Beach Reserve. RCC.
- RCC. 2005. Flinders Beach Land Management Plan 2005 – 2009. RCC.

5 Management Objectives and Strategies

This Land Management Plan deals with the strategic management discussion of the holiday parks, and while many of these land management issues are across all six holiday parks, each holiday park is different and has its own site specific issues which require strategies to manage those issues.

5.1 General and Holiday Parks Wide

Table 4 below outlines the strategic management objectives for the holiday parks.

Table 4 – Holiday Park Objectives and Management Strategies

Issue	Strategic Objective	Action	Responsibility and Timeframe
Legislative responsibilities	1. The Secondary Use Lessee and Council are responsible for complying with State and Federal legislation and Council's Local Laws and policies for the land over which the Secondary Use Lease applies.	i. As part of Council's responsibilities, Council may direct the Secondary Use Lessee on matters arising from its legislative responsibilities. ii. The Secondary Use Lessee should keep up-to-date with changes to legislation, local laws and policies.	<ul style="list-style-type: none"> Redland City Council (RCC) and the Secondary Use Lessee continuously.
Indigenous connection	1. Indigenous access to the community use reserves is facilitated by a Secondary Use Lessee. 2. The Secondary Use Lessee maintains active consultation with the local Indigenous community about access issues through the holiday parks	i. Local Indigenous community access to coastal lands is to be maintained and encouraged. The <i>Aboriginal Cultural Heritage Act (2003)</i> stipulates in S153(1) "A person who wishes to enter land to perform an activity (the cultural heritage activity) under this Act must consult with the owner or occupier of the land about obtaining the necessary access." ii. Therefore any land associated with the existing Cultural Heritage Management Agreement such as Cylinder Beach Holiday Park may require members of the local Indigenous community who wish to access that area for the purposes of undertaking an cultural heritage activity to seek permission of the owner (The State Government) or the occupier (Redland City Council or any Secondary Use Lessee). iii. It would seem that for any activity not deemed to be a cultural heritage activity as defined by the <i>Aboriginal Cultural Heritage Act (2003)</i> the <i>Land Act (1994)</i> would seem to indicate that access to trust land is to be without	<ul style="list-style-type: none"> The Land Owner – DERM, continuous. RCC has the responsibility as Trustee to manage the land in accordance with the <i>Land Act 1994</i>. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		constraint. Additionally land not covered by a Cultural Heritage Management Plan the right of access is such provided by the <i>Land Act</i> (1994).	
	3. An active consultation process is established by the Secondary Use Lessee with the local Indigenous community.	iv. The Secondary Use Lessee is to ensure they actively consult with the local Indigenous community with respect to the ongoing management and development of the holiday parks.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		v. All significant sites are to be managed in accordance with the <i>Aboriginal Cultural Heritage Act</i> (2003), A Cultural Heritage Management Plan if in force and the desires of the Island's Indigenous community.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Public access	1. Public access to the community use reserves is facilitated and managed. 2. The secondary use lessee maintains active consultation with the local community about public access issues through the holiday parks.	i. Public access to Community use reserves/ trust lands is to be maintained and facilitated. ii. Access can only be restricted for security and safety reasons or for the protection of significant public and private assets and that restriction can only relate to the immediate area around the hazard or asset. iii. Consultation with the local community about public access issues through the holiday parks is to be undertaken and maintained. iv. Where public access exists through a holiday park and there is no practical alternative, the access is to be maintained until such time that a suitable alternative access is established. v. Written approval is to be obtained from the Trustee prior to	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>restricting public access through the community use reserves.</p> <p>vi. Should an emergency health and safety risk occur that restricts public access through the community use reserves, prior approval from the trustee in writing does not need to be obtained. However written approval must be obtained within 5 business days of the fencing off of the hazardous area.</p>	
Health and safety	<ol style="list-style-type: none"> 1. All health and safety requirements meet current standards. 2. All emergencies are dealt with immediately and the area is fenced to protect patrons, staff and the general public. 3. Written approval to maintain an emergency fencing is obtained from the Trustee within five days of becoming aware of the emergency. 	<ol style="list-style-type: none"> i. Ensure all facilities are compliant with the relevant building and plumbing standards. This should include contemporary water and electricity usage standards. ii. Ensure all holiday parks are compliant with Qld Fire and Rescue Service guidelines with respect to the location and frequency of fire hydrants and fire hoses throughout the holiday parks. iii. Ensure that use and storage of LPG gas cylinders is compliant with Qld Fire and Rescue Service guidelines. iv. A suitably experienced and qualified arborist is to undertake an assessment of tree health and risks of all trees with a Diameter at Breast Height (DBH) greater than 300 mm (significant trees) in all holiday parks (see Maps 7, 11, 15, 19, 23 and 27). This assessment is to be provided to council to ensure the advice is verified before tree work occurs. v. In the case of an emergency situation or incident the Secondary Use Lessee is to notify the Trustee immediately or as soon as practicable. Access is to be restricted to the location until the area is made safe and any investigations of the incident by any regulatory authority has been completed. vi. Written approval must be obtained from the Trustee within 5 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		business days of the fencing off of the hazardous area.	
Carrying capacity	a. The environmental and social values of the holiday parks are maintained through appropriate levels of occupancy.	i. Ensure that the capacity of all holiday parks is appropriate to maintain the social, environmental and economic values of the holiday parks. ii. The total number of cabins proposed for a holiday park cannot exceed 10% of the total number of sites at that holiday park. iii. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Vegetation	1. All vegetated areas within the parks are managed.	i. All vegetation within the holiday parks is managed appropriately with the removal of environmental weeds, reduction of sedimentation entering these areas, no litter permitted to be deposited into these areas. <i>Note 1: - All vegetation and trees are protected under the <u>Vegetation Management Act (1999)</u> and or Council's <u>Vegetation Enhancement Strategy</u>. Any native trees removed will be required to be offset at 1 tree per meter height of the tree removed.</i> <i>NOTE 2: - Vegetation associated with marine areas may also be protected under the <u>Fisheries Act (1994)</u>.</i>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
	2. Proper approvals are obtained prior to any tree or plant being removed and/or interfered with.	ii. Seek relevant approvals prior to the removal or interference with any tree within the Holiday Parks.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
	3. All tracks are designed and maintained to <u>Crime Prevention Through Environmental Design</u> (CEPTED)	iii. An assessment of all tracks through vegetated areas is to be assessed with the application of <u>Crime Prevention Through Environmental Design</u> (CEPTED) design criteria.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	standards.		<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Fauna and Habitat	<ol style="list-style-type: none"> All pests are controlled or managed in accordance with the Redland Pest Management Plan. All Koalas are protected from inappropriate disturbance. Turtle nesting and emerging nestlings are protected from physical and lighting disturbances. Patrons are informed of the need to protect and refrain from disturbing nesting shore birds in compliance with the Moreton Bay Shorebird Strategy (DERM, 2005). 	<ol style="list-style-type: none"> All pest identified in Council's Redland Pest Management Plan are to be managed and controlled in accordance with the guidelines stipulated in the Pest Management Plan. The location of a koala within a holiday park is not to be brought to the attention of patrons. General signage is to be located at the entrance of each holiday park regarding the behaviour of patrons around trees containing koalas. All lighting positioned and shaded so no light extends onto any part of the beach to ensure appropriate protection for emerging turtle nestlings. During nesting season approved signage is to be displayed informing patrons that interfering with nesting turtles are not permitted under the <i>Nature Conservation Act 1992</i> and the <i>Marine Park Act 2004</i>. DERM is to be consulted with regard to the wording and information contained on any information signage. During periods where migratory and resident shore birds are nesting in coastal areas adjacent to a holiday park patrons of relevant holiday parks are informed of appropriate behaviour around these sites. (see DERM's Shorebird Management Strategy – Moreton Bay (DERM, 2005) 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Roadways	<ol style="list-style-type: none"> All roadways are maintained in good repair. Traffic calming is developed at appropriate locations. 	<ol style="list-style-type: none"> All internal roadways are to be surfaced appropriately to reduce dust and be free draining i.e. no kerb and channelling. Where required grassed swales should be used with crossovers for vehicles in van sites and car parks for 	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee.

Issue	Strategic Objective	Action	Responsibility and Timeframe
	<p>3. All roadways are suitable for wheelchairs and other mobility devices.</p>	<p>camping sites.</p> <p>ii. All roadways are to be maintained in good condition and all failures of the surface are to be repaired in a timely manner.</p> <p>iii. Traffic calming is to be located at pedestrian crossings and adjacent to locations where people are prone to regularly cross the roads such as at amenity blocks and play grounds.</p> <p>iv. Traffic speed is to be no greater than 5 kilometres per hours on all internal roads</p> <p>v. All roadways are to be suitable for wheelchairs and electric mobility devices.</p>	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
<p>Sewage & Waste Water</p>	<p>1. Wastewater issues are managed in accordance with SEQWater guidelines (see Appendix III).</p> <p>2. All cabins utilise the most appropriate grey water and sewerage</p> <p>3. All amenity blocks are supplied with tank water within 3 years.</p> <p>4. Water saving devices are fitted to water outlets.</p> <p>5. Amenity blocks are compliant with access mobility standards</p>	<p>i. Wastewater management is to be in accordance with SEQWater guidelines.</p> <p>ii. All amenities blocks are to be maintained to an acceptable industry standard, including fittings, doors floor and wall coverings, lights etc.</p> <p>iii. All cabins and caravan sites (power or un-powered) storage or casual, are to be connected to the sewerage system or a grey water treatment system at the earliest opportunity.</p> <p>iv. Where practicable, all grey water treatment should be upgraded to comply with contemporary recycling grey water treatment system for re-use within the respective holiday park.</p> <p>v. When practicable, amenities blocks are to be fitted to a suitable sized rainwater tank for use in toilets and washing machines.</p> <p>vi. When practicable, urinals are to be converted to waterless urinals. It is noted that a number of urinals are already waterless.</p> <p>vii. Amenities blocks are to be compliant with access mobility</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		standards.	
Electricity	<ol style="list-style-type: none"> 1. All amenity blocks are fitted with low wattage lighting. 2. All power outlets are to be checked on an annual basis. 3. Lighting complies with CEPTED criteria. 4. Other sustainable fittings such as solar voltaic cells are fitted when funding permits. 	<ol style="list-style-type: none"> i. Where practicable, all lights within holiday parks are to be replaced with low wattage bulbs. It is noted that the majority of lights are fluorescent light bulbs however some may still be incandescent light bulbs. ii. Where practicable, all structures should have Solar voltaic cells fitted on their roofs to directly or indirectly provide power for lighting throughout the park. iii. All power sources provided through the holiday park or powered sites and patron amenities are to be regularly checked. iv. All lighting around public access sites such as amenity 	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>blocks is to comply with CEPTED criteria.</p> <p>v. All storage vans owners are to ensure they comply with relevant domestic standards for wiring in their vans and their appliances.</p>	<ul style="list-style-type: none"> Storage Van Owners on a continuous basis.
Signage	<p>1. All signage complies with relevant Local and State Government regulation i.e. Redland Council Local Law 11 – Advertising Signs.</p>	<p>i. All signage is to meet relevant local standards for size and location of signs.</p> <p>ii. No signage is to be attached to any trees, living or dead within the park or outside of the park.</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Open Space	<p>1. Open space areas are maintained in accordance with relevant standards and policies.</p>	<p>i. All open space areas are to be regularly maintained to Council’s parkland standards.</p> <p>ii. Play equipment within the holiday parks is to be regularly checked to ensure that it does not pose a health and safety risk. If any play equipment is found to be faulty it is to be taken out of use until it has been repaired or replaced.</p> <p>iii. Open space areas should only be fenced with permeable fencing such as bollards or post and rail timber fencing. Sufficient gaps for strollers, prams and wheelchairs are to be located at all pedestrian crossings, adjacent to amenities blocks, shelters, bar-be-que areas and play ground areas.</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination	<p>1. Avoid creating contamination issues at any of the Holiday Parks.</p> <p>2. General maintenance and other works are carried out with minimal dust</p>	<p>i. Check the source of any fill to be used within the holiday parks – do not use untreated fill from potentially contaminating activities (e.g. sand mining).</p> <p>ii. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks</p>	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to

Issue	Strategic Objective	Action	Responsibility and Timeframe
	disturbance.	<p>properties.</p> <p>iii. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.</p>	manage from the commencement of the secondary use lease.
Buildings	<p>1. All new built structures are to meet “green” building design guidelines/standards.</p> <p>2. All new structures must have received the relevant approvals prior to work commencing.</p>	<p>i. All new structures are to comply with contemporary “green” building design with energy and water efficiency as well as structural elements.</p> <p>ii. All new structures must have received the relevant planning, building and plumbing approvals prior to work commencing as well as having undertaken a community consultation process.</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land Management Plan Review	<p>1. This Land Management Plan be reviewed every five years for the life of the plan.</p> <p>2. An annual inspection be completed by the Trustee to assess compliance and implementation of this Land Management Plan.</p>	<p>i. The Strategic Action contained within this Land Management Plan is formally reviewed in 2015 and every five years thereafter for the life of the plan.</p> <p>ii. An inspection by the Trustee of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.</p>	<ul style="list-style-type: none"> • The Trustee – Redland City Council in consultation with the Secondary Use Lessee and the local community.

5.2 Holiday Park Specific

The following set of management actions are specific to the holiday park.

5.2.1 Adams Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All Bribie Island Pines within the Holiday Park and identified on Map 6 are managed to proper arboricultural practices.	i. An audit is to be undertaken by a suitably experienced and qualified Arborist of all Bribie Island Pine within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All healthy trees are retained within the Holiday Park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Mining lease 1105	1. The operational use of mining lease 1105 has no impact on the holiday park.	i. Consultation should take place with the owner of mining lease 1105 regarding the future intentions of use of the mining lease and the mitigation of all potential impacts on the holiday park and the reserve.	<ul style="list-style-type: none"> RCC as Trustee through the Planning and Policy Department over the next five years.
Park reconfiguration	1. Park reconfigured in compliance with agreement between Council and the lessee of mining lease 1105	i. Depending on the outcome of discussions between Council and the lessee of the Mining Lease 1105 the park may require reconfiguration to remove all infrastructure from within the mining lease.	<ul style="list-style-type: none"> RCC as Trustee – following outcome of discussions between RCC and Lessee of mining lease 1105.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation.	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to maintain from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land.	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil. 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park. 3. Avoid creating contamination issues at any of the Holiday Parks sites. 4. General maintenance and other works are carried out with minimal dust disturbance	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from DERM and may also require an Operational Works approval from RCC.) iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining). iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties. v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.2 Bradbury's Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 9 are managed to proper aboriginal practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 9) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Waterway	1. Promotion of healthy waterways.	i. The waterway which transverses the holiday park is maintained in a state which limits the breeding of biting insects, odours and promotes healthy stream flows.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
		ii. Investigate the potential for a gross pollutant trap to be installed upstream of Flinders Street to trap litter before it enters the park or Moreton Bay.	<ul style="list-style-type: none"> • RCC through the Planning and Policy Department as part of its ongoing infrastructure planning process.
Public access	1. Public access through the holiday park is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Maintain visitor and resident access from Yabba Rd into the Holiday Park. ii. Investigate options for facilitating public access (pedestrian and cycle access) between the Jetty and club facilities at the end of Yabby Road.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
			secondary use lease.
Foreshore maintenance	1. The narrow foreshore is managed appropriately in favour of the littoral vegetation	i. All water craft are to be removed from the sensitive foreshore area at and above the high water mark at the owner's expense. ii. All mowing of saltwater couch and other littoral vegetation is to cease. All environmental weeds are to be removed and controlled in this area.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to maintain from the commencement of the secondary use lease.

5.2.3 Amity Point

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 12 are managed to proper arboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 12) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Sewerage and waste water	1. The sewage system is to comply with DERM requirements.	i. Sewage and waste water generated within the Holiday Park is disposed of in accordance with DERM requirements.	<ul style="list-style-type: none"> RCC as Trustee to complete within 12 months.
Public access to the Basin	1. Public access to the Basin is to be facilitated and managed to ensure the safety and security of park patrons, visitors and local residents.	i. Investigate options for facilitating and managing public access through the holiday park including the potential for an alternative vehicular roadway to provide access to the Basin. Note: this roadway may need to be regulated to restrict access to this area during the late evening to early morning ii. Investigate options for providing car parking and pedestrian access to the Basin.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Land contamination – Environmental Management Register listed land	1. Comply with DERM requirements to prevent the spread of potentially contaminated soil 2. All relevant permits and approvals are obtained prior to the removal of any soil from the holiday park	i. Whilst this site remains listed on EMR, comply with DERM requirements for soil removal/disposal permits under section 424 of the <i>Environmental Protection Act 1994</i> . ii. No soil or other substrate material is to be removed from the Holiday Park grounds and adjacent trust land without a permit. (A permit is required from	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the

Issue	Strategic Objective	Action	Responsibility and Timeframe
	<p>3. Avoid creating contamination issues at any of the Holiday Parks sites.</p> <p>4. General maintenance and other works are carried out with minimal dust disturbance</p>	<p>DERM and may also require an Operational Works approval from RCC.)</p> <p>iii. Check the source of any fill to be used – do not use untreated fill from potentially contaminating activities (e.g. sand mining).</p> <p>iv. Care should be taken when carrying out planned works that involve removing or disturbing soil on all Holiday Parks properties.</p> <p>v. Day-to-day maintenance activities and any on-site works are to be carried out in such a way that minimises the creation/suspension of dust.</p>	<p>secondary use lease.</p>

5.2.4 Adder Rock

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	<p>1. All significant trees identified in Map 15 are managed to proper arboricultural practices.</p>	<p>i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 15) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken.</p> <p>ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Camping impacts	<p>1. Protection of sensitive environmental areas from adverse impacts of camping activities and inappropriate levels of occupancy.</p>	<p>i. An assessment of the environmental impacts on the seaward camping area is to be undertaken to determine an appropriate carrying capacity. Consideration should be given to significantly reducing the number of camping sites in this area.</p> <p>ii. A study should be conducted to determine the</p>	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the

Issue	Strategic Objective	Action	Responsibility and Timeframe
		<p>impacts of removing the existing gravel roadway servicing the seaward camping area. The study should provide options or alternatives to service the area and appropriate locations for car parking as well as health and safety issues.</p> <p>iii. The roadways and all areas not designated for camping are to be revegetated with local plant species including canopy, understorey and groundcover species locally occurring in this ecosystem on North Stradbroke Island.</p>	<p>commencement of the secondary use lease.</p>
Walking tracks	<ol style="list-style-type: none"> 1. Formalise access to the Adder Rock ridge from the holiday park if agreed and required. 2. Consultation undertaken with the local indigenous and residential community. 	<ol style="list-style-type: none"> i. In consultation with the local indigenous and residential community the establishment of formal access onto the ridge and to adder rock should be investigated and if agreed, planned and developed. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Melaleuca wetland	<ol style="list-style-type: none"> 1. Assessment and protection of the Melaleuca wetland within the holiday park. 	<ol style="list-style-type: none"> i. It is recommended that an assessment is undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland within the holiday park. This assessment should also review the impact to natural flows and disturbance from the roadway servicing the seaward camping area. This study may be undertaken in conjunction with the camping impacts assessment specified above. ii. All remedial works recommended through the assessment are to be undertaken. 	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.5 Thankful Rest

Issue	Strategic Objective	Action	Responsibility and Timeframe
Significant trees	1. All significant trees identified in Map 18 are managed to proper arboricultural practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 18) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All formal and informal signage and other incidental attachments are to be removed from all trees within the Holiday Park.	<ul style="list-style-type: none"> • RCC to manage from present until the commencement of the Secondary Use Lessee. • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Play ground and Bar-be-que area	1. Playground and bar-be-que areas are improved or removed.	i. The playground and bar-be-que areas are to be brought up to standard or completely removed to ensure they do not become a health and safety risk.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Bushfire risk to storage vans	1. Bushfire risks assessed and reduced if required.	i. Existing storage vans abutting the paperbark teatree wetland are assessed for their level of protection should a bushfire involve the adjacent vegetation.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.
Adjacent Melaleuca wetland	1. Assessment and protection of the Melaleuca wetland within the holiday park.	i. It is recommended that an assessment be undertaken to determine the level of nutrients and disturbance impacting on the Melaleuca wetland between the holiday park and the beach. ii. All remedial works recommended through the assessment are to be undertaken.	<ul style="list-style-type: none"> • Secondary Use Lessee to manage from the commencement of the secondary use lease.

5.2.6 Cylinder Beach

Issue	Strategic Objective	Action	Responsibility and Timeframe
Heritage	1. All works within the park are undertaken in accordance with the Cultural Heritage Management Plan.	i. All works undertaken within the holiday park are done so in consultation with the local indigenous community and in accordance with the Cultural Heritage Management Agreement for Point Lookout Foreshore.	<ul style="list-style-type: none"> Secondary Use Lessee to manage from the commencement of the secondary use lease.
Significant trees	1. All significant trees identified in Map 21 are managed to proper aboriginal practices.	i. An audit is to undertaken by a suitably experienced and qualified Arborist of all significant trees (as identified in Map 21) within the park to determine their health, risks to patrons and if any maintenance of the trees is required what and when that maintenance should be undertaken. ii. All signage and other incidental attachments are to be removed from all trees within the holiday park.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.
Foreshore buffer.	1. The foreshore buffer area is protected and managed appropriately.	i. It is recommended that options be investigated for protection of the buffer area from impacts of camping and the environment/climate change. ii. Weed removal and revegetation program be initiated for the buffer area.	<ul style="list-style-type: none"> RCC to manage as the buffer area will be outside the leased area.
Beach access.	1. Access points hardened and maintained to ensure no erosion of the foreshore dunes	i. Beach access to be improved and hardened to reduce buffer loss for beach users ii. Investigate the potential of utilising hardening methods such as steps or board and chain walkways as recommended by DERM.	<ul style="list-style-type: none"> RCC to manage from present until the commencement of the Secondary Use Lessee. Secondary Use Lessee to manage from the commencement of the secondary use lease.

Issue	Strategic Objective	Action	Responsibility and Timeframe
Area management.	1. Master Plan actions continue to be implemented.	i. The actions provided in the Cylinder Beach Master Plan (Brouwer, C. et al. 2003) continue to be implemented with respect to the Cylinder Beach area including the Holiday Park.	<ul style="list-style-type: none">• RCC as trustee through the Planning and Policy Department to manage on an ongoing basis.

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6 Consultation

As part of the development of this Land Management Plan, Redland City Council implemented a consultation program which included: -

- An island wide letter sent to all North Stradbroke Island land owners informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to all storage van owner's and permanent residents within the holiday parks informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- A letter sent to specific interest groups that included environmental, indigenous/cultural and commercial concerns informing them of the development of the Land Management Plan and the ways which they could contribute to its development.
- An information flyer detailing the development of the Land Management Plan and the ways which the community could contribute to its development was widely distributed on North Stradbroke Island and through various local community organisations.
- An information bulletin on Council's website providing information about the project and the preparation of the Land Management Plan. This bulletin also informed the reader of the time and location of the three community workshops.
- Advertising of the three community workshops in the local paper informing the reader of the time and location of the community workshops and discussing the purpose of the Land Management Plan.
- A web based survey allowing participants to comment on their experiences of the holiday parks, the values they hold and the issues that they felt needed to be addressed.
- Three facilitated community workshops which discussed the purpose and objectives of the Land Management Plan for the holiday parks and members of the community worked in small groups to identify and record issues relating to the six holiday parks, their values, their management needs and their desires.
- A targeted survey during the Australia Day weekend of patrons at each holiday park.
- A number of stakeholders also submitted their own issues paper for consideration by the consultant.
- The consultant also met with key stakeholders to listen to their particular issues and solutions for the future management of the holiday parks. The consultant also had a number in incidental question and answer sessions with patrons during their field inspections.
- All respondents and attendees who provided their names were acknowledged for their contribution to the Land Management Plan (see Acknowledgements)
- Following the completion of the Draft Land Management Plan, the plan was posted on the Council website and hard copies of the plan were made available for viewing at Council's Customer Service Centres in Cleveland and Capalaba for 28 days.
- All respondents to the surveys and attendees to the community workshops that provided their contact details were informed via email when the draft LMP was available for review and comment on Council's website.
- A second email was sent to all respondents to the surveys and attendees to the community workshops that provided their contact details reminding them the draft LMP was available for review and comment on Council's website and that they had only 1 week left if they wish to make comment.

A summary of the issues raised at the community workshops, individual responses to the patron survey and the web based survey is attached in Appendix 2.

7 Holiday Park Descriptions

The Redland City Council manages six holiday parks on North Stradbroke Island. These holiday parks are located at Dunwich, Amity Point and Point Lookout. The holiday parks provide a range of holiday experiences with tent and caravan sites both powered and un-powered and two Holiday Parks have cabins. These holiday parks provide the opportunity for people to have a caravan located on-site within the holiday park on a permanent basis, of which 12 caravans have permanent residents living within the holiday parks.

Each of the six holiday parks are described in detail below.

7.1 Adams Beach

Adams Beach Holiday Park is described as Lot 163 on SL8381 and covers an area of approximately 1.58 hectares. The holiday park is located in the township of Dunwich on Reserve 1580, (see Map 5) which was set aside for community purpose as a camping reserve under the *Land Act 1964*. Redland Shire Council was made trustee in 1977.

Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 01.12.1977 gazetted on 03.12.1977, page 1229 under the *Land Act 1962 to 1975*; Reserve 2801 Lot 163 Crown Plan SL8381; Area 1.580000 ha (about); in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping Purposes.



The holiday park is located at Adams Beach, Dunwich and is bounded by Ballow Road to the east and two small creeks to the north and south with the coast to the west. The park sits upon coastal sand deposits of unconsolidated sand from the Pleistocene age deposit. A key feature of the park is the presence of a number of mature and very mature Bribie Island Pine (*Callitris columellaris*), see Map 7. A review of the vegetation mapping shows that no remnant vegetation has been mapped over the park, see Map 8.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering Adams Beach Holiday Park. A large area mapped as non-remnant vegetation is located to the east of Ballow Road and this is also mapped as Medium bushfire hazard.

As the bushfire hazard mapping was undertaken using the methodology contained in the State Planning Policy SPP1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslip, the coverage of the holiday park by the medium bushfire hazard is primarily for planning reasons. The SPP1/03 stipulates the an area mapped as medium bushfire hazard is to have a 50 metres wide buffer around the medium bushfire hazard polygon and that the area encompassed by the 50 metre buffer is also to be considered to be medium bushfire hazard.

While the vegetated area to the east of Bellow Rd may present a threat to the holiday park in severe bushfire conditions, it is more likely that the risk presented by the vegetated area is low due to the current maintenance of vegetation along Bellow Rd, the maintenance of the area within the holiday park and the park's proximity to Moreton Bay. A greater threat to patrons of the park is from smoke, however with a dominant on-shore sea breeze smoke hazards may not impact on the holiday park patrons and visitors.

The holiday park has six unpowered camp sites, 40 storage van sites, many of which are powered sites, a park maintenance shed, a single amenity's block and an outdoor recreation/BBQ area. The park is serviced by a one way single lane sealed roadway (see Map 5). Straddie Holiday Parks report they currently have 18 storage vans located in Adams Beach Holiday Park.

Redland City Council has restricted camping within Adams Beach and campers are directed to Bradbury's Beach Holiday Park or one of the other Holiday Parks on the island. In 2009 Redland City Council passed a motion to close Adams Beach Holiday Park.

A number of existing storage vans have deposited fill and constructed retaining walls to support the fill to establish private outdoor recreation areas attached to their vans.



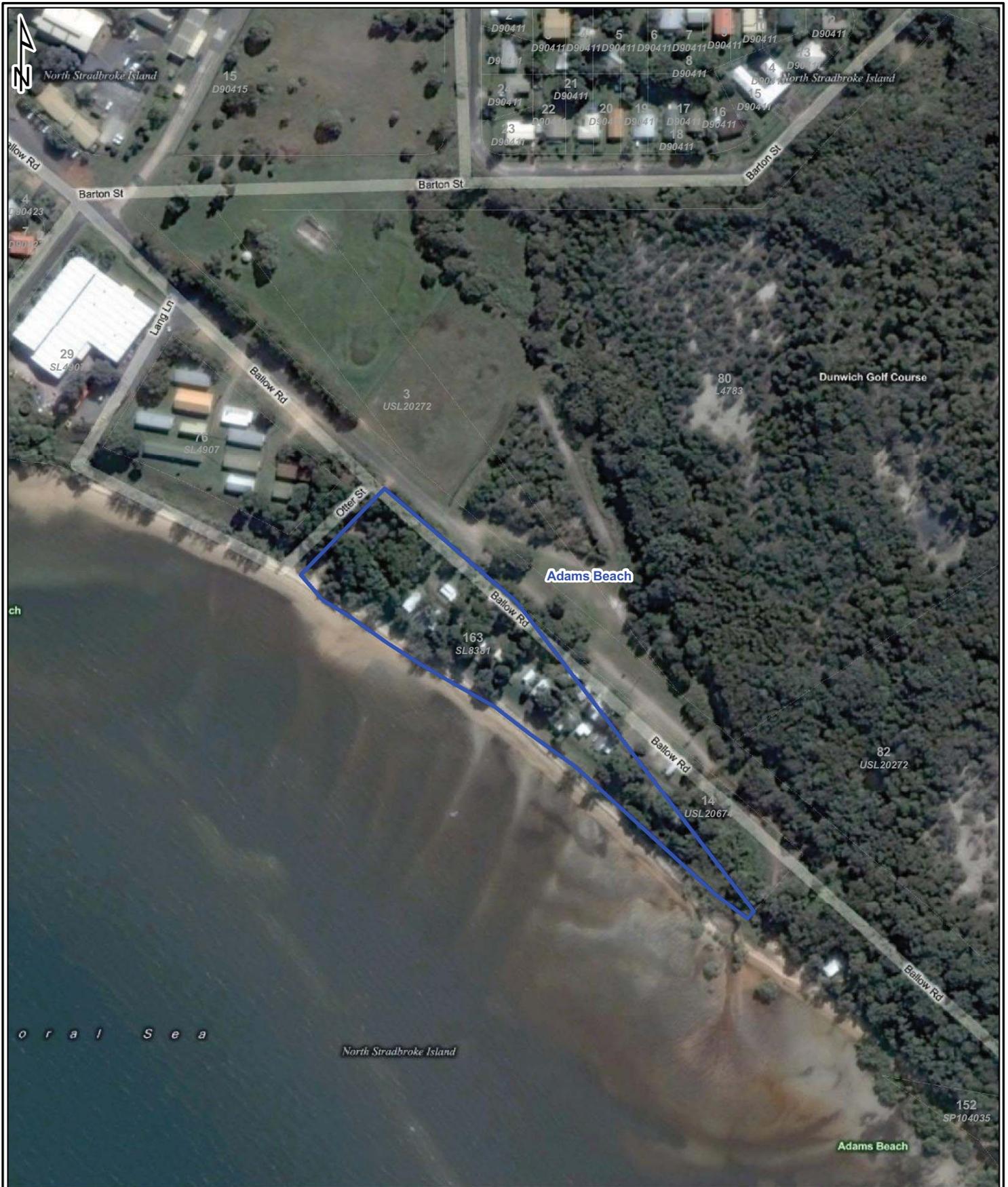
Additionally a number of recreational boats which include Hobby cats and aluminium dinghies are pulled up above the high water mark on the narrow foredunal area and tethered or chained to trees. It would also appear over time a number of Coast sheoak (*Allocasuarina equisetifolia*) have been removed and the mowing of the grass including the native saltwater couch (*Sporobolus virginicus*) has not permitted for any natural regrowth in the central to northern part of the park. This activity requires approval under the *Fisheries Act* 2004 from the Department of Employment, Economic Development and Innovation.

The Holiday Park is also traversed by a mining lease, Mining Lease 1105 which occupies a portion of the southern end of the park (See Map 5). This mining lease is active and as such if the land is required by the mining lease removal of infrastructure within the mining lease area may be required.

One of the mining companies has a proposal to move sand from the southern end of the island and use Ballow Road as a haul road. Should this not be approved they may seek to use the area within the mining lease 1105 for that purpose (pers comms Rogers. K, March 2010). Should either land be used as a haul road then this would have a potential impact on the existing storage van owners of Adams Beach in terms of noise, dust and traffic impacts.

Adam's Beach Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council,

the radiation dosage at this site is not significantly above background levels measured at control sites, and Australian and global averages.



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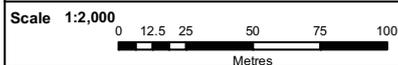
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Map 5 – Adams Beach Holiday Park

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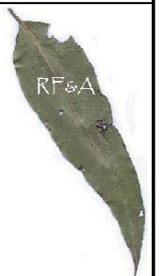


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 RF

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 RF

Date
 17/03/10

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Legend

- Banksia integrifolia
- Callitris columellaris
- Casuarina equisetifolia
- Corymbia intermedia
- Ficus obliqua
- Ficus watkinsiana
- Lophostemon confertus

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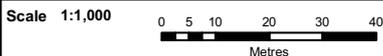
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**Map 6 - Adams Beach Holiday Park
 - Significant Trees**

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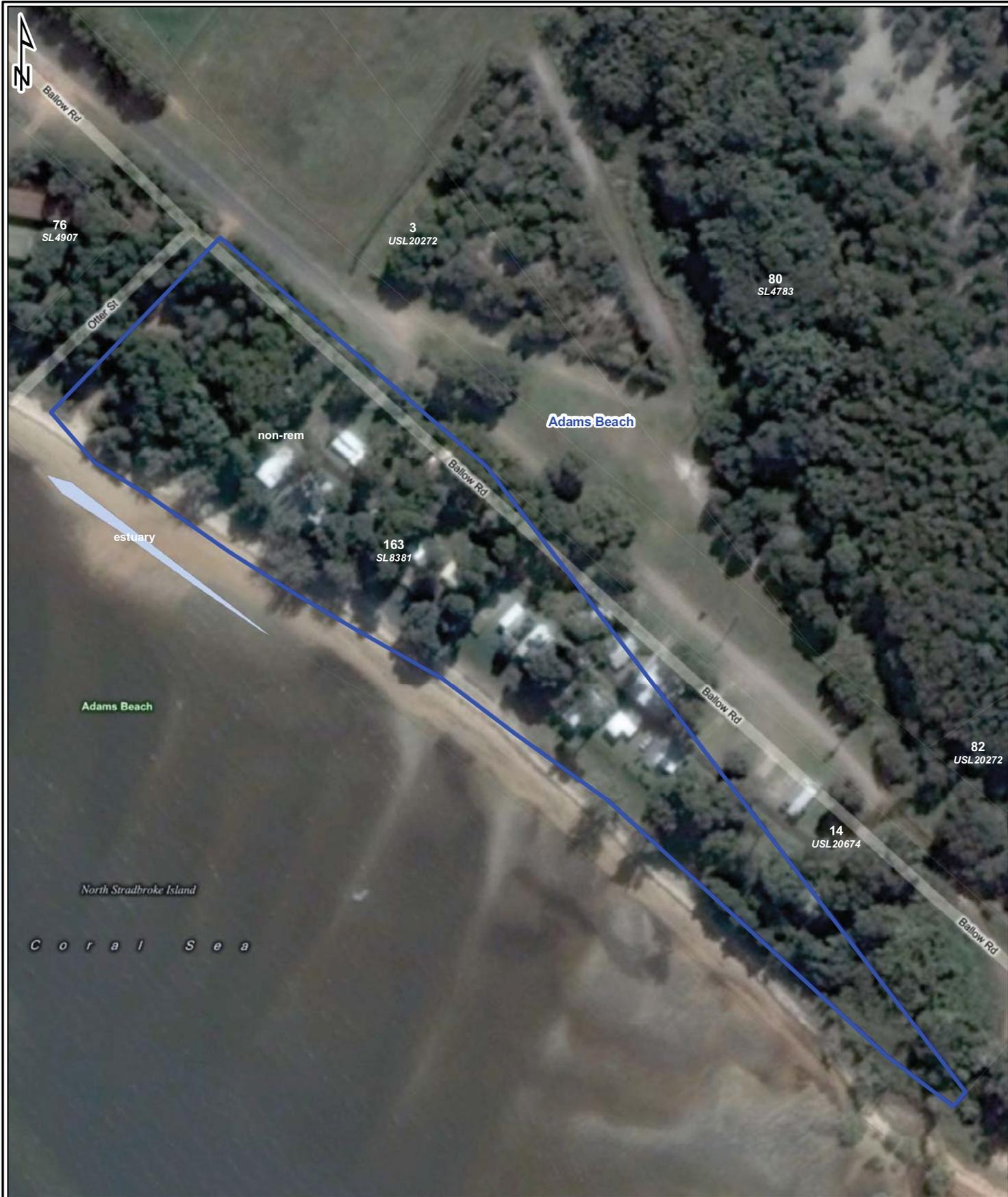


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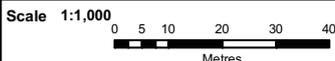
**Map 7 – Adams Beach Holiday Park -
Regional Ecosystem Map**

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7.2 Bradbury's Beach

Bradbury's Beach is located off Flinders Avenue, Dunwich and occupies a Camping Reserve, Reserve 1580, which was set aside as a camping reserve in the *Land Act* (1916). The Camping Reserve is described as Lot 34 on SP115964 and covers an area of 1.8379 hectares (see map 9). Council has been the trustee of this camping reserve since 1949. The reserve also abuts the Dunwich Cemetery Reserve on its eastern boundary.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 22.12.1949 gazetted on 24.12.1949, Page 2615 under *The Lands Acts 1910 to 1949*, in the County of STANLEY, Parish of STRADBROKE; Area 4.2.26 acres; Redland Shire Council as Trustee for Camping Purposes. Alternation to land description to create Lot 34 on Survey Plan 115965 was gazetted on 28.09.2001; Pages 249-250; Area 1.837900 ha (18379 sq metres).

The park generally has a north-westerly aspect and is in alignment with that of Bradbury's Beach. The western boundary of the park was originally aligned with the High Water Mark. The northern boundary abuts the end of the Yabby Road servicing the Straddie Flyer jetty and the Little Ship Club. The eastern boundary abuts the Dunwich Cemetery land and the southern boundary abuts Flinders Avenue, Dunwich.



The park sits upon sedimentary deposits from the Nambour basin, Woogaroo subgroup from the Triassic to Jurassic era. The dominant rock type is sedimentary rocks.

The park contains a number of significant trees (see Map 11) which consist of Bribie Island Pine, Fig trees (*Ficus obliqua*, *F. Watkinsiana*) and a few tall gum trees (*Eucalyptus tereticornis*). A number of Paperbark teatrees (*Melaleuca quinquenervia*) can be found

within the park on the eastern side of the waterway. No remnant vegetation has mapped over the park (see Map 12). A tidal waterway traverses the park and separates the area set aside for the powered camp sites and the main body of the park.

The current bushfire hazard mapping over the township of Dunwich shows an area of medium bushfire hazard covering part of the Bradbury's Beach Holiday Park and the adjacent Dunwich Cemetery. This area contains vegetation which is restricted to the waterway and an area of Paperbark teatree and Old blue gum within the eastern portion of the holiday park. This area is not susceptible to a fire and as such the mapping is considered to be incorrect in this area. The bushfire hazard mapping layer has a layer called "Negligible" and this is the level of bushfire hazard within the holiday park and the adjacent Dunwich Cemetery.

Reports from patrons, storage vans owners and the permanent residents of the park indicated that the waterway becomes blocked by sand during periods when tide levels are lower than the level of the mouth and this results in organic matter decaying within the creek emitting foul odours. As the park also abuts a small tidal wetland between the park and the beach,

this also may cause a build up of organic material which may also cause an odour for the local patrons and local community.

Bradbury's Beach has a total of 83 sites consisting of 35 unpowered sites, 26 powered sites with four of those being for camping. Straddie Holiday Parks report the park contains 17 storage vans and five permanent residents. The park contains two amenity blocks, a laundry, clothes lines and a picnic area. Access around the park is via a single lane sealed one-way road. Additionally the park is also close to the One Mile Jetty used by the Straddie Flyer and as such local residents living to the south of the park, traverse the park to come and go from the Flyer as well as the Little Ship Club.

As this park is also located on a small, sheltered beach a number of dinghies and sailing boats are also pulled up onto the area above the high tide mark.



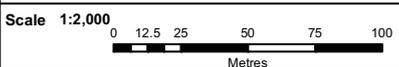
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Map 8 - Bradbury Beach Holiday Park

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Date
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133
SL9714
63
SL11369

100
SP115964

Bradbury Holiday Parks

107
SP170152

34
SP115965

1
SP115965

311
D9043

401
D9043

404
D9043

405
D9043

406
D9043

407
D9043

408
D9043

409
D9043

312
D9043

3
SP104044

- Legend**
- Callitris Columellaris
 - Eucalyptus tereticornis
 - Ficus obliva
 - Ficus watkinsiana
 - Melaleuca quinquenervia
 - Pandanus tectorius

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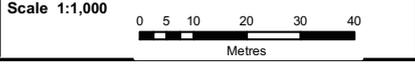
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Map 9 – Bradbury Beach Holiday Park - Significant Trees

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7.3 Amity Point

The Amity Point Holiday Park is located off Claytons Road, Amity Point and occupies an area of approximately 6.2028 ha which forms part of the Camping and Recreation Reserve covering an area of 20.1 ha. The Camping and Recreation Reserve is Reserve 3426 and is described as Lot 19 on SL806442. Reserve 3426 was established under the *Land Act* 1964 and Redland Shire Council was made trustee in 1985. Prior to the area becoming a camping and recreation reserve the site contained coastal wetlands before it was subject to filling.

Results of a Current Reserve Search carried out on 03.09.2003 (which remains unchanged to present) are as follows: Order in Council dated 16.05.1985 gazetted on 18/05/1985, Page 743; Reserve 21880 Lot 19 on Plan SL10407; Area 6.7 ha; in the County of STANLEY, Parish of STRADBROKE; Redland Shire Council as Trustee for Camping and Recreation Purposes. The land description was then altered to Lot 19 on Crown Plan SL806442 (Cancelling Lot 19 on Plan SL10407 and part of Lot 152 on Plan SL9017); Area 20.100000 ha (about) – gazetted on 27.10.1990, Page 946.



Amity Point Holiday Park is listed on Dept Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Although not noted in the site registration documents lodged with DERM, it is likely that the use of mine tailing as fill has led to the EMR listing. Based on a preliminary radiation survey report (reference) and advice received by Redland City Council, the radiation dosage at this site is not significantly above background levels measured at control sites, and Australian and global averages.

The holiday park is bound by Claytons Rd to the north, the Basin to the south, Amity Point cricket ground and sports club to the east and Moreton Bay to the west (see Map 13).

The "Basin" is used by a broad range of the local community as well as having cultural heritage significance to the local indigenous people. This area provides a range of fishing and netting opportunities for Island residents and patrons of Amity Point Holiday Park. The Amity Point Holiday Park provides vehicular and pedestrian access to the Basin along an internal road that facilitates managed access via an entry security gate control by keypad. Access to the Basin for the local indigenous people and island resident must be maintained and managed.

The park has a number of significant tree species including Paperbark Tea trees (*Melaleuca quinquenervia*), Bribie Island pine (*Callitris columellaris*), Pink bloodwood (*Corymbia intermedia*) and Qld blue gum (*Eucalyptus tereticornis*). No regional ecosystems have been mapped over the area of Reserve 3426 containing the Holiday Park.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and

immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

It must also be noted that the site abuts an extensive area of vegetation which has been mapped as medium bushfire hazard. A fire burning in this area under an easterly wind may drop embers into the holiday park and the resultant smoke from the fire would present a health risk to some people with respiratory health problems. Additionally, as Amity Point has only one access road discounting the beach, the township and the holiday park may be cut off from the island emergency services for a time while the fire burns through this vegetation to the east of the park and township.

As indicated above the majority of the park is located on fill material which was deposited on the area in the late 1970's to early 1980's (pers comms, Miliken, I).

Over a number of years sand has been moving away from the coastline around Amity and a number of old buildings within Amity Point have had to be relocated to their current position due to the loss of the coastline. This coastal erosion has also impacted on the Camping and Recreation Reserve with a loss of sand resulting in Council reinforcing the beach with boulders. A number of small groins have also been constructed and some sand has built up to establish a small beach, however sand is still being lost and a number of trees are under threat.



It is important to note that under the South-eastern Queensland Regional Coastal Management Plan this area and other areas along the western and northern coast of North Stradbroke Island is located within a coastal erosion prone area. While this designation predominantly relates to development within the coastal zone it also identifies areas where coastal erosions is prevalent or of high potential.

Straddie Holiday Parks report the park contains 144 unpowered sites, 27 powered sites, 13 unpowered vans sites, 13 cabins, 42 Storage Vans and 3 permanent residents with a total of 242 sites (see Map 14).

The total number of cabins proposed for the holiday park cannot exceed 10% of the total number of sites of the holiday park. The total number of storage van sites cannot exceed the existing number of storage van sites. Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Amity Point Holiday Park is the only holiday park not connected to the island sewerage treatment system. The park is currently unable to run at full capacity due to the current liquid

waste management system. Council is reviewing options to upgrade this system to allow for a maximum capacity of 450 persons to be accommodated within the holiday park.



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Map 11 – Amity Point Holiday Park

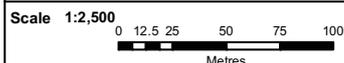
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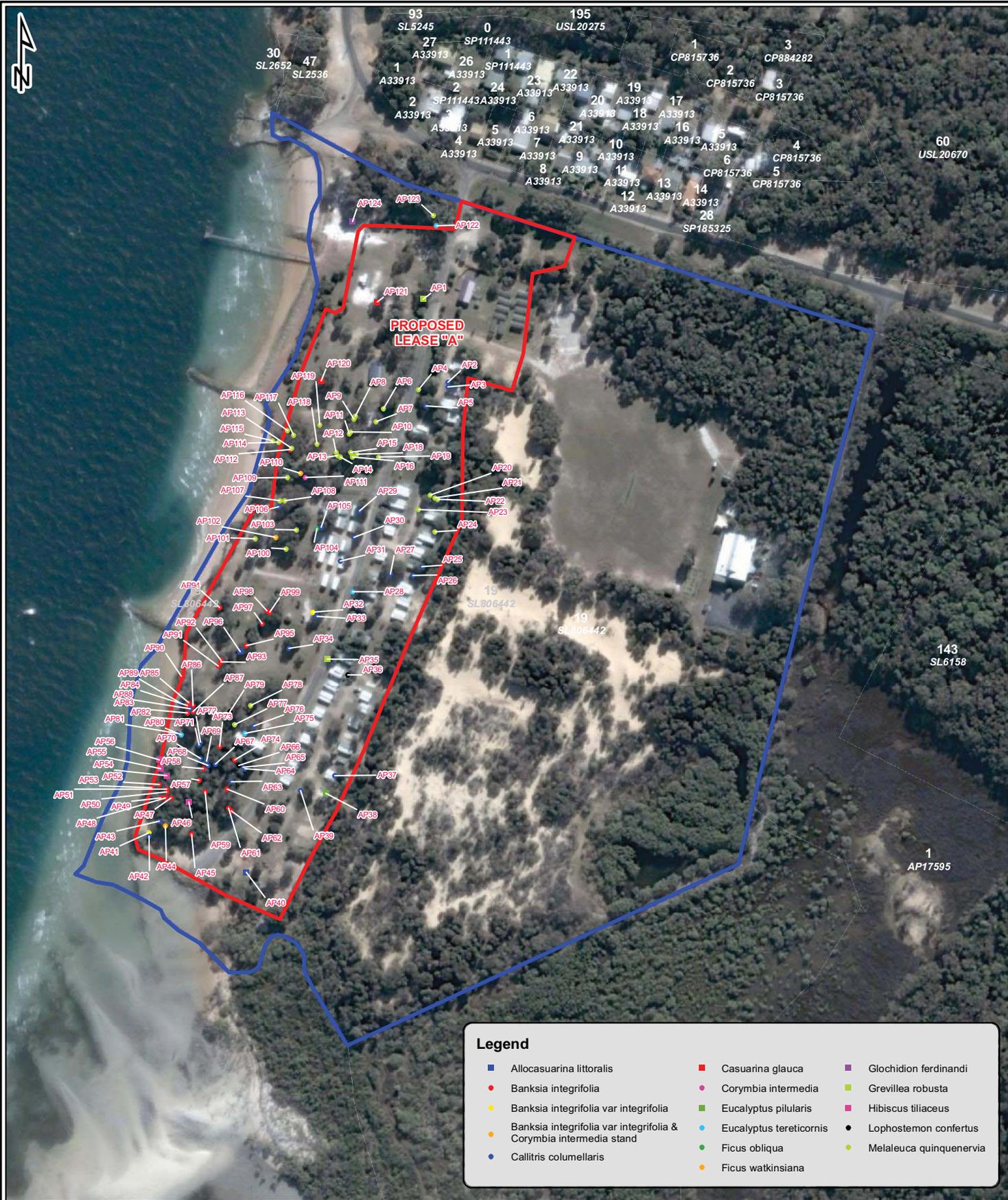
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RF	RF	17/03/10	



Legend		
■ Allocasuarina littoralis	■ Casuarina glauca	■ Glochidion ferdinandi
● Banksia integrifolia	● Corymbia intermedia	■ Grevillea robusta
● Banksia integrifolia var integrifolia	■ Eucalyptus pilularis	■ Hibiscus tiliaceus
● Banksia integrifolia var integrifolia & Corymbia intermedia stand	● Eucalyptus tereticornis	● Lophostemon confertus
● Callitris columellaris	● Ficus obliqua	● Melaleuca quinquenervia
	● Ficus watkinsiana	

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**Map 12 –Amity Point Holiday Park
 –Significant Trees**

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Scale 1:2,500
 0 12.5 25 50 75 100
 Metres

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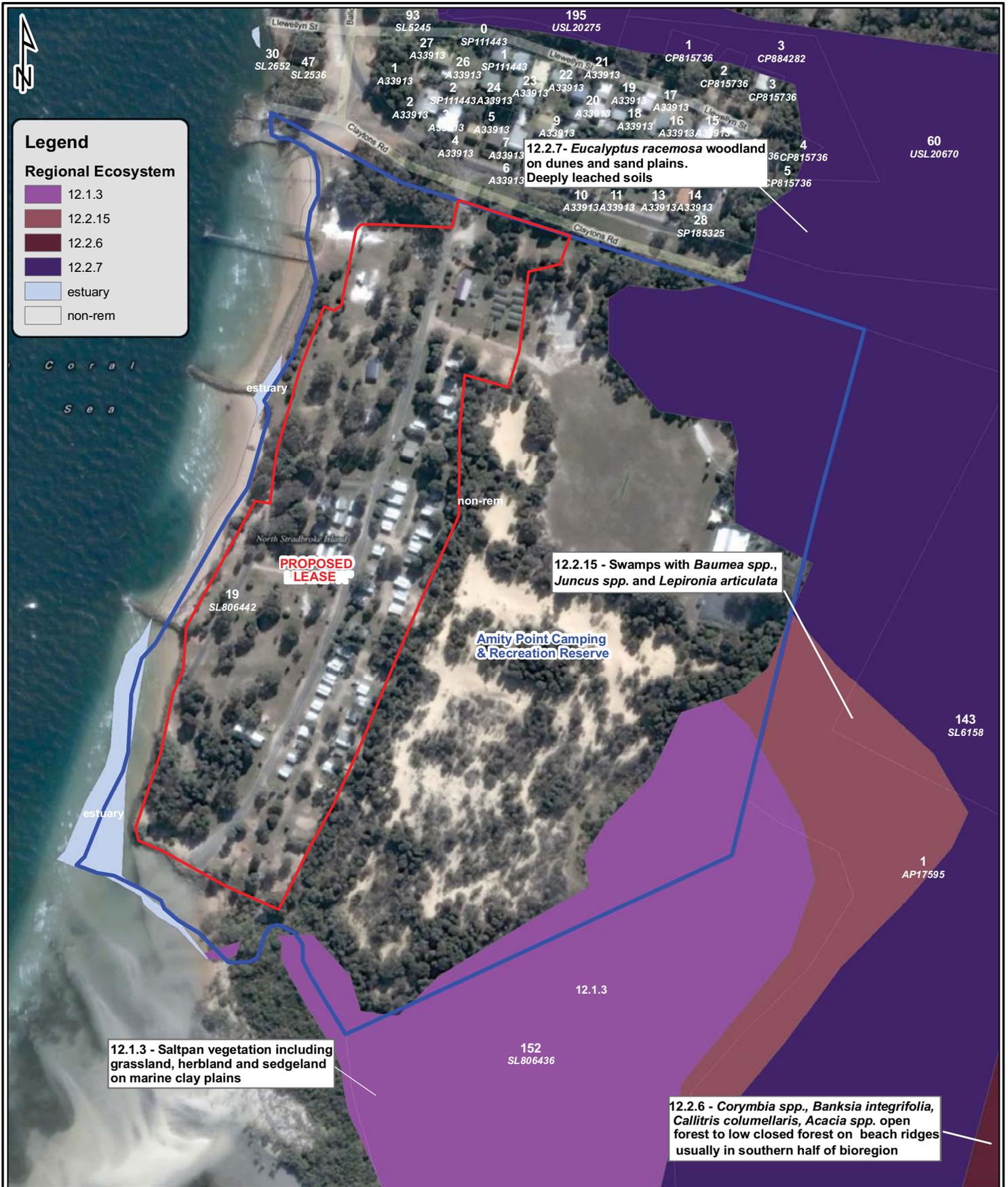
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Map 13 – Amity Point Holiday Park – Regional Ecosystem Map

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Scale 1:2,500
 0 12.5 25 50 75 100
 Metres

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7.4 Adder Rock

Adder Rock is located to the north of the East Coast Road, Point Lookout and is described as Lot 130 on SL13002 within Reserve 1362. The reserve is designated as a Camping and Recreation Reserve under the *Land Act 1916* and Council has been a Trustee since 1950. However, it is unclear how long the Holiday Park has been located on its current site. The Holiday Park covers an area of approximately 4.667 Hectare which extends from the East Coast Road to the Flinders Beach.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

Access into the park is regulated by a security gate which requires a code to gain entry to the park.



Adder Rock refers to a small headland located adjacent to the holiday park and separates Home Beach from Flinders Beach. The headland has cultural heritage values for the local Minjerrbah Moorgumpin people (Pers comms, Carmichael. G. 2010). A series of informal tracks exit the park and lead up onto the ridge above the Adder Rock feature. These tracks appeared to not be resulting in any impact to the ridge or the park however as accessing this ridge is occurring and potentially is

predominantly being access by patrons it is recommended that a formal track should be constructed.

The park area is located on tertiary – Quaternary coastal sand deposits dating from the Holocene period. The Adder Rock headland consists of New England Orogen, Wandilla Province of the Ipswich Basin from the Triassic period and consists mostly of mixed Mafites and Felsites derived mainly from volcanic rocks⁸. It was noted that a sand ridge traverses the park in a north-south direction separating the powered van sites from the unpowered and powered camping site.

Straddie Holiday Parks report the park provides 115 unpowered and 20 powered camp sites, 15 unpowered van sites, 7 cabins and 25 storage vans sites. The Holiday Park therefore provides a total number of 193 sites. The caravan and cabins are mostly located in the core area of the park (see Map 18) with the camping areas being located in the eastern and northern portions of the park.

⁸ <https://webgis.dme.qld.gov.au/webgis/webqmin/viewer.htm>

A number of significant trees were identified within the park (see Map 19) which includes *Melaleuca quinquenervia*, *Lophostemon confertus* and *Eucalyptus racemosa*. The area is also covered by remnant vegetation mapped as Regional Ecosystems. Regional Ecosystem mapped over the holiday park is listed in Table 5 below.

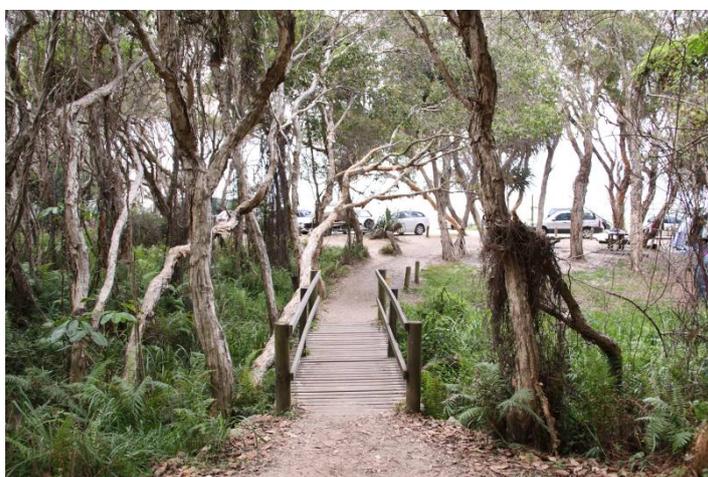
Table 5 - Adder Rock Regional Ecosystems

RE	Description	Comment
12.2.7	<i>Melaleuca quinquenervia</i> or <i>M. viridiflora</i> open forest to woodland on sand plains	This polygon covers the core area of the park is incorrect. While this area contains a reasonable tree cover it may best be described as non-remnant as it may not reach the foliage project cover of 30% as defines an open forest. A review of the significant tree species would seem to indicate that the dominant tree in this area <i>Melaleuca quinquenervia</i> , <i>Lophostemon confertus</i> , <i>Eucalyptus racemosa</i> and <i>Corymbia intermedia</i> . The area is better described as non-remnant based on the foliage project cover not being that of remnant vegetation over the mapped area within the holiday park.
12.2.15	Swamps with <i>Baumea spp.</i> , <i>Juncus spp.</i> and <i>Lepironia articulata</i>	This area is not mapped correctly as this is a <i>Melaleuca quinquenervia</i> – <i>Eucalyptus robusta</i> open forest with a shrubby understorey. It therefore should be mapped as 12.2.7b
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The majority of this area has been mapped incorrectly as there is little Themeda grassland dominant throughout most of the ridge. The open forest does thin out toward the coastal end of the rock. It is dominated by <i>Lophostemon confertus</i> and <i>Corymbia intermedia</i> with a disturbed understorey but also containing <i>Pandanus tectorius</i> , <i>Cupaniopsis anacardioides</i> , and <i>Lophostemon suaveolens</i> . This is better described as 12.12.15.

In addition the sand ridge which traverses the site could be described as containing 12.2.6 - *Eucalyptus racemosa* subsp. *racemosa*, *Corymbia intermedia*, *C. gummifera*, *Angophora leiocarpa* and *E. pilularis* shrubby or grassy woodland to open-forest. This occurs on Quaternary coastal dunes and beaches, of which the dunes have deeply leached soils.

Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The existing bushfire hazard mapping over the island has areas of medium and high bushfire hazard within and immediately around the holiday park. This mapping is primarily based on the mapping of vegetation over the park. A review of the majority of the site would tend to indicate that the bushfire hazard could be considered to be low. However it must be recognised that the holiday



park abuts a substantial area of open forest, wallum or coastal heath and sedgeland. This area is highly flammable and should a fire be burning within the vegetated area to the west under a north-westerly to westerly wind then it will threaten the holiday park.

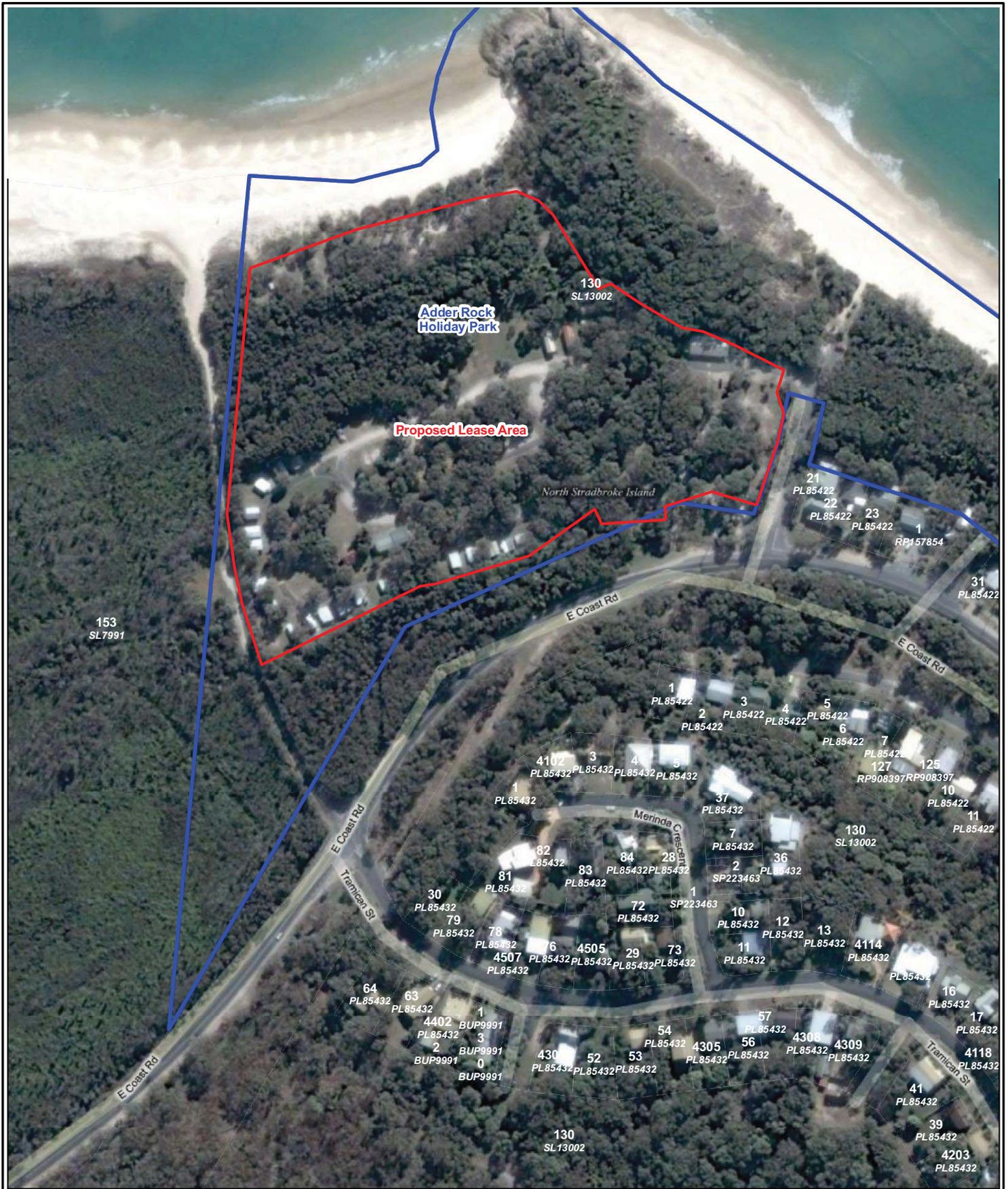
Additionally, a fire burning toward the holiday park from the west may also ignite vegetation within the park and along the southern boundary of the park. Should the vegetation within the park ignite there is a real potential for campers, tents and vehicles within the park to be damaged or destroyed by this fire.

A key feature of the park is the wetland located in the northern portion of the park. While the wetland area is heavily degraded from environmental weed invasion it still is an important part of the local biodiversity and ecology. Between the wetland and the beach is an equally important area of coastal vegetation dominated by Coast sheoak (*Allocasuarina equisetifolia*), Coast banksia (*Banksia integrifolia*) and Pandanus (*Pandanus tectorius*). This area is becoming degraded from the intensity of use which will have a substantial impact on the vegetation in this area. Additionally, the existing roadway is located over potentially the most sensitive portion of the dune system which makes this area very susceptible to loss during storm events or from erosion due to its high intensity of use.

A temporary chain-wire fence has been erected to restrict access to the beach by patrons with access only provided at either end of the fence. It was noted that the drainage line from the hind-dune wetland flows toward the Adder Rock ridge before it makes a 180 degree turn and flows back along the interface between the beach and the hind dune. This swale has been partially filled by recent sand deposition resulting in a cessation of natural flows and stagnation of the water in this drainage swale.

The other feature of the park is an area of natural coastal vegetation which has been retained along the western boundary of the holiday park particularly around the wetland area.

The Holiday Park is also buffered from the East Coast Road by an area of retained vegetation between the maintained area of the holiday park and the road. This area is degraded by environmental weed invasion and frequent fires.



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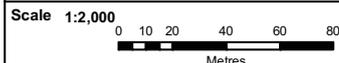
Map 14 – Adder Rock Holiday Park

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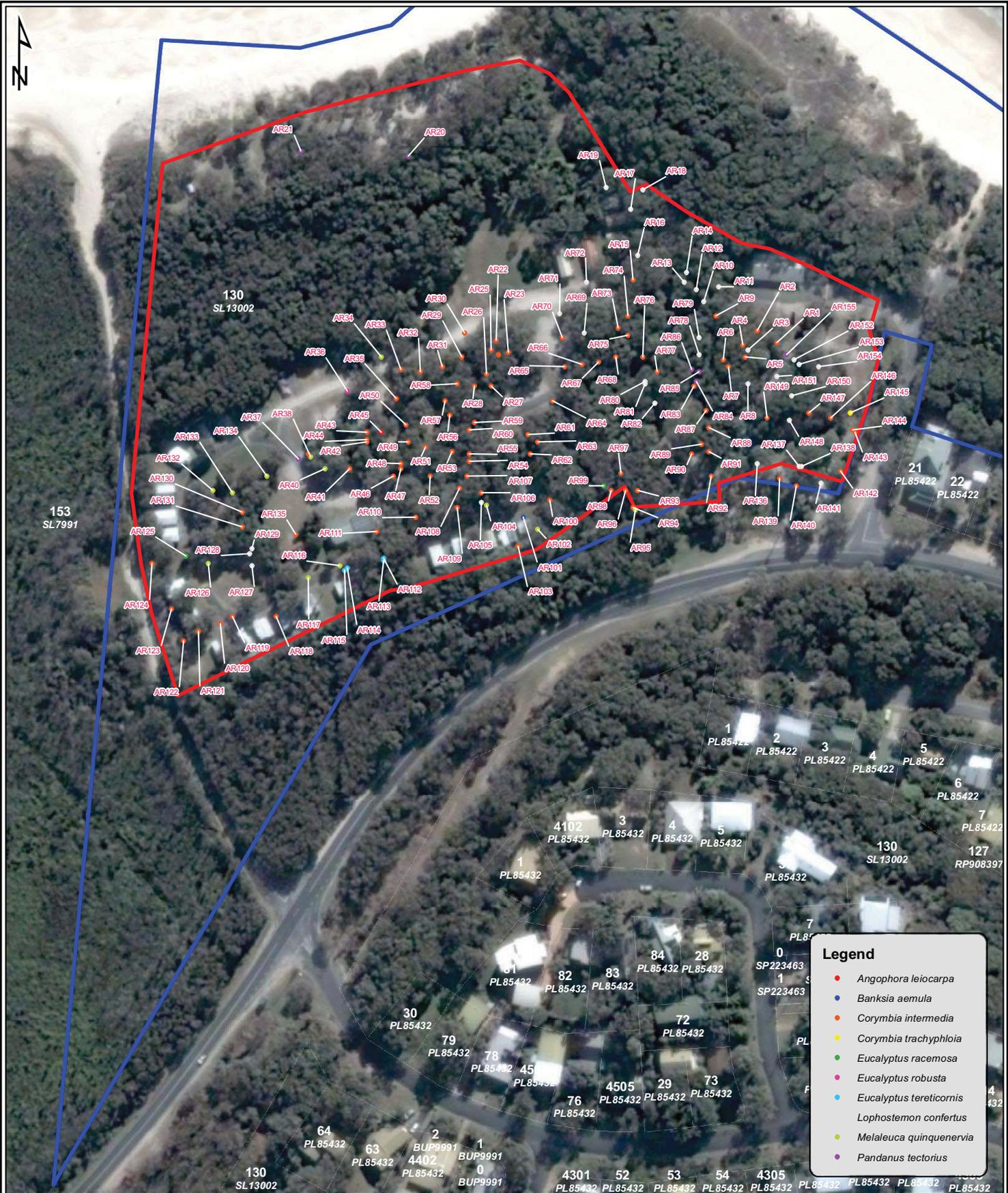


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**Map 15 – Adder Rock Holiday Park
 - Significant Trees**

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Scale 1:1,500
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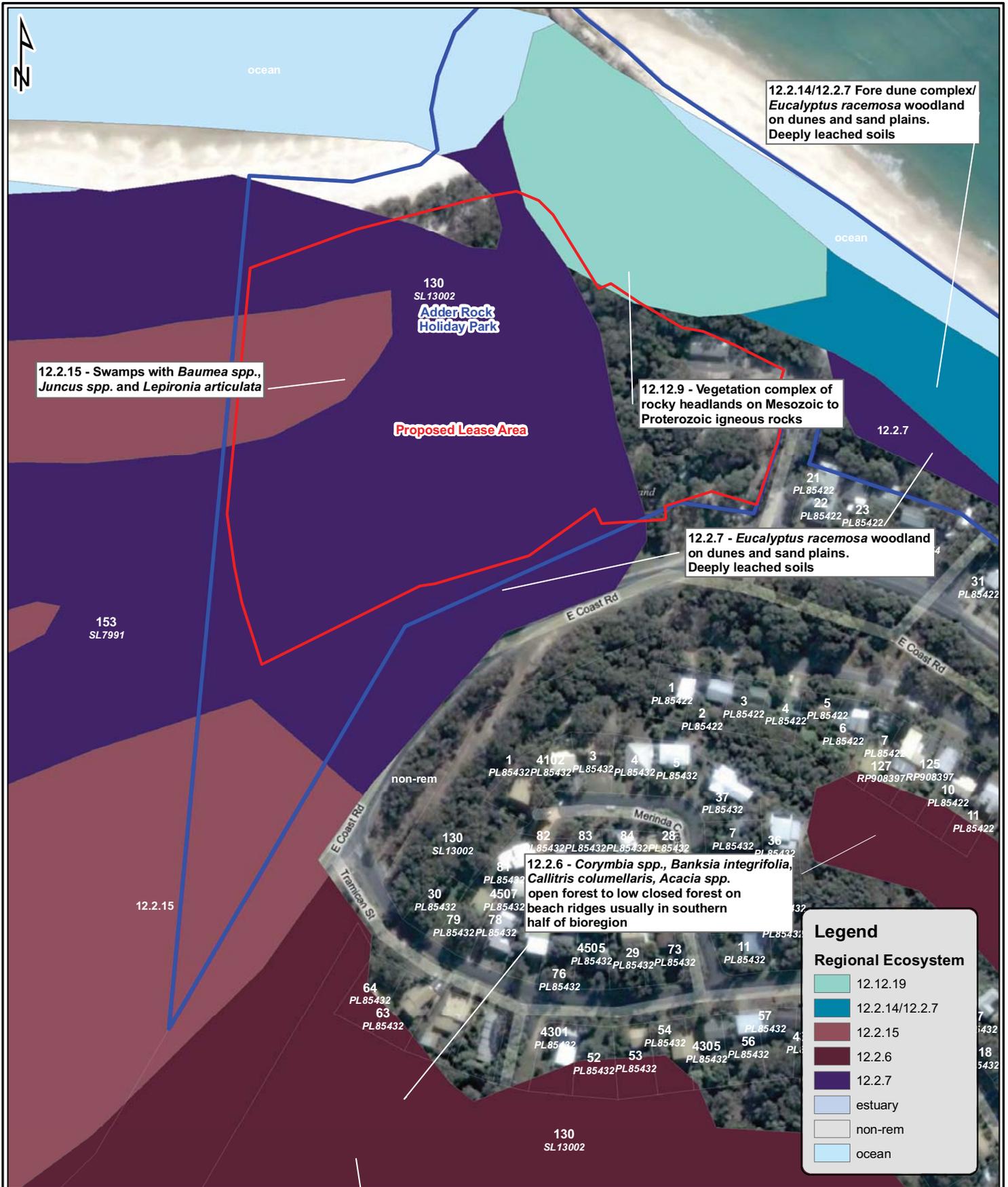
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**Map 16 - Adder Rock Holiday Park
 -Regional Ecosystem Map**

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7.5 Thankful Rest

Thankful Rest Holiday Park is located to the north of the Mooloomba Road within Point Lookout. This area is part of Reserve 1362 and is described as Lot 130 on SL13002. This is the same property which contains Adder Rock Holiday Park. The park is approximately 4.667 hectares in size, Redland Shire Council was made trustee of this Reserve in 1950, however, it is unclear as to how long the holiday park has been located on its current site.

The Queensland Government Gazette, No. 60, page 902 dated 10.09.1932 lists the reserve for Camping and Recreation purposes pursuant to the provisions of *The Lands Acts 1910 to 1931*. Results of a Current Reserve Search carried out on 04.09.2003 (which remains unchanged to present) are as follows: Redland Shire Council was made Trustee of the reserve (Reserve 1362) gazetted on 10/6/1950, page 2965. The reserve land includes Lot 168 on Plan SL12238, Lot 169 on Plan SL12239, Lot 170 on Plan SL12240 and Lot 130 on Plan SL13002; Area 284.531100 ha (surveyed) in the County of STANLEY, Parish of STRADBROKE; gazetted 03.09.1993, page 2.

The park is also located off Home Beach and is connected to the beach via a raised earthen pedestrian walkway. The area contains a Paperbark teatree wetland which extends almost the full length of Home Beach (See maps 21 & 24).



The Park is located on coastal sand deposits from the Holocene period. It appears that this area may also have been partially filled or capped with additional material.

Approximately 13 significant trees were located within the park (see Map 23) consisting of *Corymbia intermedia*, *Melaleuca quinquenervia*, *Pandanus tectorius* and *Banksia integrifolia*. The existing regional ecosystem mapping (Version 6) over the site has only

mapped 12.2.7 - *Melaleuca quinquenervia* or *M. viridiflora* open forest to woodland on sand plains. However the boundary is incorrect and does not include similar vegetated area immediately adjacent to the seaward edge of the park. Some landscaping has been undertaken along the parks boundary with Mooloomba Rd and this acts as a partial screen for users of the park from the road.

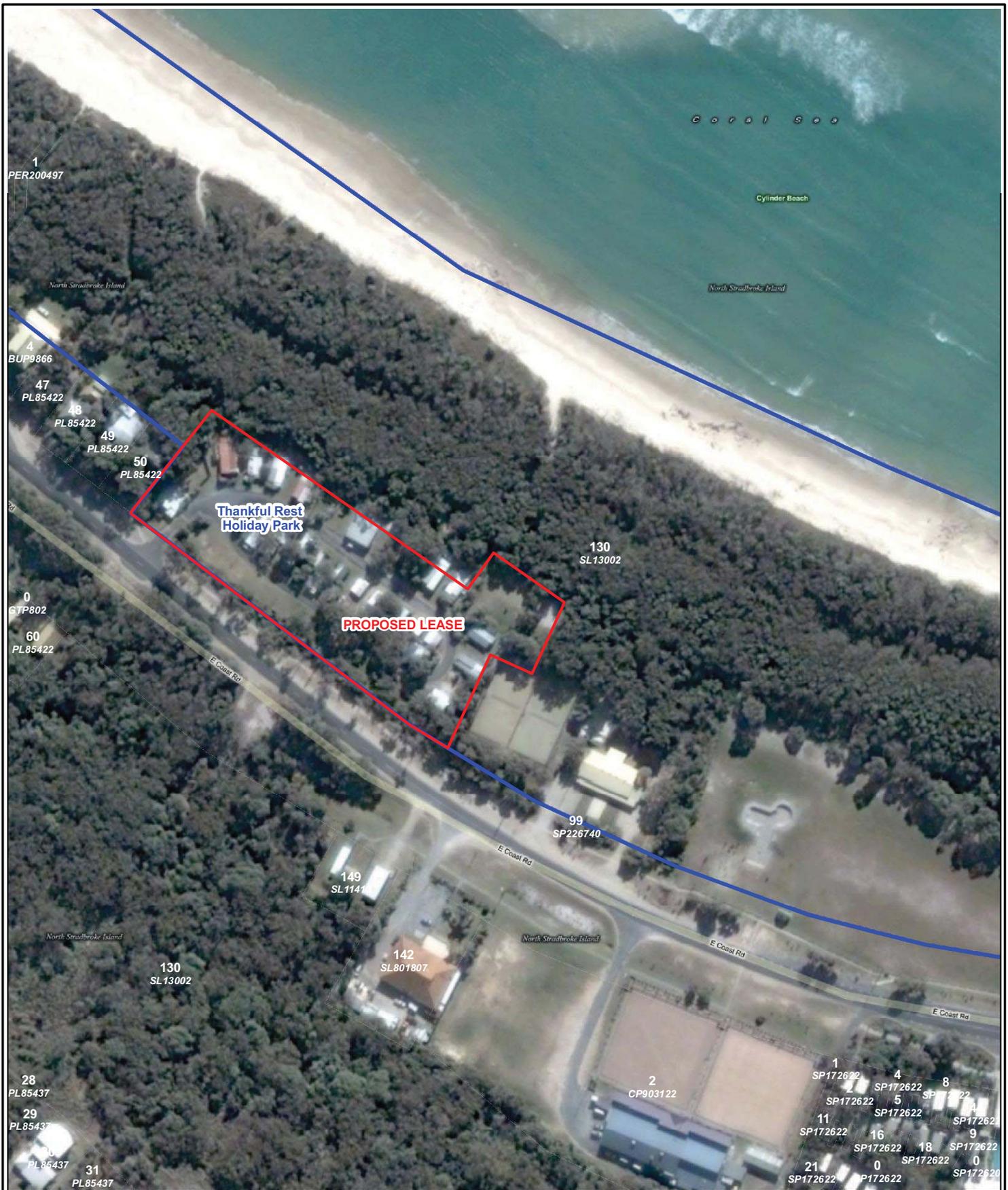
Due to this sites proximity to larger areas of bushland, Koalas are regularly observed in trees within or adjacent to the holiday park. Their presence therefore makes the mature and immature trees within the holiday park significant in terms of the habitat they provide for Koalas and essential that these trees are maintained and protected in situ.

The current bushfire hazard mapping over the holiday park shows an area of medium bushfire hazard covering the entire holiday park. The parks proximity to the coastal wetland dominated by Paperbark teatree may justify this mapping. Additionally, an area of vegetation on the southern side of Mooloomba Road mapped as non remnant, may also present a risk to the structures within the park should these areas become involved in a bushfire.

Straddie Holiday Parks report that the park contains 28 storage vans, 12 unpowered sites, 14 powered sites and 2 permanent residents, giving a total of 56 sites within the park. The park also contains a small playground area and outdoor recreation area both of which appeared to be in need of maintenance and refurbishment. Additionally, the single lane one way road is in poor condition and reports by patrons from the Community Workshops also indicated the amenities were in a poor state.

A small powered camping area is located in the north-eastern corner of the park. This area is somewhat degraded due to the sandy soils and intensity of use.

Existing storage van owners who attended the community workshop stated that the site was suitable for their needs and was an important part of the local community.



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Map 17 – Thankful Rest Holiday Park

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Legend

- *Banksia integrifolia var integrifolia*
- *Corymbia intermedia*
- *Melaleuca quinquenervia*
- *Pandanus tectorius*

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**Map 18 – Thankful Rest Holiday Park
 - Significant trees**

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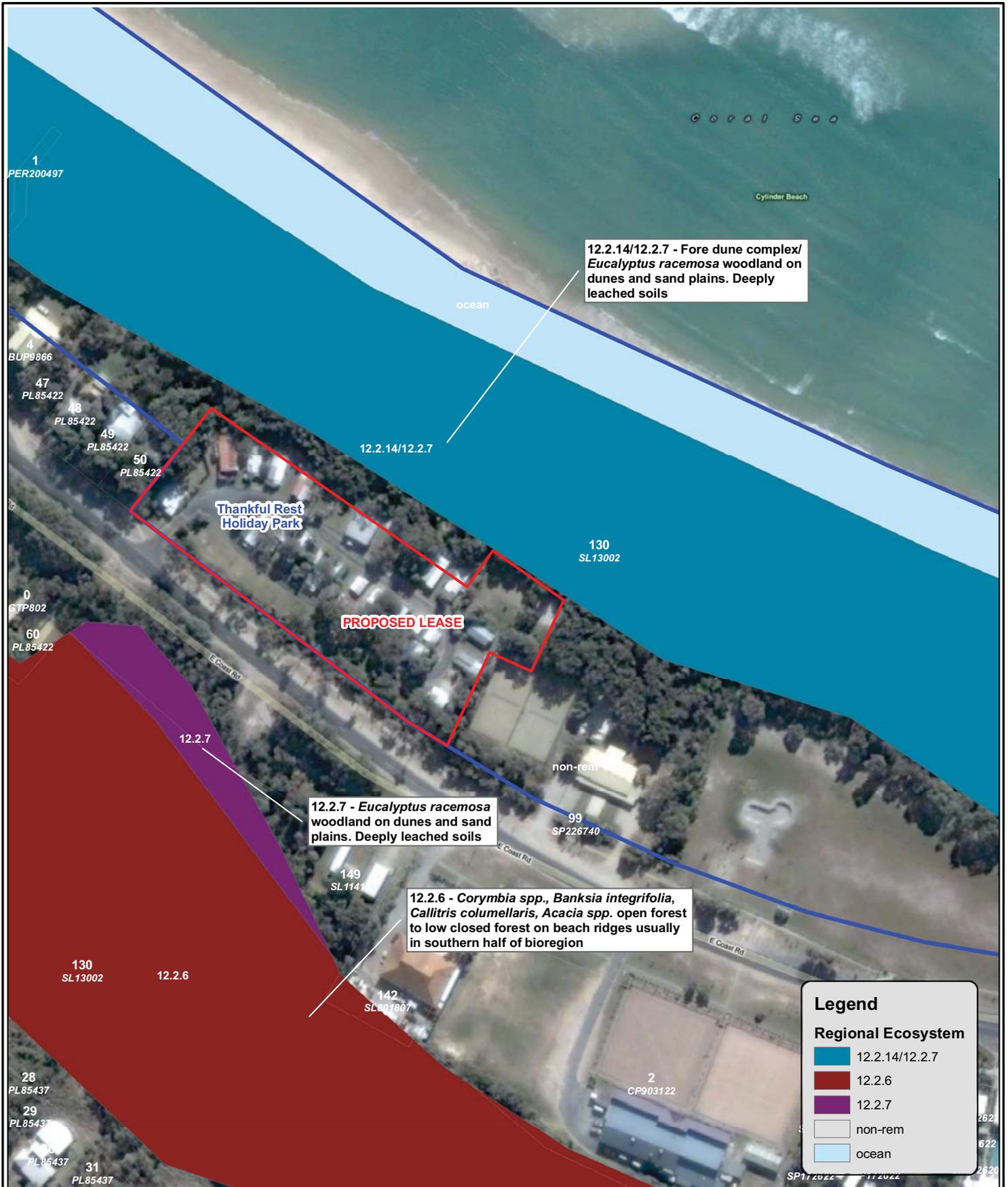
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12.2.14/12.2.7 - Fore dune complex/
Eucalyptus racemosa woodland on
dunes and sand plains. Deeply
leached soils

12.2.7 - *Eucalyptus racemosa*
woodland on dunes and sand
plains. Deeply leached soils

12.2.6 - *Corymbia spp., Banksia integrifolia,*
Callitris columellaris, Acacia spp. open forest
to low closed forest on beach ridges usually
in southern half of bioregion

Legend

Regional Ecosystem

- 12.2.14/12.2.7
- 12.2.6
- 12.2.7
- non-rem
- ocean

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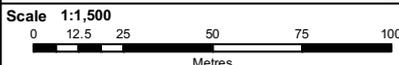
**Map 19 – Thankful Rest Holiday Park
 – Regional Ecosystem Map**

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7.6 Cylinder Beach

Cylinder Beach Holiday Park is located at Cylinder Beach in Point Lookout off Dickson Way on Lot 132 on CP826165 and the balance of Lot 48 on SL12352 on Reserve 1781. The reserve was dedicated for scenic and recreation purposes under the Land Act 1916 and Redland Shire Council became the trustee to this reserve in 1957. It is not known however when camping commenced at Cylinder Beach.

An Order in Council dated 19.03.1959 pursuant to *The Land Acts 1910 to 1958* indicates Portion 48 as shown on Plan SL2991 came under the control of Redland Shire Council as Trustee of the reserve (Reserve 1781); Area 127 acres (about) in the County of STANLEY, Parish of STRADBROKE; for scenic and recreation purposes. (Reference is made to a previous Order in Council dated 17.01.1957 and gazetted 19.01.1957 at some stage the area of Reserve 1781 may have included a small portion Reserve 1362).



Cylinder Beach Holiday Park is located on Tertiary – Quaternary sand deposits over mixed Mafites and Felsites volcanics of New England Orogen, Wandilla Provinces in the Ipswich Basin from the Triassic period.

Straddie Holiday Parks report that the park contains 60 unpowered and 8 powered camp sites. The total number of sites in the holiday park is 68. No storage vans or cabins are permitted at Cylinder Beach Holiday Park.

Access to the park is via a key pad entry security gate located at the end of a single roadway that also services parking for Cylinder Beach. Several pedestrian access pathways link the park to Cylinder Beach.

A number of significant trees were identified within the park (see Map 27) including *Lophostemon confertus*, *Ficus obliqua* and *Ficus watkinsiana*. A review of the regional ecosystem mapping indicates the following regional ecosystems are within or immediately adjacent to the park. The existing regional ecosystem mapping identifies part of the RE12.2.14 as extending into the Holiday Park. This is not the case and as such the mapping needs to be amended.

Table 6 – Cylinder Beach Regional Ecosystems

RE	Description	Comment
12.2.14	<i>Strand and fore dune complex comprising Spinifex sericeus grassland Casuarina equisetifolia woodland/open-forest and with Acacia leiocalyx, A. disparrima, Banksia integrifolia subsp. integrifolia, Pandanus tectorius, Corymbia tessellaris, Cupaniopsis anacardioides, Acronychia imperforata. Occurs mostly on frontal dunes and beaches but can occur on exposed parts of dunes further inland.</i>	The vegetation in the buffer area between the park and the beach is consistent with the regional ecosystem mapping
12.12.19	Vegetation complex of rocky headlands on Mesozoic to Proterozoic igneous rocks	The vegetation on the rocky headlands is consistent with the regional ecosystem mapping.

The existing Council bushfire hazard mapping has mapped the area within and surrounding the park as medium bushfire hazard based primarily on the vegetation. However, as the park is located down slope from the vegetation and is regularly maintained, the risk of fire to the park could be considered to be low.



Cylinder Beach and Point Lookout foreshore encompassed by Scenic, Recreation and Camping Reserve (Lot 48 on SL12352) is covered by the Cultural Heritage Management Plan Agreement which has statutory support under the *Aboriginal Cultural Heritage Act 2003*. This Management Plan seeks to manage Aboriginal Cultural Heritage within the Reserve and as the Holiday Park is located within that reserve the

Cultural Heritage Management Plan must be taken into account in the day to day operation and strategic management of the holiday Park.

Cylinder Beach has a number of features which makes it a great place to camp such as; its proximity to the beach, its proximity to Point Lookout and commercial and retail outlets, its setting between two headlands and the separation between campers and day visitors to Cylinder Beach. However, the intensity of camping in the park has resulted in a loss of ground cover with the potential impact on the trees in the park from compaction and damage from accidental use of some trees to tie tents and fly's to. This intensity of use may have an impact on the buffer area adjacent to the park, however this is considered to be minor in comparison to the impact of storm events on this area.



Map 20 – Cylinder Beach Holiday Park

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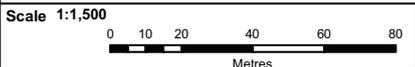
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Map 21 – Cylinder Beach Holiday Park – Significant trees

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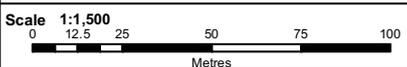
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Map 22 – Cylinder Beach Holiday Park - Regional Ecosystem Map

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8 Issues

It is a requirement of a Land Management Plan to provide a plan for the sustainable use, development and management of trust land⁹. The land management plan is to identify attributes of the trust land relating to: -

- Social Values;
- Environmental Values; and
- Economic Values.

and records the trustee's future intentions necessary to:

- manage land according to its gazetted use;
- identify future intentions for the trust land in accordance with the local government planning schemes;
- identify priorities (including social);
- manage the impacts of the use of the land – on and off-site;
- prevent pollution and/or land degradation;
- improve the efficiency of land use; and
- identifying responsibilities for financing and implementation.

Each of these actions must have the State, regional and local interests in mind. It is important the proposed use reflected in the Land Management Plan is consistent with the future intentions for the site and the relevant local government planning scheme.

A significant number of issues have been raised through the public consultation process and by the author with regard to the ongoing management of the Holiday Parks. These have been divided into social, environmental and economic categories.

8.1 Social

8.1.1 Public access

One of the significant issues raised by the community is continued public access to or through the holiday parks to the public lands beyond. As all holiday parks are located immediately above or very close to a beach the broader community have, for a number of years, used part of the holiday parks to access the beach and other coastal destinations and resources.

An important requirement of community purpose reserves is that they need to be managed for the purpose for which they were established and that the community has access to these reserves. With respect to public access the Secondary Use of Trust Land Policy PUX 901/209 (Version 5) published by DERM February 2010¹⁰ states: -

"Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be

⁹ DERM

¹⁰ http://www.derm.qld.gov.au/about/policy/documents/3403/slm_2005_1932.pdf

discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

With regard to the secondary use lease proposed by Redland City Council for the Straddie Holiday Parks, with the exception of Adams Beach and Bradbury's Beach Holiday Parks, the proposal is to lease a discrete area of the existing reserve (see Maps 13, 17, 21 and 25).

The Secondary Use of Trust Land Policy defines public access as "*The right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land*". The Act identifies one of its community purposes as preserving public access to appropriate community purpose trust land.

While the Secondary Use of Trust Land policy also provides for the fencing of trust land for security and safety purposes, it sets out a number of instances where this is permissible upon approval by the trustee. These include: -

1. To protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. To restrict vehicular movement onto and within the trust land.
3. To protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. To manage crowds at events, when fencing is of a temporary nature.
5. To delimit the boundary of the trust land where the adjoining land use requires limited public access.

Based on the above, fencing of the leased areas for the protection of patron's assets and those of the Secondary Use Lessee may be justifiable, however managed access for the community will need to be maintained.

8.1.2 Indigenous connection

The local Traditional Owners have a profound connection to the island, its waters, surrounding islands and parts of the mainland that extends back over many centuries. A determination of their native title claims by the Federal Court is expected in 2011.

The determination of the claim will not alter the existing connection of the indigenous owners and residents of the island to the coastal resources and particularly those adjacent to the townships. This connectivity can be seen in the Cultural Heritage Management Plan Agreement for the Point Lookout Foreshore and signed by representative parties in April 2008.

It is therefore important that those issues raised above with respect to access have an increased significance when related to the local Indigenous population. The Quandamooka people have connection to a number of areas around the North Stradbroke Island and Moreton Island. While a number of significant sites have been described by the Traditional Owners, many of these sites are not widely known or made known yet they are still significant. Places like Adder Rock hold significance as does the coast line around Cylinder Beach and the majority of Point Lookout.

To the existing Indigenous population, access to coastal resources in and around Dunwich and Amity Point is still practiced and utilised. Adams Beach is accessed regularly by the local Indigenous population of Dunwich as is the "Basin" area in Amity Point. Access to the Basin is achieved through the Amity Point Holiday Park, as this provides the only roadway to this area. Access to other parts of the northern coastline adjacent to the other holiday parks still occurs but the two mentioned are being used as examples and are not meant to represent the entire extent of sites adjacent to the Holiday Parks which are significant to the local Indigenous community.

The Land Management Plan for the Amity Point Sports and Recreation Reserve provides a Master Plan for the development of the Sports and Recreation area. Part of the Master Plan is the development of an alternative roadway for the general public to access the Basin area via the Sports and Recreation area as opposed the Holiday Park. However, this roadway does require the use of part of the Amity Point Holiday Park, which is identified within the proposed secondary use lease area (see Map 13).

Therefore, to meet the requirements of the *Land Act* 1994, it would seem that the continued provision of access to the Basin not only for the island indigenous population as well as the local residents must be maintained. This may be provided via the central roadway within the Holiday Park or a purpose built roadway, as identified in the Master Plan for the Sport and Recreation area.

It is also important that the local Indigenous population are consulted with respect to any future development within the holiday parks to ensure that their connections to these places are maintained and respected.

8.1.3 Permanent residents and use

The *Land Act* 1994 and its relevant policies do not support the camping reserves being used for the exclusive use of individual van owners. As such, the existing permanent residents and storage van owners have been permitted to stay within the Straddie Holiday Parks by the trustee without the support of the Act (pers. comms. Rogers. K. 2010).

Under the *Land Act* 1994 the community purpose trust land requires public access be maintained to that trust land. It would therefore seem that the exclusive use of that land by a permanent structure i.e. a caravan and annex, would restrict public access to that part of the reserve. However, if the definition of public access is purely defined as the whole of the reserve set aside for that community use than so long as there is public access to land without that use impacting on the purpose of that land then the use of land for exclusive use by permanent or storage vans could be acceptable if it is managed under a Land Management Plan by the trustee.

The Department of Environment and Resource Management (DERM) has indicated that an increase in permanent residents is not permitted within the holiday parks, however the State also has a policy of no forced evictions of permanent residents from the holiday parks. The current policy is that as permanent residents relocate from the parks no other permanent occupation of that site will be permitted (pers. comms. Rogers. K. 2010). Council has acted in accordance with this policy and has openly communicated that while no new permanent sites will be established, the number of existing long term sites will decline through natural attrition only. A Secondary Use Lessee will need to comply with this policy.

Council also does not permit storage vans sites to be bought or sold. The State also requires the Trustee to ensure that all storage vans are compliant with various requirements of

maintaining a habitable structure. Compliance incorporates a range of requirements relating to safe and workable fixtures such as gas bottles and gas lines, electrical equipment and that the vans can be relocated if and when required.

Existing storage vans located on-site can remain on-site if they are compliant with the various requirements of maintaining a habitable structure and relevant building and plumbing codes. All new storage vans are permitted to occupy a site whilst in-use, however must be removed from site and stored elsewhere whilst not being used. Storage Vans not being used may be stored in a separate and appropriate location within the holiday park as identified by the holiday park management.

Storage vans and their ongoing patronage of the holiday parks provide a revenue base for Council and any future Secondary Use Lessee. Therefore, storage vans could be seen to add to the financial viability of the holiday parks to ensure there is appropriate return from the trust land as required by the Act.

In addition to the requirements of the Act and State Government Policy, the availability of affordable land alternatives for many of the permanent residents is virtually non-existent. Consequently, their permanent structures provide the only affordable dwelling for them within North Stradbroke Island. While this is not necessarily the responsibility of the trustee or any Secondary Use lessee it still is an important social issue which cannot be easily resolved within the context of law, policy and land management planning for community use trust land.

However State Government Policy PUX/901/102 (v3)¹¹ called Caravan Park Policy identifies the following provision –

To provide guidelines to ensure appropriate action is taken to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. This will be achieved by preserving caravan parks and camping grounds sited on State-owned land and identifying unallocated State land suitable for development as caravan parks.

This policy lists a number of Caravan Parks to which the policy relates, however by inference it also may include the Camping Reserves on North Stradbroke Island. Therefore, the policy seeks to ensure that caravan parks on State reserves i.e. Trust land are preserved and that they continue to provide "economy accommodation stock" for those permanent residents which still occupy sites within the Straddie Holiday Parks.

Redland City Council manages permanent occupancy of sites within the holiday parks under the *Residential Tenancies and Rooming Accommodation Act 2008*. Council currently has placed all permanent residents on a 12 month agreement for their site. In the future and once the existing agreements have expired, all permanent residents will be placed on Residential Tenancy Agreements issued by the Residential Tenancies Authority.

8.1.4 Tourism

A significant part of the local economy of North Stradbroke Island relies on tourism and the Straddie Holiday Parks play an essential role in the holiday accommodation market.

¹¹ http://www.derm.qld.gov.au/about/policy/documents/3850/slm_2007_3127.pdf

The North Stradbroke Island Visitor Survey¹² provided the following data: -

- Three quarters of respondents in both the April 2003 and June 2005 waves were from Brisbane (75% each). Of the respondents who originated from Brisbane, the largest proportions in both waves were from the Redlands Shire (21% April 2003 and 27% June 2005).
- Fifty-three percent of respondents were aged between 35 and 54 years (53%). In the April 2003 wave, around half were aged between 25 and 44 years (52%).
- The most common accommodation types used in June 2005 were a caravan, cabin or tent (in a caravan park) and a rented house.
- Approximately one third of respondents staying for between one and three nights indicated they would spend between \$100 and \$199 per day, while almost half of the respondents staying four nights or more estimated they would spend less than \$50 per day.

The survey and the above data indicate that the holiday parks are still an important part of the accommodation mix on the island and that a significant majority i.e. greater than 75% come from Brisbane and the Redlands.

NOTE: - *The use of the information contained in the 2005 report on visitor survey's for North Stradbroke Island was due to the lack of any other relevant tourism data. National or State data would not accurately relate to the usage of the North Stradbroke Island holiday parks and as such these were not used. North Stradbroke Island is sufficiently different in terms of access and availability to make any national or state information irrelevant in terms of identifying trends in visitation and usages of the holiday parks.*

A review of the Straddie Holiday Parks (SHP) booking system indicates that there has been a general yet gradual increase in bookings for powered and un-powered sites within the Holiday Parks since 2007 (**Note** – *data before 2007 is not maintained on the booking system*). Bookings for powered sites, unpowered sites across all Holiday Parks and cabins at Amity Point and Adder Rock Holiday Parks over the past three years has been provided in Table 7 below.

Table 7 – SHP bookings

Site type	Mar 07-08	Mar 08-09	Mar 09-10
Powered	1,768	1,838	2,139
Un-powered	6,761	7,041	6,975
Cabins	1,441	1,224	1,500
Totals	9,970	10,103	10,614

¹² Tourism Queensland. 2005 *North Stradbroke Island Visitor Survey*. Tourism Queensland.

8.2 Environmental

8.2.1 Vegetation and trees

Maps identifying significant trees as well as the regional ecosystem maps indicate that all the holiday parks have significant vegetative resources which need to be protected and maintained as part of the day to day operation of the park.

The Bribie Island pines in the Adam's Beach Holiday Park are a significant feature of that park. They are mostly very mature or even senescent specimens and without good arboricultural care and a replacement program these trees could disappear from the park in the years to come or become safety risks to park patrons and visitors.

The trees within Cylinder Beach and Adder Rock Holiday Parks are under threat from the intensity of use, soil compaction and potential fungal attack as a result of some trees being used to tie off tents and fly's as well as securing trailers and other movable items.

The coastal vegetation at Adder Rock Holiday Park is also under threat from the intensity of use resulting in compaction, loss of groundcover, erosion of unconsolidated top soils in the seaward area of the park. . This area is in very close proximity to the beach and therefore susceptible to attack from time to time by storm events and high tides. It is important to ensure this area is as robust as possible so that it can withstand these attacks, and if attacked, can regenerate in a timely manner.

The trees within Bradbury's Beach, Amity Point and Thankful Rest Holiday Parks are also susceptible to the day to day uses of the park, particularly during high visitation periods. The trees however do not appear to be under as much threat as they are at Adam's Beach, Adder Rock and Cylinder Beach.

The Regional Ecosystem mapping (version 6) provides an indicative guide to vegetation in and around the holiday parks. This mapping classes everything not considered to be remnant vegetation in the same type and does not provide a substantive basis for managing the vegetation outside of the requirements of the *Vegetation Management Act* (1999). A review of this mapping indicates that there may be some errors with respect to its accuracy in terms of description, polygon boundaries and its classification as remnant vegetation in some areas such as Bradbury's Beach, Adder Rock and Cylinder Beach.

Redland City Council Local Law No. 6 – Protection of Vegetation also provides a level of cover over vegetation within the City as well as providing a level of protection for vegetation not described as remnant and therefore not protected under the *Vegetation Management Act* (1999).

8.2.2 Environmental weeds

A number of the holiday parks contain areas of vegetation which is within the proposed lease area. All of these areas contain a range of environmental weeds some of which are listed in Schedules 1, 2 or 3 of the *Land Protection (Pests and Stock Route Management) Regulations* 2003. This Act requires the land owner/manager to ensure these weeds (pests) are controlled

and managed in accordance with a Pest Management Plan. Redland City Council has a Pest Management Plan¹³ which covers all of Redland City.

In addition to those weeds listed in the *Land Protection (Pests and Stock Route Management) Regulations*, the Redland Shire Pest Management Plan also lists a number of pest species which are considered to be environmental weeds and these also need to be controlled and managed in accordance with the Pest Management Plan.

Council has a specific Weed Management Plan for the Point Lookout Frenchman's Beach area¹⁴ and while it does not directly relate to any of the holiday parks, the management and control measures identified within the plan are relevant to those weed species which may occur within the holiday parks.

8.2.3 Climate Change

Climate change and all the environmental social and economic impacts this may bring has the potential to significantly affect the operation and management of the holiday parks.

The loss of beach and sand from the coastal areas already affects Amity Point and Cylinder Beach. Due to the location of Adder Rock and Thankful Rest these dramatic sand movements have had limited affect although more so at Adder Rock. Adam's Beach and Bradbury's Beach would appear to be relatively protected from storm events and are therefore relatively stable.

Redland City Council commissioned a Climate Change Risk Assessment Report¹⁵ to be prepared in 2009 and while its findings were City wide, it did have a number of comments regarding Council infrastructure such as the Holiday Parks on North Stradbroke Island in relation to potential climate change impacts such as storm events, flooding, bushfire and sea level rise.

With regard to holiday parks the report states: -

"Some RCC caravan parks are already exposed to damage through storms and storm tides, and an exacerbation of this would seem likely to present a reasonably substantial cost to RCC (Low rating – which is substantial). The likelihood of damage was considered to fall in the longer terms as individual parks were either reinforced or otherwise protected, or closed (as relevant) and moved to less exposed sites."

With regard to planning and the impacts on tourism: -

"This risk addresses the failure of RCC to consider the impact that a range of adverse characteristics of climate change might have on the City's important tourism industry. It was recognised that some coastal parts of Australia that rely of tourism for economic stability feel threatened by the prospect of ongoing water restrictions, heat waves, more frequent storms etc."

¹³ Redland Shire Pest Management Plan 2006 – 2010

¹⁴ Biodiversity Assessment and Management (BAAM). 2009. *Point Lookout, North Stradbroke Island – Frenchman's Beach Area – Weed Management Plan*. RCC.

¹⁵ Marsden Jacobs Assoc & Broadleaf Capital International Pty Ltd. 2009. *Climate Change Risk Assessment and Adaption Plan*. Unpublished.

It was also acknowledged however, that: a) the climate change scenarios are comparatively mild for Redlands; and b) the proximity of the City to Brisbane and other significant Queensland centres (and its islands and other significant natural attractions) reduce the extent to which tourism is likely to be reduced."

With regard to coastal management and degradation of beaches and foreshores through coastal inundation: -

"This risk addressed the impact of coastal inundation on beaches and foreshores...Key issues include the number and location of beaches most exposed to coastal inundation and storm tides (particularly NSI including Amity Point, Flinders Beach and Main Beach) and jurisdiction for issues related to beach integrity..."

One of the key issues for Council and the State is how to respond to climate change risks such as coastal inundation, storm and storm tide impacts where these threaten the holiday parks. With respect to Cylinder Beach, loss of approximately 10 to 15 metres of sand from the buffer would see the waves and coastal erosion directly threaten the proposed lease area.

Should this occur, Council and the State would have to make a decision about protecting this area through armouring the coast line or allow the coast to come to its own position over time. A result of permitting the coast line to attain its own location, it could be that the Holiday Park in its current form may need to be closed as could the existing parking area and playground area.

8.2.4 Fauna and habitat

In conjunction with the vegetation and coastal resources the parks and the area around the parks i.e. the reserves provide important habitat for a wide range of fauna species. Of these the significant fauna species include: -

- Koalas (*Phascolarctos cinereus*) which have been reported as visitors to food trees in and around, Cylinder Beach, Thankful Rest, Adder Rock and Amity Point Holiday Parks.
- Acid frogs such as Wallum froglet (*Crinia tinnula*.) and Beeping froglet (*C. parinsignifera*) which occur within the heathlands and melaleuca wetlands adjacent to Adder Rock and Thankful Rest Holiday Parks
- Sea turtles such as Green turtle (*Chelonia mydas*) which nest on beaches of North Stradbroke Island.
- Migratory and resident shorebirds. Many of these are protected under Commonwealth Government legislation i.e. EPBC Act 1999, international agreements such as JAMBA and CAMBA as well as State legislation, *Nature Conservation Act* 1992.

Redland City Council has a Koala Strategy and Policy which seeks to ensure the long term survival of Koalas within the Redlands, including North Stradbroke Island. While the holiday parks do not provide substantive koala habitat, a number of them are located on land which forms parts of corridors to enable Koala movements across the island.

Fauna pests are also a management issue within then holiday parks. Pests such as foxes, cane toads and feral cats may utilise habitat within the holiday parks to access resources within a holiday park such as; litter bins, lighting, fresh water, other vermin and shelter. The Redland Shire Pest Management Plan also provides a number of control and management actions for fauna pests within the City which are relevant to those pests on North Stradbroke Island.

8.2.5 Litter and pollution

A review of the holiday parks did not identify that there was a substantial litter or pollution problem within or immediately adjacent to the holiday parks. However, this may be the result of good maintenance by on-site rangers and patrons in removing litter. A number of litter bins both standard size and industrial was observed at all holiday parks.

It is essential that refuse bins are provided and emptied regularly so as not to result in no use or overuse of these bins and permitting the movement of litter into and around the park or out of the park onto the natural environment surrounding the parks.

8.2.6 Sites listed on DERM Environmental Management Register

Amity Point and Adam's Beach Holiday Parks are both listed on Department Environment and Resource Management's (DERM) Environmental Management Register (EMR) for Activity Code 60 – site affected by a radioactive contaminant. Preliminary reporting¹⁶ has shown that the levels at these sites are not significantly above background radioactivity levels. Constant daily exposure (i.e. 12hrs/day, 365 days/year) to these levels does not constitute a health risk.

Council is currently applying for these sites to be removed from the EMR. If the department is satisfied that the land is not contaminated, that is, if Council can demonstrate the contamination existing within the site is at the level of normal background radioactivity, the land will be removed from the EMR.

However, until the site can be delisted or if it cannot be desisted from the EMR, care must be taken to ensure that day-to-day activities and planned works are carried out in a way that complies with DERM requirements (e.g. soil disposal permits) and keeps radiation exposure risks low.

Additionally, other holiday parks may have been subject to use of contaminated fill over the years. As a safety measure, care should also be taken when carrying out planned works that involve disturbing or removing soil from these sites. Any fill imported to any of the holiday parks should be checked to ensure that it is not sourced from mining activities or any other activity that concentrates radioactive minerals in the soil.

8.3 Economic

8.3.1 Park maintenance

One of the issues raised in the community consultation sessions was the apparent lack of maintenance of facilities within the holiday parks. These claims focused on: -

- Amenities blocks,
- Play grounds,
- Taps in bathrooms, and
- Bar-be-que's.

The site inspection undertaken also identified some of these issues. The Storage van owners sought to ask Council about the fees they were required to pay and why they were not

¹⁶ Safe Radiation Pty L:td. 2009. Investigation of radiation levels on Redland City Council managed sites on North Stradbroke Island and Russell Island. RCC.

returned to the holiday parks to maintain facilities such as those mentioned above. Council indicated that revenue derived from the fees charged for casual patrons and storage vans owners was not sufficient to fully fund the day to day management, operational maintenance and capital expenditure required to be spent in the six holiday parks.

No audit of the holiday parks accounts was undertaken as part of the preparation of this Land Management Plan therefore, no substantive comment can be made with respect to the incomes derived from the holiday parks and the expenses of maintaining the parks can be made. However, due to the condition of some of the facilities within some of the holiday parks it can be stated that they are in need of maintenance and potentially additional investment.

It would appear that those holiday parks which had resident park rangers were better maintained than holiday parks which didn't. Park Rangers are resident or full time at Amity Point, Adder Rock and Cylinder Beach. Adams Beach, Bradbury's Beach and Thankful Rest are serviced by general holiday park maintenance staff.

9 Monitoring and Revision of the Plan

This Land Management Plan has a term of 30 years in accordance with the term of the Secondary Use Leases for the holiday parks. The Land Management Plan is not static, but requires monitoring and reviewing at appropriate intervals. The Land Management Plan will be reviewed at interval of five years for the term of the plan with the first review occurring in 2015. An inspection of the trust land and evaluation of the progress made in implementing and complying with the Land Management Plan will be performed annually.

10 Summary and Recommendation

The primary aim of the Land Management Plan is to provide a strategic framework for the ongoing management of the holiday parks on North Stradbroke Island. The Land Management Plan highlights the requirements of the various Federal and State legislation and Council Local Laws and policies impacting the management of the holiday parks. The Land Management Plan also considers the unique environmental, social/cultural and economic values of the holiday parks and ensures these values will be maintained and enhanced. The intent of the Land Management Plan is to provide guidance as to the future management and development of the Holiday Parks through the implementation of the management strategies outlined in this plan.

The plan has sort to combine the future intentions and objectives for the holiday parks held by DERM, Council and the community into a practical tool for the ongoing management of the holiday parks. The Land Management Plan will ensure Council and any Secondary Use Lessee meet their duty of care requirements with respect to the future development and day to day management of the holiday parks.

It is recommended that a Trustee Lease with a term of 30 years be registered over Bradbury's Beach Holiday Park, Amity Point Holiday Park, Adder Rock Holiday Park, Thankful Rest Holiday Park and Cylinder Beach Holiday Park. It is further recommended that a Trustee Lease with a term of five years be registered over Adam's Beach Holiday Park in line with Council's resolution to close Adam's Beach Holiday Park made at the General Meeting held 25 February 2009.

11 Definitions

The following definitions of terms and acronyms used in this Land Management Plan are provided in table 1 below.

Table 8 – Definitions

Term	Definition
Beach	The area along the coastline which does not contain terrestrial vegetation and which is subjected from time to time to inundation from tidal movements.
Buffer area	An area which separates one area from another. In terms of the holiday Parks the Buffer area is the naturally vegetated area between the park and the beach or roadway or other land uses such as residential or commercial.
CAMBA	China, Australia Migratory Bird Agreement
Camping	The <i>Recreation Areas Management Act 2006</i> provides one of the only definitions of "camp", therefore the Act defines camping as camp includes each of the following - (a) to pitch, place or erect a tent, caravan or another structure that may be used for camping for the purpose of staying overnight by using the tent, caravan or structure; (b) to place other equipment that may be used for camping, or a vehicle or vessel, in position for the purpose of staying overnight by using the equipment, vehicle or vessel; (c) to keep a tent, caravan, another structure or other equipment that may be used for camping in position overnight, whether or not the tent, caravan, structure or equipment is unattended; (d) to stay overnight, other than as part of an activity that— (i) does not involve the use of any camping equipment; and (ii) is generally not considered to be camping.
CEPTED	Crime Prevention Through Environmental Design.
Coastal zone	The Coastal Protection and Management Act 1993 defines coastal zone as: - The coastal zone means – (a) coastal waters; or (b) all areas to the landward side of coastal waters in which there are physical features, ecological or natural processes or human activities that affect, or potentially affect, the coast or coastal resources.
Cultural values	A place or object that has aesthetic, historical, scientific, social or technological significance to the present, past and future generations of Aboriginal traditional owners or Aboriginal people.
DERM	Department of Environment and Resource Management
Economic values	Those direct economic benefits arising from the attractions of the beach for financial gain: beach access permits, camping fees, barge fares and other business profits associated with promoting the beach to visitors, as well as environmental levies raised to protect the beach's environmental and amenity values.
Environmental values	The intrinsic environmental qualities of the beach that sustain birds, marine and terrestrial fauna and the flora of the area.
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Foreshore	The forepart of the shore; the part of the shore between ordinary high-water mark and the low-water mark.
High water mark	The ordinary high water mark at spring tides
Highest astronomical tide (HAT)	The highest level that can be predicted to occur under average metrological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm

Term	Definition
	tides.
Intertidal Zone	The ocean floor covered by the highest normal tides and exposed by the lowest normal tides and the water environment of the tide pools within this region (Webber 1991).
JAMBA	Japanese Australia Migratory Bird Agreement
Land Act	<i>Land Act 1994</i>
Littoral Zone	The region or zone between the limits of high and low tides. Also called the intertidal zone.
LMP	Means a Land Management Plan as defined in Land Management Planning for Reserves or Deeds of Grant in Trust – Information Kit
NCA &NC(W)R	<i>Nature Conservation Act 1992 , Nature Conservation (wildlife) Regulations 2006</i>
PMAV	Property Vegetation Management Plan as defined under the <i>Vegetation Management Act 1999</i>
Ramsar	The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 141 Contracting Parties to the Convention, with 1388 wetland sites, 122.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.
RE	Regional Ecosystem or Bioregional Ecosystem as defined by Sattler and Williams, 1999. A regional ecosystem is a description used for a specific vegetation type described a remnant vegetation on a geological type in a bioregion of the State of Queensland
Remnant Vegetation	Remnant vegetation is defined as vegetation mapped as remnant on a regional ecosystem or remnant vegetation map. For woody vegetation to be mapped as remnant the dominant canopy must have >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.
Secondary Use	Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land, or where the context permits, an inconsistent action undertaken by the trustee.
Trust Land	Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the <i>Land Act 1994</i> , including those in existence at the commencement of the Act (i.e. community purpose trust land), and reserves and DOGITS set aside for an operational purpose in terms of the <i>Land Act 1962</i> (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".
VMA	<i>Vegetation Management Act 1999</i>

12 Appendices

Appendix 1 – Secondary Use of Trust Land PUX/901/209 Version 5

Secondary Use of Trust Land PUX/901/209 Version 5

SLM/2005/1932 – Version 5

Endorsed 25/02/2010
by Chris Robson, Assistant Director-General Land and Vegetation Division

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Version history

Version	Date	Comment
2	14/01/2005	Endorsed
2.1	15/11/2005	Conversion to XML template
3	02/01/2008	Updated to reflect Land Act amendments
4	12/03/2008	Updated to include Caravan Park policy amendments
5	25/02/2010	Updated to include advice on traditional indigenous activities and minor amendments, particularly regarding advertising signage

Executive summary

A policy to support the Trustee Leasing provisions of the *Land Act 1994* (Chapter 3, Part 1, Division 7), and provide guidance on a trustee's use of trust land for an approved action inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994*.

A trustee of the trust land under the *Land Act 1994* may only authorise use of that trust land by a person or organisation, other than the appointed trustee, (i.e. secondary use of trust land) under a trustee lease or trustee permit.

Purpose

A. To provide guidelines to ensure a Statewide approach is taken to:

1. The retention of, and primary use of, trust land for community purposes; and
2. The management of and allocation of tenure to allow secondary uses of trust land.

(Note:

The secondary use of trust land is authorised by the issue of a trustee lease or trustee permit - in accordance with section 60 of the *Land Act 1994*, a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified.

Term Leases i.e. State leases and permits to occupy issued by the Department over reserves are not dealt with under this policy.

Also, the issue of a construction trustee lease to the State for the construction of transport infrastructure and the provision of transport services on trust land is not dealt with under this policy).

B. To improve the management of trust land by:

1. Providing guidance to trustees of trust land on the circumstances in which management plans are required for trust land;
2. Allowing trustees to adopt a flexible approach to management planning in appropriate circumstances;
3. Simplifying trustee lease approval processes in particular (Note: the Department has also registered a mandatory standard terms document for a trustee lease to assist in the approval process. Further information regarding the mandatory standard terms document is available at http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee <http://www.derm.qld.gov.au/land/state/application_forms.html#Trustee>
4. Enabling local governments who are trustees to approve the placement of appropriate infrastructure and specialised services on trust land;
5. Providing trustees with greater opportunity to generate lease revenue from trust land for reinvestment in trust land management and maintenance;
6. Ensuring that uses of trust land containing a commercial element are appropriately managed;
7. Providing guidance on the appropriate charging of rental for secondary uses of trust land; and
8. Providing guidance to trustees of trust land on the circumstances in which access to trust land for traditional indigenous activities as a secondary use may be considered (a trustee permit may only be granted if the activities are not inconsistent with the community purpose of the trust land).

To make it clear, this policy applies particularly to reserves and deeds of grant in trust (DOGITS) dedicated and granted for community purposes as defined in section 4 and schedule 1 of the *Land Act 1994* but also has application to reserves set aside for an operational purpose in terms of the repealed *Land Act 1962*. The policy excludes reserves and DOGITS granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land.

Further, although the primary focus of this policy is on secondary use of trust land under a trustee lease or trustee permit, similar principles apply to an approved action by the trustee inconsistent (inconsistent action) with the purpose of the trust land under section 52(3) of the *Land Act 1994*.

In accordance with that section, it is to be reasonably satisfied that the inconsistent action will not diminish the purpose of the trust land, and will not have an adverse affect on any business in the area.

Accordingly, where the context permits, secondary use also includes a reference to an inconsistent action

undertaken by the trustee.

The policy should be read in conjunction with the attached guidelines.

Rationale

There will be a rigorous assessment of land prior to its dedication as trust land for a community purpose. It follows that prior to allocating trust land for a secondary use, a similar assessment of the effect of the proposed use must occur through land management planning as appropriate.

Having determined that community purpose trust land is the most appropriate tenure, there needs to be a strong partnership between the Department, trustees and the community in the ongoing management and maintenance of the trust land. There is a need to clearly define the circumstances in which secondary uses of trust land will be allowed and existing uses managed.

It is recognised that legitimate secondary uses generate revenue important to the maintenance of the trust land.

This policy should be read in conjunction with the attached guidelines on secondary use of trust land.

Policy

Where the context permits, secondary use in this policy includes a reference to an inconsistent action undertaken by the trustee.

However, in addition to an inconsistent action not diminishing the purpose of the trust land, the inconsistent action is not to adversely affect any business in the area surrounding the trust land. A management plan for the trust land must identify and address this issue.

Any proposal for a trustee lease or trustee permit over trust land will be a matter for consultation between the Department and the trustee. Should a dispute occur between the trustee and the proposed trustee lessee or trustee permittee in the interpretation of this policy, the parties are encouraged to consult with the Department.

One of the principles under the object of the *Land Act 1994* is that "if land is needed for community purposes, the retention of the land for the community in a way that protects and facilitates the community purpose". Therefore approval should not be given for a trustee lease or trustee permit which:

- Is an inappropriate use for the purpose and qualities of the trust land; or
- Is not in the public interest; or
- Is substantially exclusive and/or commercial in nature.

Trust Land Management Plans

Throughout this document, "Trust Land Management Plans" are referred to as "Management Plans", for simplicity.

Land Management Planning is necessary to identify the qualities and appropriate use of community purpose trust land and involve the community in decisions about the use of this community resource.

Management plans are to be prepared by the trustee and the costs of doing so are the responsibility of the trustee.

The circumstances in which trustees of trust land are to lodge with the Department either a full or a basic management plan, or in limited cases no management plan, are set out in the table in Appendix 1 to the Guidelines.

If a full management plan is required, community consultation should allow for disclosure about the proposed distribution or re-distribution of revenue from lease rental towards the trust land or other trust land (grouped with the trust land) in the locality as well as any intended investment by the trustee lessee (or a trustee permittee) in the balance of the trust land or other trust land in the locality (grouped with the trust land).

Community consultation in the development of a management plan for trust land will be appropriate to local requirements. It will be guided by the trustee local government or, where a trustee is not a local government, in consultation with the relevant local government and in accordance with any direction from the Department appropriate to the particular circumstances.

Management Plan may be required

In addition for a new secondary use, a management plan may also be required at the discretion of the Department in the following circumstances:

- Upon initial dedication or grant of land in trust for community purposes where it is in the public interest (e.g. significant conservation values). Trustees, on appointment, may be requested by the State to prepare and implement a management plan (park contributions from a reconfiguration of a freehold lot

- i.e. subdivisions not included); or
- For any community purpose trust land with an existing secondary use where community consultation is considered appropriate.

A Network Approach

A local government may prepare a management plan for an approved group or groups of community purpose trust land with the same or complementary purposes within its jurisdiction (e.g. all Reserves for Recreation/Sport purposes within the local government area).

Such a management plan will require wide community consultation and be developed and implemented in consultation with the Department. This network plan may include land of varying tenures (including non-trust land) used for related purposes.

Where the Department requires more detail for a particular area of trust land within a network management plan, a basic or full management plan as appropriate may be prepared for that area and become an attachment to the network management plan.

Advice to Trustee Lessees

Trustees are to advise trustee lessees and trustee permittees of the content of the management plan for the relevant trust land and ensure that the trustee lessees and trustee permittees comply with the plan's requirements.

Limit on Intensive Development

The allowable proportion of community purpose trust land to be allocated to intensive secondary use is to be determined by taking into account community need determined through the land management planning process.

The extent of intensification of use and development through secondary use can comprise any combination of uses, including existing uses, consistent with the community purpose of the trust land.

Intensification of use does not include sporting fields and unfenced areas, provided these areas are available to the general public without undue interruption or obstruction.

A greater proportion of an area of trust land may be used more intensively if it forms part of a network of community purpose trust land in an area and there is adequate other land for community purposes in the entire area.

An appropriate level of infrastructure development, as determined through the land management planning process, to service the purposes of the community purpose trust land, will be permitted. Intensification should be consolidated in one area of an area of community purpose trust land.

Uses Inconsistent with the Purpose of the Trust

Generally, land within the boundaries of community purpose trust land should not be excised for the purpose of commercial or other inconsistent activity.

Subject to the requirement for local government to purchase trust land in accordance with the Revenue Share Policy for Local Government Operational Trust Land PUX/901/211, the secondary use of trust land for purposes not consistent with the purpose of the trust may be permitted in the following circumstances:

- Government buildings or parts thereof.

- Grazing for pasture management. However, secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.
- Where the proposed use of the land provides an essential community service or comprises essential utility infrastructure and does not diminish the purpose and amenity of the trust land.
- If the use is periodic/short term in nature e.g. as well as at show time, a showground reserve could be used for camping at other times but only for the travelling public and taking into account relevant issues including having regard to the Department's Caravan Park Policy PUX/901/102 <http://www.derm.qld.gov.au/services_resources/item_details.php?item_id=100593> and the following:
 1. there is no suitable alternative site and there is a genuine need for the camping in the area;
 2. the use must not diminish the purpose of the trust land or adversely affect any local licensed caravan and/or tourist park owners;
 3. the views of the Queensland Chamber of Agricultural Societies could be sought on the use of part of the showgrounds for camping outside of the show period;
 4. the camping is to be provided for the travelling public only and any stay be limited to no longer than 3 nights which may be extended to no more than 7 nights with the proviso that there is no adverse affect on local licensed caravan and/or tourist park owners;
 5. camping, in today's terms, includes a stay in a caravan;
 6. the area should clearly be a camping area, not a caravan park as such, with the facilities provided consistent with a camping area i.e. BBQ's, benches, rubbish bins, toilet facilities, tap water, showers;
 7. on-site accommodation and facilities such as kiosk, laundry and associated facilities are not to be available (the travelling public should use the facilities within the town/area) - a concern is that additional improvements may be provided that would tend towards a commercial caravan park which is not appropriate; and
 8. a management plan is required whether the area is to be managed by the trustee (by issue of trustee permits) or by a lessee under a trustee lease. Some of the considerations of the management plan could include, depending on the location etc
 - Sanitation
 - Litter control
 - Weed and bushfire management
 - Water quality particularly if near a waterway or underground water
 - Land degradation
 - Length of stay for campers
 - Type of camping facilities to be provided

Where it is determined that an existing secondary use is inconsistent with the purpose of the trust land options for consideration include:

- Allowing the use to continue under a trustee lease if it does not diminish the purpose of the trust land, in terms of section 59(2) of the *Land Act 1994* and relevant policy; or
- If it can be demonstrated that the whole or part of the trust land is no longer required for its gazetted purpose:
 - Revocation of the trust land, or excision of the area from the trust land for further dealing under the *Land Act 1994*; or
 - Changing the purpose of the trust land to a more appropriate community purpose that would accommodate the existing secondary use; or
- Cancelling the trustee lease (or trustee permit) and/or requiring the existing secondary use to discontinue.

An existing inconsistent secondary use may continue in circumstances where:

- It can be demonstrated that the requirement for a secondary use to discontinue is not feasible on

- technical or planning grounds; and
- The community has not raised valid concerns; and
- The requirements of a management plan are addressed; and
- The trustees declare that they are satisfied that the occupation does not diminish the purpose of the trust.

The purpose of trust land may be changed through application by the trustee, provided a full management plan has been completed, including extensive community consultation, and the requirements of the *Land Act 1994* are satisfied, including section 16 of that Act.

Public Access

Access by the public to community purpose trust land, provided the community purpose does not restrict the right of the public to be there, is to be maintained and protected.

Exclusion of the public from particular areas of community purpose trust land resulting from the placement of facilities for the benefit of specific user groups will be discouraged unless, following appropriate consultation, it is clear that the community supports the establishment of such facilities.

Fencing for exclusive use of one group of people, and management practices which discourage access by the general public to fields and similar facilities, will not be permitted, except in the limited circumstances described in the section of this policy entitled "Management and Protection of Assets".

Management and Protection of Assets

Fencing for security and safety purposes will be accepted on trust land.

Fencing is permitted in the following instances:

1. to protect the safety of participants, spectators and the public from danger associated with uses of the trust land.
2. to restrict vehicular movement onto and within the trust land.
3. to protect significant capital works investment on the trust land by governments, trustees, trustee lessees and community organisations.
4. to manage crowds at events, when fencing is of a temporary nature.
5. to delimit the boundary of the trust land where the adjoining land use requires limited public access.

Where fencing is erected for the above reasons, the trustee and the trustee lessee are required to provide notification on the fencing or gate posts of either the hours the trust land is open to the public such as at a botanic garden, or the hours of exclusive use for training and events, such as at a football ground.

Commerciality

Except in the limited circumstances provided in this policy, use of community purpose trust land by a stand-alone commercial enterprise that makes a profit for the benefit of the owner or shares the profits with private shareholders is inconsistent with the purposes of the community purpose trust land and will not be allowed.

Where a secondary use with a commercial component appropriately services the activity of the patrons of trust land, that enterprise may operate under trustee lease (or trustee permit) at an appropriate return to the trustee.

For existing activities with a substantial commercial component on or adjoining community purpose trust land, careful consideration is to be given to expansion or redevelopment proposals before approval can be given to trustee leasing or excision from trust land - refer to the section "Uses Inconsistent with the Purpose

of the Trust" in the Guidelines For Secondary Use of Trust Land for when it would be suitable to excise an area from trust land for this purpose.

Further, any excision of an area from trust land must have regard to other provisions of the *Land Act 1994*, particularly relating to assessment of most appropriate tenure and use, and priority.

Clubs, Liquor licences, Gaming Machines and Entertainment

Major club venues with liquor licences and permits, gambling facilities (Note: generally, KENO and TAB facilities are not permitted, unless KENO and TAB facilities are present on the trust land and have previously been authorised by the Department), entertainment and the like could be seen by some as inconsistent with the purposes of community purpose trust land and their continued location on such land is to be managed.

It is recognised that a considerable number of these venues already exist in Queensland on trust land. Established Clubs may remain on community purpose trust land if they are well established and accepted by the community. A management plan may be required for trust land on which existing clubs are situated.

It is preferred that major club venues be issued with a trustee lease with an appropriate rental to the trustee instead of excising the land from the trust land and issuing a term lease. Size and scale of the existing establishment and the intent of the venue should guide the decision.

Major expansion of existing clubs on community purpose trust land, and the associated issue of a trustee lease, will only be permitted following appropriate community consultation as part of a land management planning process.

Proponents of new clubs of major size on community purpose trust land should not have an expectation that they will be given preference in the allocation of such trust land. Consideration may be given, however, to the issue of a trustee lease following appropriate community consultation as part of a land management planning process to determine whether the use is appropriate for the trust land.

Alternatively, for proposed new clubs of major size, consideration may be given to excision of part of the community purpose trust land for the purposes of allocating a term lease or freehold tenure, following appropriate community consultation to determine whether the trust land is still required for its dedicated purpose, and the other relevant requirements of the *Land Act 1994* are satisfied.

Any management plan required in response to new or existing club activities should identify future planned developments on the site for all sport and recreation activity areas and clubhouses. A management plan requires community consultation on acceptable uses of the community purpose trust land and this public opinion will be considered in the approval of uses of the trust land.

A management plan for the trust land may also be required for venues that have or are considering the introduction of liquor licences and permits and gaming machines. The circumstances in which a management plan may be required in relation to liquor licences or permits or gaming are shown in Appendix 1 to the Guidelines.

Clubs experiencing financial and operating difficulties will be encouraged to consult with the trustee and community about options for use of the facilities including amalgamation with other users.

Appropriate facilities to service the activity needs of Surf Life Saving Clubs (boat storage, training, lookout towers etc) will continue to be allowed on community purpose trust land.

Third party signage

Third party signage (other than sponsorship signage), including freestanding billboards and advertising structures of all sizes are considered to be an inconsistent use of community purpose trust land (other than

for trust land that is for only for drainage purposes but the trustee lease provisions of the *Land Act 1994* and *Land Regulation 1995*, and the requirements of this Policy still apply).

Existing structures will be phased out as a use for other community purpose trust land. The requirements of this Policy though for third party signage (eg.billboards) on operational trust land do not apply.

Other signage, including sponsorship signage

Directional, interpretative, place name and operational signage will be accepted on community purpose trust land, provided it relates to the community purpose trust land, approved secondary uses or adjoining public facilities.

Sponsorship signage will be accepted, including freestanding or on the internal and external fencing of sports ovals and on associated buildings and structures. In addition to the sponsor's name, the signage may display the sponsor's contact details.

Political signage is not acceptable on trust land. An exception is if the local member is a patron of or sponsors the club - signage to that effect is acceptable e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

Telecommunications Facilities

Development of telecommunications facilities on community purposes trust land will be discouraged unless a direct public benefit to the surrounding community can be demonstrated.

In considering applications for the establishment of telecommunications facilities on community purposes trust land by way of a trustee lease, the trustee may require the proponent to demonstrate that such facilities meet a community need and that their placement represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

The trustee lease will include appropriate conditions for the return of the site to its original condition following the decommissioning of the facility or a further trustee lease is not issued upon expiry.

Local Government Services and Utility Infrastructure

Local Government may approve the placement of essential utility infrastructure (*see definition "Essential Utility Infrastructure" under "Definitions"*) on trust land under the trusteeship of that local government provided there are no viable or practical alternatives for such infrastructure. Such uses, if approved, are to be supported by an appropriate management plan.

Local Governments may be permitted to place on trust land specialised services compatible with a trust land environment, such as a tourist information booth, provided an appropriate management plan is prepared. If operated by persons other than Council, a trustee lease will be required.

Car parking facilities may be placed on trust land provided the facilities enhance the enjoyment of the trust land for the community purpose for which it was set aside. They must not be intended to service adjacent commercial development on non-trust land.

Services that relate to local government's operational business, such as local government offices, libraries and depots must not be placed on community purposes trust land. They can be placed on operational trust land with an appropriate purpose.

Common Lake Areas

A lot created for a common lake area under a reconfiguration of a freehold lot under the *Sustainable Planning Act 2009* should be taken in fee simple by the local government to be held in trust.

Any existing common lake areas in a reserve under the *Land Act 1994* are available for the unrestricted use of the public for the purpose for which they are reserved (e.g. recreation) and any structures to be affected on the reserve under any leasing arrangement (jetties, pontoons, etc) should not restrict the public use.

Leases over common lake areas are also not to include conditions permitting the trustee to charge maintenance or usage fees to the owners of lakeside subdivisional lots.

Community Markets

The use of community purpose trust land for community markets is allowed but will be subject to the provision of a full management plan.

Prior to approval being given for commercial operators to operate stalls, consideration must be given to the impact such operations may have on locally established businesses and the views of the community as determined through the land management planning process.

The rent obtained from commercial operators at community markets should reflect the nature of the commercial use.

Periodic Uses

Periodic uses will be allowed on community purposes trust land. The scale of the event or activity may require restriction of public access through placement of temporary fencing or barriers. The trustees are encouraged to charge an appropriate fee for the use of the land for the period of usage.

Grazing and agistment of stock on undeveloped trust land is considered an acceptable land management practice in rural locations, provided environmental harm does not result from the activity. However, the secondary use of Camping Reserves and Water Reserves or similar trust land used by travelling stock adjacent to Stock Routes will not be allowed if the local government stock route network management plan precludes such secondary use.

Access for Traditional Activities

Access by indigenous people to community purposes trust land for the purpose of carrying out organised traditional activities is allowed, provided the traditional activity does not pose an unreasonable risk to the health or safety of any person.

In considering applications for conducting organised traditional activities on community purposes trust land, the trustee lease may require the indigenous party to demonstrate that they are members of the traditional owners to the land.

The use of community purpose trust land for the purpose of carrying out traditional activities may be subject to the provision of a management plan.

Term of Trustee Leases

The *Land Act 1994* provides for a maximum term of 30 years for trustee leases and trustee subleases.

Trustee leases for sporting clubs or for charitable purposes will be for a maximum term of 20 years unless otherwise approved by the Minister.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits:

Any proposed rent for secondary use of trust land (including operational trust land) is to be established with consideration of management objectives for the trust land and community benefit. In accordance with section 63(2) of the *Land Act 1994* the most appropriate rent is to be charged, having regard to the use of the land and community benefit.

The rental charged for any trustee lease or trustee permit shall be consistent with and have regard to the level of intensity of the use, the rent paid for similar uses on private land, the viability of the activity, the benefit to the community of the activity and the trustee lessee's or trustee permittee's particular circumstances.

The option of trustees receiving a minimal rent or, alternatively, an in-kind contribution through maintenance works or provision of facilities, may be appropriate in some circumstances. Such commitments in lieu of rent are to be recognized in the conditions of trustee leases or trustee permits.

While the determination of appropriate rent is a matter between the trustee and any trustee lessee or trustee permittee, the Minister may request a report on the financial activities of a trust to ensure that appropriate rental is being charged.

GUIDELINES FOR SECONDARY USE OF TRUST LAND

Making Decisions about Secondary Use of Trust Land

The key element for consideration when assessing an application for secondary use of trust land is whether the proposed secondary use is appropriate to the qualities and capabilities of the original purpose the trust land was set aside. This same assessment is performed when determining the primary use for trust land.

The consideration and determination of whether the use is the most appropriate, or simply an appropriate use, can be a complex process and requires the gathering of significant data and the balancing of many factors.

To assess an application for use of trust land, the following five (5) criteria can be used:

- Strategic value - the proposed use should be appropriate to the strategic value of the land's capabilities;
- Consistency with primary use (if applicable) - the proposed use should be consistent with the designated purpose of the trust land and should also facilitate or enhance, not diminish, the purpose of the trust land;
- Commerciality - the strength of the commercial motive behind the proposed use and whether it will have a negative effect on the public interest, needs consideration;
- Exclusivity - refers to secondary occupation which excludes use by the wider community; and
- Incremental progression and forward planning - the proposed use may contribute to an incremental chain of events that lead to a final outcome quite different from that initially intended.

Detailed comments on the application of the above criteria are set out in Section 2 of the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Trust Land Management Plans

The basis for the Department requiring a management plan for community purpose trust land is contained in section 48(a) of the *Land Act 1994*. The preparation and implementation of a management plan is consistent with trustees' administrative functions defined in section 46 of the *Land Act 1994*.

It is recognised that, at the outset, the costs of preparing management plans for trust land may appear prohibitive for some trustees. However, it is considered consistent with the objects of the *Land Act 1994* that a land management planning regime in respect of individual reserves/DOGITs or a network of trust land is appropriate.

Where there are many reserves/DOGITs with the same or complementary purposes within a local government area there may be a need for a management strategy or trust land network approach over a part of or the whole local government area to minimize costs and unnecessary duplication.

Where there is a requirement under the *Sustainable Planning Act 2009* (SPA) for approval to be obtained for a material change of use (MCU) in conjunction with an application for secondary use, if timed with the preparation of the management plan, community consultation processes under SPA may substitute for all or part of a management plan consultation process appropriate to the particular case.

Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) will be required prior to a MCU development application being lodged under SPA - such evidence of resource entitlement may be given once the trustee and/or applicant accept the (conditions of) offer.

Therefore, a condition of approval to and offer for the secondary use (e.g. trustee lease or an inconsistent action) is that a suitable management plan is required, including evidence of community consultation being provided to the Department on submission of the management plan, prior to any secondary use being allowed.

Guidelines for the preparation of a management plan are contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:

http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf

<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Consultation may include, for example:

- Basic Management Plan - consultation with trust land users and adjoining owners (e.g. letters, meetings); advertising in local newspapers; and a community meeting.
- Full Management Plan - consultation with trust land users and adjoining owners and businesses in the area (e.g. letters, meetings); distribution of information brochures; advertisements in local and regional newspapers; a series of community meetings; requests for written submissions; workshops to develop planning objectives and strategies; and public display of the proposed management plan.

Management Plans should be reviewed periodically in accordance with changing use patterns and changing community expectations.

Limit on Intensive Development

An existing trust land network will contain a hierarchy of developed infrastructure to support the purpose of individual reserves and DOGITs comprising that network.

As a general guide, a proportion of the land area of community purpose trust land may be used for intensive secondary use, where this supports the better management of the trust land in accordance with its primary purpose and/or is in the best interest of the community.

The term "intensive secondary use" of community purpose trust land refers to uses of trust land such as club buildings (licensed or otherwise), halls and pavilions, and specialised sporting facilities (e.g. bowling greens, tennis courts, hockey fields, netball courts, skate parks). The meaning of this term is as opposed to low impact use of community purpose trust land such as unfenced sporting arenas, undeveloped open space, bushland, nature trails and children's playgrounds. Generally, there will be access restrictions imposed upon "intensive" uses due to the nature of these activities i.e. security and management of facilities and premises is necessary.

An assessment of the capability of community purpose trust land to accommodate intensification of secondary use should follow a land management planning exercise which takes into consideration other land available for the community in the wider area. The "wider area" may be the whole or part of a Local Government Area and the community must be consulted as part of the land management planning exercise. Reference could be made to existing Local Government Recreation and Open Space Plans.

The Department's previous policy required more intensive secondary uses (eg. licensed clubs) to be excised from community purpose trust land following termination of trustee leasing arrangements and a term lease issued to the secondary user. However, experience has shown that excisions of this type result in fragmentation of the land area of the community purpose trust land and erosion of the land available for community purposes.

The ability of trustees to apply rental obtained through trustee leasing arrangements to the management of the trust land is also removed when areas are excised from the trust land in this way. Where continuation of trustee leasing arrangements is considered appropriate and is supported by the community, the Department will not insist upon excision of existing intensive secondary uses from community purpose trust land. Excision may be appropriate in circumstances described in the section entitled "Uses Inconsistent with the Purpose of the Trust" below.

Given that trends in recreation activities and community needs change over time, the land parcel should remain a component of the community purpose trust land allowing for its use to change over time. Each case is to be assessed in its own right.

Additional development and infrastructure associated with intensive secondary use should be concentrated in existing developed areas of community purpose trust land rather than scattered throughout. This will maximise the availability of the balance of the community purpose trust land for unrestricted public access.

Uses Inconsistent with the Purpose of the Trust

An inconsistent use of trust land is where a secondary use conflicts with the purpose for which the trust land has been dedicated, for example, a Reserve for Park purposes which has a licensed clubhouse situated on it.

A broader consideration of the community benefit that may accrue from an inconsistent use, or a use which is substantially commercial in nature, is permissible under this policy (Note that a trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under the *Land Regulation 1995*, including that a trustee permit must not allow the construction of structural improvements, although existing structural improvements on the trust land may be used or modified).

Factors that may be taken into account when considering inconsistency of secondary use include:

- the extent to which the inconsistent use supports the maintenance of the trust land, and
- previous positive involvement in development of the trust land for general public use (e.g. provision of infrastructure, range of community activities provided and outcomes in terms of improving the quality of life for the community).

The option of excising an area from the trust land should be given careful consideration as it is often preferable for the trust land to remain intact for the community purpose for which it was originally dedicated,

to tolerate an interim use that can be phased out or to leave an existing secondary use to continue uninterrupted.

Where conflicts cannot be resolved between inconsistent uses on trust land and other community uses it may be appropriate to exclude these from the body of the trust land. This may be achieved by partial revocation of the reserve and allocation of a more appropriate tenure to the inconsistent use.

Excision of land may be a consideration where freehold land owned by a trustee adjoins trust land and a lease is required for a use that overlaps the reserved and freehold land (e.g. two types of leases - trustee lease and lease over freehold). Subject to the Minister being satisfied under the *Land Act 1994*, that the affected part of the trust land is no longer required, rationalisation of the tenures through such an excision will simplify leasing arrangements in those instances.

Cancellation of an existing trustee lease or requiring a secondary use which is not subject to a lease to discontinue may be considered when the use is clearly detrimental to the purpose of the trust land. The user and trustee must be consulted prior to making any decision as to cancellation or removal of a secondary use.

Activities that currently occur on community purpose trust land which are inconsistent with the purpose of the reserve are to be progressively removed from the trust land if their continued presence will interfere with the general public's enjoyment of the trust land.

Some activities may be located on community purpose trust land as a result of historical circumstances and the use may be well established in a particular location. Consideration to their retention may be given on a case by case basis. Such consideration is to take into account community views, potential costs to the trustee lessee and the community of relocation and the availability of alternative trust land in the locality to meet community needs.

The purpose and intent of community purpose trust land to meet public interest will be demonstrated through the management plan and its implementation. The need for a proposed change in the intent and purpose of community purpose trust land will be demonstrated through a full management plan at the time of request of the change.

Some local government operational activities take place on community purpose trust land. These may be permitted to remain where no alternative site is available. Their existence needs to be documented in the management plan.

Additional information about considering the matter of inconsistent use is contained in the Department's *Land Management Planning for Reserves or Deeds of Grant in Trust Information Kit*, available at:
http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf
<http://www.derm.qld.gov.au/land/state/pdf/land_planning_kit.pdf>

Public Access

The importance of preserving public access to appropriate community purpose trust land is promoted in the community purpose object of the *Land Act 1994*. The term "public access" includes the right of individuals to access trust land as well as the right of community organisations and legitimate users of trust land.

Activities that can adversely affect community access to community purpose trust land are:

- The establishment of facilities that exclude the general public;
- Management practices and intensive use of playing fields such as frequent scheduling of sports training and competition;
- The fencing of playing fields to enable charging on match days and exclusion of the public at other times;
- Fencing for security and safety purposes.

Due to significant levels of capital investment in community and sporting facilities these premises will require on-site management and security for a significant part of the day. Management and security practices tend to further discourage public access including from areas (such as adjoining playing fields) which the public do have a genuine right of access over.

Management and Protection of Assets

Restriction of access across or within community purpose trust land has occurred in the past but is not permitted under the *Land Act 1994*. Flexibility in the policy acknowledges situations where limiting or restricting access is in the public interest or to the benefit of the community.

Restriction of access by way of fencing is seen as important in the following circumstances:

- *To protect the safety of participants, spectators and the public from adverse consequences of uses of community purpose trust land*. Safety measures such as fencing are sometimes necessary at sporting facilities for the safety of both players and spectators. Examples include existing shooting facilities (gun clubs, rifle ranges, archery fields, etc); high fencing on sports areas, such as baseball and softball diamonds safety fencing, tennis courts, and restricted entry to areas which may be dangerous such as swimming pools; fencing around areas used for vehicular activities including racing of cars and motorcycles; and areas used for animals such as horses and dogs. The purpose is separation for safety reasons.
- *To restrict vehicular movement onto and within the community purpose trust land*. The purpose is management of vehicular activities within the community purpose trust land, such as vehicle parking, access to locations, and through traffic. Additionally, it may be used to separate vehicle, human and animal activities, as may be the case for a Recreation Reserve with a pony club use.
- *To protect significant infrastructure investment on the community purpose trust land*. Often where there has been significant investment in facilities, such as synthetic surfaces for hockey and athletics, multi-purpose and indoor sport and recreation facilities, there is a management imperative to deter vandalism and protect infrastructure from inappropriate use due to the cost to the community of replacement. Fencing and security patrols may be introduced as protective measures.
- *Temporary fencing, to manage crowds at events* including sporting events, carnivals, festivals, triathlons, etc. This allows for the charging of an entry fee, the management of the activity, and the security of patrons during the event.
- *Delimitation of the boundary where abutting properties and their uses require limited access by the public*. Examples include freehold land for residential and commercial activity adjoining community purpose trust land; reserves for operational purposes such as sewage treatment and water reticulation and drainage adjoining community purpose trust land; and transport corridors.

Guidelines are available from Queensland Police Service on design of buildings and fencing for reduction of crime.

Commerciality

Defining commerciality on community purpose trust land is made difficult by the diversity of organisations which operate on these lands and which obtain a revenue stream through commercial activities.

In simple terms, "commercial" may mean the exchange of money for goods and services regardless of what the money is used for.

In the case of clubs, they are not-for-profit organisations. This is because all net proceeds of clubs must be expended on the provision of facilities and services and other benefits to the club membership and the local community. Therefore, no individual or group is able to derive personal profit from the operations of a club, except under normal commercial arrangements for the provision of goods and services.

A "stand-alone commercial enterprise", for the purpose of the policy, is one which obtains the majority of its

business from customers who are not necessarily reserve users e.g. passing trade on a highway adjoining a reserve.

An appropriate return to a trustee for a trustee lease (or a trustee permit) for a use with a commercial component which appropriately services the activity of the patrons of trust land means that the rent charged, in accordance with section 63 of the *Land Act 1994*, is to be the most appropriate rent having regard to the use and the community benefit and purpose of the trustee lease or trustee permit. Refer also to the section of the policy and guideline titled "Determination of Appropriate Rental for Trustee Leases and Trustee Permits".

Enterprises such as a kiosk within a botanical gardens reserve are commercial in nature but may be complementary to the primary purpose of the trust land. This is an alternative to excising the land containing the commercial use from the community purpose trust land.

Examples of commercial uses which may be permitted on community purpose trust land, in appropriate circumstances, include:

- Uses that provide a highly desirable service to reserve users such as kiosks and cafes (the foods served limited to snacks and light meals);
- Commercial recreation events such as trade shows, fairs, festivals, seasonal outdoor cinemas and weekend markets, which are open to the public and which do not rely on the construction of new and extensive permanent structural improvements or which involve limited improvements intended for temporary use that do not adversely impact on the primary purpose of the trust land. Community consultation, through the land management planning process, would need to consider implications of the proposed use;
- Commercial/contracted management of swimming pools and halls; and
- Uses such as ice-cream vendors and equipment hire (e.g. sailboards, surf-skis, etc) which are required to be licensed and controlled in accordance with a local government Local Law.
- Camping on a showground as outlined previously

Clubs, Liquor licences, Gaming Machines and Entertainment

Clubs are not-for-profit organisations that may be run on business principles with any surplus used to support the activities of the organisation. Club activities may be considered an appropriate use where community benefit is demonstrated, and the community accepts the location of such a club on trust land.

It is considered that a supporters club does not always have to be located at the same site as the primary club activity and as such may be better located on tenures other than community purpose trust land.

Bowls clubs and the like have a long tradition of being located on community purpose trust land. Some of these clubs may experience financial difficulties through changing community preferences and other circumstances beyond their control. In some instances where several clubs exist in a locality, and are experiencing similar difficulties, they may be encouraged to amalgamate so that the benefit of their activity remains within the community. The land management planning process identifies possible uses through the consultation process.

Surf life saving is considered to be an essential service to the community. The primary need for this user group is access to the beach to undertake the activity. Additional facilities to support the life saving activities are generally located in close proximity to the beach access point. Any structures are subject to local laws and other legislation. These facilities will be allowed on community purposes trust land.

Regulations under other legislation should be considered for development on coastal foreshores, for example, the *Environmental Protection Act 1994* and *Coastal Protection and Management Act 1995*, and development approval under the *Sustainable Planning Act 2009*. Evidence of resource entitlement from the Department (other than for trust land where the trustee is another State Department) is needed prior to lodging development applications, and will be considered on a case-by-case basis.

Third party signage

All existing approvals for third party signage (billboards and other advertising structures) will not be re-issued at the time of expiry of that approval (other than for trust land that is only for drainage purposes, but subject to the trustee lease and trust permit provisions of the *Land Act 1994* and Land Regulation 1995, and the requirements of this Policy). No new approvals will be granted for other community purpose trust land.

Other signage, including sponsorship signage

The design of directional, interpretative, place name and operational signage should be consistent with the relevant requirements of the local government.

Sponsorship signage may be freestanding, or on internal and external fencing. Internal fencing refers to fencing around the oval/field/playing area. External fencing refers to fencing on the external boundaries of the community purpose trust land.

Political signage is not acceptable, other than if the local member is a patron of or sponsors the club e.g. Tony Smith, Member for Brisbane sponsors the Cougar Soccer Club.

All signage is to comply with local government planning schemes, local laws and policies.

Telecommunications Facilities

Telecommunications facilities are more appropriately sited on tenures other than community purpose trust land, such as freehold, leasehold issued for telecommunication purposes or reserves for operational purposes. However, there are situations where the establishment and/or maintenance of telecommunications facilities on trust land is required to directly service or provide enhanced telecommunications coverage or local network capacity to the surrounding community. In such circumstances consideration may be given to the location of telecommunications facilities on trust land where the proponent is able to demonstrate that the placement of such facilities represents a superior siting option on technical or planning grounds to other alternatives considered in the locality.

A suitable management plan would be required in these circumstances.

Common Lake Areas

New applications for reconfiguration of a lot that involve creation of common lake areas should vest the land required in fee simple to the local government to be held in trust.

Local Government Services and Utility Infrastructure

Minor operational facilities, such as a site maintenance depot within a botanical gardens reserve, are permissible secondary uses of trust land if identified within a management plan for the trust land.

Community Markets

Markets should generally be restricted to:

- The sale of cottage industry and craft products such as hand-made leather goods, pottery, woodworking, sewing, cooking etc and locally grown plants, fruits and vegetables, made or grown by the stallholder or their family;
- The sale of second hand goods;

- The sale of refreshments; and
- Children's rides

Local governments often have guidelines for the management of community markets. These are to be used for the management of the community markets on trust land, and should be discussed in the management plans.

A commercial operator, for the purpose of this policy, is defined as a person who runs a registered business, any profit from which is kept by that operator or shared with private shareholders. Usual operations of the business may occur from a fixed location or be carried out in mobile form.

Periodic Uses:

In determining the effect of a periodic use that may be inconsistent with the purpose of the trust land, the extent and impact of any inconsistency is to be considered. Impact includes effects on the physical environment, and the social and economic impact of the activity on the local community. Consideration is to be given to the impact of events of short-term duration as against the regular land use.

Some examples of periodic uses include carnivals, festivals, circuses, conventions, and the like.

An appropriate fee for the use of the land should be compared to other rents, fees and charges by the local government for similar activities.

Access for Traditional Activities

Access by indigenous people to community purpose trust for the purpose of carrying out organised traditional activities may be allowed where the traditional activity does not pose an unreasonable risk to the health or safety of any person.

The duration of the organised traditional activity should in most instances not exceed one (1) day; and two (2) consecutive days is the likely maximum time required to conduct the traditional activity.

Any authority given to access community purpose trust land for the purpose of conducting a traditional activity must be conditioned on the following -

- **Use of firearms** - There will be no firearms brought onto the community purpose trust land.
- **Lighting of fires** - There will be no lighting of fires unless, where it is required by Law, the indigenous person has an authority of permit to light a fire; and the lighting of fires is for the performance of traditional ceremonies; and public safety or property is unlikely to be endangered; and the trustee has consented to the indigenous person lighting the fire.

Term of Trustee Leases

Experience has been that the majority of clubs operating on community purpose trust land require a lease term of no greater than 20 years.

Determination of Appropriate Rental for Trustee Leases and Trustee Permits

Trustees need to determine appropriate rental for commercial activities that service the needs of the users of the reserve. The Trustee will need to retain relevant records to prove that the proceeds are used for the development and maintenance of the trust land or for other grouped trust land in the area. Trust funds usage is at full disclosure to the public. Peppercorn rental is not considered appropriate where a user group has the ability to contribute to the cost of maintenance of the reserve or the specific area it utilises. With the approval

of the chief executive under section 62 of the *Land Act 1994*, trust land with the same or complementary purposes may be grouped for the purpose of enhancing the financial and general management of the trust lands. In the case of management plans that deal with a network of trust lands, approval may be sought from the Department to apply rental collected from secondary use on reserves within a group of reserves to other reserves within that grouping. In addition to gaining approval of the Department to a network management plan for trust land, local government trustees will need to seek the chief executive's approval to proposed groupings under that plan.

Appendix 1 - WHEN IS A TRUST LAND MANAGEMENT PLAN REQUIRED?

Management Plan - Not Required	Basic Management Plan Required - Some consultation(see Guidelines)	Full Management Plan Required - Extensive consultation (see Guidelines)
<p>Criteria</p> <ul style="list-style-type: none"> No change, or minimal change to an existing use consistent with the trust land Small reserve managed as part of a network with a full management plan in place for the reserve network New lease for an existing secondary use of low intensity No liquor permit other than for specific events No gaming machines on premises No community concerns have been raised No environmental concerns have been identified Grazing for pasture and environmental management 	<p>Criteria</p> <ul style="list-style-type: none"> Intensification of an existing secondary use New secondary use of low intensity Liquor permit/licence other than a General, Club or Special Facilities Licence Existing gaming machines on premises with a proposed increase of fewer than 20 machines Use by indigenous persons for conducting an organised traditional activity for periods of 3 days or more at any one time Some exclusive use and public exclusion is evident in the secondary use Community consultation is desirable Minor essential utility infrastructure and/or specialised services <p>Examples of intensification include</p> <ul style="list-style-type: none"> Night lighting Extension of hours of operation Activities where the effect of noise needs to be considered Activities which generate increased vehicular traffic 	<p>Criteria</p> <ul style="list-style-type: none"> Significant intensification of an existing secondary use New lease for an existing secondary use of high intensity New secondary use of high intensity General, Club or Special Facility Liquor Licence Existing gaming machines on premises with a proposed increase of 20 or more machines Exclusive use and public exclusion is evident Community markets Community consultation is essential and serious concerns might already have been expressed Essential utility infrastructure and/or specialised services Proposed change in the purpose of the reserve Where an existing use is inconsistent with the purpose of the reserve <p>Examples of intensification include:</p> <ul style="list-style-type: none"> Potential multi-purpose conflicts Conservation issues Contaminated land issues Use threatens visual and scenic amenity Use for major events on regular basis Community markets going from say monthly to weekly Expansion of buildings Affects on local businesses
<p>Example: New lease for an existing small sports club lease with no intensification of use</p>	<p>Example: Existing tennis club on a Recreation reserve wants to install court lighting to enable night competition.</p>	<p>Example: Proposed major building extension to Licensed Leagues Club situated on trust land for recreation purposes</p>

Note: The criteria are examples of when a particular type of management plan is required. They are intended to be a guide when considering individual cases.

Responsibilities

All officers with appropriate delegations under the *Land Act 1994*, in particular State Land Asset Management officers within regions.

Definitions

Community Purpose - is the primary purpose for which a reserve or DOGIT may be used in accordance with the *Land Act 1994* .

Community Purpose Trust Land - is trust land dedicated or granted for a community purpose as defined in Schedule 1 of the *Land Act 1994* e.g. gardens, parks, recreation, showgrounds and sport.

Department - the Department administering the *Land Act 1994* and that department's successors.

Essential Utility Infrastructure - facilities, services and works which are required as a public service but which would not diminish the purpose, amenity and enjoyment of the community purpose trust land. Examples could include pump sites, generators, switchboards, drainage works or telecommunications facilities but would not include major public utility installations such as water supply dams, sewage treatment works, electricity substations and the like.

Not-for-profit (or Non-profit) - referring to organisations established in terms of legislation including the *Associations Incorporation Act 1981* (Qld) or a company limited by guarantee under the *Corporations Act 2001* (Cwth), means an entity established for some motive other than the hope of making a profit for individual gain.

Operational Business (Local Government) - includes libraries, health and welfare facilities, aged care facilities, tourist information centres, water supply, sewage treatment works, aerodromes, electrical works, local government offices, pounds, quarries, refuse disposal facilities and works depots.

Operational Purpose - is the purpose for which a reserve or DOGIT set aside under the repealed *Land Act 1962* may be used (e.g. Reserve for Local Government purposes) other than where its designated purpose is a community purpose.

Operational Trust Land - is trust land which was set aside under the repealed *Land Act 1962* , unless its purpose is a community purpose as defined in Schedule 1 of the *Land Act 1994* . It is then "community purpose trust land". Examples of operational trust land are reserves for local government purposes and school reserves.

Secondary Use of Trust Land - occurs when a person or organisation, other than the appointed trustee, obtains approval from the trustee to use the trust land under a trustee lease or trustee permit, or where the context permits, an inconsistent action undertaken by the trustee.

Traditional Activity - means the following activities carried out in accordance with the relevant indigenous tradition:-

- hunting, fishing, gathering or camping;
- performing rites or other ceremonies; and
- visiting Significant Aboriginal Areas.

Trustees - are appointed by the Minister to manage trust land consistent with achieving the purpose of the trust and other duties as required under the *Land Act 1994* .

Trustee Lease - is a lease of trust land issued by a trustee to a trustee lessee, with the Minister's approval under the *Land Act 1994* .

Trustee Permit - is a permit to use trust land issued by the trustee to a trustee permittee in accordance with guidelines prescribed in the *Land Regulation 1995* .

Trust Land - includes reserves and deeds of grant in trust (DOGITS) dedicated or granted for a community purpose in terms of the *Land Act 1994* , including those in existence at the commencement of the Act (i.e.

community purpose trust land), and reserves and DOGITs set aside for an operational purpose in terms of the repealed *Land Act 1962* (i.e. operational trust land), but for the purpose of this policy excludes reserves and DOGITs granted for the benefit of Aboriginal and Islander Inhabitants, or Aboriginal or Torres Strait Islander purposes, or the provision of services beneficial to Aboriginal people or Torres Strait Islanders particularly concerned with land. Refer also to the definitions of "community purpose trust land" and "operational trust land".

Legislation

The following sections of the *Land Act 1994* and the *Land Regulation 1995* apply generally to reserves and DOGITS:

- Sections 4 and 30 to 92 *Land Act 1994*
- Sections 3 to 5R *Land Regulation 1995*

Section 52 of the *Land Act 1994* regarding an inconsistent action

Sections 57 to 66 of the *Land Act 1994* and sections 3 to 5H of the *Land Regulation 1995* refer specifically to trustee leases and trustee permits.

Appendix 2 – Summary of Community Consultation Workshop issues and comments

Key Issue	Issue	Adams Beach	Bradbury's Beach	Amity Point	Adder Rock	Thankful Rest	Cylinder Beach	To be dealt with in the LMP	To be dealt with in the Lease	To be dealt with by RCC
Land management	Foreshore erosion - loss of camping ground area and camping sites as well as visual amenity			✓	✓		✓	✓	✓	✓
Business Models	Why can't Council run the Holiday Parks as a separate business Unit	✓	✓	✓	✓	✓	✓			✓
Maintenance	No obvious return of fees back to the parks for upgrading facilities			✓						✓
Amenities	Why wasn't sewage upgraded years ago			✓						✓
Maintenance	Why are our fees continuing to increase without any return back to the Parks	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	Playground put in the Park without any communication			✓				✓		✓
	Restrictions for Storage Vans owners and campers over Easter			✓						✓
Security	Frequency of security inspections in-adequate i.e. one drive through per night at the same time	✓	✓	✓	✓	✓	✓		✓	✓
Access mobility	Access mobility for campers and visitors to the park. One cabin has a ramp but has no toilet facilities			✓				✓	✓	✓
Health & Safety	Management of grey and black water from temporary vans			✓				✓	✓	✓
Statuary compliance	Compliance with standards for fire hose and other fire extinguishers within the park			✓				✓	✓	✓
Statuary compliance	Storage of gas cylinders differing directions and rules between RCC and State Authorities			✓						✓
Emergency services	Emergency access through the boom gates			✓				✓	✓	✓
Fees	Capping rental fees for permanents and storage van owners			✓					✓	✓
Financial Management	Need to ensure the facilities can manage for more people to improve income			✓						✓
Health & Safety	Need to maintain environmentally sensitive areas and values of the park i.e. Grey water and sewage			✓				✓	✓	✓
Facilities	Camp sites are good			✓						
Facilities	Existing facilities are poor!			✓					✓	✓
Facilities	Requires more and improved facilities for children i.e. Formal and informal play areas			✓					✓	✓
Facilities	Visitors come for the natural environmental and as such more activities and natural settings are required			✓					✓	
Park Management	Need to maintain the existing relationship between Park patrons and adjacent local community			✓					✓	
Park Management	Carrying capacity of the park needs to be considered			✓				✓	✓	✓
Business Models	Will the parks remain as Holiday Parks/Camping grounds?			✓				✓	✓	✓

Tenure	Permanent tenants, their future and the future of permanent tenants			✓						✓
Cultural Heritage	Cultural Heritage values within and around the park			✓				✓	✓	✓
Land management	Protection of the foreshore and improve accessibility			✓				✓	✓	✓
Business Models	Financial viability of running the Holiday park	✓	✓	✓					✓	
Park Management	No long term camping			✓				✓	✓	
Access	Access to the Basin area			✓				✓	✓	✓
Security	Security when park is at capacity			✓					✓	
Security	Security of parks during peak periods with no Ranger on site	✓	✓						✓	✓
Park Management	Sign pollution			✓					✓	✓
Business Models	Additional facilities such as shops, licensed facilities, restaurants etc not wanted	✓		✓		✓		✓	✓	
Regulations	Rules and regulations for storage van owners			✓					✓	✓
Off-site issues	No feeding of Dolphins or promotion of feeding of Dolphins at Amity Beach.			✓				✓	✓	✓
Off-site issues	Information about fishing and use of the foreshore and adjacent facilities such as the jetty			✓						✓
Business Models	Maintain family orientation of the holiday parks			✓					✓	
Business Models	Balance between camping sites and storage van sites	✓	✓	✓					✓	
Regulations	Pedestrian access through the park to beach and water			✓				✓	✓	
Business Models	Maintain existing standard of facilities and price structures				✓				✓	
Off-site issues	Parking adjacent to Amity Point Holiday Park			✓						✓
Park Management	Security of tenure for storage van owners	✓	✓	✓	✓	✓			✓	
Park Management	no fencing off of areas within the park			✓					✓	
Park Management	Improve landscaping within the parks	✓	✓	✓	✓	✓	✓			
Park Management	Allow for bush camping within the park			✓					✓	
Park Management	What will be undertaken within the Parks before the successful tendered takes over the parks?								✓	✓
Staffing issues	Staff - ongoing employment			✓	✓		✓			✓

Park Management	Dogs within the park (Dogs are not permitted to be brought into the park by patrons however they are brought in by non-patrons). Needs consistent policy.	✓		✓						✓
Park Management	Storage van owners are reluctant to speak out against relocation and closure of Adams Beach for fear of security of tenure	✓								✓
Park Management	Storage van contracts to 12-2010 and want to know what is happening?	✓								✓
Park Management	Wanting Bradbury's Beach to be a vibrant place		✓						✓	✓
Park Management	Not asking for a lot e.g. Mowing, maintenance, repairs		✓							✓
Staffing issues	wanting a Ranger on-site		✓						✓	✓
Park Management	Sewage - timeliness of repairs and maintenance		✓						✓	✓
Staffing issues	Share Ranger between Adams Beach and Bradbury's Beach	✓	✓						✓	✓
	Family orientated tourist usually go the Point Lookout commercialisation needs to be looked at differently	✓	✓						✓	
Park Management	The Creeks are smelly and require maintenance	✓	✓							✓
Park Management	Council needs to put rules in place so that if the tender is a big business they do not destroy the park for the people who have been there for a long time	✓	✓						✓	
Business Models	Why can't people sell their storage vans?	✓	✓							✓
Business Models	Transfer of ownership (storage vans) - get rid of co-owners	✓	✓							✓
Business Models	respect of fees currently paid	✓	✓							✓
Cultural Heritage	Acknowledge cultural connection	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cultural Heritage	Loss of identify & spiritual connection to all locations and beaches	✓	✓	✓	✓	✓	✓			✓
Cultural Heritage	Loss of access to all locations	✓	✓	✓	✓	✓	✓		✓	✓
Cultural Heritage	Maintaining existing natural environment - middens identification	✓	✓	✓	✓	✓	✓	✓	✓	✓
Off-site issues	No concreting at Amity Point foreshore to stop erosion			✓						✓
Park Management	No casual camping at Adams Beach	✓							✓	✓
Park Management	Amenities not up to standard	✓	✓			✓				
Park Management	Maintenance - mowing and general upkeep	✓	✓			✓			✓	✓
Off-site issues	Erosion maintenance - coastal dunes						✓			✓

Security	Access to park after hours by intoxicated people going home from the Little Ships Club		✓							✓
Security	Theft of property	✓	✓							✓
Park Management	Vandalism and destruction of wildlife		✓							✓
Park Management	Upgrade facilities and amenities such as washing machines, dryers and general maintenance	✓	✓			✓		✓	✓	✓
Park Management	Improve water, electricity and BBQ facilities	✓	✓			✓		✓	✓	✓
Off-site issues	Single light for public BBQ						✓			✓
Park Management	No BBQ facilities at Adams and Bradbury's Beaches	✓	✓						✓	
Park Management	No play areas (children)	✓							✓	
Park Management	Need to upgrade the play areas		✓			✓				
Staffing issues	Staff at SHP limited to undertake checks of Parks if work car unavailable	✓	✓	✓	✓	✓			✓	
Staffing issues	Have to approach Storage Van owners to ensure check-ins are processed in RM's booking system. When we do get to do checks we don't know everyone, no rapport is built with clients.	✓	✓	✓	✓	✓			✓	
Business Models	Economic loss due to no marketing of Adams and Bradbury's	✓	✓						✓	
Off-site issues	Polka Point - Midden Heaps across the island associated with camping grounds & places of significance									✓
Off-site issues	Closure of cemetery - future plans burial on mainland away from traditional place of belonging		✓							✓
Staffing issues	Aboriginal rangers	✓	✓	✓	✓	✓	✓		✓	
Business Models	more employment for indigenous community members								✓	
Emergency services	Vibes Festival - lack of control of consumption of alcohol & other drugs									✓
Emergency services	Regulars get upset by Schoolies - not good for families with children									✓
Emergency services	September schoolies - control of age drinkers and drugs usage.				✓		✓			✓
Park Management	Vibe Festival - overflow to parks with no Rangers	✓	✓			✓			✓	✓
Park Management	Reinstate options for permanency - lack of island affordable accommodation for island residents	✓	✓	✓	✓	✓				✓
Off-site issues	disrespect for rules on the island e.g. Total fire ban ignored, fires at Brown Lake									✓
Cultural Heritage	education of patrons re island history, in particular Cultural significance of each park/location & respect for the environment	✓	✓	✓	✓	✓	✓		✓	

Off-site issues	Other cultural heritage issues on the island which are being ignored such as Bill Hill (now Myora Springs) and Polka Point being undermined.									✓
Park Management	Uncertainty - what's happening to the storage vans	✓								✓
Park Management	Commercialisation - access within the park for kids to roam freely around the park. Everyone knows everyone. We want to keep this community spirit	✓							✓	
Park Management	Traffic - no through car traffic means that kids are safe to walk around.	✓							✓	
Park Management	Amenities - for what we are paying... Nothing changed... No maintenance i.e. Cleaning, mowing etc. What are we paying higher fees for. Need better standard of maintenance	✓							✓	✓
Park Management	why have campers stopped coming. This is a revenue raiser	✓								✓
Park Management	Amenities - currently shared with the public... Visitors boaties. Why aren't the amenities locked? Safety concerns	✓								✓
Security	security - lights need to be repaired quickly for the security of patrons	✓							✓	✓
Marketing	Beach - advertising for people to use, safest beach, safest boating access. This would help pay for facilities to be maintained - revenue	✓								✓
Park Management	No Park Manager on-site, we need this as only park that doesn't have it	✓							✓	✓
Park Management	Council sewed and re-powered the whole park but this is where it stopped... Why spend this money then attempt to close the park.	✓								✓
Park Management	amenities - if these are inadequate, can we hire these in for peak use, so campers have access to these?	✓								✓
Park Management	tent sites on water can be subject to exposure in bad weather. Maybe need to be moved to a more protected sites?	✓							✓	
Business Models	need to allow camper in!! Loss of money. Why isn't Council allowing this money into the park?	✓							✓	✓
Business Models	If Council is going to shut the park down, Why? We don't want to go.	✓								✓
Business Models	if image is going to change? i.e. Cabins rather than camping - need to protect spirit & have a mix: tents, caravans, cabins etc	✓							✓	
	walkable to water taxi	✓								
	what will happen to this input after the land mang plan completed??							✓		✓
Park Management	mowing of grounds is non-existent	✓								✓
Business Models	keep cultural owners in caravan park. Don't take their culture away from their kids.	✓						✓	✓	✓

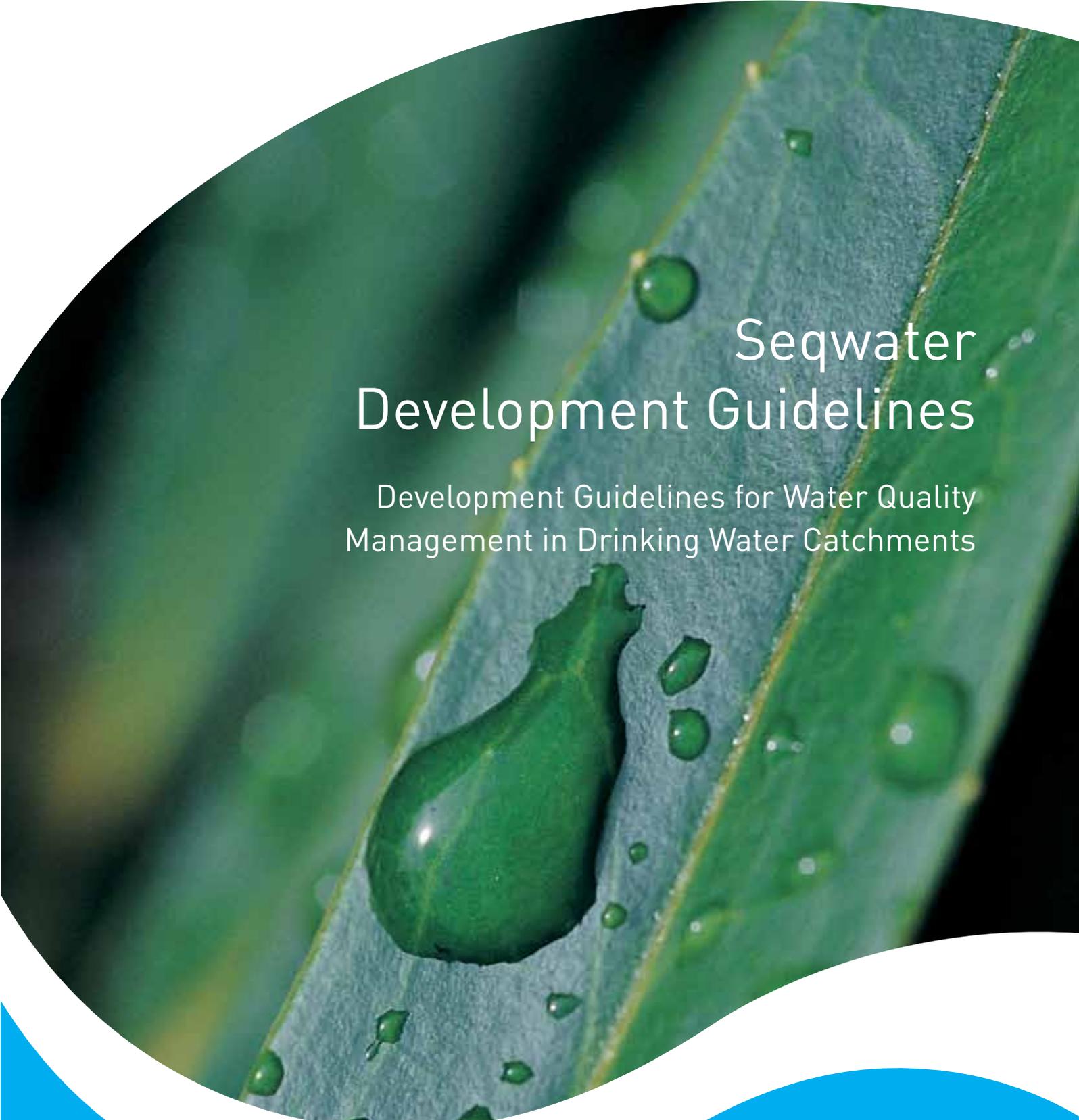
Business Models	fee increases if 3rd party take over.	✓	✓						✓	
Business Models	how much capital input from 3rd party?	✓	✓						✓	
	criteria for choosing 3rd party							✓		✓
Business Models	If a 3rd party do takeover will permanent residents be re-located from their existing sites, including storage van owners	✓	✓	✓	✓	✓			✓	✓
Marketing	Point Lookout is being highlighted as the only tourist destination	✓	✓	✓						✓
Park Management	Improve maintenance schedule	✓				✓		✓	✓	
Business Models	do not allow cabins for rental	✓				✓			✓	
Park Management	Modernise facilities inline with community expectations i.e. Disabled access	✓				✓			✓	
Park Management	enhance existing natural environment	✓				✓		✓	✓	
Security	Security of amenities. No keypads on main door.	✓				✓			✓	
Park Management	consistent times for cleaning of amenities	✓				✓			✓	✓
Park Management	road repairs and drainage	✓				✓		✓	✓	✓
Van owners	Concerns if we have to move the caravans and annexes are old and may fall apart	✓	✓							✓
Van owners	If storage vans owners are may to move yet no new vans can be put into the parks this makes existing storage van owners vulnerable!	✓	✓						✓	✓
Van owners	Concerns about fees: being put up (not annual rise). We worry that leaser will put fees up so we won't be able to afford to stay	✓	✓						✓	
Park Management	Maintenance of grounds. Trees that has fallen over one 2 years ago & 1 6 months ago still not cleared. Will maintenance be a priority, will we be serviced regularly?	✓	✓						✓	✓
Van owners	If moved, will we given 1st choice of where we are moved too e.g. We get first choice, not cabin locations.	✓	✓						✓	✓
Communication and consultation	Concerned about park closure. One minute we are told it will be closed and the other minute is going to stay open.	✓								✓
Communication and consultation	lack of Council interaction with community	✓								✓
Communication and consultation	Want regular updates along the way, rather than hearsay	✓								✓
Communication and consultation	Direct mail updates required as not everyone has a computer. Everyone should get a mail update.	✓								✓

Off-site issues	Rumours about road going through park for the mines (Ballows Rd). Is this true? We need to know	✓								✓
Communication and consultation	More contact with our Councillor - we don't get that opportunity	✓								✓
Security	There is a security service, worried that everyone knows the time he comes around so people can avoid times he comes.	✓								✓
Security	Allow storage van (buy & sell)	✓	✓	✓	✓	✓			✓	✓
	Do the right thing by the local people	✓	✓							✓
Communication and consultation	How much does it cost for the community consultation									✓
Park Management	Who will inspect the parks and how often to ensure management abides with the Land Management Plan	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	does Management plan to have individual Rangers on site?								✓	
	What will the relationship be between new management and the local surf club?				✓	✓			✓	
	Tender process has already started why wasn't the community consulted years ago prior to the process taking place									✓
Park Management	what will happen with permanent residents? Will natural reductions still remain		✓	✓	✓	✓			✓	✓
Park Management	why are no decisions being made by Council whilst this process takes place?	✓	✓	✓	✓					✓
Business Models	why is it not possible to get a tenancy agreement e.g. 5 years								✓	✓
Security	who will be responsible for security & behaviour within the camping grounds & will they have a relationship with the Police?	✓	✓	✓	✓	✓	✓		✓	
Cultural Heritage/Business model	working with Indigenous people							✓	✓	✓
Cultural Heritage	Indigenous success story - opportunity & obligation to make this a success	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Low impact development and management	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	wildlife values / Koala use of the trees in the park and surrounding bushland. Need for wildlife friendly fencing			✓	✓	✓		✓	✓	✓
Park Management	Management of permanent and Storage vans. Conflict between permanents & camping, traditional camping experience. Designate areas of permanent housing/Storage vans but increase places for camping	✓	✓	✓	✓	✓			✓	✓
Off-site issues	foreshores for camping (? Holiday Parks or Flinders and Main Beach opportunities??)							✓	✓	✓
Business Models	Sites not used like real estate (i.e. Selling and buying)	✓	✓	✓	✓	✓			✓	✓

environmental values	reclaimed swamps management of nutrients				✓			✓	✓	
	Climate change impacts	✓	✓	✓	✓		✓	✓	✓	✓
Park Management	Limited scope for expansion of camping and the traditional camping experience	✓	✓	✓	✓	✓			✓	✓
Business Models	if it is unviable for Council, how will it be profitable for a private operators?	✓	✓	✓	✓	✓	✓		✓	
Off-site issues	building on our foreshore - too exclusive not accessible, - environmental impacts, - abuse of the beach, - Elimination of camp sites for building, not OK			✓	✓		✓	✓	✓	✓
Park Management	fencing grounds is not OK, we need to access these and beach. Needs careful management to maintain public access to beach	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	What restrictions/approvals are needed by the lease operators to build? How will we hear about it?	✓	✓	✓	✓	✓	✓	✓	✓	✓
Communication and consultation	Community consultation - how will the community be made aware of changes in the future?	✓	✓	✓	✓	✓	✓	✓	✓	
Communication and consultation	will we talked to in 5 years about how the Parks are being managed not just the LMP	✓	✓	✓	✓	✓	✓	✓	✓	✓
Park Management	can new sites be added to the parks by new operators?	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	density controls are an issue....can the density be changed?? Lots of room within these red lines (red lines refer to the red lines on the aerial photographs used as part of the consultation workshops and defined the extent of the proposed lease area).	✓	✓	✓	✓	✓	✓	✓	✓	✓
environmental values	Environmentally friendly upgrade	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	Shared use plus public access. Will we be able to use the facilities? Will they be fenced? What facilities will stay public access i.e. Cylinder change rooms & toilets						✓		✓	✓
Park Management	What will change at Council to ensure the Parks are managed properly??? Can the lease be terminated if they fail... 30 years is a long time.	✓	✓	✓	✓	✓	✓	✓	✓	
Business Models	one parks monopoly - big business. Can they franchise/sub-let to the individual parks?	✓	✓	✓	✓	✓	✓		✓	✓
environmental values	Environment - does the lease operator have a responsibility to look after the trees/environment?	✓	✓	✓	✓	✓	✓	✓	✓	
Health & Safety	Fix grey water problems at Adder Rock Holiday Park. Our kids are getting infections when they swim.				✓			✓	✓	✓
Park Management	Will beach campers still be able to use amenities at camp grounds?				✓		✓		✓	
Business Models	why 30 year lease, and not 5 year lease?	✓	✓	✓	✓	✓	✓		✓	
Business Models	No permanent tents	✓	✓	✓	✓	✓	✓		✓	
Business Models	Opportunity for Council to think outside of the square. Support the community application as a unique change to do something differently	✓	✓	✓	✓	✓	✓		✓	✓

Business Models	Continuation of on-site vans (storage vans?)	✓	✓	✓	✓	✓			✓	
Park Management	access to beaches for everyone	✓	✓	✓	✓	✓	✓	✓	✓	
environmental values	Vegetation management	✓	✓	✓	✓	✓	✓	✓	✓	
Park Management	keep it natural - no concreting or bitumen, no light pollution/sigs	✓	✓	✓	✓	✓	✓		✓	
Business Models	Australian group to manage camping grounds i.e. No multi-national companies.	✓	✓	✓	✓	✓	✓			✓
Communication and consultation	more communication of tendered								✓	
Park Management	no swimming pools	✓	✓	✓	✓	✓	✓		✓	✓
Park Management	What's DERM's definition of camping	✓	✓	✓	✓	✓	✓	✓		✓

Appendix 3 – SEQWater Development Guidelines



Seqwater Development Guidelines

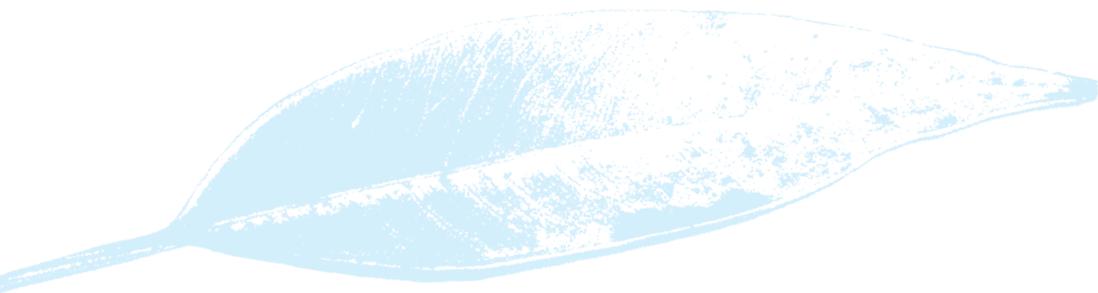
Development Guidelines for Water Quality
Management in Drinking Water Catchments





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1. Introduction to the Guidelines

1.1 Purpose of these Guidelines

The purpose of these Guidelines is to assist land users, developers and Government authorities in achieving sustainable water quality outcomes for land uses, development and activities within Queensland Bulk Water Supply Authority's (trading as Seqwater) water supply catchments. The Guidelines assist those involved in planning and development by providing information on how development can be undertaken in the catchments to recognise and manage impacts on water quality.

1.2 Background

Under the *South East Queensland Water (Restructuring) Act 2007*, Seqwater has responsibility for the management of a number of bulk water assets and storages in South East Queensland. Water from these assets and storages is the primary supply of raw drinking water in South East Queensland (SEQ). Water from these assets and storages is also supplied to agriculture, industry and major utilities in the region. The catchment areas associated with these assets and storages span several local government areas and contain a diverse range of land use types, including urban, industry, rural and environmental.

Development activities and the intensification of land usage have the potential to impact on water quality in the water supply catchments, which may result in nuisance and/or harm to public health and environmental values. Impacts on water quality may also result in the interruption and/or loss of water supply, as well as require higher levels of treatment. These risks can be managed in part through consideration of development in relation to these Guidelines.

In general, Seqwater does not determine land use decisions in the water supply catchment areas. Through these Guidelines, and other means, Seqwater seek to provide guidance on how development in water supply catchments should be undertaken to best manage potential impacts on water quality.

The significant and sustained growth in the SEQ region has already highlighted sustainable water supply concerns, as indicated in the *Healthy Waterways' Ecosystem Health Monitoring Program Report Cards (2000–2007)*. Consequently, ensuring the health of catchments, aquifers and their ecosystems is one of the guiding principles of the *South East Queensland Water Strategy – Draft 2008*.

The maintenance and enhancement of water quality has been recognised as a significant regional planning matter through Desired Regional Outcome 11 of the *SEQ Regional Plan 2009-2031*, which aims to ensure:

"Water in the region is managed on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for human uses and to protect ecosystem health".

Further, the importance of managing risks in drinking water catchments as a means of protecting the quality of drinking water supplies is highlighted in Policy 11.5.1 of the Regional Plan which aims to:

"Identify and protect existing and potential drinking water catchments from inappropriate land use".

The Regional Plan acknowledges the importance of these Guidelines in achieving this policy:

"These Guidelines should be considered in planning and development assessment decisions for all land from which water flows to drinking water supplies".

Through the *Integrated Planning Act 1997* (IPA) and the *Environmental Protection Act 1994* (EP Act), water quality must be provided for in ongoing planning and development assessment. All levels of government, industry and community have responsibility for taking all reasonable and practical measures to minimise or prevent environmental harm to waterways and water bodies.

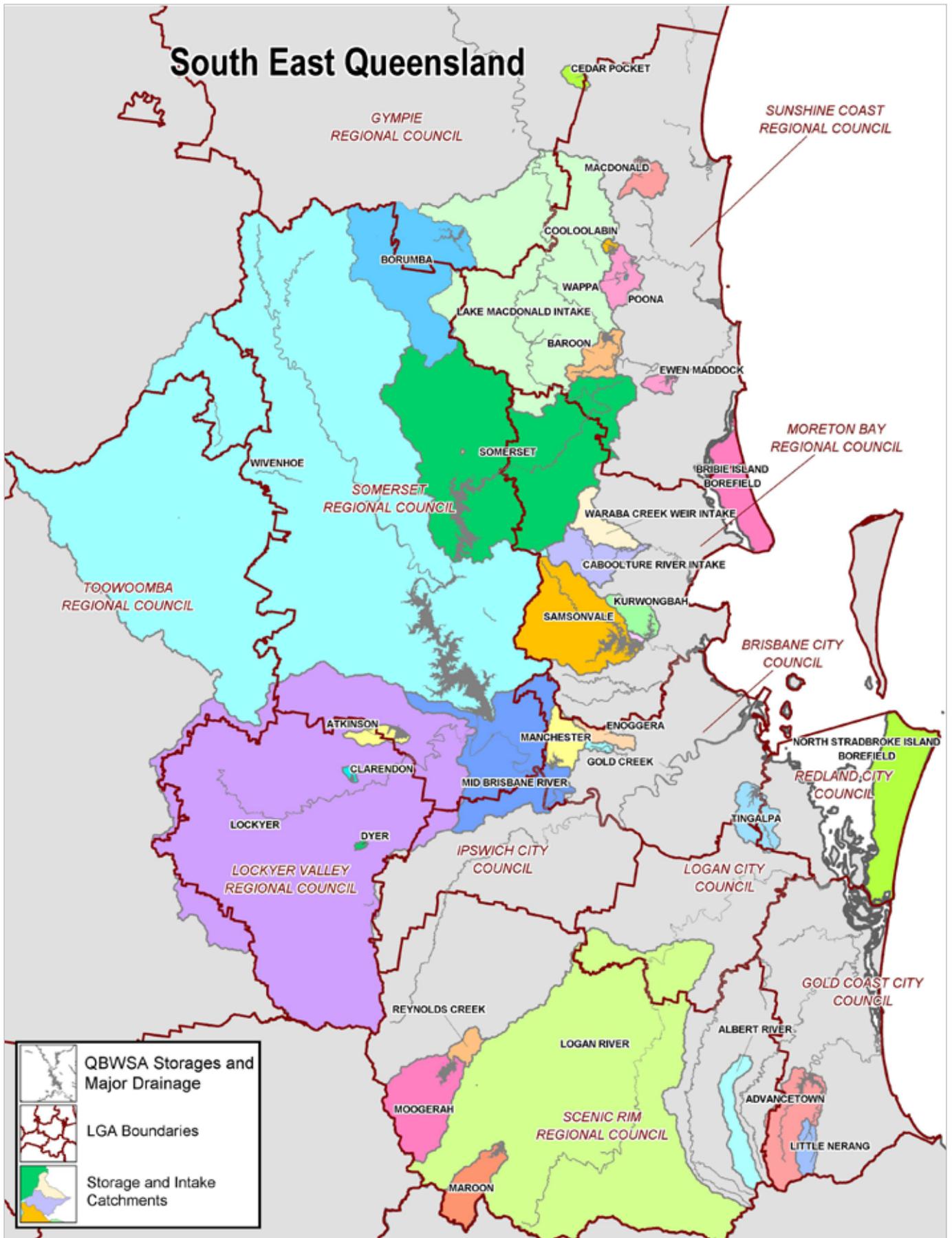
1.3 Application of the Guidelines

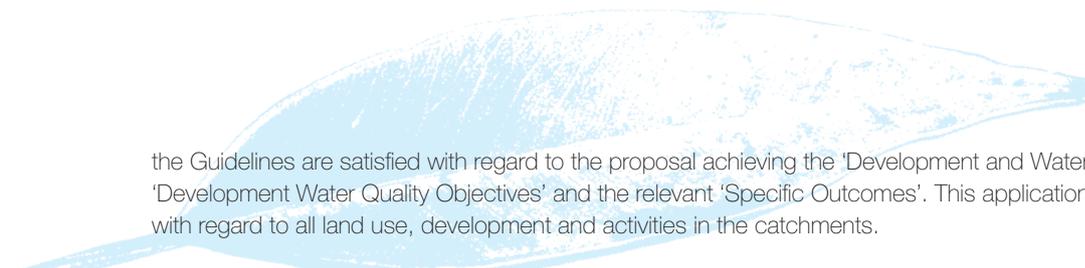
The Guidelines are intended to apply to any area within the catchment of a bulk water asset or storage managed by Seqwater. A list of the bulk water assets and water storages managed by Seqwater is contained in Appendix C. Figure 1 below illustrates Seqwater's drinking water supply catchment areas.

The Guidelines are intended to provide land users, land use decision makers and the community in the water supply catchments with guidance on how development can be undertaken to minimise any impact on water quality. The principal application of the Guidelines is to express the desired sustainable water quality outcomes sought from development within the water supply catchments. The Guidelines will be used by Seqwater to review development proposals that are referred to it via general enquiries, through development applications under the *Integrated Planning Act 1997*, or via other development assessment processes.

The Guidelines are not intended to supersede provisions in local government planning schemes or other development regulating instruments, codes or policies. The Guidelines do however, describe the additional considerations for development that occurs within the water supply catchments. In general terms, Seqwater will seek to have development proposals demonstrate that

Figure 1 Drinking Water Supply Catchment Areas In South East Queensland





the Guidelines are satisfied with regard to the proposal achieving the 'Development and Water Quality Vision', as well as the 'Development Water Quality Objectives' and the relevant 'Specific Outcomes'. This application of the Guidelines will be sought with regard to all land use, development and activities in the catchments.

1.4 Guidelines Structure

The format of the Guidelines is intended to be generally consistent with established land use management instruments, such as 'codes', that appear in planning schemes and the format of State Planning Policies. The overall outcome of the Guidelines is expressed as the 'Development and Water Quality Vision', which is supported by the 'Development Water Quality Objectives'. A table format is used to express 'Specific Outcomes' along with 'Measures' that achieve the Specific Outcomes. The Measures are not the only means of achieving the Specific Outcomes and alternative solutions can be used where it is demonstrated that these achieve the Specific Outcome to the same level. The Guidelines are organised under the following sections:

- Section 2: Development and Water Quality Vision and Objectives
- Section 3: Information for all Developments
- Section 4: Water Quality Management Guidelines
- Section 5: Land Use Specific Guidelines
- Section 6: Environmental Management Guidelines

2. Development and Water Quality Vision and Objectives

2.1 Overview of Vision and Objectives

This section of the Guidelines sets the overall outcomes and themes for the Guidelines by expressing an overall 'Development and Water Quality Vision' that is supported by 'Development Water Quality Objectives'. These in turn are the basis of the 'Specific Outcomes' and 'Measures' in the later sections of the Guidelines. The Development and Water Quality Vision is a statement that simply defines what the Guidelines set out to achieve. Development that is considered under these Guidelines must achieve the vision and objectives stated in this section.

2.2 Development and Water Quality Vision

The vision that the Guidelines are seeking to achieve is:

Existing and future land uses, development and activities in water supply catchments are undertaken in a manner that contribute to maintaining and improving water quality in those catchments.

Existing and future land uses, development and activities in water supply catchments are undertaken in a sustainable manner, that will not have an adverse impact on the environment.

2.3 Development Water Quality Objectives

To support the overall water quality vision for development, the Guidelines also seek to achieve the following objectives:

1. Location: To locate land uses, development and activities in locations that support achieving the Development and Water Quality Vision
2. Design and Layout: To design and layout land uses, development and activities in a manner that supports achieving the Development and Water Quality Vision
3. Management: To manage land uses and development and any associated ancillary activities or operations, in a manner that supports achieving the Development and Water Quality Vision
4. Cumulative Impact: To undertake land uses, development and activities in the catchments in such a manner that ensures no cumulative impact on water quality and supports achieving the Development and Water Quality Vision.

Achieving these objectives is detailed through the following sections of the Guidelines that deal with water quality management issues, specific land use types and environmental management.

2.4 Defining ‘Adverse Impact on Water Quality’

For the purposes of these Guidelines, the term ‘adverse impact on water quality’ is a non-quantified term that refers to any impact on water quality that is considered by Seqwater to cause or contribute to health risk, environmental risk or adverse implications for water treatment with regard to water quality both in the catchments and the storages.

3. Information for all Development

3.1 Overview on Information for all Development

This section of the Guidelines provides a description of the material considered necessary to support development proposals in water supply catchments. Most development proposals will be in relation to Development Applications made under the IPA, but it is intended that the information identified in this section will be relevant to all land use, development and activity proposals in water supply catchments.

3.2 Information to support Development Proposals and Site Analysis

A critical factor in selecting an appropriate site for a land use, development or activity, is understanding its characteristics via a site analysis. All development proposals should be preceded by a site analysis to determine the capacity of the site to accommodate the proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report which identifies the following features, and any appropriate management practices.

A thorough site analysis undertaken as part of the design process will allow a systematic approach to understanding the site and allowing sustainable water quality outcomes to be achieved.

Table 1 Site Analysis Requirements

	Specific Outcome	Measures
S1	<p>Site Analysis</p> <p>A site analysis is undertaken to demonstrate that the arrangement and undertaking of land uses, development and activities is appropriate for the location in the context to achieving the Development and Water Quality Vision.</p>	<p>M1.1 A site evaluation and analysis is undertaken that includes:</p> <ul style="list-style-type: none"> a) Contour data at 5 metre intervals for a development parcel and down to 1 metre intervals for the nominated building and/or activity pad/area and any land disposal area(s); b) A slope assessment indicating slopes with gradients between 0-10%, 11-15%, 16-20%, 21-25% and greater than 25%; c) Soil and geology types including areas prone to erosion, instability, dispersive soils, swelling clays, rock outcrops, salinity, acid soils, and areas where chemical residue may occur due to previous activities on the site; d) Poorly draining and seasonally waterlogged areas including springs, wetlands and flood plains, ground water levels, recharge areas and aquifer intake points; e) Existing natural and constructed water bodies; f) Flood heights for the major event nominated under the local government requirements; g) Existing natural and constructed drainage patterns and likely changes to such with management of stormwater quality; h) Extent and condition of any riparian lands and remnant native vegetation with management of such illustrated; i) Assessment of slopes, vegetation and the aspect for the site and surrounds relative to the likelihood of bushfire hazard with illustration of the approach for managing development; j) Micro climatic conditions relevant to the site including prevailing winds and rainfall; k) Existing and proposed structures, buildings, and farm improvements; l) Likely areas/extent of earthworks and clearing, plus recommended envelopes for building pads; m) The envelope for any effluent disposal field/system; and n) The approach to any arable and pastoral activities on the site, including keeping of horses and dogs, as relevant to the scale and intensity of the associated uses.

3.3 Horizontal Separation Distances (Setback) Requirements

In addition to the site analysis requirements identified in Specific Outcome S1 above, all development is required to maintain the appropriate horizontal distance from features within and surrounding the site. These are to be provided as follows:

Table 2 Horizontal Separation Distances (Setback) Requirements

	Specific Outcome	Measures
S2	<p>Horizontal Separation Distances (Setbacks)</p> <p>All land use, development and activities are appropriately located with horizontal separation distances to reduce potential adverse impacts on water quality that is appropriate for the location in the context of achieving the Development and Water Quality Vision.</p>	<p>M2.1 Site characteristics for land uses, development and activities are in accordance with the following <i>Table 3: Horizontal Separation Distances for all Land Uses, Development and Activities</i>.</p> <p>M2.2 Where alternative horizontal separation distances are proposed, a quantified assessment should be provided which clearly demonstrates:</p> <ol style="list-style-type: none"> Mitigating circumstances; There is no suitable alternative; The mitigation and management measures required to ensure there is not adverse impact on water quality; and That the grounds and assessment are acceptable to Seqwater.

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Treated Effluent Disposal (irrigation) areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Waste and Emission Sources, Storages and Treatment Areas	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Dangerous and Hazardous Substances Management, Storage and Handling	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Water Recycling and Re-Use Discharge	50m	100m	250m	30m	400m	10%	1 metre above 1 in 50
Extractive Industry	50m	100m	250m	250m	400m	10%	1 in 50

Table 3 Horizontal Separation Distances (Setbacks) for all Land Uses, Development and Activities *cont.*

Feature	Surveyed bank of an intermittent water course	Surveyed bank of a permanent water course	Water supply well, bore and/or dam	Nearest cut, embankment or other point where effluent might surface	Upper flood margin level of an urban water supply storage	Natural grade	Flood immunity
Urban Land Uses (including Residential)	50m	100m	30m	30m	400m	15%	1 in 100
Utility, Industry and Commercial Land Uses	Low risk 100m	Low risk 100m	Low risk 250m	Low risk 50m	Low risk 800m	Low risk 6%	Low risk 1 in 50
	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk ¹	High risk 6%	High risk 1 in 100
Rural Residential and Rural Living Land Uses	50m	100m	250m	30m	400m	15%	1 in 100
Rural Land Uses (including Intensive Animal Husbandry, Kennels and Equestrian)	50m	100m	Farming 50m	Farming 10m	Farming 400m	5%	Farming 1 in 20
			Others 250	Others 30	Others 800		Others 1 in 50
Sport and Recreation Land Uses	50m	100m	250m	30m	400m	*	*

¹ High risk utilities, industry and commercial land uses will have a horizontal separation distance determined on a case by case basis, but will be at least the Low Risk separation distance

* The range of uses in this land use type prevents a single requirement. Where uses are 'fixed' (i.e. permanent structures) the slope should not exceed 10% and flood immunity 1 in 50, but other sport and recreation uses will have a variety of parameters depending on location, the activity, scale, frequency and risk to water quality. These must be addressed as part of any consideration of sport and recreation uses.

4. Water Quality Management Guidelines

4.1 Overview of Elements of Water Quality Management

This section of the Guidelines seeks to provide guidance on a common set of water quality management issues that affect all development in the catchments and which have the potential to cause an adverse impact on water quality. Based on the type and site specifics of the development application, the relevant 'Elements' will be considered. The Elements are as follows:

- Element 1: On-Site Wastewater Treatment and Effluent Disposal
- Element 2: Riparian Land Management
- Element 3: Waste and Emission Management
- Element 4: Water Recycling and Water Re-Use
- Element 5: Water Sensitive Design and Stormwater/Runoff Management
- Element 6: Dangerous and Hazardous Substances Management
- Element 7: Vegetation Management
- Element 9: Excavation and Filling
- Element 9: Steep and Unstable Land
- Element 10: Bushfire Prone Land Management

Consideration of these Elements is to be read in conjunction with the Land Use Specific Guidelines and the Environmental Management Guidelines.

4.2 Element 1: On-Site Wastewater Treatment and Effluent Disposal

This Element applies to any land use, development or activity that involves the treatment of sewage (also 'blackwater'). Typically this Element will apply to on-site wastewater treatment and effluent disposal systems designed for a single dwelling, but will also apply to systems designed for up to 20 EP (equivalent persons) which are not regulated by the Environmental Protection Agency as an Environmentally Relevant Activity. Note that this Element applies to all development and activities where treatment and/ or effluent disposal occurs, not only to where both are occurring. Key references relating to this Element are the Queensland Plumbing and Wastewater Code 2006 and the AS/NZS 1547:2000 On-site Domestic Wastewater Management. It should be noted that in some instances, this Element requires standards that are in excess of these and other reference standards, as it is considered appropriate to apply a higher standard of management where treatment and disposal is occurring in a drinking water catchment.

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures

	Specific Outcome	Measures
S3	<p>Site Evaluation (Assessment)</p> <p>A complete evaluation of the site is undertaken to ensure the most suitable location for wastewater treatment and disposal is determined.</p>	<p>M3.1 A detailed site evaluation is undertaken by a suitably qualified person(s) that addresses the criteria contained in Specific Outcome S1 as well as:</p> <ul style="list-style-type: none"> a) Depth to bedrock and seasonal groundwater; b) Nature of site water supply; c) Local climatic conditions; d) Site stability; e) Soil profile in accordance with Australian Standard; and f) Soil characteristics, particularly nutrient adsorption capacity, dispersion potential, permeability, depth and structure. <p>M3.2 Siting of the treatment and disposal areas reflects the outcomes of the report in M3.1 and the other Specific Outcomes of this Element.</p>

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S4	<p>Wastewater Treatment System</p> <p>The wastewater treatment system is certified under the <i>Plumbing and Drainage Act 2002</i>, combines black (toilet) and grey (kitchen/ablution) water, and is capable of producing the standard of treatment required by this Element.</p>	<p>M4.1 The wastewater treatment system must include:</p> <ol style="list-style-type: none"> A disinfection process to achieve the required microbiological quality and processes including: chlorination, UV radiation, oxidation or membrane processes as per the <i>Queensland Plumbing and Wastewater Code 2006</i>; For a dwelling, provide emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time and the like; For other than a dwelling, provide emergency storage capable of holding 3 - 6 hours peak flow of treated effluent in the event of emergencies/overload, with provision for desludging; and For other than a dwelling, provide back-up pump installation and back-up power capable of dealing with failures. All fittings will be annually certified by a licensed electrician and plumber.
S5	<p>Treated Effluent Characteristics</p> <p>The wastewater treatment system produces a minimum secondary treated effluent (90th percentile) or, where deemed appropriate, a higher level of treatment, to preserve water quality and minimise human health risks.</p>	<p>M5.1 Secondary treated effluent is characterised by:</p> <ol style="list-style-type: none"> Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. <p><i>Ref: Queensland Plumbing and Wastewater Code 2006</i></p> <p>M5.2 Where a composting or other alternative waste treatment system is to be provided, it must be demonstrated that the treated material does not cause an adverse impact on water quality through material allowing nutrients to enter surface waters or groundwater systems including where the treated material is used for fertiliser or other soil improvement, or disposed of.</p>
S6	<p>Treated Effluent Application Areas</p> <p>Effluent land application areas are sustainably sized and provided with an irrigation method that prevents any adverse impacts on water quality.</p>	<p>M6.1 Shallow sub-surface irrigation is provided.</p> <p>M6.2 Application areas are sized and located with regard to the evaluation described under Specific Outcome S3.</p> <p>M6.3 An effluent irrigation area must be calculated (sized) to take into account:</p> <ol style="list-style-type: none"> A Primary Hydraulic Mass Area with 100% Reserve Hydraulic Mass Area; A Nutrient Uptake Area calculated having regard to nutrient uptake via vegetation only (not soil); and Note that it is intended that the areas in a) and b) will overlap (i.e. there is no need to provide separate areas). <p>M6.4 Irrigation must be provided through the entire Primary Hydraulic Mass Area, or the entire Nutrient Uptake Area (whichever is the larger).</p> <p>M6.5 The application area must not cause risk of salinisation.</p> <p>M6.6 Land application areas are to be vegetated and sizing of the area must include consideration of the vegetation type and capacity for up-take.</p>
S7	<p>Application Area Location</p> <p>Effluent disposal application areas are located to achieve no additional affect on water quality.</p>	<p>M7.1 Siting conditions should abide by the <i>Queensland Plumbing and Wastewater Code 2006</i> and consider:</p> <ol style="list-style-type: none"> Protection of public health (Table 1.2); Protection of surface and groundwater quality (Table 1.3) including surface water, stormwater and run-off diversion bunds on the uphill sides of the application area so that these waters do not flow onto or across the application area. <p>M7.2 Siting of the application area (inclusive of any reserve area) must achieve the horizontal separation distances as per Specific Outcome S2 and the following:</p> <ol style="list-style-type: none"> On land with a low capability of becoming unstable or collapsing during construction/ operation; On land that is not susceptibility to salinisation; Located where the area has a good aspect for enhanced exposure to sunlight and prevailing breezes; On land that is free of, or not susceptible to, depressions where runoff may pond on the application area;

Table 4 Element 1: On-Site Wastewater Treatment and Effluent Disposal Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>e) On/in soils with permeability between 0.06m/day and 3.0 m/day;</p> <p>f) On land that does not contain rock outcrops, faults, areas underlain by fractured rock, coarse alluvium or similar which may short-circuit wastewater to groundwater;</p> <p>g) On land where the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the less vertical distance below the base of the application area); and</p> <p>h) Not located in overland flow paths or on areas that perform ground water recharge or discharge functions.</p>
S8	<p>Treatment System Management</p> <p>Treatment and disposal systems are managed and operated to sustain quality of effluent and achieve no additional affect on water quality.</p>	<p>M8.1 Owners and occupiers are made aware of the ongoing operational requirements of the wastewater treatment and effluent disposal system before the system is operational, or at the time of purchase/occupation where the system is already operational.</p> <p>M8.2 Owners and occupiers are made aware of actions to be undertaken should the system fail or failure is imminent.</p> <p>M8.3 Owners or occupiers must maintain the Vegetation Management Plan with regard to vegetation in the application area to ensure that nutrients beyond natural state levels do not emit from the site.</p>
S9	<p>Treatment System Monitoring</p> <p>Treatment and disposal systems are monitored and maintained to sustain quality of effluent and achieve no additional affect on water quality.</p>	<p>M9.1 Monitoring is undertaken annually from the time of commissioning to determine the quality of the waste water produced from the effluent treatment system.</p> <p>M9.2 Monitoring of the soils, vegetation and groundwater in the application area is undertaken every three years to establish that such is not percolating into the groundwater.</p> <p>M9.3 Sampling and testing is in accordance with relevant regulatory requirements and manuals such as those provided by the Environmental Protection Agency, and testing is undertaken through an accredited Laboratory.</p> <p>M9.4 Continuous monitoring is undertaken by the system owner for any water on the surface of the application area, down-slope resurfacing, change in plant growth on or around the application area and any other signs of problems, and addressed through maintenance or servicing.</p>

4.3 Element 2: Riparian Land Management

This Element provides for the protection, maintenance, management and rehabilitation of the riparian area adjacent to waterways, watercourses and water storages in water supply catchments.

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S10	<p>Riparian Land Management</p> <p>Riparian land is maintained in its natural state on each side of the high or outer bank to maintain:</p> <p>a) Bank stability by protecting against bank erosion;</p> <p>b) Water quality by filtering sediments, nutrients and other pollutants;</p> <p>c) Aquatic habitat; and</p> <p>d) Terrestrial habitat.</p>	<p>M10.1 The high or outer bank is defined by survey.</p> <p>M10.2 No clearing or removal of vegetation or other material occurs in a watercourse.</p> <p>M10.3 The extent to which riparian land from each high or outer bank on either side of a watercourse is maintained in its natural state is for a width of:</p> <p>a) 100 metres to a lake or wetland;</p> <p>b) 50 metres to a watercourse with a stream order 5 or greater;</p> <p>c) 25 metres to a watercourse with a stream order 3 or 4; and</p> <p>d) 10 metres to a watercourse with a stream order 1 or 2.</p> <p>Note these widths are consistent with the Regional Vegetation Management Code: Southeast Queensland Bioregion as provided by the Department of Natural Resources and Water, 20 November 2006</p>
S11	<p>Rehabilitating Riparian Land</p> <p>Where riparian land is not in its natural state, rehabilitation and management occurs.</p>	<p>M11.1 Vegetation replanting, stormwater management, access management and sediment and erosion control actions are implemented through a management plan.</p>

Table 5 Element 2: Riparian Land Management Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S12	<p>Land Use, Development and Activities in Riparian Land</p> <p>Land Uses, development and activities in the width of riparian land are limited to essential and non-intensive uses.</p>	<p>M12.1 Land uses, development and activities in the riparian width area are limited to:</p> <ul style="list-style-type: none"> a) Approved water supply pumps and bores (including pump sheds); b) Controlled grazing in accordance with section 5.7; c) Fencing, unstructured play equipment and fixed outdoor furniture; d) A defined pathway or water access point for informal recreation which is developed and managed in accordance with an approved Stormwater Quality Control Plan addressing these Guidelines and with compliance with any Department of Natural Resources and Water - Riverine Environmental Guidelines.
S13	<p>Riparian Vegetation Management Plan</p> <p>Manage identified riparian lands in accordance with an approved Vegetation Management Plan.</p>	<p>M13.1 A Vegetation Management Plan is prepared and implemented that includes:</p> <ul style="list-style-type: none"> a) Retention of trees and shrubs along the approved width of riparian land; b) Supplementary planting of uniform, dense and rough ground cover; c) Low maintenance, deep rooted vegetation which increases the density of vegetation; d) Species appropriate to soils and natural erosion activity as well as flood, drought and bushfire characteristics; e) Native species endemic to the area at a density and structure representative of nearby undisturbed areas and reflecting the natural zonation of species; f) Species which facilitate rehabilitation of degraded areas; and g) Grassed filter strips should also be provided at the point of flow concentrations.

4.4 Element 3: Waste and Emissions Management

This Element applies to any land use, development or activity (other than that normally associated with a dwelling) where the generation of waste or other emission may cause an adverse impact on water quality. Note the nature of emissions is limited to those of a liquid and solid nature (including dust), as noise, light and odour do not readily impact on water quality, however, odour may indicate the presence of other waste or emission types that do cause an impact.

This Element does not replace or supersede any more stringent requirements, regulations, or policies, or the role of any assessment manager, referral agency or Major Hazardous Facilities.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures

	Specific Outcome	Measures
S14	<p>Waste and Emission Management</p> <p>Waste and emission areas are managed so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M14.1 A Waste Management Plan is prepared and submitted with the development application detailing:</p> <ul style="list-style-type: none"> a) All processes that generate wastes and/or emissions; b) The quantities, storage and handling of materials and by-products; c) The source, quantity and biological/chemical characteristics of the waste or emissions; and d) Options for waste minimisation. <p>M14.2 Waste and emissions are characterised in terms of their capacity to emit contaminants including through the breakdown of matter, liquid waste, stormwater run-off and airborne contaminants.</p>
S15	<p>Waste and Emission Management Location</p> <p>Waste and emissions management areas are located so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M15.1 Waste and emission sources, storages and treatment areas are located having regard to the criteria contained in Specific Outcome S1, the horizontal separation distances contained in Specific Outcome S2, and the following:</p> <ul style="list-style-type: none"> a) Be on land with a low capability of becoming unstable or collapsing; and b) Not be on areas that perform ground water recharge or discharge functions.

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S16	<p>Airborne Waste and Emission Management</p> <p>Where emissions have potential to become airborne, these are treated at the source so that contaminants do not have an adverse impact on water quality and to prevent contaminants from being deposited on surface waters, or on land where it can be transported to surface water or groundwater bodies.</p>	<p>M16.1 Where airborne emissions are present as part of the land use, development or activity, these are characterised in accordance with Specific Outcome S14.</p> <p>M16.2 An assessment is made of the volume and level of contaminants that may be dispersed based on the nature of emissions and climatic factors.</p> <p>M16.3 Where the risk is determined to have the potential for an adverse impact on water quality; the source is treated to remove this risk.</p>
S17	<p>Collection and Initial Treatment</p> <p>Waste and emissions collection and initial treatment is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M17.1 Collection and initial treatment of waste and emissions is undertaken so that:</p> <ol style="list-style-type: none"> Water use is minimised to reduce effluent volumes; Dry methods or high pressure water use is maximized; Wash and process wastewater is isolated from stormwater and any cleaner streams; Suspended matters and solids are isolated; Highly contaminated wastewater is isolated for sufficient pre-treatment in holding tanks with off-site disposal of contaminants by a licensed contractor; All areas where contamination may occur (e.g. storage areas, handling areas, wash down areas, servicing/maintenance areas, process areas, waste storage areas) are located in weatherproofed buildings with a perimeter bund; Activities avoid kerosene, petrol and organic solvent cleaners and minimise the use of slow degreasers and detergents; The installation of substance recovery units in servicing bays allows for maximum reuse followed by collection in secure, weatherproof containers for disposal of used substances by a licensed contractor; Collection and storage areas are provided with impervious sealed floors and bunds graded to contain worst case spills and wash water, with discharge to a system of imperviously lined pits/basins and sumps to permit settling of solids, neutralising of heavy metals and separation of oils and emulsifiers for separate, appropriate chemical treatment without threat of overflow; and The sizing of collection and initial treatment areas is to accommodate minimal long term volume and back-up storage.
S18	<p>Treatment and Disposal</p> <p>Waste and emissions treatment and disposal is undertaken so that contaminants do not have an adverse impact on water quality and to prevent contaminants from entering surface water or groundwater bodies.</p>	<p>M18.1 Treatment and disposal of waste and emissions is undertaken so that:</p> <ol style="list-style-type: none"> Treatment reflects the volumes, strengths and constituents of wastewater (e.g. total suspended solids, nutrients, pH, heavy metals, BOD, salinity); Waste is treated through a series of approved systems (e.g. storage/treatment lagoons) designed by a suitably qualified and experienced engineer; Provision of sufficient storage capacity is made to allow for maximum first-flush holding capacity to provide for hydraulic and waste loadings (including sufficient freeboard) in major storm events; Provision of sufficient storage capacity is made for wet weather, maintenance, accidental spills, system down-time and shock loading without necessitating release of untreated wastewater; Storage and treatment occurs on existing or created impermeable surfaces to prevent leaching; Periodic desludging of storages is undertaken to maximise silt settlement and sludge retention with uncontaminated organic matter recycled in the process or stored, with contaminants removed from the site by a licensed contractor; Treated waste that is high in heavy metals, biological parameters, hazardous dusts, by-products; separated oils, grease, hydrocarbons, chemical sludge and floor waste, to be placed in secured, weather proofed containers/tanks in a bunded area for removal by a licensed contract for disposal at a registered disposal or refuse facility; Saline effluent is separated and directed to facilities to permit collection of salt for appropriate removal; Where it is practical, wastewater is treated to a standard to allow it to be: <ol style="list-style-type: none"> Recycled; or

Table 6 Element 3: Waste and Emissions Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> (ii) Evaporated at a lined evaporation facility; or (iii) Irrigated accordance with an approved irrigation management plan. j) Where effective reuse of wastewater on a site is not possible for water quality or other reasons, provision is made for tertiary treatment prior to discharge; k) No incineration or burial of waste is to be undertaken on-site, with solid waste being collected and stored in weather proofed, sealed waste receptacles, located in roofed and bunded areas, for collection by a licensed contractor for disposal at a licensed facility; l) Provision is made for ongoing monitoring of water in pits and ponds and for the adjustment of practices to optimise treatment and control nutrients; and m) Stockpiling and spreading of waste in a form appropriate as a soil conditioner should be minimised with such activities occurring in accordance with these Guidelines.

4.5 Element 4: Water Recycling and Re-Use

This Element applies to all development in which water is recycled or re-used for any purpose, other than a system for on-site wastewater treatment and effluent disposal which has a peak design capacity of less than 21 equivalent persons.

Table 7 Element 4: Water Recycling and Re-Use Specific Outcomes and Measures

	Specific Outcome	Measures
S19	<p>Water Recycling and Re-Use Management</p> <p>All components of the recycled water scheme, including treatment, storage and reuse systems are designed, constructed, operated and maintained so as not to cause any adverse impact on water quality.</p>	<p>M19.1 All recycled water systems shall adopt as a minimum, the recommended class of treatment and monitoring requirements for the particular reuse purpose as specified in the <i>Queensland Water Recycling Guidelines</i> (EPA, 2005).</p> <p>M19.2 A draft Recycled Water Management Plan shall be prepared as part of the development application and should provide an assessment of all risks and associated mitigation strategies for preventing any adverse impact on water quality within the drinking water supply catchments shown on Figure 1.</p> <p>M19.3 All recycled water schemes involving discharge of recycled water to land or water must ensure appropriate buffer distances are provided to surface and groundwaters conveying water to the drinking water supplies, including the horizontal separation distances contained in Specific Outcome S2.</p> <p>M19.4 All recycled water agreements prepared for schemes within the drinking water supply catchments identified on Figure 1 shall recognise the location of the site within a drinking water supply catchment and should include a requirement that any party to the agreement who become aware of an actual or potential threat to water quality within the drinking water supply catchment must notify Seqwater.</p> <p>M19.5 Recycled water schemes involving the potential for direct or indirect release of recycled water to surface or groundwater bodies within the drinking water catchments shall involve consultation with Seqwater.</p>
S20	<p>Water Recycling and Re-Use Monitoring</p> <p>Monitoring of water quality is undertaken to ensure that design, construction, operation, maintenance and decommissioning of all recycled water systems does not cause an adverse impact on water quality.</p>	<p>M20.1 The Recycled Water Management Plan should provide for regular monitoring of any potentially affected surface or groundwater bodies both upstream and downstream of the recycled water scheme to identify any potential impacts on water quality. Monitoring shall be undertaken in accordance with the <i>EPA Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001). Where any water quality parameter measured downstream of the scheme exceeds the result measured upstream by greater than 10%, the results of monitoring shall be forwarded to Seqwater.</p>

4.6 Element 5: Water Sensitive Design and Stormwater/Runoff Management

4.6.1 Purpose and Objective of Water Sensitive Design and Stormwater/Runoff Management Element

This Element applies to all development within the water supply catchments and encompasses stormwater and runoff management, with particular emphasis on the integration of Water Sensitive Design principles into the development. This element compliments many existing accepted Water Sensitive Urban Design (WSUD) principles, with a rural context.

The key objective of this Element is to ensure that applicants undertake planning, construction and maintenance of development to ensure that stormwater runoff originating from development has no adverse impact on water quality within the catchment. This can be achieved through:

- Ensuring development does not increase stormwater quantity or flow velocity from the subject site
- Ensuring development releases stormwater of a quality that will not adversely impact on receiving waters
- Ensuring development releases stormwater of a quality that is fit for purpose as a drinking water supply for the South East Queensland, and which will require minimal treatment before supply
- Ensuring development does not contribute to any cumulative impacts
- Ensuring development minimises potential for erosion
- Ensuring development minimises disturbance to natural or existing drainage systems (including the bed and banks of receiving waters) and riparian areas.

It is not the intent of the Guidelines to recommend specific stormwater management measures/devices for the control of stormwater from development within the water supply catchments. The stormwater management issues of each development proposal are unique and there remains a variety of ever improving technology available which can adequately address the specific needs of each development. It is the intent of the Guidelines to provide framework that ensures comprehensive stormwater management planning and design is undertaken for every development.

4.6.2 Water Sensitive Design

Water Sensitive Design covers a broad range of matters from the detailed selection of internal domestic water fixtures through to regional level water quality. The general concepts of water sensitive design have been incorporated into all Elements within these Guidelines. This Element however, specifically focuses on the water sensitive management of stormwater and runoff from land use, development and activities within the water supply catchments.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures

	Specific Outcome	Measures
S21	<p>Site Based Stormwater Quality (and Runoff) Management Plan</p> <p>A Site Based Stormwater Quality Management Plan (as advocated in Brisbane City Council's <i>Water Quality Management Guidelines</i> (October, 2000, updated 2005) including water quality objectives, design, maintenance, monitoring and operation of all measures, is prepared for all High Risk Developments.</p>	<p>M21.1 A Site Based Stormwater Quality Management Plan (SBSQMP) is prepared that addresses all Specific Outcomes of this Element and is relevant to the particular land use, development and/or activity.</p> <p>M21.2 The SBSQMP is prepared and signed-off by a suitably qualified and experienced professional.</p> <p>M21.3 The SBSQMP establishes that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like.</p> <p>M21.4 The SBSQMP ensures that stormwater management measures will be installed and maintained by suitable qualified professionals.</p> <p>M21.5 The SBSQMP demonstrates that any revegetation, measures, devices and systems will be self-regulatory and low maintenance such that provision for a regime approved by a local government is not necessary.</p>

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S22	<p>Site Characteristics</p> <p>Site characteristics are understood in order to determine the appropriate stormwater management approach relevant to the land use, development and/or activity.</p>	<p>M22.1 An assessment of site characteristics is undertaken that demonstrates an appropriate approach to preventing disturbance as determined through assessment of the following:</p> <ul style="list-style-type: none"> a) Soil types/properties including unconsolidated soils, hard setting and surface sealing soils and soils known to, or which have the potential to be susceptible to acidity, dispersive subsoils, salinity, sodicity, toxicity, accelerated erosion or other hazards; b) Local geology as having potential for land slip, seeps and the like; c) Watercourses, overland flow paths, wetlands, waterway vegetation, natural detention basins and water bodies within or upstream/downstream of the site; d) Ridge crests, drainage lines, waterlogged areas, discharge points, flood plains and known flood problem areas within or upstream/downstream of the site; e) Areas where removal of vegetation and ground cover will likely create erosion problems or reduce infiltration capacity; f) Areas susceptible to wind and water erosion; g) Areas which due to the length and steepness of slopes may be prone to subsidence, mass movement or erosion; and h) Areas where the depth to water table or nature of bedrock will affect infiltration capacity, land stability, and the like.
S23	<p>Stormwater/Runoff Management Capacity</p> <p>Development capacity is limited to a type, amount and location for which likely stormwater pollutants from construction and operation can be captured and treated on-site through best practice stormwater quality control measures, including retention and detention as appropriate to the site and the land use.</p>	<p>M23.1 Scale, location and intensity of land uses, development and activities are such that the sizing of stormwater management measures can be accommodated wholly within the site.</p> <p><i>(Note the 'measures' includes a range of features and devices including basins, swales, traps, buffer strips, wetlands etc.)</i></p> <p>M23.2 Scale, location and intensity of land uses, development and activities are such that all adverse water quality impacts can be mitigated onsite.</p> <p>M23.3 Land area is set aside for the appropriately sized stormwater mitigation measures.</p>
S24	<p>Stormwater Management Measures</p> <p>Stormwater management measures for construction and operation are appropriate to water quality, drainage, flooding and waterway corridor issues in the catchments, catchment areas identified in any Council plans/strategies, or any endorsed catchment management plan.</p>	<p>M24.1 Stormwater management measures are selected, and the overall stormwater management system designed and certified, by a suitable qualified and experienced professional as being appropriate to the site in terms of soil type, landform and ecological characteristics, using results of the assessment for Specific Outcome S22, and recognised, locally accepted hydrological, hydraulic, hydrogeological, soil, water quality and biological data and design methodologies.</p> <p>M24.2 Designs should stipulate pollutant removal performance, maintenance requirements and responsibility for the overall stormwater management system, as well as stipulate the type, location, installation, pollutant removal performance and maintenance requirements for each stormwater management measures.</p> <p>M24.3 Stormwater management measures and the overall stormwater management system is designed and engineered for a range of storm events in compliance with published local or State objectives.</p> <p>M24.4 Stormwater management measures and the overall stormwater management system demonstrate diversion of clean runoff around the problem areas listed in Specific Outcome S22 to stable areas and the rehabilitation/maintenance of such areas with deep-rooted vegetation or other appropriate ground cover.</p> <p>M24.5 Stormwater management measure principally rely on non-mechanical management measures.</p> <p>M24.6 Stormwater management measures principally rely on non-structural management measures (such as grass swales, infiltration areas, revegetated areas and the like) in situations where they offer better solutions than structural measures.</p> <p>M24.7 Stormwater management measures should be integrated into the overall design and landscaping of the site.</p> <p>M24.8 Stormwater management measures for construction are used in locations where they remain in place for the duration of development works and/or where permanent stormwater controls will eventually be incorporated.</p>

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>M24.9 Where permanent stormwater quality management measures are required (structural and non-structural), such are selected, constructed and maintained in accordance with local government requirements, manuals, guidelines and the like with location and installation undertaken to prevent erosion or contamination of runoff and as appropriate to the existing and proposed features of the site.</p> <p>M24.10 Selection, design and installation of stormwater management measures should reflect the following principles:</p> <ol style="list-style-type: none"> Minimise areas subject to disturbance; Maintain maximum protective vegetation using selective clearing where appropriate, with retention of native vegetation to maximise infiltration; Minimise the area of impervious surfaces and compacted soils; Ensure that contaminated areas, exposed sites, unstable areas and areas with contaminated wash water are isolated with clean runoff diverted around such area without causing scouring or concentrated flows; For clean runoff (including roof water), use of surface design to slow overland flow velocity and to encourage maximum soakage and infiltration (except in unstable areas); Protect natural stormwater flow paths; Prevent any effluent from overflow at any stage in its treatment and disposal process (including effluent from sewage treatment and other effluent producing land uses); Intercept and treat runoff and sediment from road ways and other impervious surfaces at the point of source to prevent oil, grease, chemicals, silt, trace metals, nutrients such as phosphorus and nitrogen and other contaminants from entering the environment; Use filter strips at the point of erosion source and at stormwater discharge points; Prevent any clearing or earthworks in riparian lands or within sensitive areas; Establish where erosion, sediment and flow control devices should be used and the most effective devices in the circumstances (including storm events) which should be installed at the source to improve water quality; Re-establish vegetation and stabilise as soon as practical on areas that have been disturbed using stripped soils and vegetation consistent with native species in the area or appropriate to the soil types and climatic conditions; and Provide for maximise on-site stormwater reuse, rainwater storage and the like.
S25	<p>Erosion and Sediment Control Plan</p> <p>Where land uses, development or activities involve any earthworks, roadworks and building works, appropriate practices, procedures and devices are identified in an Erosion and Sediment Control Plan.</p>	<p>M25.1 The Erosion and Sediment Control Plan (ESCP) is prepared and signed-off by a suitably qualified and experienced professional.</p> <p>M25.2 ESCPs establish that erosion, sediment and stormwater quality are controlled at each stage of construction to prevent off-site movement of pollutants in compliance with the results from assessments describe under Specific Outcome S23 and the requirements outlined in any published Council/Government guideline, manual and the like.</p> <p>M25.3 ESCPs establish that stormwater management measures are used in locations where they remain in place for the duration of development works and/or where permanent stormwater management measures will eventually be incorporated.</p> <p>M25.4 ESCPs establish that stormwater management measures are installed and maintained by suitable qualified professionals.</p>
S26	<p>Outcomes of Stormwater/Runoff Management</p> <p>Stormwater management does not cause an adverse impact on flooding, drainage or water quality.</p>	<p>M26.1 Land uses, development, activities and stormwater management ensure:</p> <ol style="list-style-type: none"> No increased peak discharges outside the boundaries of the site; No increased flood levels or volumes outside the boundaries of the site; No adverse impacts of flooding on developed or developable areas; No increased erosion potential on or outside the boundaries of the site; No adverse impacts on water quality outside the boundaries of the site; and No damage or erosion of waterways.

Table 8 Element 5: Water Sensitive Design and Stormwater/Runoff Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S27	<p>Water Quality Monitoring</p> <p>Monitoring of water quality is undertaken to ensure that construction, operation and decommissioning of land uses, development and activities do not cause an adverse impact on water quality.</p>	<p>M27.1 Site specific discharge is monitored annually through approved testing under the EPA <i>Water Quality Sampling Manual Second Edition</i> (February, 1995), or the <i>Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC, 2001) for land uses, development and activities:</p> <ul style="list-style-type: none"> a) In or within 100 metres of riparian land; b) That significantly increase impervious surface areas; or c) On areas with potential to contaminate or increase runoff. <p>M27.2 Reporting is sent to the local government establishing that agreed water quality parameters are being fulfilled. Where problems are reported, appropriate techniques are implemented immediately at the expense of the owner to ensure that standards can be met.</p> <p>M27.3 Site Based Stormwater Quality Management Plans for High Risk development provides for annual monitoring of revegetation areas and other approved devices, measures and systems by proponents, or, at the owners expense, the local government, to ensure their effectiveness in capturing and treating stormwater quality to an agreed discharge level. Maintenance is outlined in the Plan with provision to use local resources, and clear procedures to address poor operations.</p> <p><i>(Refer to Section 6 of these Guidelines regarding Environmental Management and monitoring)</i></p>

4.7 Element 6: Dangerous and Hazardous Substances Management

This Guideline is recommended for reference by applicants and Government when dealing with any development proposals involving the manufacturing or storage of any of the below mentioned substances within the catchments defined in Figure 1.

Substances which are considered under this Guideline include dyes, thinners, hydrocarbons, pesticides, disinfectants, chemicals, fertilisers, detergents, oils, metal salts, acids, alkalis, solvents, greases, as well as fuels and substances outlined in the Flammable and Combustibles Liquids Regulation 2001 and applicable Australian standards and Codes. Small quantities of less than 25 litres which are used for hygiene purposes are not considered relevant under this part of this Guideline.

It is noted, determined by threshold amounts, that certain activities will become Environmentally Relevant Activities (ERAs) under the Environmental Protection Regulation 1998 involving the Environmental Protection Agency as the assessing authority or a concurrence agency.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures

	Specific Outcome	Measures
S28	<p>Site Evaluation and Suitability</p> <p>A comprehensive evaluation is undertaken and demonstrates the suitability of the site, particularly given its location within the drinking water catchment, for development involving the storage and handling of dangerous or hazardous substances based on the nature and quantity of substances, and processes proposed.</p>	<p>M28.1 Proposals which handle and store dangerous and hazardous substances should be accompanied by a report by a suitably qualified and experienced chemical engineer or similar outlining the following:</p> <ul style="list-style-type: none"> a) A site assessment in accordance with Specific Outcome S1; b) Amount, nature and chemical characteristics of substances; c) The process involving the substances; d) The nature of waste generation and approach to management; and e) How contaminants will be managed to ensure they will not enter the surface water and ground water bodies, in compliance with relevant Australian legislation, standards and codes.
S29	<p>Design and Construction</p> <p>Development involving the storage and handling of dangerous and hazardous substances is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>M29.1 Based on the nature and quantity of substances, the following measures will be fulfilled in the management, handling and storage areas:</p> <ul style="list-style-type: none"> a) Through design and layout, separation of incompatible substances is ensured (e.g. acids and alkalis); b) Management, handling and storage of substances (including fuelling of vehicles and plants, dispensing, empty containers and containers containing hazardous waste) to be undertaken in secured, climate controlled, weatherproofed (roofed), level, bunded enclosures located away from movement areas and in accordance with the horizontal separation distances contained in Specific Outcome S2; c) Ensure outdoor transfer of liquids from bulk tankers to on-site storage occurs within chemical resistant, sealed and bunded areas that permit full recovery of spills;

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> d) Ensure surfaces on which substances are stored or handled, and bunds are constructed of impermeable materials (e.g. concrete, clay or synthetic liners) resistant to damage from stored materials and appropriate to weight bearing requirements; e) Ensure enclosures are engineered for fire resistant recovery of spills through bunds, sumps or similar, with all areas designed in accordance with the capacity set under the <i>Environmental Protection Act 1994</i> and any Australian legislation, standards and Codes applicable to the nature of substances on the site; and f) Employ "secondary containment" to catch leakages from below ground chemical storage tanks and hazardous storage areas with regular inspection and testing of underground storage tanks, other storage containers, operating equipment, delivery systems and the like, within the time period accepted by the suppliers and regulators of specific storages, materials and products. <p>M29.2 High Risk Proposals should be accompanied by a report from a suitably qualified and experienced chemical engineer or similar establishing that the management, handling and storage of substances will:</p> <ul style="list-style-type: none"> a) Fulfil risk management requirements; b) Be located outside sensitive areas on the site; c) Contain and recover all spills and waste output on site, including detailed designs; d) Ensure there is no infiltration of spills or wastes into the groundwater or direct discharge of substances or wastes to waterways; e) Ensure that corrosion (or exposure to other damaging elements) is prevented; f) Occur in dedicated, suitable areas and structures to prevent any potential for contaminated discharge or mixing of incompatible activities and substances; g) Comply at all times with relevant Australian legislation, standards and Codes; and h) Prevent overfilling, leaks and spills from containers with sizing, design, materials and maintenance of containers in accordance with the relevant Australian legislation, standards and Codes.
S30	<p>Discharge of Wastes</p> <p>No direct or indirect discharge of solid or liquid wastes from the development occurs to surface water or groundwater bodies within the catchment.</p>	<p>M30.1 All liquid waste associated with managing substances to be collected and held in a holding tank for pump-out and disposal by a licensed waste contractor to a registered hazardous waste facility.</p> <p>M30.2 Absorbent materials are used and not water for clean-up of spills, with materials placed in drums and disposed of by a licensed waste contractor, in accordance with the requirements for the substance.</p> <p>M30.3 Sludges (e.g. solid floor waste), used containers, packaging and other solid waste is checked for contamination and contained in solid waste receptacles for disposal at an approved hazardous waste facility by a licensed contractor.</p> <p>M30.4 No solid waste material is burnt or buried at the site to prevent toxic material releases.</p>
S31	<p>Stormwater Management</p> <p>Stormwater is managed to minimise contamination by dangerous or hazardous substances stored on site, and to prevent the discharge of contaminants to surface water or groundwater bodies.</p>	<p>M31.1 A Stormwater Management Plan incorporating the following measures shall be prepared and implemented on site:</p> <ul style="list-style-type: none"> a) Uncontaminated stormwater (including roof water from areas not used to handle substances) is directed away from buildings, likely contaminated areas or bunded compounds to the appropriate stormwater management measure for subsequent off-site discharge into the natural drainage system; b) Contaminated runoff is collected by drains which are located and sized to capture first flush stormwater and to contain worst case spills, with diversion of spills and wash water to a wastewater holding and pre-treatment tank on the site; and c) Holding tanks to provide for the separation of oils/solvents and solids with pump-out and removal by a licensed waste contractor for treatment and disposal at an approved hazardous waste management facility in the region.

Table 9 Element 6: Dangerous and Hazardous Substances Management Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S32	<p>Risk/Hazard Assessment</p> <p>Potential risks to water quality associated with the on-site storage and handling of dangerous and hazardous substances are identified, assessed and managed to prevent adverse impacts on downstream water quality.</p>	<p>M32.1 A Risk/Hazard Management Plan shall be prepared by a qualified and experienced chemical engineer or similar, and shall document the identified risks and associated mitigation strategies (including staff training on emergency response and safe handling and maintenance of goods) to prevent spills during routine operations as well as contingency plans developed for the event of fire, explosion, storm, vandalism or significant chemical spills.</p> <p>M32.2 Emergency response procedures are documented and approved by substance manufacturers, the local government, the Environmental Protection Agency and the emergency services agencies in the locality, who are in agreement that the risk to the environment, community and downstream water quality can be contained on-site.</p>

4.8 Element 7: Vegetation Management

This Element applies to all development and provides for the protection, maintenance, management and rehabilitation of vegetation that has an important role in maintaining water quality in waterways, watercourses and water storages in water supply catchments.

Table 10 Element 7: Vegetation Management Specific Outcomes and Measures

	Specific Outcome	Measures
S33	<p>Evaluation of Vegetation</p> <p>Development design and layout shall identify and maintain all vegetation important to habitat protection, slope stability and downstream water quality.</p>	<p>M33.1 The following areas of important vegetation shall be identified and development activities shall be designed to minimise clearance and/or degradation of:</p> <ul style="list-style-type: none"> a) Vegetation on ridges and vegetated slopes (15% and greater gradient); b) Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; c) Riparian lands (refer <i>Element 2</i>); d) Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; e) Viable stands and corridors of native vegetation; f) Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement; and g) Vegetation providing natural windbreaks and shelter. <p>M33.2 Provision is made for wind breaks in areas where wind velocity and temperature may exacerbate erosion (with a guide being that wind may be reduced for a distance of 25 times the height of the tree on the downwind side of a property).</p>
S34	<p>Prevention of Vegetation Disturbance</p> <p>Development works shall be carried out to prevent direct and/or incidental disturbance to areas of vegetation important to habitat protection and maintenance of downstream water quality.</p>	<p>M34.1 Development shall prevent disturbance to important vegetation through, but not limited to, the following measures:</p> <ul style="list-style-type: none"> a) Demarcation of approved areas of disturbance; b) Restricting ancillary activities (e.g. stockpile sites) to existing cleared areas or approved areas of disturbance; c) Use of low impact construction techniques and machinery; and d) Undertaking clearing in stages. <p>M34.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces during development activities.</p>
S35	<p>Revegetation</p> <p>Progressive and timely revegetation using appropriate local native species shall occur in all areas cleared for development works so as to prevent adverse impacts on downstream water quality.</p>	<p>M35.1 Revegetation is undertaken in accordance with a Vegetation Management Plan that includes re-establishment of vegetation for the site. The aim of revegetation is to enhance water quality from the site.</p>
S36	<p>Vegetation Management</p> <p>An ongoing management regime shall be established for all identified vegetation areas.</p>	<p>M36.1 A nominated body/person shall be responsible for vegetation monitoring and maintenance including seasonal weeding.</p> <p>M36.2 The maintenance regime shall form part of a Vegetation Management Plan.</p> <p>M36.3 The Vegetation Management Plan shall be prepared and signed-off by a suitably qualified person and shall include monitoring and reporting in accordance with Element 17 of these Guidelines.</p>

4.9 Element 8: Excavation and Filling

This Element applies to all development involving excavation or filling and provides for the protection of water quality within the water supply catchments through minimising adverse landform and flow patterns, and minimising the transfer of disturbed sediment to watercourses.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures

	Specific Outcome	Measures
S37	<p>Minimal Site Disturbance</p> <p>Development layout and design minimises the need for extensive earthworks whilst complying with design standards.</p>	<p>M37.1 A layout plan demonstrates that proposed roads, infrastructure, building areas, structures and other works are or can be located and aligned to avoid steep slopes (at 15% and greater), rock outcrops, unstable or erosion prone land and other sensitive landscapes.</p> <p>M37.2 Building works on slopes over 15% in gradient avoid 'slab on ground' and retaining wall construction.</p> <p>M37.3 Reshaping of land which has naturally occurring slopes between 15–20%, should include a Proposal Plan prepared by a suitably qualified and experienced professional indicating preliminary details of required earthworks and ensures reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation.</p> <p>M37.4 Maximum grades for roads and streets are as nominated in <i>Queensland Streets: Design Guidelines for Subdivisional Streetworks 1993</i> and any relevant Australian standards or codes, with maximum grades of 12% in urban settings and 16% for rural and rural residential settings.</p> <p>M37.5 Driveways to have a maximum longitudinal grade of 15% and the maximum cross fall of 5%. Sealing or rock stabilisation of access driveways on steep land is needed to minimise potential for sediment movement.</p> <p>M37.6 Where roads and utilities must cross a watercourse, such should occur at 90 degrees with bridging favoured over the use of embankments, backfill and small culverts. Design and construction should be demonstrated in plans as:</p> <ol style="list-style-type: none"> Minimising clearing of riparian vegetation; Minimising areas affected by earthworks and other construction activity (e.g. use of pillars); Minimising substrate disturbance; Preventing realignment of natural waterways; and Avoiding engineering solutions for scour control.
S38	<p>Flooding and Ponding</p> <p>Excavation and filling activities shall not contribute to flooding on site or on nearby lands.</p>	<p>M38.1 No filling or excavation within any known or local government nominated flood prone area.</p> <p>M38.2 Filling does not affect existing natural drainage or detrimentally reduce the storage capacity volume in a flood plain.</p> <p>M38.3 Filling or excavation do not cause ponding on the site or on nearby lands, or adversely affect overland flow paths.</p>
S39	<p>Minimise Sedimentation and Erosion</p> <p>Excavation and filling activities are undertaken so as to minimise erosion and sediment movement into surface water bodies and to prevent interference with groundwater.</p>	<p>M39.1 An Erosion and Sediment Control Plan shall be prepared by a suitably qualified and experienced professional and shall detail all temporary and permanent erosion and sediment control measures required to prevent the off-site movement of pollutants, as well as monitoring and maintenance requirements for such measures.</p>
S40	<p>Ancillary Activities</p> <p>Ancillary activities are located so as to prevent contamination and/or interference with flows in any surface water or groundwater bodies.</p>	<p>M40.1 Ancillary activities, including land disposal of treated wash water and contaminated runoff, plus the location of buildings, structures, stockpiles, wash down areas, chemical storage/handling areas, loading/unloading areas, ponds/dams, and the like are sited:</p> <ol style="list-style-type: none"> On flat to gently sloping land (generally less than 10%) which is not prone to erosion, salinity and seasonal waterlogging; Where the seasonal ground water level is more than 3 metres below surface level; On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; More than 50 metres from a surveyed high bank of a river, creek, stream or other waterway or to a groundwater recharge point; and Above the 1 in 50 year flood.

Table 11 Element 8: Excavation and Filling Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S41	<p>Stabilisation</p> <p>All areas subject to excavation and filling activities are stabilised upon completion of works.</p>	<p>M41.1 Cut and fill batters should be consistent with the following principles:</p> <ul style="list-style-type: none"> a) Do not straddle lot boundaries; b) Do not extend into riparian lands; c) Are limited to a maximum slope of 1 in 4 with batters being treated to allow for successful stabilisation and/or revegetation; d) Are protected from runoff; e) Filling and excavation do not impact on the stability of land, as indicated through preliminary engineering drawings; and f) Provide for several cuts and fills, rather than severe and large cuts and fills. <p>M41.2 Revegetation is to achieve 60% surface coverage after about 6 months and to minimise weed invasion.</p>

4.10 Element 9: Steep or Unstable Land

This Element applies to all development occurring on land having slopes greater than 15%. This Element provides for the protection of water quality within water supply catchments through maintaining stable landforms and minimising the potential transfer of sediment to watercourses from erosion.

Table 12 Element 9: Steep or Unstable Land Specific Outcomes and Measures

	Specific Outcome	Measures
S42	<p>Site Suitability Assessment</p> <p>A site suitability assessment is undertaken for development on all steep or unstable land proposed so as to minimise the potential for erosion (and landslides) that may cause contamination or interfere with the flow of local watercourses.</p>	<p>M42.1 All land having a gradient greater than 15% is assessed by a qualified geologist or geotechnical engineer and is determined to be geologically stable and capable of supporting the type of development proposed.</p>
S43	<p>Design on Steep Slopes</p> <p>Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15% are designed, sited and constructed having regard to the results of studies from Specific Outcome S42.</p>	<p>M43.1 Buildings, structures, infrastructure (including paths and roads), high activity areas and other works on lands with slopes over 15%:</p> <ul style="list-style-type: none"> a) Are positioned along and follow the natural contours; b) Limit the extent of cut and fill so it does not involve a total change of more than 1.5 metres relative to natural ground level at any point; c) Minimise the use of retaining walls; d) Avoid slab on ground construction; e) Design footings to be parallel to the direction of stormwater flows; f) Minimise disturbance to natural drainage patterns; g) Minimise the extent of hard surfaces such as paved and roofed areas; h) Minimise the length of driveways and roads; i) Minimise disturbance to soils and sub-soils; and j) Retain ground cover and significant tree cover.

4.11 Element 10: Bushfire Prone Land Management Guideline

This Element applies to all development occurring on land where vegetation clearing or other works may be undertaken as part of bushfire management. This Element is not to be considered in isolation to other related Elements such as Riparian Land, Vegetation and Excavation and Filling. This Element provides for the protection of water quality within water supply catchments through reducing the potential impacts from vegetation loss and other works associated with bushfire management practices.

Table 13 Element 10: Bushfire Prone Land Management Specific Outcomes and Measures

	Specific Outcome	Measures
S44	<p>Vegetation Clearing</p> <p>Bushfire hazard management measures should not result in adverse impacts on riparian vegetation and water quality.</p>	<p>M44.1 No clearing of vegetation for firebreaks, fire maintenance trails or other bushfire hazard reduction measures shall occur in the following areas:</p> <ol style="list-style-type: none"> Vegetation on ridges and vegetated slopes (15% and greater gradient); Rare, endangered and vulnerable vegetation communities and those providing for interlocking canopies; Riparian lands (refer <i>Element 2</i>); Vegetation within 50m of stormwater discharge areas, groundwater recharge areas, salinity outbreak areas or areas prone to salinity; Viable stands and corridors of native vegetation; and Vegetation in areas known or likely to have sodic/dispersive clay subsoils, acid soils or soils prone to erosion or mass movement. <p>M44.2 Appropriate erosion and sediment control measures should be implemented in all areas where vegetation is cleared and soils are exposed to erosive forces as a result of clearing for bushfire hazard management.</p>
S45	<p>Sedimentation and Erosion Prevention</p> <p>All firebreaks and fire maintenance trails should be constructed and maintained to prevent erosion and sedimentation, or other adverse water quality impacts.</p>	<p>M45.1 Fire breaks and fire maintenance trails shall have a maximum grade of 16%.</p> <p>M45.2 A good coverage of grass, or other surface not susceptible to erosion (e.g. road pavement), should be maintained along all firebreaks and fire maintenance trails to minimise erosion and sedimentation.</p>
S46	<p>Extraction of Water for Fire Fighting</p> <p>Extraction of fire fighting water supply shall not adversely impact on water quality within the catchment.</p>	<p>M46.1 Where fire fighting water supply is extracted from a watercourse within the catchment, extraction shall be undertaken so as to:</p> <ol style="list-style-type: none"> Minimise the clearing of riparian vegetation; Minimise disturbance to the bed and banks of the watercourse; and Prevent discharge of contaminants to the watercourse. <p>M46.2 Where clearing of riparian vegetation or disturbance to the bed and banks of a watercourse are unavoidable during the extraction of water for fire fighting, appropriate rectification works shall be undertaken as soon as practicable.</p>

5. Land Use Specific Guidelines

5.1 Overview of Land Use Specific and Water Quality Matters

The section of the Guidelines seeks to provide guidance on general land use types and the specific aspects of those land uses that could potentially impact on water quality.

This section includes guidelines for the following land use types:

- Extractive Industry
- Urban Land Uses (including Residential)
- Utility, Industry and Commercial Land Uses
- Rural Residential and Rural Living Land Uses
- Rural Land Uses (including Intensive Animal Husbandry)
- Recreation Land Uses.

These Land Use Specific Guidelines are to be read in conjunction with the Water Quality Management Guidelines and the Environmental Management Guidelines.

5.2 Site Analysis and Setbacks

Understanding site characteristics is essential in determining if the site has the capacity to accommodate a proposed land use, development or activity. Development proposals should be accompanied by a detailed Land Assessment and Management Plan/Report in accordance with Specific Outcome S1 and should achieve the required setbacks in accordance with Specific Outcome S2 of these Guidelines.

5.3 Element 11: Extractive Industry

This section provides for extractive industries where material is excavated or otherwise removed from a site.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures

	Specific Outcome	Measures
S47	<p>Environmental Management</p> <p>Development occurs in accordance with a Site Based Management Plan (SBMP).</p>	<p>M47.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S48	<p>Site Assessment and Layout</p> <p>Site layout identify the location of buildings, structures, stockpiles, washdown areas, chemical storage/handling areas, loading/unloading areas, effluent treatment areas and ponds/dams.</p>	<p>M48.1 Undertake a site assessment to demonstrate that all extraction activities and ancillary infrastructure are located in accordance with Specific Outcomes S1 and S2 and the following principles:</p> <ul style="list-style-type: none"> a) In areas where the highest seasonal ground water level is more than 3 metres below surface level; b) On predominantly loamy soils with more than 15% clay content and which avoids fractured rock; c) Separated from any aquifer providing potable or agricultural water supply; d) Outside areas of remnant vegetation; e) Not on permeable soils over shallow aquifers unless protective measures are in place; and f) Not in areas where groundcover is important in runoff and erosion management.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures *cont.*

	Specific Outcome	Measures
S49	<p>Minimisation of Sedimentation and Erosion</p> <p>Extraction areas shall be sited, designed and managed so as to minimise erosion and sedimentation.</p>	<p>M49.1 Extraction activities are conducted in a planned and progressive manner than minimises the total area disturbed at any one time.</p> <p>M49.2 Benching within extraction areas is undertaken to minimise slopes and decrease runoff water velocity.</p> <p>M49.3 Groundwater movements are not interrupted by earthworks.</p> <p>M49.4 Settlement pond spillways are designed to prevent erosion.</p> <p>M49.5 Energy dissipating structures are provided for all flow paths where gradients exceed 5%.</p> <p>M49.6 Drainage lines and natural runoff flows shall be protected and maintained by using culverts and spans.</p> <p>M49.7 Vegetation in constrained areas shall be maintained wherever possible and all disturbed areas shall be revegetated in a timely and progressive manner.</p> <p>M49.8 Dust generation shall be managed to minimise transfer of dust particles to watercourses.</p> <p>M49.9 A Site Development Plan shall be provided to illustrate proposed staging and sequencing of extraction and rehabilitation activities.</p>
S50	<p>Stormwater Management</p> <p>Stormwater management systems are implemented to prevent any contamination of the water bodies during major rainfall events.</p>	<p>M50.1 Impervious lined drains and stormwater treatment measures are constructed as part of the extractive operation to accommodate a 1 in 50 year rainfall event within the operation area, and to not contaminate surface water or groundwater bodies.</p> <p>M50.2 Suitable drains are constructed to collect and divert clean stormwater runoff away from excavated areas, stockpiles, washing and washdown areas, storage areas and other potentially contaminated areas.</p> <p>M50.3 All contaminated runoff, including small non-concentrated flows, is isolated and appropriately treated prior to discharge to a natural drainage system or beyond the property boundary.</p> <p>M50.4 Suitable provisions are made for the collection, treatment (where necessary) and discharge of clean stormwater (including roof water).</p> <p>M50.5 Grassed areas or other structures are established to decrease the velocity of the runoff before entry to natural drainage systems.</p> <p>M50.6 Stockpiling of sludge from ponds and pits, raw material and overburden/soils, shall be positioned upstream of the stormwater management measures installed on site.</p> <p>M50.7 Upstream drains and diversion banks plus down slope bunds/traps are provided where necessary.</p> <p>M50.8 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.</p>
S51	<p>Stormwater Treatment</p> <p>Stormwater treatment ensures that contaminants do not have an adverse impact on water quality or prevents contaminants from entering surface water or groundwater bodies.</p>	<p>M51.1 Settlement ponds and treatment shall provide for the removal of suspended sediment and neutralising of contaminants for collection and off-site disposal.</p>
S52	<p>Treated Waste Disposal</p> <p>The management of treated liquid, solid waste, accumulated ground water and surface waters ensures that there is no adverse impact on water quality.</p>	<p>M52.1 Treated liquid and solid waste is to be managed in accordance with Element 3: Waste & Emissions Management.</p> <p>M52.2 Accumulated ground water and surface waters will be monitored in accordance with Element 17 and treated where necessary.</p> <p>M52.3 Material sludge may be composted for site rehabilitation works or vegetated to form part of the site landscape.</p>
S53	<p>Extractive Activities in Flood Plain</p> <p>For extractive or disturbing activities occurring in a flood plain, management reduces the effect of high velocity flood flows from causing erosion and depositing sediment into watercourses.</p>	<p>M53.1 Extraction and disturbance within the floodplain is minimised.</p> <p>M53.2 Riparian vegetation is retained and maintained in a functioning healthy state.</p> <p>M53.3 Filling and storage of extracted material does not:</p> <ol style="list-style-type: none"> Affect existing natural drainage or reduce the storage capacity volume of a flood plain; and Cause ponding on the site or nearby lands, or create adverse overland flow paths.

Table 14 Element 11: Extractive Industry Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S54	<p>Rehabilitation</p> <p>Rehabilitation of disturbed areas is to occur.</p>	<p>M54.1 Provide a Rehabilitation Management Plan prepared by a suitably qualified professional that demonstrates that restoration of the site will be undertaken to stabilise the area in a timely and progressive manner.</p> <p>M54.2 The plan is to consider:</p> <ol style="list-style-type: none"> Landform and soil profiles and their sustainable end use; Staged rehabilitation; Methods of remediation for contaminated areas; and The type, source and quantities of materials for rehabilitation.

5.4 Element 12: Urban (Including Residential)

This land use type includes all forms of urban development, particularly for residential purposes. This land use is connected to off-site wastewater treatment, reticulated water supply and typically developed stormwater infrastructure.

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S55	<p>Site Planning and Layout</p> <p>Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.</p>	<p>M55.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following:</p> <ol style="list-style-type: none"> On land with an area large enough to contain a dwelling and circulation area which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i>. On land that avoids steep slopes (at 15% and greater); On land that minimises land disturbance and cut and fill; Following natural contours; On land minimises disturbance to remnant native and stabilising vegetation; To retain natural ground cover and topography; To avoid earthworks on riparian land; and To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow. <p>M55.2 Subdivision layout design minimises:</p> <ol style="list-style-type: none"> The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and Earthworks so cut and fill does not exceed 1.5 metres in height. <p>M55.3 Stormwater management is undertaken in compliance with the Specific Outcomes and Measures of Element 5: Water Sensitive Design and Stormwater/Runoff Management.</p> <p>M55.4 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures:</p> <ol style="list-style-type: none"> Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land; Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and Building works on slopes avoid "slab on ground" and retaining wall construction. <p>M55.5 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.</p>

Table 15 Element 12: Urban Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S56	<p>Off-site Disposal of Stormwater and Wastewater</p> <p>Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality</p>	<p>M56.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site.</p> <p>M56.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality.</p> <p>M56.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.</p>

5.5 Element 13: Utilities, Industry and Commercial

This land use type encompasses all utilities, industrial and commercial development despite its location or whether it has an on-site wastewater treatment system. This land use type includes uses such as soil conditioning, composting, nurseries, vermiculture, secondary industry (e.g. vehicle/equipment display and supplies) and major utilities (e.g. wastewater treatment plants, water treatment plants, power stations etc.).

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S57	<p>Environmental Management</p> <p>Development occurs in accordance with a Site Based Management Plan (SBMP).</p>	<p>M57.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ol style="list-style-type: none"> All Specific Outcomes and Measures of this Element; The impacts of the development during site works and ongoing operation; Ongoing monitoring; and Progressive restoration.
S58	<p>Site Planning and Layout</p> <p>Utilities, Industry and Commercial land uses are appropriately located to reduce potential adverse impacts on water quality.</p>	<p>M58.1 All buildings, structures, stockpiles, process, storage and handling areas, wash down areas, vehicle movement areas, ponds/dams, waste treatment/disposal areas and the like are located in accordance with Specific Outcomes S1 and S2 and to:</p> <ol style="list-style-type: none"> Reflect hydrogeological assessments which demonstrates that seepage can be controlled; Avoid areas above aquifers or soils that are: highly acidic or alkaline; saline or highly sodic; highly permeable; erosion prone; dispersive or unstable; prone to seasonal waterlogging; Ensure the highest seasonal ground water level is 3 metres below surface level; Contain development on slopes that are free draining; Position all development above known or local government prescribed flood levels; Ensure adequate and reliable water supply for drinking, sanitation, processing, fire fighting, dust suppression and the like, which is not saline or needing excessive chemical treatment. Ensure there is adequate storage capacity for water supply; Ensure water storage and abstraction do not adversely affect the quality and quantity of water in the water supply catchments; Ensure an adequate and reliable power supply, with back-up, that guarantees failures do not undermine the operation of any facility that could impact on water quality; and Minimise clearing of native vegetation or grasslands which help to control runoff. <p>M58.2 For high risk development, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p>

Table 16 Element 13: Utilities, Industry and Commercial Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S59	<p>Waste Management</p> <p>All solid and liquid wastes generated a development must be managed so as to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.</p>	M59.1 Management of wastes and emissions is in accordance with the Specific Outcomes and Measures detailed in Element 3: Waste & Emissions Management.
S60	<p>Stormwater Management</p> <p>Stormwater runoff is managed to ensure discharge quality and quantity does not have an adverse impact on downstream water quality.</p>	M60.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S61	<p>Off-site Disposal of Stormwater and Wastewater</p> <p>Off-site disposal of stormwater and wastewater is undertaken through infrastructure with sufficient capacity and standard of treatment to ensure there is no adverse impact on water quality.</p>	<p>M61.1 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants have capacity to accommodate the flows from the site.</p> <p>M61.2 It is demonstrated that any off-site stormwater management systems and wastewater treatment plants achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact, or risk of adverse impact on water quality.</p> <p>M61.3 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.</p>
S62	<p>On-site Wastewater Treatment and Disposal</p> <p>On-site disposal of effluent is to a secondary treatment standard.</p>	M62.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S63	<p>Dangerous and Hazardous Substances Management</p> <p>All dangerous and hazardous substances used, stored or manufactured on the site are managed to prevent direct or indirect discharge of contaminants to surface water or groundwater bodies.</p>	M63.1 Management of all hazardous substances used, stored or manufactured on the site is in accordance with the Specific Outcomes and Measures detailed in Element 6: Dangerous and Hazardous Substances Management.

5.6 Element 14: Rural Residential and Rural Living

This land use type includes all residential uses outside of urban locations where off-site disposal of sewage occurs, including residential dwellings tourist cabins, education camps and the like.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S64	<p>Site Planning and Layout</p> <p>Any dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located to ensure minimal clearing of natural vegetation, earthworks, and movement of sediments or nutrients from the site.</p>	<p>M64.1 A Development Layout Plan shall be prepared and submitted with the development application which demonstrates that proposed dwellings, structures, building areas, ancillary structures, access ways, roads, infrastructure, earthworks and other development are located in accordance with Specific Outcomes S1 and S2 and the following:</p> <ol style="list-style-type: none"> On land measured over a 40m by 40m area and which is not prone to rock outcrops, unstable or erosion prone land or other sensitive landscapes; In compliance with the requirements of the <i>Building Code of Australia</i> for construction in bushfire prone areas and the <i>Bushfire Prone Areas: Siting and Design of Residential Buildings 1997</i>; On land that avoids steep slopes (at 15% and greater); On land that minimises land disturbance and cut and fill; Following natural contours; On land that minimises disturbance to remnant native and stabilising vegetation; To retain natural ground cover and topography; To avoid earthworks on riparian land; and To ensure roads, access ways and utilities do not cross waterways or run within areas essential to the passage and infiltration of concentrated runoff flow.

Table 17 Element 14: Rural Residential and Rural Living Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<p>M64.2 Subdivision layout design minimises:</p> <p>a) The use of rear access blocks and lengthy access ways unless they do not create potential to increase clearing or earthworks; and</p> <p>b) Earthworks so cut and fill does not exceed 1.5 metres in height.</p> <p>M64.3 Development on land having naturally occurring slopes greater than 15% but not exceeding 20% and which will require reshaping, ensures:</p> <p>a) Compliance with the Specific Outcomes and Measures of Element 9: Steep or Unstable Land;</p> <p>b) Reshaping avoids unstable, erosion prone, constrained areas and native or significant stands of vegetation; and</p> <p>c) Building works on slopes avoid "slab on ground" and retaining wall construction.</p> <p>M64.4 On-site vehicle movement and standing is to occur on sealed areas designed in accordance with <i>Australian Standards AS 2890.1- 1986</i> and <i>AS 2890.2 – 1989</i> and which are provided with an adequately sized drainage system to capture first flush runoff and prevent any contaminants from entering into receiving waters.</p>
S65	<p>On-site Wastewater Treatment and Disposal</p> <p>On-site disposal of effluent is to a secondary treatment standard.</p>	M65.1 Management of wastewater and treated effluent disposal is in accordance with the Specific Outcomes and Measures detailed in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S66	<p>Treated Effluent Irrigation Areas</p> <p>Suitable treated effluent irrigation areas are provided.</p>	M66.1 Where details on exact house or structure design is not available (such as in subdivision development), irrigation areas must be nominated on the basis of 4 person households in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.
S67	<p>Re-use and Recycling of Treated Effluent</p> <p>Re-use and recycling of treated effluent is undertaken in a manner that will not cause an adverse impact on water quality.</p>	M67.1 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures of Element 4: Water Recycling and Water Re-Use.
S68	<p>Stormwater Management</p> <p>Stormwater runoff is managed to ensure discharge does not have an adverse impact water quality.</p>	M68.1 Management of stormwater runoff is in accordance with the Specific Outcomes and Measures detailed in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S69	<p>Open Space and Effluent Disposal Areas</p> <p>Sufficient useable open space is provided for each residence and treated effluent irrigation areas do not require additional clearing or other site disturbances.</p>	<p>M69.1 The location of dwellings/structures and treated effluent irrigation areas, and the size of lots, ensure that sufficient open space is available on-site for outdoor domestic recreation use (particularly considering effluent irrigation areas will not be usable for outdoor recreation).</p> <p>M69.2 Lots should be sized to ensure that treated effluent irrigation areas do not exceed one-quarter of the site area and do not obstruct the use of outdoor areas adjacent to a dwelling.</p> <p>M69.3 Irrigation areas are located to ensure there is no removal of remnant vegetation and minimal disturbance to other vegetation.</p>

5.7 Element 15: Rural Land Uses

Three general rural land uses have been considered under the Guidelines on the basis that they will likely trigger the need for a development application:

- Agriculture and forestry
- Intensive animal husbandry
- Kennels and equestrian.

While other rural land uses such as farming and grazing may not trigger the need for a development application, the Guidelines highlight best practice farming measures and encourages the use of 'Property Management Plans' as advocated by the Department of Natural Resources & Water (DNRW).

5.7.1 Element 15A: Agriculture and Forestry

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures

	Specific Outcome	Measures
S70	<p>Property Management Plans</p> <p>A Property Management Plan should be prepared and implemented for the whole farm, setting out land management issues.</p>	<p>M70.1 A Property Management Plan should address all the Specific Outcomes and Measures of this Element.</p> <p>M70.2 A Property Management Plan should identify:</p> <ol style="list-style-type: none"> Slopes with gradients 0-2%, 3-10%, 11-15%, 16-20% and greater than 20%; Areas of erosion incidents, dispersive soils, salinity, acidity, contamination, sodicity hazard, stoniness and slope failure; Seasonally waterlogged areas, springs, wetlands and flood plains; Ground water levels, recharge areas and aquifer intake points; Local drainage catchments, watercourses and drainage lines; Remnant native vegetation; Micro climatic conditions (winds/frost); Existing structures and farm improvements; and Cross sections of proposed structures, storage areas, sediment controls, drainage and water retention networks, and the like. <p>M70.3 Implement the Property Management Plan. Management of the farm should be consistent with the details of the plan.</p>
S71	<p>Site Planning and Layout</p> <p>All farming and forestry activities are located and managed to ensure there is no adverse impact on water quality.</p>	<p>M71.1 All farming and forestry activities are located in accordance with Specific Outcomes S1 and S2 and should avoid:</p> <ol style="list-style-type: none"> Unstable and constrained areas or soils with poor nutrient retention ability, unless they can be sensitively rehabilitated for sustainable use; Land that is regularly inundated (for example more than once in a 20 year period), with buildings having a greater flood immunity in accordance with local government requirements; Remnant native vegetation; Land less than 2 metres above the seasonal high water table; Annual cropping on land with slopes over 10% in gradient (as advised by DNRW), with soil conservation procedures for slopes greater than 2-3%; and Perennial tree and vine cropping, horticulture and forestry on slopes over 15% in gradient.
S72	<p>Vehicle Movement</p> <p>Internal roadways and bushfire breaks are located to ensure there is no adverse impact on water quality.</p>	<p>M72.1 Ensure that internal vehicle movement areas are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage.</p> <p>M72.2 Ensure fire breaks are located and maintained to minimise erosion, sediment movement and interference with natural/existing drainage.</p>
S73	<p>Sustainable Soil Management</p> <p>Farm management and agricultural practices employ sustainable soil management.</p>	<p>M73.1 Farm management and agricultural practices employ sustainable soil conservation methodologies which:</p> <ol style="list-style-type: none"> Minimise disturbance when establishing crops – i.e. retain a minimum of 30% ground cover of grasses, cover crop or crop stubble; Minimise soil compaction and sheet, gully and rill erosion; Stabilise of landform after disturbance; Rehabilitate degraded and disturbed areas; Conserve soils through best practice measures as defined by industry, DNRW and National Land Care; Adopt measures to minimise potential for waterlogging, ponding, concentrated flows or erosion; Demonstrate that no movement of sediment or nutrients beyond the boundary of the site occurs during clear fell forestry harvesting (i.e. 2 months every 15-25 years depending on trees); Manage surface irrigation to ensure optimum plant uptake; Effectively interception and treatment of runoff;

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
		<ul style="list-style-type: none"> j) Minimise erosion during grazing and controlled burning; k) Fence and divert runoff around degraded lands with rehabilitation of such areas including gullies or other erosion affected areas; l) Establish and/or maintain group planting, which will provide wind breaks, shading (for grazing) and will capture manure and loose soils; m) Adopt sustainable stocking rates appropriate to the nature of soils, vegetation cover, climate, nature of pasture in accordance with the <i>Field Manual</i> and DNRW/Department of Primary Industries and Fisheries; and n) Provide for a variety of vegetation across the property to prevent pastures being dominated by a limited range of species (e.g. annual grasses) or species with limited groundcover (e.g. species that clump or provide less than 80% groundcover).
S74	<p>Use of Fertilisers, Treated Wastewater and Soil Conditioners</p> <p>Details of the use fertilisers, treated wastewater and soil conditioners are planned and recorded.</p>	<p>M74.1 Ensure irrigation of treated wastewater and spreading of solid waste occurs only when pathogens and toxins are below acceptable and established limits and the nutrient application rate does not exceed soil/plant uptake capacity.</p> <p>M74.2 Ensure runoff from areas over which nutrients are applied is captured by appropriate measures, designed by a suitably qualified and experienced professional. The runoff capture measures should have capacity to hold 15% of runoff from an irrigation event.</p> <p>M74.3 Ensure moderation of fertiliser programs based on nutrient loadings and bi-annual testing of runoff water and groundwater.</p> <p>M74.4 Ensure fertilisers, treated wastewater and soil conditioners are placed in soils and trash before mulching rather than surface spreading.</p> <p>M74.5 Ensure application follows planting so as to minimise runoff and leaching.</p> <p>M74.6 Ensure applications are initially based on the results of soil tests relative to the fertility needs of crops and limitations of soil.</p> <p>M74.7 Ensure applications are timed to minimise rainfall and wind loss, irrigated tailwater generation, and the movement of nitrogen and phosphorus below the root zones or off-site.</p> <p>M74.8 Ensure fertilisers are applied to allow for the setback and locational requirements, including avoiding areas which are exposed, erosion prone, unstable, have a high seasonal water table or are in a recharge zone.</p> <p>M74.9 Ensure all testing and sampling of soils, treated effluent, runoff, manure, compost, sludge and groundwater is undertaken in accordance relevant Australian legislation, manual, and guidelines.</p>
S75	<p>Irrigation</p> <p>Where irrigation is to be used to intensify land use from pastoral or rain fed farming, management ensures there is no adverse impact on water quality.</p>	<p>M75.1 Irrigation water supplies are proven through engineering studies to be sufficient to supply crop water needs for seven years out of every ten.</p> <p>M75.2 Irrigation management and practices should provide for:</p> <ul style="list-style-type: none"> a) Runoff interception between rows for reuse or for discharge to grassed areas; b) Irrigation water quality appropriate for the condition of use; c) Irrigation methods, rates and timing which are appropriate for climatic conditions, soil structure, topography and crop/pasture moisture needs, and which ensure over watering, ponding, erosion and deep drainage of nutrients are avoided; d) Runoff is captured, generally at the source, and diverted by appropriate measures to recovery dams for irrigation reuse; e) Placement of vegetated filters to reduce salt and nutrient loads in runoff/ tail water; f) Implementation of irrigation/storage facilities, drainage systems, first flush/sediment controls and the like to prevent erosion, seepage and overflows; g) Preservation of natural drainage features and natural groundwater levels; and h) Drainage measures which slow water movement, increase infiltration time and minimise nutrients leaching down the soil profile or past the root zone.

Table 18 Element 15A: Agriculture and Forestry Land Uses Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S76	<p>Disturbance in Flood Plains</p> <p>Disturbance within the flood plain is minimised to reduce the effect of high velocity flood flows stripping soil from large areas and depositing sediment into watercourses.</p>	<p>M76.1 Ensure the retention of tall grasses, shrubs, dense stands, healthy riparian vegetation to slow flows and protect soil from scour, with supplementary planting of vegetation perpendicular to watercourses, along fence lines, tracks and roads to reduce flow velocity and erosion.</p> <p>M76.2 Management of structures, banks and channels to ensure there is no concentration of flood flows which can lead to stream channel degradation and/or sediment movement into surface water bodies.</p>
S77	<p>Potential Contamination Management</p> <p>Farm management includes measures to prevent contamination from entering the water catchments.</p>	<p>M77.1 Farm management provides for:</p> <ol style="list-style-type: none"> Specific areas designed for farm machinery and equipment maintenance, wash down and the like; The management of wastewater in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal; The management of wastes and emission in accordance with the Specific Outcomes and Measure identified in Element 3: Waste & Emissions Management; The storage and handling of on-site chemicals including pesticides and fuels is in accordance with the <i>Code of Practice for the Storage and Use of Chemicals at Rural Workplaces 2000</i> and in accordance with the Specific Outcomes and Measure identified in Element 6: Dangerous and Hazardous Substances Management; The storage and handling of fuels (diesel /petrol) in accordance with the <i>Flammable and Combustibles Liquids Regulation 2001</i> having regard to the thresholds for exemption; The storage of waste (oils, containers and unwanted farm chemicals etc.) in leak proof containers located in bunded areas for collection and disposal by a licensed waste contractor no less than annually; The avoidance of plunge dips, spray races and open pen spraying in the catchments where practical, with such activities occurring only where provision is made to divert clean runoff away from the area and so seepage, spills and contaminated runoff can be contained for collection in sealed containers for disposal offsite. Drift should be minimised through use of covered/low volume, pressurised kits; and Only hand held spot spraying or stem injection of chemicals within 30 metres of a permanent watercourses, with a setback of: <ol style="list-style-type: none"> 400 metres from permanent watercourses for activities requiring high volume air blast spray application of chemicals or treated wastewater; or 100 metres from permanent watercourses for activities requiring low volume pressurised spray of chemicals or treated wastewater.
S78	<p>Riparian Land and Fuel Load Management</p> <p>Riparian land and vegetation fuel loads are managed to ensure there is no adverse impacts on water quality.</p>	<p>M78.1 Stock access into and the crossing of riparian lands and waterways is controlled by:</p> <ol style="list-style-type: none"> Fencing of riparian land as appropriate to flooding and maintenance; Providing off-stream watering points and feeding; Prohibiting stock access to riparian land and waterways during high erosion/rainfall periods; Restricting stock access to riparian land and waterways during low erosion/rainfall periods; and Restricting access to a formed walkway at an appropriate stable point on the stream bank; <p>M78.2 Vegetation management for bushfire fuel load reduction is undertaken in accordance with the Specific Outcomes and Measure identified in Element 10: Bushfire Prone Land Management.</p>
S79	<p>Integrated Pest Management</p> <p>Where appropriate, adopt <i>Integrated Pest Management</i> through an approved Integrated Pest Management Plan.</p>	<p>M79.1 Integrated Pest Management (organic) methods and practices are to provide for the following:</p> <ol style="list-style-type: none"> Identification and monitoring of detrimental species/occurrences; Setting of thresholds for viable economic damage; Management of identified damaging problems through non-chemical controls (e.g. biological and mechanical) or controlled, efficient, limited residue chemical use, with appropriate stormwater management measures in place to prevent chemical and sediment movement off-site; and Controlled use of fire in accordance with Rural Fire Service requirements and outside native grass seeding periods.

5.7.2 Element 15B: Intensive Animal Husbandry

This section deals with intensive animal husbandry, which typically includes cattle feedlots, piggeries and poultry sheds, but also includes other forms of intensive animal husbandry such as ostriches, lamas and goats.

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures

	Specific Outcome	Measures
S80	<p>Site Planning and Layout</p> <p>The design and layout of the facilities and development demonstrates a suitable location that minimises potential impact on water quality.</p>	<p>M80.1 All development associated with intensive animal husbandry (sheds, yards, ponds, waste/storage areas, loading areas, stockpiles, wash down areas etc.) is located in accordance with Specific Outcomes S1 and S81 and on land that is:</p> <ol style="list-style-type: none"> Free draining to avoid waterlogging; At least 5 metres (for feedlots and piggeries) or 2 metres (for poultry sheds) above the seasonal high groundwater level and outside of groundwater recharge areas; Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); Provided with reliable water supply for animal health and sanitation (which is not saline or in need of excessive chemical treatment); Ensured a water supply (via storage or abstraction) that does not adversely impact the quality and quantity of water in the water supply catchment; Provided with suitable water for fire fighting, dust controls and dilution of effluent waters; Connected to an electricity supply with generators for back-up; and Provided with all-weather sealed road access onto and off site.
S81	<p>Location of Infrastructure and Activities</p> <p>Infrastructure and activities are appropriately setback from water bodies and watercourses.</p>	<p>M81.1 Setbacks should in accordance with Specific Outcome S2 for feedlots (with 50 or less standard cattle units) and piggeries (with 1000 or less standard pig units) and poultry sheds (with 10,000 birds or more).</p> <p>M81.2 For other feedlots, piggeries and intensive animal husbandry uses, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p>
S82	<p>Stormwater, Excavation and Filling Management</p> <p>Stormwater, excavation and filling management minimise potential adverse impact on water quality.</p>	<p>M82.1 Site planning demonstrates that:</p> <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Sheds are roofed with impervious floors that are raised above ground level and/or bunded to contain contaminated waters; and Pens and animal movement areas are located on compacted well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal.
S83	<p>Wastewater Minimisation</p> <p>Wastewater is minimised with unavoidable quantities (including contaminated runoff) captured in drains and treated in a series of treatment facilities.</p>	<p>M83.1 Site design and facilities layout is undertaken by a suitably qualified and experienced engineer in accordance with Department of Primary Industries and Fisheries and Environmental Protection Agency standards and regulations.</p>
S84	<p>Wastewater Treatment</p> <p>The wastewater treatment system produces a minimum secondary treated effluent (90th percentile) or higher where deemed appropriate to preserve water quality and minimise human health risks.</p>	<p>M84.1 Secondary treated effluent is characterised by:</p> <ol style="list-style-type: none"> Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L; Total Suspended Solids less than 30mg/L - with no sample over 45mg/L; and Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L. <p>Ref: Queensland Plumbing and Wastewater Code 2006</p>

Table 19 Element 15B: Intensive Animal Husbandry Specific Outcomes and Measures
cont.

	Specific Outcome	Measures
S85	<p>Treated Wastewater Management</p> <p>Treated waste water (including contaminated runoff) is reused in process waters, where practical (e.g. flushing) or discharged via irrigation without causing or contributing to an adverse impact on water quality.</p>	<p>M85.1 MEDLI modelling is used to assess irrigation rates and sizing of irrigation areas.</p> <p><i>Note: water, salt, organic loadings and nutrient mass balance models should indicate that long term application rates are appropriate to climatic conditions and soil types and will be equal to plant uptake, safe soil storage and environmentally acceptable release rates, with no potential for deleterious accumulation, or incidents of leaching, salinity, sodicity, waterlogging, soil degradation or erosion. As soils have a finite capacity to accept phosphorous, application rates must not exceed specified maximum loadings.</i></p> <p>M85.2 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S86	<p>Waste Management</p> <p>Waste measures are based on a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal. Solid waste from dry/wet soiled litter, feed bins, manure, screening/sludge, spilt feed and the like is managed to minimise potential impacts on water quality.</p>	<p>M86.1 Waste measures ensure waste production is minimised through a hierarchy of: avoidance/prevention; reuse; recycling; recovery; and disposal.</p> <p>M86.2 Wastes are immediately deposited into weather proofed, sealed waste receptacles which are stored roofed and banded areas for collection and disposal by a licensed contractor within a period not exceeding 3 months.</p> <p>M86.3 Stockpiling, on-farm composting and anaerobic digestion areas:</p> <ol style="list-style-type: none"> Are sealed and banded to protect from wind and rain erosion; Ensure the diversion of clean runoff away from the area and any contaminated streams of runoff; Ensure contaminated runoff is diverted to the main treatment system; Are not located on effluent irrigation areas. <p>M86.4 Land application of treated waste should be should only occur where an assessment demonstrates that:</p> <ol style="list-style-type: none"> The water quality of surface water or groundwater bodies will not be adversely affected; Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; Through ongoing testing application rates reflect the nutrient status of the soil; Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; Applications are suitable for the property given soil properties and climatic conditions; Applications are suitable given the characteristics of the treated waste; Application, management and monitoring occurs; Clean runoff is diverted around application areas; and Spreading of treated waste is minimised during wet periods. <p>M86.5 Spreading of waste in a form appropriate as a soil conditioner should be carefully managed. This extends to all forms of nutrient applications, including chemical fertilisers.</p>
S87	<p>Carcass Management</p> <p>On site burial and incineration of dead animals, afterbirth etc. is avoided.</p>	<p>M87.1 Demonstrate that carcass removal is undertaken as soon as possible via a licensed contractor with disposal at a licensed and regulated place.</p> <p>M87.2 Where burial is required, this is undertaken in compliance with Department of Primary Industries and Fisheries (DPIF) requirements.</p> <p>M87.3 Where composting is proposed, aerobic composting occurs in accordance with DPIF requirements with pads/pits are lined with impervious surfaces that drain to the main treatment systems on site.</p> <p>M87.4 The depth to the water table of any carcass disposal facility exceeds 5 metres and diversion drains are established to redirect surface water away from the facility and/or contaminated runoff.</p>

5.7.3 Element 15C: Kennels and Equestrian

Kennels and equestrian uses are prevalent in the catchment area with many being of a small scale that does not trigger the need for a development application. Cumulatively however, there is potential for these uses to contribute to adverse impacts on water quality and as such, Specific Outcomes and Measures are provided in these Guidelines.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S88	<p>Site Planning and Layout</p> <p>The location and layout of kennels and equestrian facilities is appropriate to the site and minimise potential impacts on water quality.</p>	<p>M88.1 All development associated with kennels and equestrian land use (Sheds, yards, ponds, waste/storage areas, loading areas, wash down areas etc.) is located in accordance with Specific Outcome S1 and on land:</p> <ol style="list-style-type: none"> That is elevated free draining land; Where the waste treatment/disposal area is located 3 metres above the seasonal high water table and away from recharge areas; Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion); and With a reliable potable water supply and a secure power supply that is appropriate for the development. <p>M88.2 All elements of development involving a kennel with less than 100 dogs, or stables with an agistment rate of less than 1 horse per 4 hectares, are located to provide for setbacks in accordance with Specific Outcomes S2.</p> <p>M88.3 Where densities exceed those above, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages, should be in accordance with the outcomes of detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.</p> <p>M88.4 Kennels and pens are constructed with impervious reinforced concrete floors which drain by gravity to grease traps or grit arresters.</p> <p>M88.5 The surface of stable floors and wash down areas are rendered impervious to water.</p> <p>M88.6 Stables, kennels, storage areas and other potentially polluted areas are to be adequately enclosed bunded and/or raised floors which prevent the movement of rain and stormwater into the area and the movement of contaminated waters out of the area.</p>
S89	<p>Stormwater Management</p> <p>Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.</p>	<p>M89.1 It shall be demonstrated that:</p> <ol style="list-style-type: none"> Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management; Dog pens, exercise areas and the like are located on compacted, bunded, well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal. Where practical, turf is maintained to reduce the potential for nitrogen to be leached to groundwater and reduce the potential for erosion; Horse pens and the like are treated to maximize infiltration and reduce potential for erosion. Overland flow and natural drainage lines are maintained in a well vegetated state with trails are located, formed and maintained to minimise scour and erosion and to avoid banks, steep gullies and erosion prone areas; and Contaminated runoff is directed to treatment areas.

Table 20 Element 15C: Kennels and Equestrian Land Use Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S90	<p>Waste Management</p> <p>Wash water, faecal material and contaminated drainage from kennels, pens and stables is directed through grit and grease arresters, to an adequately sized septic system.</p>	<p>M90.1 A double chambered septic system is provided with sand mound filter which ensures secondary level treatment prior to discharge, in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p> <p>M90.2 Wash water from cleaning, storage and maintenance areas is isolated using Best Practice Measures (namely bunded, roofed areas, with drips trays and drainage to first flush holding tanks), for removal of contaminants by a licensed contractor.</p> <p>M90.3 Wastewater from employees, residents and visitors is managed in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S91	<p>Treated Wastewater Disposal</p> <p>Treated wastewater is to be disposed of into appropriately sized and located irrigation area.</p>	<p>M91.1 Effluent irrigation is undertaken in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal.</p>
S92	<p>Waste Litter Management</p> <p>Waste litter is managed to minimise adverse impacts on water quality.</p>	<p>M92.1 Solid waste from kennels, pens, runs and stables (including faecal material, soiled litter, spill feed and dead animals) is to be collected daily in weatherproofed and sealed waste receptacles which are stored in roofed and bunded areas, for collection by a licensed contractor, with no disposal by burial, incineration or composting on the site.</p> <p>M92.2 Stockpiling of the above waste litter from stables should be undertaken to ensure the stockpile facility:</p> <ol style="list-style-type: none"> a) Is located to prevent wind and rain erosion; b) Is constructed with permanent impervious underlay to prevent leaching (groundsheets will only be accepted where stockpiling is temporary); c) Is located 3 metres above the seasonal high water table and away from recharge areas; d) Is sized to provide for holding in winter months; e) Is designed with runoff diversion drainage upstream to prevent uncontaminated stormwater movement into the area; f) Is bunded to capture contaminated runoff for appropriate treatment and disposal; and g) Is covered, desirably within a shed but otherwise with weatherproof material. <p>M92.3 Re-use of the litter and manure as fertiliser on the site, or any nominated property within the catchment, should only occur where an assessment demonstrates that:</p> <ol style="list-style-type: none"> a) The water quality of surface water or groundwater bodies will not be adversely affected; b) Through ongoing testing the mass of nutrients to be applied will equal the mass removal rate for the chosen crop or pasture; c) Through ongoing testing application rates reflect the nutrient status of the soil; d) Applications are suitable for the property given soil properties and climatic conditions; e) Where grazed, animal waste deposition during consumption of plant nutrients does not cause nutrient overloading; f) Clean runoff is diverted around application areas; and g) Spreading of treated waste is minimised during wet periods. <p>M92.4 Emergency disposal of dead animals is to be to imperviously surfaced pits which drain to the treatment system.</p>

5.8 Element 16: Recreation and Sport Uses

This class of land uses includes all forms of recreation from passive activity through to organised events, sports and associated formal events. Such uses are often intermittent, but have the capacity to have intense periods of activity (such as holiday periods) which could impact on water quality within the water supply catchments. This land use class does not include permanent accommodation or commercial facilities, which are considered in other Elements of the Guidelines.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures

	Specific Outcome	Measures
S93	<p>Environmental Management</p> <p>Development and operation of the recreation and sport use is in accordance with a Site Based Management Plan (SBMP).</p>	<p>M93.1 A SBMP shall be prepared in accordance with Element 17 of these Guidelines and should address:</p> <ul style="list-style-type: none"> a) All Specific Outcomes and Measures of this Element; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; and d) Progressive restoration.
S94	<p>Site Planning and Layout</p> <p>Recreation and sport areas are sited in appropriate locations dependant on the nature of the use and its potential for impact on water quality.</p>	<p>M94.1 All development associated with Sport and recreation uses should be located in accordance with Specific Outcome 1.</p> <p>M94.2 Sport and recreation uses that are not directly reliant on water access should be setback from water bodies and watercourses in accordance with Specific Outcome 2 or as determined by an investigation by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location.</p> <p>M94.3 Sport and recreation uses that rely on water access should provide a management plan prepared by an appropriately qualified expert into the nature, timing and frequency of the use and its proposed location, and which addresses:</p> <ul style="list-style-type: none"> a) Access locations; b) Access control measures; c) Access monitoring; d) Safety; and e) Rehabilitation after the use ceases (permanently and temporarily).
S95	<p>Stormwater and Excavation Management</p> <p>Excavation is minimised and stormwater managed to ensure there is no adverse impact on water quality.</p>	<p>M95.1 Excavation and filling is to be minimal for recreation and sport uses so that no fill or excavation exceeds 0.5 metres in depth or more than 10 cubic metres.</p> <p>M95.2 Excavation and filling is undertaken in accordance with the Specific Outcomes and Measure identified in Element 8: Excavation and Filling.</p> <p>M95.3 Site planning demonstrates that:</p> <ul style="list-style-type: none"> a) Clean runoff which is not captured in rain water tanks, is diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds; and b) Clean runoff in storage ponds is reused onsite or discharged in accordance with the Specific Outcomes and Measures identified in Element 5: Water Sensitive Design and Stormwater/Runoff Management.
S96	<p>Wastewater Management</p> <p>Wastewater is collected, stored, treated and disposed of without causing adverse impact on water quality.</p>	<p>M96.1 Wastewater collection and storage systems must be of a capacity to accommodate all of the needs of sport and recreation uses.</p> <p>M96.2 Sport and recreation uses that have irregular peaks, periods of no activity, or other variations must provide wastewater collection and storage that can accommodate full load at peak times, which may include temporary facilities.</p> <p>M96.3 Wastewater is to be either:</p> <ul style="list-style-type: none"> a) Removed off-site for treatment and disposal at a wastewater treatment plant; or b) Treated onsite to a secondary treatment standard in accordance with the Specific Outcomes and Measure identified in Element 1: On-Site Wastewater Treatment and Effluent Disposal. <p>M96.4 Where off-site treatment and disposal is proposed:</p> <ul style="list-style-type: none"> a) It must be demonstrated that any off-site wastewater treatment plants have the capacity to accommodate the flows from the site; and b) It must be demonstrated that any off-site wastewater treatment plants can achieve a treatment standard where the additional volume contributed by the site will not cause or contribute to an adverse impact or risk of adverse impact on water quality.

Table 21 Element 16: Recreation Land Use Specific Outcomes and Measures *Cont.*

	Specific Outcome	Measures
		M96.5 Management of any treated effluent intended for recycling is in accordance with the Specific Outcomes and Measures identified in Element 4: Water Recycling and Water Re-Use.

6. Environmental Management Guidelines

6.1 Overview of Environmental Management and Water Quality

This section considers specifically the various needs for Site Based Management Plans (SBMPs) as part of the operation of land uses, development and activities in the catchments. This section does not replace the need for SBMPs as required by regulatory agencies and is aimed at providing the requirements for Seqwater to be included as part of any SBMP and its implementation.

6.2 Element 17: Site Based Management Plans

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures

	Specific Outcome	Measures
S97	<p>Providing a Site Based Management Plan</p> <p>A Site Based Management Plan (SBMP) is provided to manage any activity with potential impact on water quality.</p>	<p>M97.1 A SBMP is provided and implemented that addresses:</p> <ul style="list-style-type: none"> a) The objectives of the plan; b) The impacts of the development during site works and ongoing operation; c) Ongoing monitoring; d) Progressive restoration; e) All protection and mitigation measures backed by adequate management, technical and financial resources which ensure commitments for environmental management and timeframes; f) Where the risk of environmental harm is higher, development should occur and be managed in accordance with an approved Environmental Management Program implemented under the Environmental Protection Act, which indicates sound management strategies, activities and practices for the life of the project and identifies personnel responsibilities; g) Clean-up and emergency procedures; h) Maintenance programs for machinery and equipment, including measures to prevent contaminants from operation, standing and repair areas; i) Water quality monitoring programmes; and j) Performance-achievement criteria. <p>M97.2 A SBMP should be prepared by suitably qualified and experienced professionals; should assign responsibility for its implementation and maintenance; and should outline an obligation to deal with or notify the relevant local government and/or the EPA on any incident (likely/real) of environmental harm.</p>
S98	<p>Seqwater Incorporated into the SBMP as a Stakeholder</p> <p>Seqwater is included as a stakeholder in the preparation of SBMPs for land uses and activities in the water supply catchments.</p>	<p>M98.1 Seqwater are included in the preparation phase on any SBMP for any land uses and activities in the catchment.</p> <p>M98.2 Seqwater has confirmed the acceptability of the SBMP prior to the commencement of the use or activity.</p>
S99	<p>Seqwater Incorporated into the SBMP as a Key Contact</p> <p>Seqwater is included as a key contact in any incident reporting procedure.</p>	<p>M99.1 Procedures for incident reporting that are included in the SBMP, identify officers at Seqwater that will be contacted in the event of an incident (likely/real) of environmental harm.</p>

Table 22 Element 17: Site Based Management Plans Specific Outcomes and Measures cont.

	Specific Outcome	Measures
S100	<p>Monitoring</p> <p>Seqwater is included as a recipient of monitoring results.</p>	<p>M100.1 A SBMP requires monitoring which provide for as a minimum:</p> <ul style="list-style-type: none"> a) 6 monthly testing for water quality (surface and groundwater); b) Testing of stormwater, wastewater, treated wastewater and irrigation areas; c) Testing prior to release/irrigation of treated wastewater or fertiliser; d) Testing post release of treated wastewater and fertiliser; e) Immediately after rainfall events; and f) Annual audits of results, practices and site management. <p>M100.2 The SBMP provides for the results of monitoring to be submitted to Seqwater as a routine part of the monitoring and reporting procedures.</p>

Appendix A

References

List of References





List of References

- AS/NZS 1547:2000 On-site Domestic Wastewater Management
- Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2001)
- Development Guidelines for Water Quality Management (Seqwater, 2001)
- Queensland Plumbing and Wastewater Code 2006– Queensland Government
- Queensland Water Recycling Guidelines (EPA, 2005)
- Regional Vegetation Management Code: Southeast Queensland Bioregion (DNRW, 2006)
- South East Queensland Regional Plan (Queensland Government, 2005)
- Water Quality Management Guidelines (BCC, 2000)
- Water Quality Sampling Manual Second Edition (EPA, 1995)
- Queensland Streets: Design Guidelines for Subdivisional Streetworks (Institute of Municipal Engineering Australia, Queensland Division, 1993)
- Bushfire Prone Areas: Siting and Design of Residential Buildings (Queensland Department of Local Government and Planning, and Queensland Fire and Rescue Service, 1997)
- Code of Practice for the Storage and Use of Chemicals at Rural Workplaces (DEIR, 2000)
- Water Sensitive Urban Design Guidelines in South East Queensland, SEQ Healthy Waterways, Australian Government, Version 1, June 2006
- 'Water Quality Protection Notes – Extractive Industry', Water and Rivers Commission Western Australia, Feb 1999
- State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide
- Fact Sheet L 35 'Runoff control measures for soil conservation', DNRW, March 2006
- Fact Sheet L 13 'Erosion control in cropping lands' DNRW, March 2006
- Fact Sheet L 91 'Erosion control in grazing lands' DNRW, March 2006
- Property resource management planning: Guidelines for landholders, Department of Natural Resources and Water, March 2003
- Coastal Management Protection Act 1995 (section 55)
- Resource Planning Guidelines, Guideline F10, 'Policy and code for preserving water quality in declared catchment areas' DNRW, 2005
- ERA 75 Guideline – Waste Disposal 'Landfill siting, design, operation and rehabilitation'. EPA, 2004
- Nanango Shire Planning Scheme, Nanango Shire Council, 2006
- Murgon Shire Planning Scheme, Murgon Shire Council, 2006
- Wondai Shire Planning Scheme, Wondai Shire Council, 2006
- City Plan 2000 (Brisbane City Planning Scheme), Brisbane City Council, 2000
- Subdivision Guidelines, Brisbane City Council, 2005

Appendix B

Glossary of Terms

Term	Meaning	Source
Cumulative Impact	The combined, incremental effect of various land uses, development and activities	Seqwater Guidelines
High Risk Development	Are those developments which have not met all or some of the Specific Outcomes or Measures applicable for their nature of use, and which have the potential to contaminate or have an adverse impact on water quality unless supported by often complex measures	Seqwater Guidelines
Low Risk Development	Are those developments that clearly provide for the Specific Outcomes or Measures applicable for their nature of use, and which will not contaminate or have an adverse impact on water quality	Seqwater Guidelines
Stream Order	<p>A numerical ordering classification of each watercourse segment according to its position within a catchment. Stream orders are determined using the most recent:</p> <ul style="list-style-type: none"> a) 1:25 000 Queensland Department of Natural Resources and Water topographic map showing creeks, streams, rivers or watercourses in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or b) 1:100 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas; or c) 1:250 000 Geoscience Australia topographic map showing creeks, streams, rivers or watercourses in all other local government areas or Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Watercourse	<p>The area of land between the high banks of a natural channel—whether artificially improved or not—in which water flows permanently or intermittently, and that is represented as:</p> <ul style="list-style-type: none"> a) A creek, stream, river or watercourse on the most recent 1:25 000 Queensland Department of Natural Resources and Water topographic map in the local government areas of Brisbane, Caboolture, Caloundra, Gold Coast, Logan, Maroochy, Noosa, Pine Rivers, Redcliffe and Redland, excluding Key Resource Areas; or b) A creek, stream, river or watercourse on the most recent 1:100 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas; or c) A creek, stream, river or watercourse on the most recent 1:250 000 Geoscience Australia topographic map in all other local government areas or in Key Resource Areas where there is no 1:100 000 Geoscience Australia topographic map available. 	Regional Vegetation Management Code: Southeast Queensland Bioregion 20 November 2006
Water Supply Catchment	Catchment area or drainage basin associated with a bulk water asset or storage managed by Seqwater.	Seqwater Guidelines



Appendix C

Seqwater Assets and Water Storages

- Albert River WTP
- Amity Point Bores & WTP
- Aratula Weir
- Atkinson Dam
- Banksia Beach WTP
- Baroon Pocket Dam
- Bill Gunn Dam
- Borumba Dam
- Bribie Island Bore Field & WTP
- Brightview Weir
- Bromelton Weir & Off-stream Storage
- Buaraba Creek Weir
- Boonah-Kalbah WTP
- Caboolture River Weir & WTP
- Calamvale/Algeria Aquifer
- Canungra WTP
- Capalaba WTP
- Cedar Grove Weir & WTP
- Cedar Pocket Dam
- Chandler Aquifer
- Churchbank Weir
- Clarendon Weir & Dam
- Cooloolabin Dam
- Crowley Vale Weir
- Dayboro Well & WTP
- Dunwich WTP
- Enoggera Dam & WTP
- Esk WTP
- Ewen Maddock Dam & WTP
- Forest Lake Aquifer
- Glenore Grove Weir
- Gold Creek Dam
- Herring Lagoon
- Helen St WTP
- Hinze Dam
- Image Flat WTP
- Imbil Weir
- Jimna WTP
- Jordan Weir
- Kents Lagoon Diversion Weir
- Kentville Weir
- Kenilworth WTP
- Kilcoy Bores
- Kilcoy Creek Weir and WTP
- Kooralbyn WTP
- Lake McDonald Dam & WTP
- Lake Manchester Dam
- Landers Shute WTP

- Laidley Creek Diversion Weir
- Leslie Harrison Dam
- Linville Bores & WTP
- Little Nerang Dam
- Logan - Maroon Dam WTP
- Lower Lockyer - Atkinson Dam WTP
- Lowood WTP
- Maleny Weir & WTP
- Maroon Dam
- Mary Valley - Borumba Downs WTP
- Mary River Intake
- Moogerah Dam
- Moodlu Quarry
- Molendinar WTP
- Mt Crosby WTP
- Mudgeerba WTP
- North Pine Dam & WTP
- North Stradbroke Island Bore Field & WTP
- O'Reilly Weir
- Petrie WTP
- Poona Dam
- Potters Weir
- Pt Lookout WTP
- Railway Weir
- Rathdowney WTP
- Runcorn Aquifer
- Showgrounds Weir
- Sidling Creek Dam/Lake Kurwongbah
- Sippels Weir
- Somerset Dam & WTP
- South Maroochy Intake Weir
- South Maclean Weir & WTP
- Stanley River Weir
- Sunnybank Aquifer
- Toogoolawah WTP
- Upper Warrill Diversion Weir
- Wamuran WTP
- Wappa Dam
- Waraba Creek Weir
- Waririll Valley - Moogerah Dam WTP
- Warroolaba Creek Diversion Weir
- West Branch Warrill
- Wilson Weir (Gatton College Weir)
- Wivenhoe Dam
- Woodford WTP
- Woodford Off-stream Storage
- Yabba Creek Weir

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13 CORPORATE SERVICES & GOVERNANCE COMMITTEE 21/7/2010 RECEIPT AND ADOPTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That the Corporate Services & Governance Committee Report of 21 July 2010 be received.

CARRIED

13.1 CORPORATE SERVICES

PROCEDURAL MOTION AT COMMITTEE

Moved by: Cr Boglary
Seconded by: Cr Henry

That a non-member, Mr G Soutar, participate in discussion on the following item (as per Local Law No. 5 s.10(1)).

CARRIED

13.1.1 REDLAND WATER BUSINESS UNIT REPORT - JUNE 2010

Dataworks Filename: WW Redland Water Committee
WS Redland Water Committee

Attachments: [Business Unit Report – June 2010](#)

Responsible Officer Name: Martin Drydale
General Manager, Corporate Services

Author Name: Gary Soutar
District Manager - Redland, Allconnex Water

EXECUTIVE SUMMARY

The Redland Water (RW) business unit report is presented to Council for noting. The report provides the business unit's performance for the month of June 2010 and covers financial and non-financial indicators for water and wastewater.

It is expected that, most of the time the report findings will be "business as usual". Where exceptions occur, these will be highlighted.

The report provides a regular opportunity for Council to consider 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 performance of the last month of business unit's operation against key performance indicators (KPIs)

BACKGROUND

RW's performance plan identifies KPIs for which performance targets have been agreed with Council. Reporting is done each month through the RW committee. As this report is being presented in July 2010, RW has transitioned to Allconnex Water and therefore this information is being presented to the Corporate Services & Governance Committee.

ISSUES

The report is provided to Council as a means of monitoring the performance of RW for the activities of water and wastewater.

The first part of the report comprises a "snapshot" of the business unit's achievement in meeting KPIs (year-to-date) and financial report card.

The report then provides specific financial report and commentary, capital expenditure (graphically) and a detailed customer overview.

The main body of the report focuses on actual levels of achievement against the KPIs for the month. Where exceptions have occurred and targets not met, an explanation is given as well as action taken to improve performance.

The report closes with a summary of the major issues during the month.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Outcome 9 – 'An efficient and effective organisation'.

FINANCIAL IMPLICATIONS

There are no direct financial implications resulting from this report. Financial implications may result where Council requests a performance review or requests an increase in performance standards.

CONSULTATION

Consultation has occurred with:

- Bradley Taylor, Manager Technical Operations, Allconnex Water;
- Kevin McGuire, Acting Manager Operations, Allconnex Water; and
- Sandra Carseldine, Assistant Financial Contoller & Senior Manager Financial Accounting, Allconnex Water.

OPTIONS**PREFERRED**

That Council resolve to accept the Redland Water business unit report for June 2010, as presented in the attachment.

ALTERNATIVE

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

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

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve to accept the Redland Water business unit report for June 2010, as presented in the attachment.

CARRIED



**REDLAND WATER
COUNCIL BUSINESS UNIT
REPORT**

June 2010

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KPI summary

KRA	No.	Key performance indicator	Freq.	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
COMMUNITY & CUSTOMERS	1	Average residential water consumption per person per day	Monthly	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓
	2	Nitrogen load from effluent discharge	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FINANCIAL	3	Operating costs per megalitre of water treated	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗
	4	Operating costs per property serviced (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	5	Operating performance (actual to budget operating expenditure)	Monthly	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	6	Earnings before interest, tax & depreciation (EBITD)	Monthly	✗	✗	✗	✓	✓	✓	✓	✓	✓	✗	✓	✓
INTERNAL PROCESSES	7	% of water samples complying with Australian Drinking Water Guidelines	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	8	Number of water main breaks and leaks	Monthly	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
	9	% of unplanned water interruptions restored <5hrs	Monthly	✗	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✓
	10	Average response time to water main breaks	Monthly	✓	✓	✓	✓	✗	✓	✗	✓	✓	✓	✗	✓
	11	Number of poor pressure complaints (deficient)	Monthly	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓
	12	Number of water quality incidents per month	Monthly	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✗	✓
	13	Overall number of dry weather overflows	Monthly	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
	14	Sewer overflows affecting customers	Monthly	✓	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
	15	Average response or reaction time to wastewater incident	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	16	% service interruptions restored within 5 hrs (wastewater)	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	17	Number of wastewater odour complaints per month	Monthly	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	✓	✓
	18	Number of WWTP non conformances with EPA licence over compliance year	Monthly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	19	% of capital works program practical completion - % of planned project milestones achieved monthly	Monthly	✗	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗
PEOPLE & LEARNING	20	LTI hours (lost time injury hours lost)	Monthly	✓	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗

	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$ '000 YTD Variations
Operating Revenue			
Rates and Utility Charges	72,361	71,730	(631)
Fees and Charges	871	851	(20)
Operating Grants and Subsidies	0	0	0
Interest External	366	388	22
Other Revenue	1,118	1,314	196
Total Operating Revenue	74,715	74,283	(433)
Operating Expenditure			
Employee Costs	6,321	6,568	247
Goods and Services	18,083	17,385	(698)
Finance Costs Other	0	10	10
Net Internal Costs	2,864	2,937	73
Total Operating Expenditure	27,269	26,900	(369)
Earnings before Interest, tax and depreciation (EBITD)	47,447	47,383	(64)
Interest expense	0	0	0
Depreciation	17,539	17,738	199
Operating Surplus/(Deficit)	29,908	29,645	(263)
Sources of Capital Funding			
Capital Contributions and Donations	2,912	3,567	655
Capital Grants and Subsidies	135	135	0
Proceeds on Disposal of Non Current Assets	0	0	0
Capital Transfers (to)/from Reserves	2,007	124	(1,882)
Non Cash Contributions	3,822	0	(3,822)
Adjustment for Asset Corrections	0	0	0
New Loans	0	0	0
Funding from General Revenue	5,684	5,220	(463)
Total Sources of Capital Funding	14,559	9,047	(5,512)
Application of Capital Funds			
Contributed Assets	0	0	0
Capitalised Goods & Services	3,822	0	(3,822)
Capitalised Employee Costs	10,627	8,594	(2,033)
Loan Redemption	0	0	0
Total Application of Capital Funds	14,559	9,047	(5,512)
Other Budgeted Items	0	0	0
Transfers to Reserve	0	0	0
WDV of Assets Disposed	(104)	(9)	95
Tax and Dividends	(14,852)	(14,813)	39
Internal Capital Structure Financing	(14,950)	(14,950)	0

EBITD: Earnings before Interest, tax and depreciation is 0% above target.

Operating revenue: \$433K behind budget primarily in water consumption \$424K.

(This Operating revenue includes \$356K of CSO revenue which is \$88K behind budget, the details of the CSO's are Water not for profit \$65K, Wastewater not for profit \$238K and for Concealed leaks \$53K.)

Operating expenses: \$369K under budget 1%, primarily water reticulation \$131K, wastewater reticulation \$105K & wastewater treatment \$262K

Interest expense: \$10K over budget, minor bad debt writeoffs

Depreciation: \$199K over budget, actual depreciation is now being used, this increase is assets coming on line earlier than anticipated

Capital Revenues: this is driven by customers, cash contribution \$3567K YTD (annual budget \$2912K) and non Cash contributions \$0K YTD (annual budget \$3822K), this is anticipated to be corrected in P13 by CAIT

Capital Expenditure: \$1,691K behind budget.

Significant projects behind target are:

Backlog fireflow \$174K

Dunwich \$248K

Sewer maintenance holes \$69K

PS 6 Augmentation \$936K

Relocation of Lab \$280K

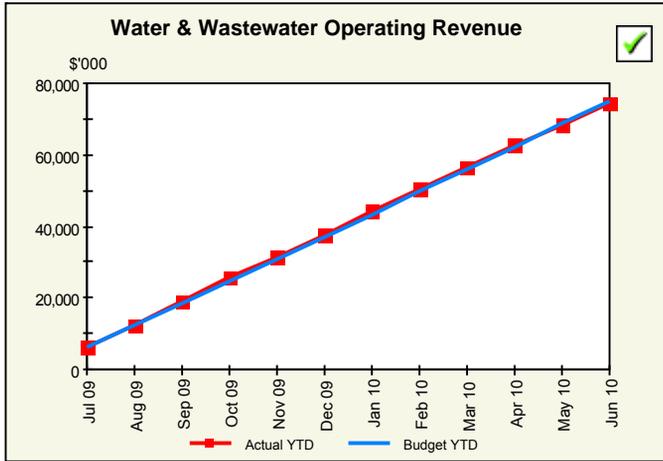
Return to Council: \$39K behind budget in tax

Redland Water Council Business Unit Report

Customer Action Request Type	Current month	Var to prior Month	YTD Total
Water supply			
Quick call	219	33	4,093
Burst/break/no water	13	7	107
New water services up to 25mm	5	(3)	91
Water pressure	6	(1)	105
Water Meters	17	(21)	433
Minor works	9	(15)	339
Water quality - colour/dirty water	10	(2)	158
Water quality - bad taste/odour	5	(7)	63
Quotes & Private Works	27	(8)	376
Water leak offset request	25	(51)	472
Water billing enquiry	93	(68)	1,636
Splits/Amalgamations	16	0	138
Water billing & rates notice enquiries	0	(3)	74
Check water read	0	0	3
Meter accessibility	2	0	80
Search requests	77	(12)	1,239
Customer Read	24	12	129
Tenant Request	0	0	1
Leaks & Repairs	129	(69)	2,247
Hydrant permits	0	0	0
Compliance Issues - Water Usage/Sprinklers etc	1	(2)	64
Searches	125	15	1,225
Customer Request Complaint	13	5	109
Customer Request Compliment	4	(2)	25
WEMP/BWEMP	0	0	0
Other Issues	0	0	0
Total	820	(192)	13,207
Wastewater			
Quick call	8	(6)	132
Minor works	9	3	67
Trade waste	12	(23)	72
Pump stations	2	1	19
Overflows	1	(1)	32
Odours	3	2	42
Quotes & Private Works	11	(2)	137
Blockages	2	(3)	85
Building over sewer application	0	0	0
Compliance issues	0	(1)	3
Customer request complaint	1	(2)	9
Customer request compliment	0	0	2
Other issues	1	0	3
Total	50	(32)	603

Key Performance Indicators

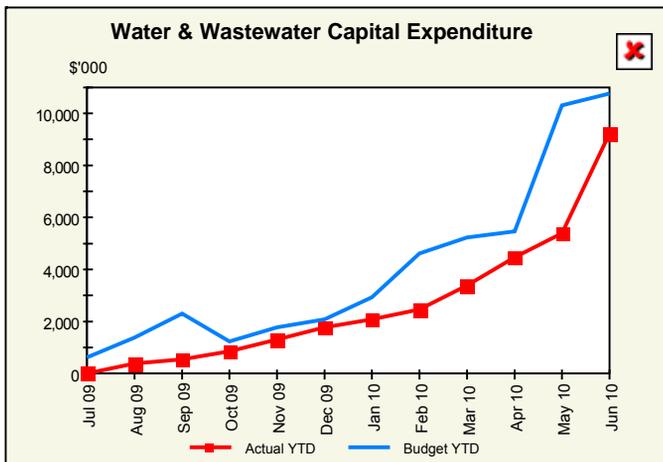
Key Issues



Variance is 1% behind budget

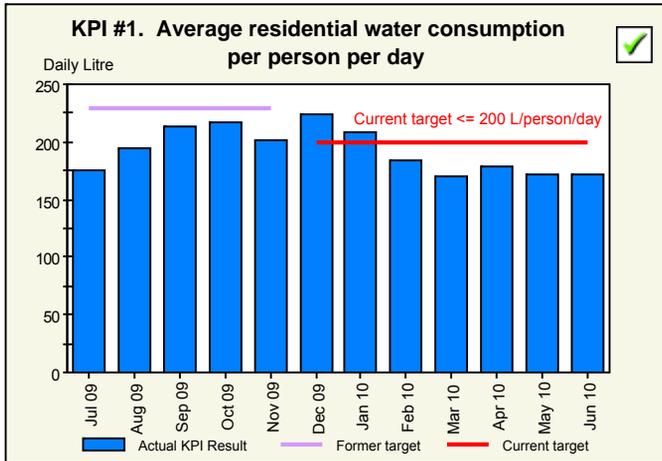


Variance is 5% behind budget, primarily in parts and materials and contractors

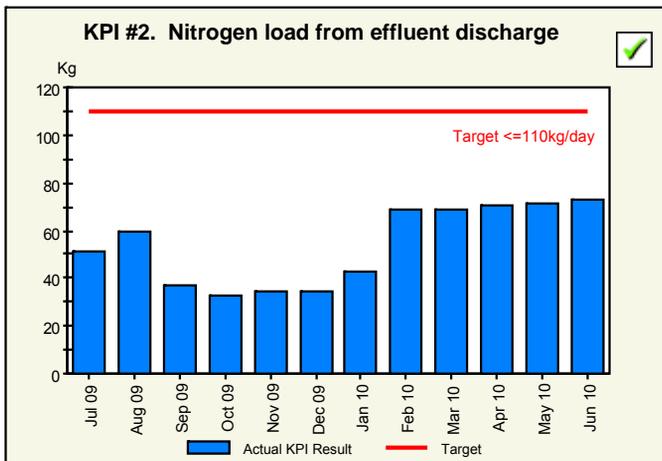


Variance is 15% behind budget, significant underspend in Treatment Operations Capital.

Community and Customers

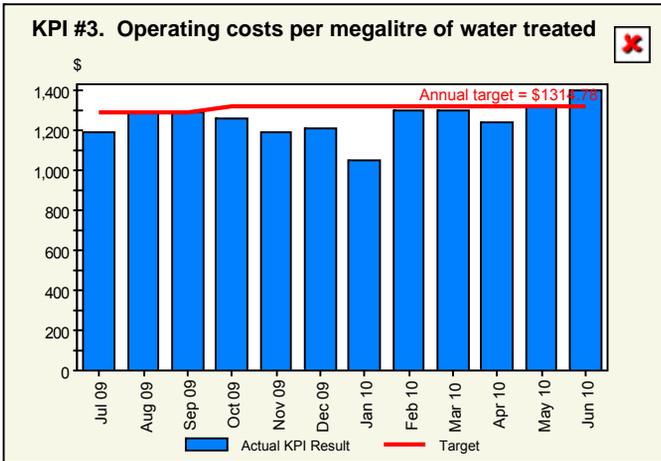


Result for the month is 172.16L per person per day.
 Result for the year is 192.50L per person per day.
 Note. new target now 200L per person per day.

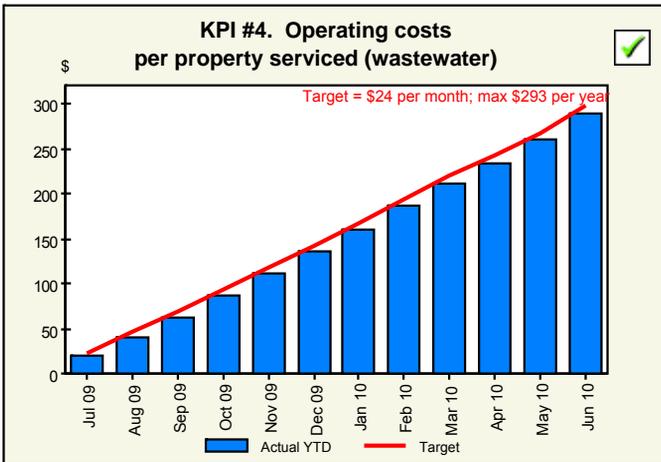


Total Nitrogen for June 2010 was 73kg/day

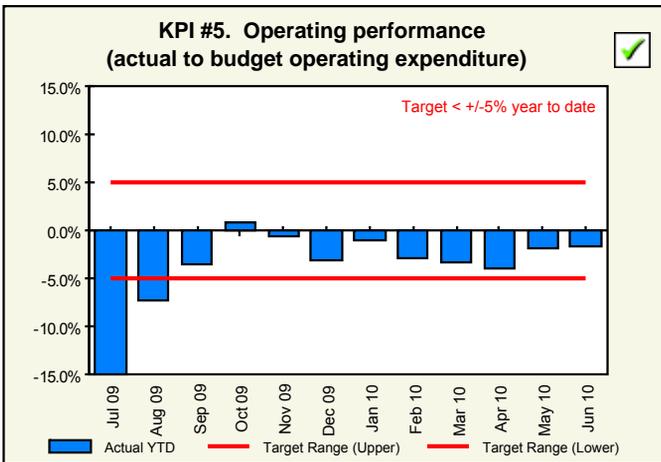
Financial



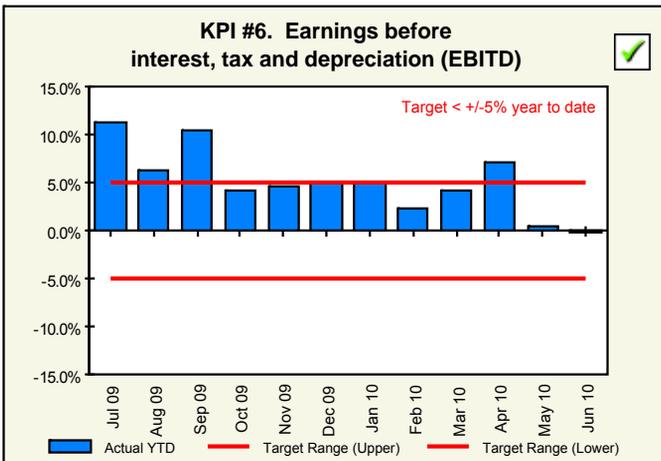
Result for the month is \$1390.40 operating cost per ML of water treated.
 Target is \$1314.78
 Result for the year is \$1257.32 operating cost per ML of water treated.



Result for the month YTD is \$289 operating costs per property serviced for Wastewater. Target for the month YTD is \$298

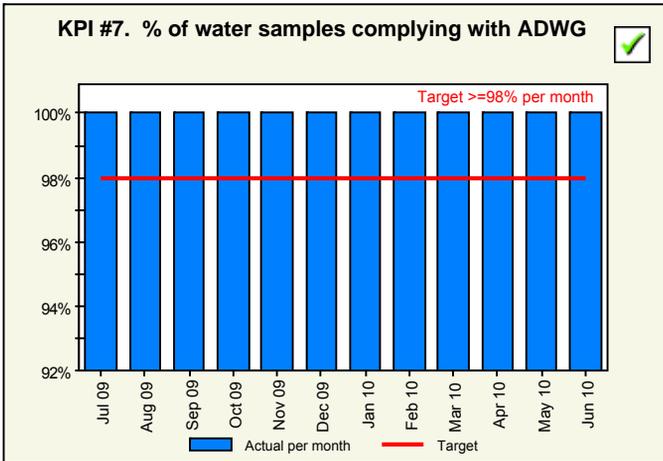


Result for the month YTD is 1.58% behind budget. Expenditure to budget is within target range.

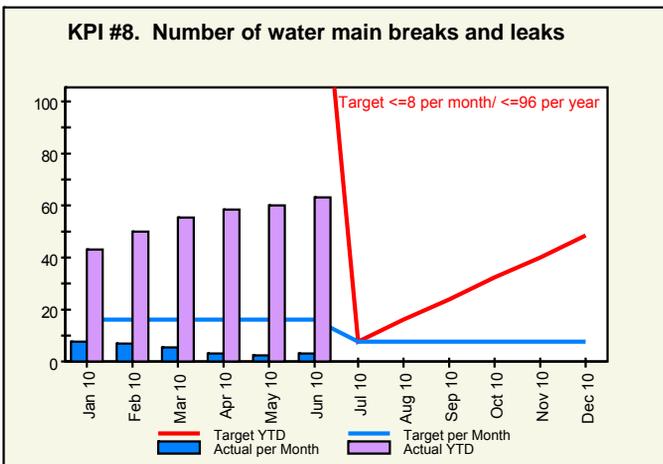


Result for the month is -0.13% behind budget.

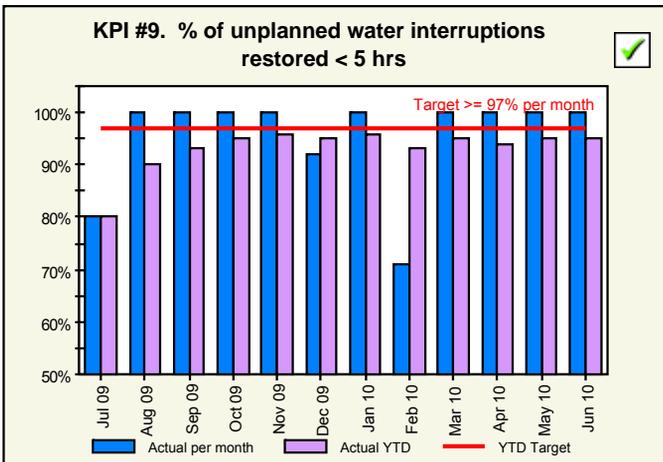
Internal Processes



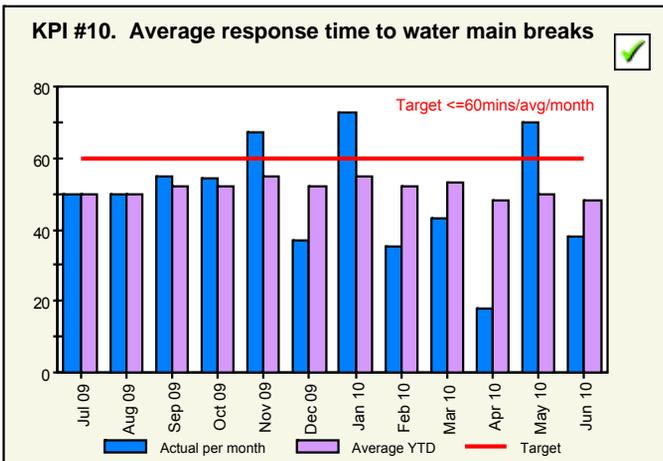
Result for the month of June 2010 is 100% compliance with guidelines. YTD is 100%



Three unplanned water main breaks occurred for the month. 2 water main failures at Birkdale and 1 fire hydrant failure on Russell Island. YTD total is 63.



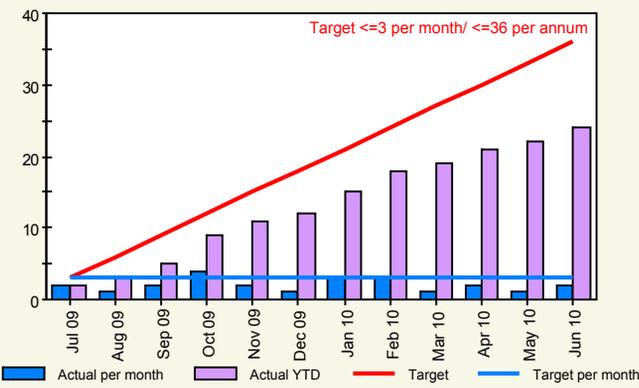
All unplanned water interruptions were restored within 5 hours



The average response time to water main breaks was 38 minutes. YTD average is 48 minutes

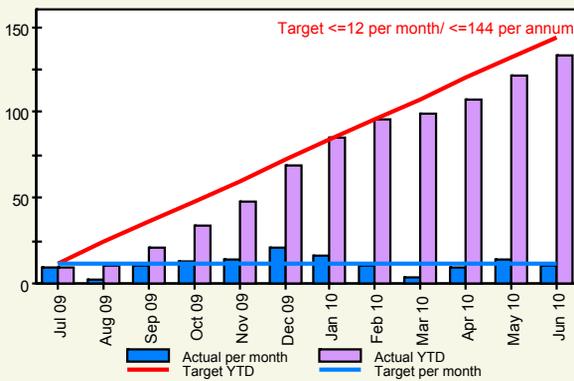
Internal Processes

KPI #11. Number of poor pressure complaints (deficient)



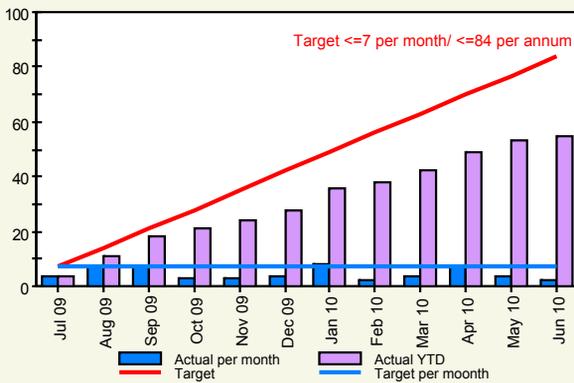
2 poor pressure complaints were confirmed deficient for the month: 1 at Capalaba and 1 at Birkdale. Both rectified by a water service upgrade. YTD total is 24.

KPI #12. Number of water quality incidents per month



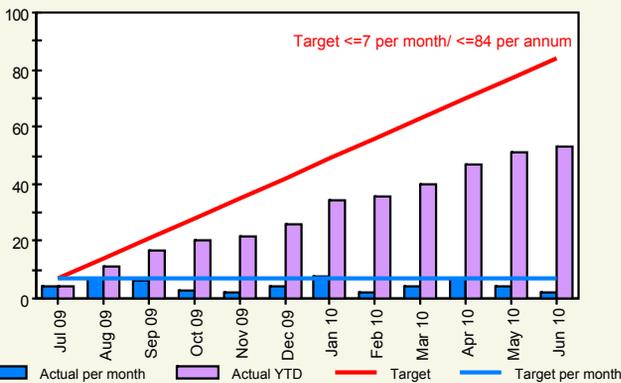
11 water quality incidents occurred for the month: 7 dirty water incidents (2 each at Cleveland and Alexandra Hills) and 1 each at Capalaba, Wellington Point and Thornlands), 4 bad taste incidents (2 at Ormiston, and 1 each at Capalaba and Thornlands). YTD total is 133.

KPI #13. Overall number of dry weather overflows



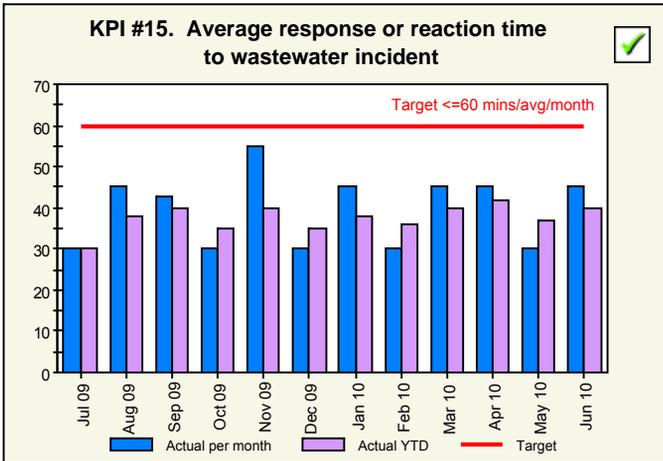
2 dry weather overflows occurred for the month: 1 at Alexandra Hills (tree roots in manhole) and 1 at Redland Bay (gravel in line).

KPI #14. Sewer overflows affecting customers

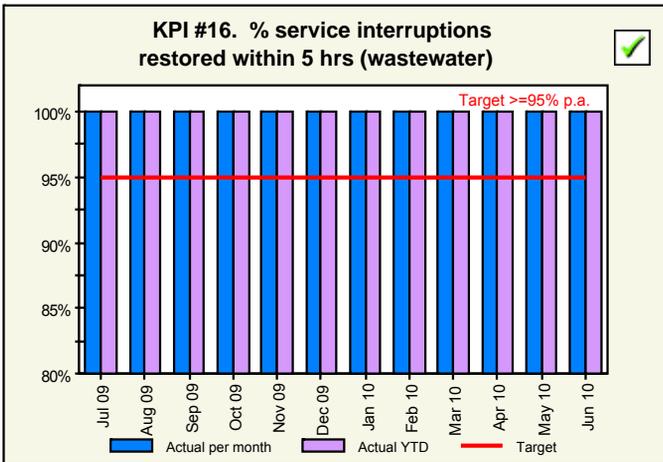


2 wastewater overflows affected customers' properties' in June. YTD is 53.

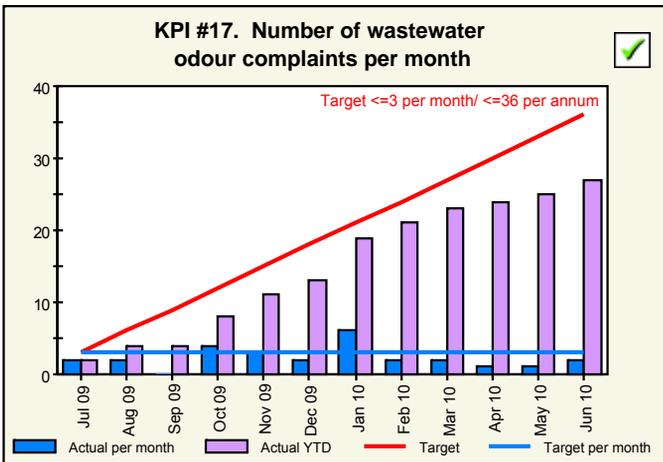
Internal Processes



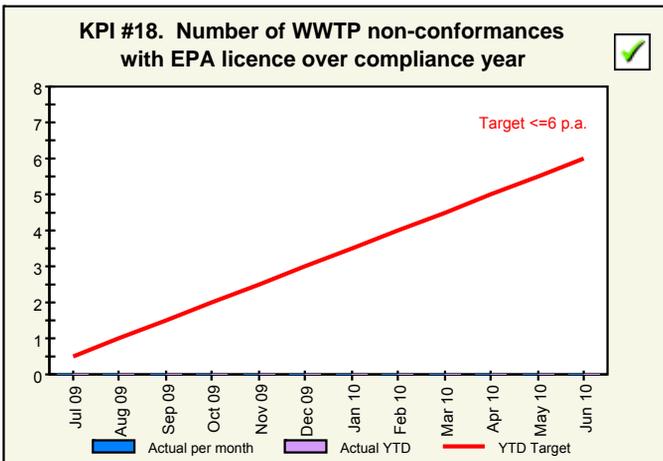
Average response time to wastewater incidents was 45 minutes. YTD average is 40 minutes.



Result for the month is 100%. YTD is 100%.

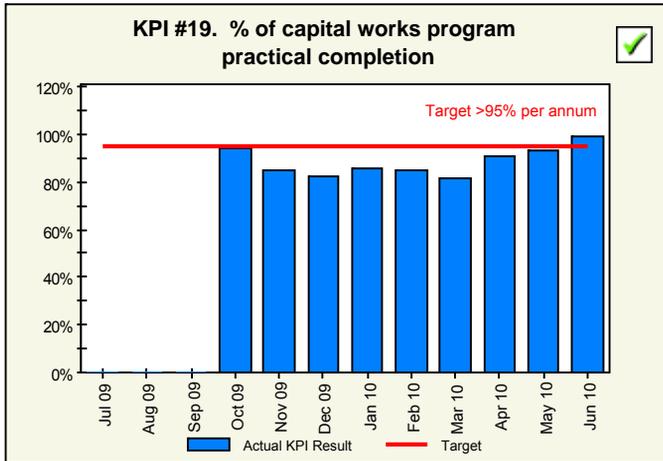


2 wastewater odour complaints were received for the month: 1 at Capalaba (no fault found) and 1 at Victoria Point (pump station that has been passed to pump station operators).



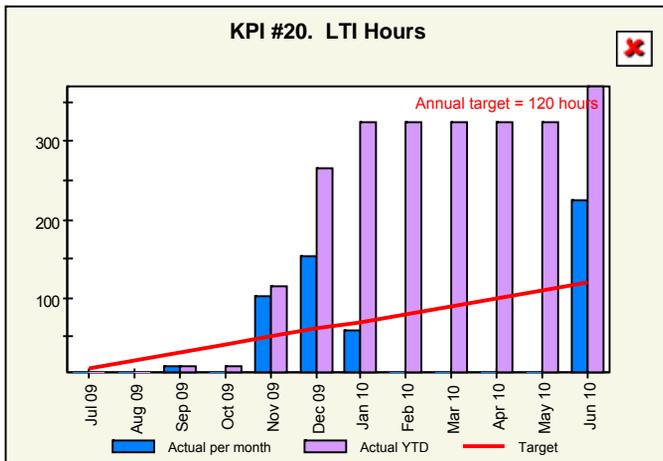
No non-conformances for June 2010

Internal Processes



124 milestones completed out of 125 due achieving a 99% result.

People and Learning



1 lost time injury in June, resulting in 225 lost time hours. YTD LTI hours 550.

Summary of major issues for the month

General Manager

- The final get-together of Redland Water staff was held at the Cleveland Showgrounds on Wednesday 30 June at which all were presented with certificates recognising their service. Long service awards were also presented at this time, recognising this milestone for 9 staff who have been employees of Redlands for 10-25 years.

Customer Service & Business Performance

- This month the water reticulation teams were engaged in a large number of water main augmentations and minor constructions. Most of these were associated with road upgrades by the Department of Main Roads and involved extensive system shutdowns and night works. The teams performed to their usual exceptional level and all works went to plan and schedule.
- The quarterly water meter read was completed during the month and the consumption charges will appear on the rate notice due for issue in the second week of July. The final tally of water meter replacements for the year was 8776. The project concluded ahead of target and on budget for the year.
- Customer service staff were heavily engaged in the final setting up for the transfer to Allconnex Water. This included the migration and conversion of a large amount of information and documents to be available both electronically and in hard copy for the July 1 deadline.

Gary Soutar
General Manager
REDLAND WATER

13.2.2 LOCAL GOVERNMENT ELECTORAL ACT - ISSUES PAPER SUBMISSION

Dataworks Filename: GOV - Legislation
Attachment: [Draft Submission Local Government Electoral Act](#)
Responsible Officer Name: Nick Clarke
General Manager Governance
Author Name: Luke Wallace
Manager Corporate Planning, Performance & Risk

EXECUTIVE SUMMARY

The State Government's Law, Justice and Safety Committee have invited submissions on an Issues Paper regarding a review of the local government electoral system. Significant consultation has been undertaken and a submission has now been prepared for Council's endorsement.

PURPOSE

The purpose of this report is to provide an overview of the local government electoral system review and seek Council's endorsement of a submission on this matter to the Law, Justice and Safety Committee.

BACKGROUND

The legislative provisions supporting local government elections in Queensland have previously been contained in the *Local Government Act 1993*. As part of its overall charter, the Local Government Reform Commission completed a report in 2007 dealing with a range of local government issues including electoral arrangements. This has led to electoral provisions being left out of the new *Local Government Act 2009* with a specific *Local Government Electoral Act* now to be developed for the 2012 quadrennial local government elections and beyond.

To support this process an Issues Paper has recently been released for comment with responses required by 30 July 2010. The Issues Paper is an integral part of the consultation process and submissions from local government and other stakeholders will be considered by the Law, Justice and Safety Committee. The Paper deals with a diverse range of issues including local government divisions, campaign funding and disclosures, timing and management of local government elections, electoral signage and promotional material, voting systems etc.

The committee is required to report to the Legislative Assembly before the end of November 2010 and further details regarding drafting and timing of the *Local Government Electoral Act* should become clear after that. Councillors and the Chief Executive Officer were recently consulted on the 39 questions contained in the Issues Paper and a submission has been drafted based on that consultation.

ISSUES

A summary of relevant issues is as follows;

- An Issues Paper on a new *Local Government Electoral Act* was released by the State Government in June
- The Issues Paper raises a number of relevant electoral matters for consideration and comment
- Council is able to make a submission on the issues canvassed provided the submission is received by the Law, Justice and Safety Committee prior to 30 July 2010
- Significant consultation with Councillors and the Chief Executive Officer has been undertaken and a draft submission is attached
- The Law, Justice and Safety Committee will consider Council's submission along with others it receives and report back to the Legislative Assembly by 30 November 2010

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and Ethical Governance' outcome – 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 relating to this report.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

Consultation on this matter has been undertaken with Councillors and the Chief Executive Officer.

OPTIONS

PREFERRED

That Council approve the submission to the Law, Justice and Safety Committee on a new *Local Government Electoral Act*.

ALTERNATIVE

That Council endorses the amended submission on a new *Local Government Electoral Act*.

OFFICER'S/COMMITTEE RECOMMENDATION

That Council resolve to approve the submission to the Law, Justice and Safety Committee on a new *Local Government Electoral Act*.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

- 1. That Council resolve to approve the submission to the Law, Justice and Safety Committee on a new *Local Government Electoral Act*; and**
- 2. That Council's submission not be released to the public until approval has been given by the Queensland Law, Justice and Safety Committee, as required by the Queensland Parliamentary Service.**

CARRIED

Redland City Council

**Submission on the Local Government Electoral Act Issues
Paper**

To

Law, Justice and Safety Committee

July 2010

Divisions

1) Are the procedures for the division of councils adequate?

Generally speaking, Council is supportive of the current procedures relating to Council divisions. Whilst a legislative requirement for community consultation is probably unnecessary, it is Council's view that changes to internal divisional boundaries should be done in a consultative way to ensure communities of interest are maintained wherever possible.

2) If the procedures for the division of councils are not adequate, what changes are required?

Not applicable (refer above).

3) Are the error margins of 10% in local government areas with more than 10,000 electors and 20% in all other cases sufficient?

Council agrees with the current error margin of 10% however feels that some flexibility should be provided for extenuating circumstances, e.g. remote communities and/or island communities etc.

Within the Redland City Council for example, unique communities of interest exist with respect to the Southern Moreton Bay Islands (Russell, Macleay, Lamb and Karragarra), Coochiemudlo Island and North Stradbroke Island. Whilst populations on these islands are not currently at a level to sustain a division of their own within the current 10% error margin, this is likely to change in year's to come (refer SEQ Regional Plan figures).

It may be that there is genuine merit in giving communities such as these their own representation, without incorporating them with a mainland area/s before their combined population is within the 10% error margin. As such, Council supports the 10% error margin, with capacity to apply to the Minister for special dispensation on "community of interest" grounds for remote and/or special need and/or island communities.

4) Should the mix of divided and undivided councils remain? If so, should the decision to divide a local government area remain with individual councils?

Yes. Whilst Council understands that there are benefits to be derived from undivided Councils, and appreciate that some Councils may have particular reasons for preferring to be undivided (e.g. geographical issues), it is our view at this time that the option for divisions should be retained and that this decision should be made by the individual council. Some of the reasons for retaining divisions are as follows;

- The *Local Government Act 2009* contains underlying principles that support sound decision making in the best interests of the community

(e.g. transparency, decision making in the public interest, democratic representation, good governance, ethical behaviour of councillors etc).

- Section 12 (6) of the *Local Government Act 2009* requires councillors to “serve the overall public interest of the whole local government area”
- There are already checks and balances in place to protect the community from parochialism by divisional councillors. Just a few of these include;
 - the public’s capacity to access key planning documents such as the Community and Corporate Plans, the budget and the Operational Plan etc as per the *Local Government Act 2009*
 - The requirement for all Council decisions to be made in open session and the availability of General and Committee Meeting minutes to the public as per the *Local Government Act 2009*
- Removing divisions would be likely to impact the capacity of some members of the community to stand for election because it is likely to be more expensive to conduct an election campaign across the entire local government area as opposed to one division. This may mean that only people with significant means can contest local government elections
- It is Council’s view, (supported through community surveys), that residents like to have a local representative they can call upon when they require assistance or information. This is no different to the State and Federal system where citizens can access a “local member” if so desired
- Undivided Councils, particularly in larger cities or shires could easily create an opportunity for an uneven spread of workload between councillors. Attendance at community meetings and interest groups etc is currently managed by each councillor within their own division. Without divisions there is clearly less accountability for these important community functions
- Divisions allow councils to retain communities of interest within cities and shires. Many larger councils have diverse geographic and demographic circumstances and the needs to rural areas, commercial areas, seaside areas etc are many and varied. Divisions support recognition of these particular interests and allow councillors to specialise in the issues that are particular to their division within the overall Local Government Act requirement for sound decision making in the best interests of the whole local government area

5) Are there other matters the committee should consider in regard to local government divisions?

It is Council’s view that local government divisions should carry names as well as numbers. This would be comparable to the State and Federal system and it would provide more identity for divisions within local government areas. It would also provide Councils with an opportunity to recognise significant individuals, historical, cultural and indigenous symbols etc.

6) Should the Electoral Commission of Queensland be responsible for the administration of the quadrennial local government elections or should this responsibility remain with Council CEO's?

Council is strongly of the view that the administration of local government elections should remain the responsibility of local government CEO's. Whilst Council acknowledges that the Electoral Commission (ECQ) were only asked to run the last local government elections with fairly short notice and it could no doubt expect improved performance in the future, there were a number of matters that Council felt were not well managed in the 2008 election including;

- Lack of local knowledge of ECQ staff leading to confusion for residents when ECQ staff were unable to provide basic information about divisions, adjoining divisions, locations of other polling booths etc
- Significant increase in costs from 2004 to 2008 (approximately \$275,000 in 2004 and approximately \$700,000 in 2008). This is an unreasonable burden for ratepayers to carry, particularly when the 2004 election ran so much more smoothly
- Unnecessary number of polling booths (41 in 2008 compared to 28 in 2004) leading to additional costs for all concerned
- Poor administration of joint polling booths leading to confusion of all concerned and a higher number of informal votes at many of these booths
- Generally sub-standard administration including several examples of running out of ballot papers. In one instance this directly led to a Supreme Court challenge at significant cost to stakeholders
- Inadequate pre-polling procedures (the venue and the amenities of the venue were inadequate causing discomfort for all concerned) and generally poor management of pre-poll issues (disputes between candidates and staff, knowledge of pre-polling requirements etc)

In summary, Council strongly recommends that individual CEO's be allowed to determine what is best for their own Council with respect to in-sourcing or out-sourcing of local government elections based on local knowledge and the needs of their communities.

If the responsibility is to be given to the ECQ, Council respectfully requests that the State Government make it clear to the ECQ that better performance is expected in 2012 and beyond, including better communication with individual local governments. Two specific issues that Council would like the ECQ to improve on are as follows;

- The provision of the 1300 number for electoral assistance. Council received dozens of complaints in 2008 that the line was constantly engaged and people just gave up trying to get through
- Consultation with Council on the location, and total number of, polling booths. The ECQ needs to make a greater effort to communicate with local councils on the best location for polling booths so local knowledge and experience from past elections is not lost

In addition, in the event of the ECQ continuing to run the elections, Council requests that the division of roles and responsibilities between Council and the ECQ be clearly identified, e.g. aspects relating to caretaker provisions of Councils, responsibilities for management of candidate funding disclosures etc.

7) If the ECQ is to be responsible for local government elections should the new Act allow more flexibility in regard to the conduct of the quadrennial elections than the current Act does? If so, how?

Council has no particular issues in this area.

8) Is the time for the close of the rolls and the date of the elections appropriate?

Council feels that the current arrangements are appropriate as long as there is always a lead-time retained between the calling of the election and the closing of the rolls so people have an opportunity to react.

9) What changes, if any, should be made to the timing of local government elections

Council supports moving the quadrennial elections to later in the calendar year (around October would be ideal). There are two primary reasons why October elections are preferred;

- A. It allows Councillors to take more ownership of the budget process in the first year after election. By the time the March poll is declared and successful candidates are sworn in there is very little opportunity for new Councillors to gain an understanding of the upcoming year's budget and make any meaningful changes
- B. The climate in October is much more reasonable for the entire state as it is generally a cooler month than March and the threat of cyclones is removed

10) Is the nomination process adequate? Why?

Council proposes that the nomination process be changed to rule out nominations from persons who have been prosecuted and convicted of a breach of Electoral Act provisions in the past. If citizens are unable to conduct themselves lawfully in an election campaign, their right to nominate in the future should be withdrawn.

In addition, Council proposes that a mandatory code of conduct should be developed, based on Electoral Act provisions, and candidates should be required to sign up to the code as part of the nomination process.

11) Does the current system encourage a diverse range of candidates to stand?

Generally speaking it is felt that the current system attracts a diverse range of candidates to stand. Should undivided Councils become mandatory however, it is felt that some candidates would be constrained due to the likelihood of higher costs for running a campaign across the entire local government area.

12) Should a candidate be required to live in the local government area in which they stand for election?

Yes

13) Should a councillor be required to live in the local government area for their whole four year term?

Yes

14) Should a person be able to stand as a dual candidate for both mayor and councillor?

No

15) Should the new Act allow mayors to be appointed by their fellow councillors?

No. Council does not support this proposition for the following reasons;

- Strong anecdotal evidence that this system supports undesirable “wheeling and dealing” between councillors with the potential to create divisions in a Council, unhealthy allegiances, a perception that favours might be owed in the future etc
- Practically speaking, this system could only work in an undivided local government area and for reasons already outlined Council does not support mandatory undivided local governments
- Potential candidates may be constrained from standing if the division in which they reside, and would like to stand in, is already represented by someone they feel is doing a good job and deserves to continue as the divisional councillor. In this case a person can only become a councillor by running for Mayor or standing in a division in which they do not reside. Without a separate ballot for the Mayor, there are genuine constraints on candidates in these circumstances

16) Are the requirements for disclosure of campaign funding sufficient?

No. Council supports a more open and transparent process for the disclosure of funding.

17) Should candidates make disclosures before, progressively during, and after an election period?

Whilst Council recognises that progressive disclosure would create administrative issues with regard to manageability, it is felt that the current system is not open enough to public scrutiny.

Council supports a system where the public is able to see who is supporting a particular candidate before they cast their vote. Council supports the position that all funding disclosures must be made one week prior to the election with no further donations permissible after that date.

18) Should all disclosure requirements, such as values, disclosure periods and who must comply, be standardised?

Yes. Council favours standardisation of disclosure requirements.

19) Should particular fundraising activities for local government elections be prohibited?

Council's view is that no anonymous fundraising activities should be permissible above a very nominal amount. Where candidates are raising funds through raffles, functions, events etc, there should be a requirement for participants and donors to be included on a publicly available register if the raffle, function or event raises funds beyond a certain amount.

20) Should how-to-vote cards be free from promotional material?

Yes.

21) Should how-to-vote cards be standard for all candidates? If so, should these be provided in all polling booths and postal vote packs by the ECQ?

In the interests of the environment, public amenity at polling booths and reducing costs for candidates, Council supports the provision of a standard how-to-vote card for all candidates appropriately positioned within all polling booths and incorporated into postal vote packs.

22) What promotional material, such as bunting (continuous signage) and coreflutes, should be allowed during the campaign period and at polling booths on election day?

Council notes that different local governments have different standards in regard to this matter. Council is happy with the situation as it currently operates under our own local law, whereby limits on promotional material are set.

Council would not like to see legislation in the Local Government Electoral Act that permits an "open slather" approach to promotional signage for the following reasons;

- It provides an advantage to those candidates with the most means

- It promotes disputes amongst candidates and residents
- Proliferation of signage impacts on visual amenity and invariably leads to resident complaints that local governments have to deal with
- Wastage and general environmental concerns

23) Should the placement and amount of election campaign material be standard across all local government areas?

No. As outlined above (issue 22) Council believes that each local government should be able to regulate this matter through their own local law processes which are subject to community consultation provisions and state interest tests to ensure fairness and general acceptability within the community.

24) Should a 'media blackout' period apply for local government elections? Why? For how long?

Council supports a media blackout similar to that imposed in State elections and for the same reasons, e.g. general fairness to candidates and voters, removes the possibility of a media release in the last 24 hours of a campaign that a candidate doesn't have right of reply to, etc.

25) Should voting remain compulsory for local government elections in Queensland?

Yes. One of the major principles of the new Local Government Act is community consultation. One way to support that principle and enhance community interest in local government is to require eligible residents to have their say on election day.

26) Should the option of a postal vote be extended to all voters in every area?

No. Whilst Council accepts that postal voting is necessary for some voters, it is felt that the provision of an option for all voters would create significant administrative and logistical issues. Council's view is that local government elections should continue to operate as they currently do, with individual Council's having the option to go with a full postal ballot (not optional) if they elect to do so.

27) Should a full postal ballot be automatic for some local government areas? If so, why and for what areas?

No. Full postal ballots should not be automatic. Each Council should be able to opt in or opt out depending on what is best for its electorate and its particular circumstances.

28) Should the criteria for pre-polling and postal voting be abolished?

No. There are certainly aspects of pre-polling that can be better managed as the present process is drawn out, resource hungry and tends to lead to poor

behaviour from candidates and staff working at the venues. In addition, the venues selected for pre-polling are not always the most suitable for the amenity of staff or voters.

It is Council's view that if standardised how-to-vote cards are introduced (see issue 21) many of these problems would go away, as there would be no need for candidates to place staff at pre-polling booths. In terms of providing better amenities for pre-polling, Council's view is that more flexibility should be provided for polling officials to coordinate the process in the best interests of all.

29) Does the restriction on voters to attend only polling booths in a division in which they are enrolled adversely affect voters? If that were altered what impact would that have on the administration of the elections in that local government?

Whilst Council acknowledges that more flexibility for voters would be desirable, this must be balanced against the administrative difficulties and costs of allowing voters to vote at booths throughout the entire local government area.

Council supports more flexibility for polling officials to cater for the needs of each area based on previous polling patterns, divisional boundaries, demographics etc, but does not support a system that would allow voters to vote at any booth in the local government area. This might mean that each local government division has say three booths within the division, but facility exists for one booth within the local government area (probably in the central business district) to cater for all divisions so workers can vote during breaks. It might also mean that in some cases voters are able to vote in the neighbouring division where a booth is set up near a divisional boundary.

Whilst more flexibility is good and is supported within the type of realms outlined above, provision of too much flexibility would lead to undesirable cost and administrative outcomes. It must be remembered that pre-poll and postal options are available to provide flexibility for people where required.

30) Should the new Act allow absent voting? If so, should this be restricted to absent voting within a local government area only?

No. The costs associated with this level of flexibility would be too great (refer above – issue 29).

31) Should the right to vote in Queensland local government elections be extended to non-resident property owners within an area? If so, should this apply to overseas investors?

No. Whilst Council accepts that non-resident property owners have a stake in the way a council operates, it is the residents of the area that form "the community" and are most in touch with all aspects of a Council's performance.

Non-residents are still able to make enquiries, suggestions, complaints etc and generally have their say via those mechanisms.

32) Should voting rights be extended to non-resident occupiers (e.g. commercial lessees such as business owners who lease premises within an area but live outside of it?)

No. Please refer to issue 31 for explanation of reasons.

33) Should multiple residents be able to claim non-resident voter eligibility for one property (e.g. two or more non-resident owners or lessees of a property)?

No. As outlined in issues 31 and 32, Council does not support non-resident voting rights for one voter and as such it is not supported for multiple voters.

34) Should people, based on the number of properties they own, be entitled to more than one vote per division?

No. In many respects this should be like suggesting individuals who pay more tax should get extra votes in State and Federal elections. There are other anomalies with this approach as well, e.g. a property developer who has subdivided land or strata titled a block of units but still has most of the property in his/her name may be entitled to dozens or perhaps even hundreds of votes in one division meaning that one person, or a small minority of people, could have a disproportionate say in the outcome of an election.

35) Who should be responsible for the creation, verification and maintenance of a non-residents electoral roll?

Not applicable. Council does not support non-resident voting rights.

36) Which voting system is most appropriate for local government elections – Optional Preferential voting, Compulsory Preferential voting, First-Past-The-Post or Proportional Representation? Why?

Council favours optional preferential voting. Most Australians are now comfortable with that system and it retains consistency with State and Federal lower house systems.

37) Would different voting systems work better for different sized local governments? Why?

Yes. Council appreciates that different voting systems work better for different local governments. Regional councils that prefer multi-member divisions due to the size of an area, cannot operate under optional preferential for example. Council therefore supports flexibility for different sized local governments based on individual needs as long as optional preferential voting is retained as an option (see issue 36).

38) Should Proportional Representation be introduced for local governments that are not party political? If so, why?

Council notes that proportional representation is only applicable where political parties are nominating candidates for a local government area. As that is not the case for the majority of QLD local governments, proportional representation could only be introduced in certain cases.

Council has no problem with providing flexibility for different local government areas as long as optional preferential voting is retained as an option.

39) What other issues should the Committee consider in relation to this enquiry?

There are two other issues Council would like the Committee to consider;

I. Public Funding of Local Government Elections

Council is strongly supportive of public funding for local government elections. Such a system could be established along similar lines to State and Federal election funding, whereby candidates receive an allocation for each vote received. This would open local government elections up to more candidates and has the potential to remove much of the stigma associated with campaign donations from the development and/or business sector.

Council recognises the potential for people to register as candidates simply to make money from votes received. This problem could be overcome by requiring persons to receive a minimum number of first preference votes before any public funding is applicable.

II. Online Voting

Council strongly supports a thorough review of the option of online voting. Whilst there are obvious security and access issues that need to be considered, there are several countries now successfully using this approach. Online voting has obvious advantages in terms of the environment, cost savings, convenience for all stakeholders, faster tabulation of results etc.

The sheer size of many QLD local government areas magnifies some of these benefits making the option even more attractive.

13.2.3 CORPORATE BALANCED SCORECARD REPORT - JUNE 2010

Dataworks Filename: GOV Corporate BSC Monthly Reporting to Committee

Attachments: [Corporate Balanced Scorecard Report - June 2010](#)

Responsible Officer Name: Luke Wallace
Manager, Corporate Planning Performance & Risk

Author Name: Jo Jones
Service Manager, Corporate Planning & Performance

EXECUTIVE SUMMARY

The monthly Corporate Balanced Scorecard report, as attached, provides a high level overview of Council's performance in key areas of our business using the four Balanced Scorecard Perspectives – Financial, Customer, Internal/Business Processes and People & Learning.

This report is an important component of our performance management framework. The other main report provided to Council and the community is the quarterly Operational Plan report that focuses on performance against each of the programs in the *Corporate Plan 2006-10*.

The overall rating for June 2010 is satisfactory with a weighted score of 1.63

PURPOSE

To provide Council with the Corporate Balanced Scorecard report for the financial year to June 2010.

BACKGROUND

The report shows results against each Key Performance Indicator (KPI) for the current month and the previous twelve months. Longer term trends and comparisons incorporating the same month last year are included to provide a better understanding of current performance levels.

A summary of this month's results is provided on page one of the attached report and shows the overall score for Redland City Council, including the rating (the small coloured indicator at the right hand side). An outstanding result is shown as green, above standard and satisfactory is shown as yellow and an unsatisfactory result is shown as red. The overall rating for Council and for each perspective is determined by the relative weightings of the performance measures.

Explanation of results is provided by the responsible manager in the commentary each month. Where a significant issue arises from the data that requires further explanation it will be provided in this covering report.

ISSUES

Redland Water & Waste – Capital Works Financial

Due to end of financial year processes, the figures for period 11 have been carried forward, because figures for period 12 are not available at the time of publication of this report.

Internal Audit

The table below summarises the internal audit issues which are overdue or due as at the end of June 2010.

Department	Extreme	High	Moderate	Low	Closed	Extended
Corporate Services		9	15	19	13	30
Customer Services			6	6	11	1
Governance			24	1		25
Planning and Policy			3		2	1
Redland Water		6	12		17	1
Development and Community Standards		1	9	3	1	12
Totals	0	16	69	29	44	70

Of the 114 recommendations due to be implemented by the end of June 2010, 44 (38.5%) have been satisfactorily implemented and closed whilst 70 (61.5%) have been extended.

16 high rated recommendations were due for implementation of which 11 have been fully implemented. The remaining 5 high rated recommendations that have been extended relate to the Proclaim Data Integrity Audit. Discussions with Management identified that these recommendations have not been implemented due to other priorities and resourcing issues. A target date of 31 August has been agreed and updated in the Internal Audit database.

Further, of the 69 Moderate recommendations, 47 have been extended. Of these 22 related to the Management of Fraud Control which realigned the target dates with the

Fraud and Corruption project currently being managed by the Manager Internal Audit and overseen by the GM Governance.

Workplace Health and Safety Action Plans

Council has worked hard in 2009/10 to respond to a range of Workplace Health and Safety issues and to raise the level of compliance. Items which have not been completed this year will be included within the Safety Management Plan for 2010/11.

Lost Time Injury Frequency Rate (LTIFR)

The LTIFR rate is higher than the target. Details of the injuries which occurred are included in the attached report.

RELATIONSHIP TO CORPORATE PLAN

This report is the last Balanced Scorecard which will relate to the Corporate Plan for 2006-2010. Council has adopted a new Corporate Plan for 2010-2015 and is in the process of reviewing its performance management arrangements. However, until the new Corporate Performance Management Framework is finalised later this year, Council will continue to consider the Corporate Balanced Scorecard reports, which contributes to delivering inclusive and ethical governance (outcome 8) and achieving an efficient and effective organisation (outcome 9).

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain several indicators which either reflect financial performance or which have a direct or indirect impact on financial performance.

PLANNING SCHEME IMPLICATIONS

There are no implications for the Planning Scheme arising from this report.

CONSULTATION

The data in this report was provided by responsible managers and has been compiled by the Corporate Planning, Performance & Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Corporate Balanced Scorecard for June 2010, as attached.

ALTERNATIVE

That Council resolve to note the Corporate Balanced Scorecard for June 2010 and request additional information.

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

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

**That Council resolve to note the Corporate Balanced Scorecard for June 2010,
as attached.**

CARRIED



**Redland City Council
Balanced Scorecard**

June 2010

Corporate Balanced Scorecard

Page		Target	Actual	
Redland City Council Scorecard			1.63	☐
Financial Perspective			3.20	☐
3	Earnings before interest tax & depreciation savings to budget	2.00%	23.80%	✓
3	Cash levels within targets	5.00	6.60	☐
3	Capital works program financial performance	4.00%	1.45%	☐
Customer Perspective			0.83	✗
4	Capital works program practical completion	97.00%	99.32%	✓
4	Compliance of water quality with Australian Drinking Water Guidelines	100.00%	100.00%	✓
4	Compliance with EPA licence limits wastewater	99.00%	100.00%	✓
4	Decisions Issued on Development Applications	100.00%	84.38%	☐
Internal Processes Perspective			1.00	✗
5	Asset management plans actions implemented	95.00%	90.00%	☐
5	Internal audit actions implemented within agreed timeframes	99.75%	38.50%	✗
People & Learning Perspective			-0.50	✗
6	Workplace Health & Safety Management Plan actions completed	100.00%	67.74%	✗
6	Lost time injury frequency rate	13.00	26.92	✗
6	Workers' Compensation Hours Lost	2,904	3,113	☐

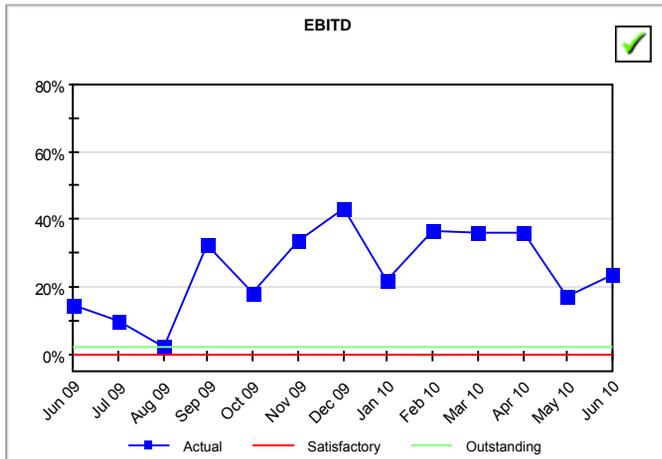
Outstanding ✓

Satisfactory/Above Standard ☐

Unsatisfactory ✗

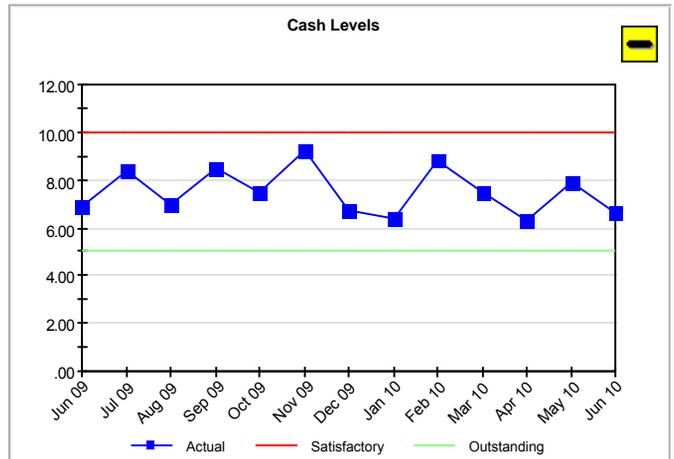
Financial Perspective

Earnings before interest tax & depreciation savings to budget



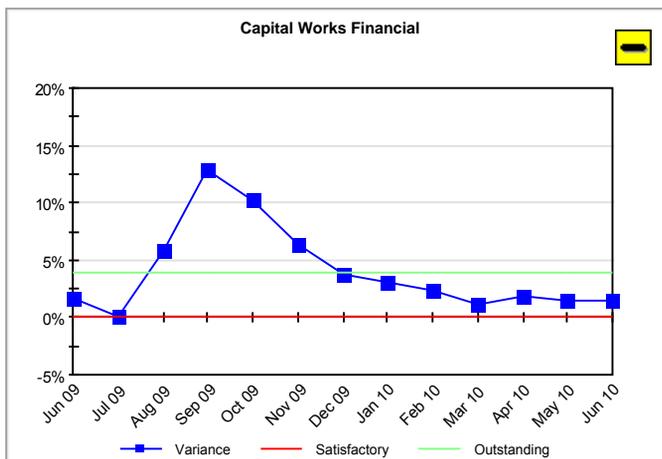
Budget \$33.5M actual \$41.5M giving a variance of \$8.0M. \$5.7M is attributable to underspent goods and services. Further accruals will be processed over the next week back to the 09/10 financial year narrowing the variance.

Cash levels within targets



Cash balance \$84.6M intentionally holding above targets until impacts of water reform are able to be determined.

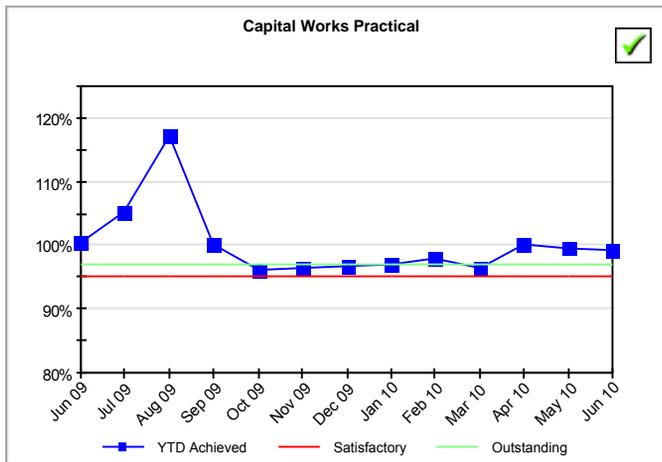
Capital works program financial performance



Planning & Policy, Corporate Services and Customer Services departments all on budget with financial completion against capital works for June. Due to end of financial year processes, figures for Redland Water were unavailable at time of publication.

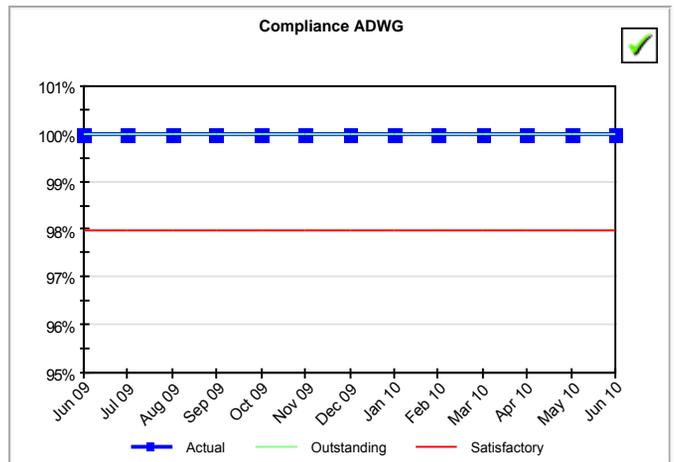
Customer Perspective

Capital works program practical completion



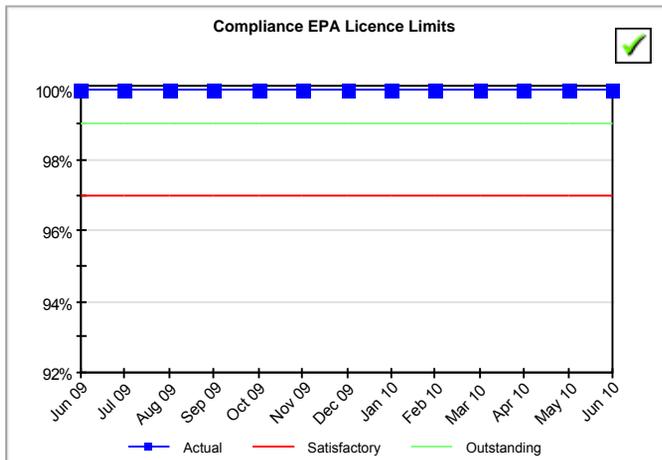
All groups are progressing well and on schedule in delivering planned milestones against the capital works program for June.

Compliance of water quality with Australian Drinking Water Guidelines



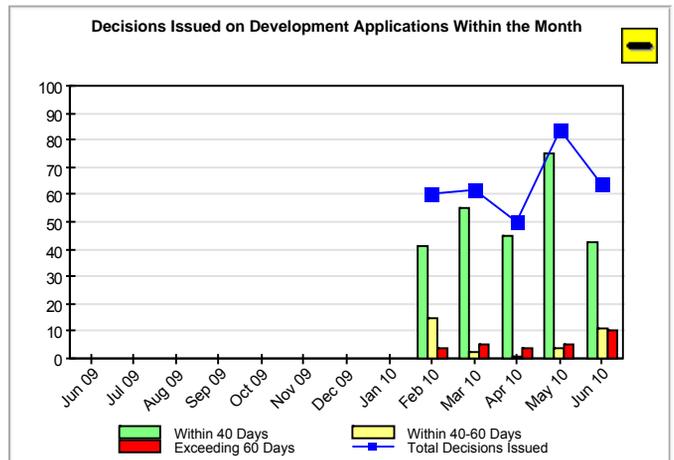
No non-conformances for June 2010

Compliance with EPA licence limits wastewater



No non-compliances for June 2010

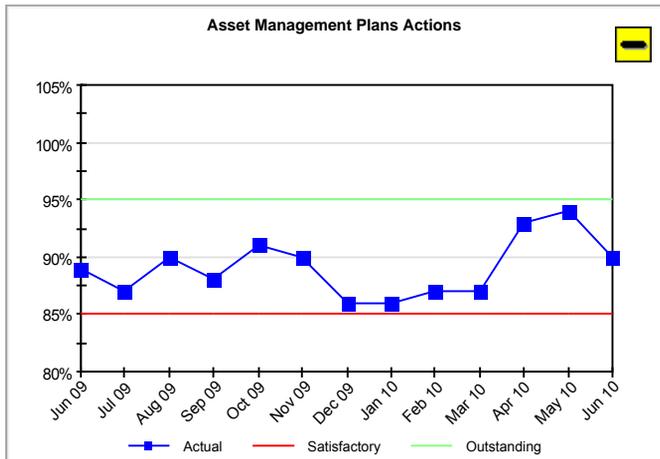
Decisions Issued on Development Applications within the month



The number of applications lodged was 146 in the month of June, which is a significant increase on the previous month (57). This is probably due to fee increases commencing in July. There has been a notable increase in all application types lodged this month with a particular increase in Operational Works applications. 64 decisions were issued compared to 79 in May. 67% of the decisions were decided within 40 days. Although the percentage of applications issued in 40 days is below the satisfactory standard for the month it is noted that for the April to June Quarter the Group achieved 82%. 6 out of 10 applications exceeding 60 days were extended with the agreement of the applicant, pending further information.

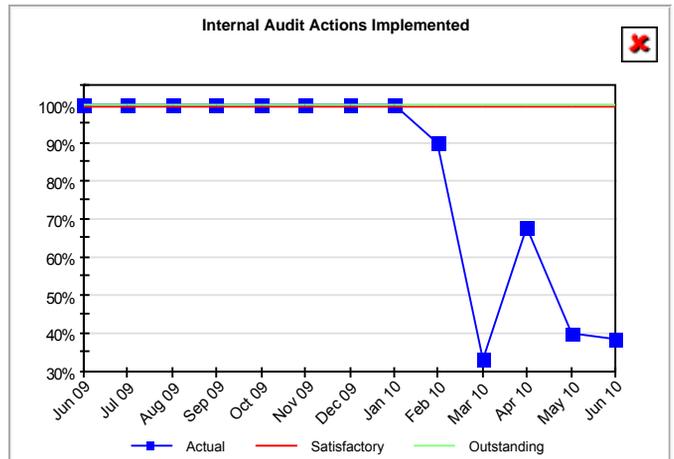
Internal Processes Perspective

Asset Management Plans Actions implemented



333 of a possible 369 action items have been completed resulting in a percentage complete of 90%.

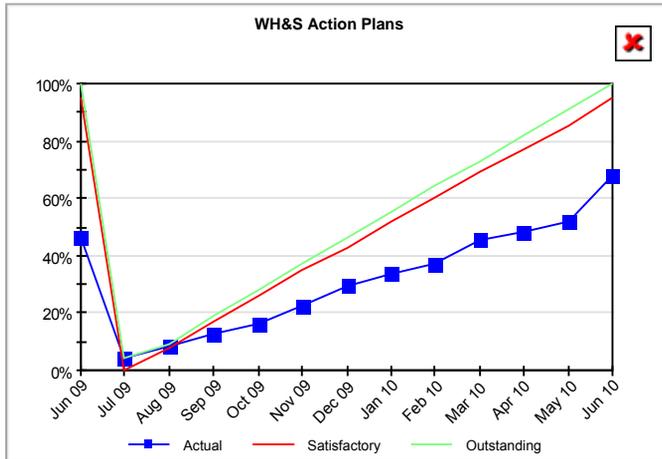
Internal audit actions implemented within agreed timeframes



Of the 114 recommendations due to be implemented by end of June 2010, 44 (38.5%) have been satisfactorily implemented and closed. Seventy (61.5%) recommendations were extended. Sixteen high rated recommendations were due for implementation of which eleven have been fully implemented. The remaining five high rated recommendations that have been extended relate to the Proclaim Data Integrity Audit. A target date of 31 August has been agreed and updated in the internal audit database.

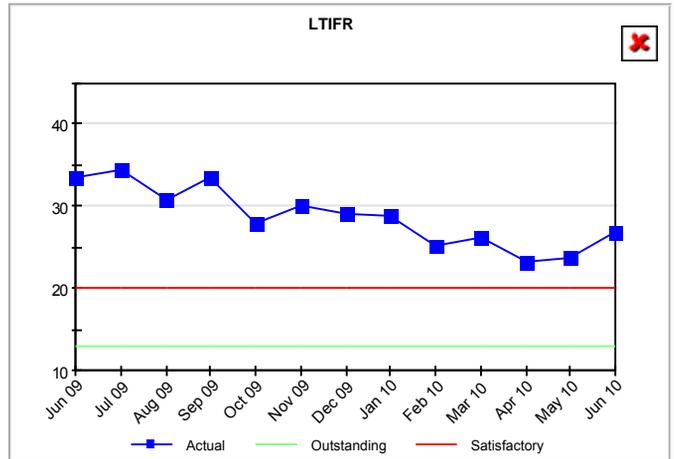
People & Learning Perspective

Funded Workplace Health & Safety Management Plan actions completed



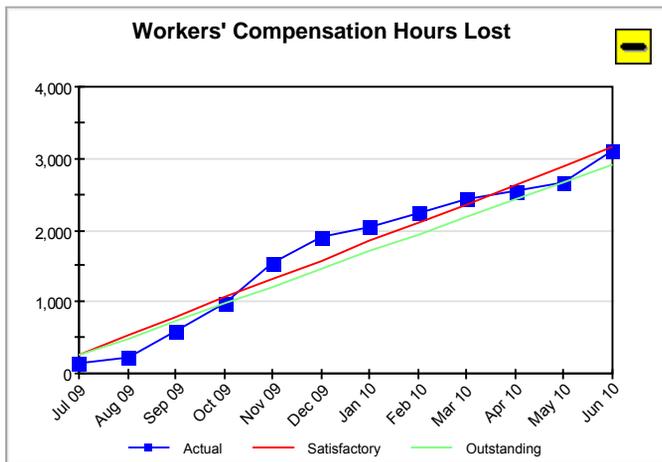
The Workplace Health & Safety Unit has had a very busy year dealing with reactive work and raising the level of compliance at RCC. The Safety Management Plan (SMP) Items that have been achieved are all making the workplace a safer place and items not achieved this year will be embedded into the 2010/2011 SMP.

Lost time injury frequency rate



Four lost time injuries occurred in June. One case of Tennis elbow - Development & Community Standards, one case of Lower Back Strain - Customer Service, one case of Back Strain - Customer Service and one chest laceration from a crowbar interface after a trench collapse - Redland Water.

Workers' Compensation Hours Lost



A total of 452.9 hours lost this month (3112.8 hours financial YTD). All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

13.2.4 QUARTERLY OPERATIONAL PLAN FOR JUNE 2010

Dataworks Filename: GOV - Corporate Performance Reporting - Quarterly

Attachment: [Quarterly Operational Plan June 2010](#)

Responsible Officer Name: Luke Wallace
Manager, Corporate Planning Performance & Risk

Author Name: Jo Jones
Service Manager Corporate Planning & Performance

EXECUTIVE SUMMARY

The 2009/10 Operational Plan sets out the most significant projects and initiatives that Council planned to deliver in this financial year, which contributes to the long term objectives in the Corporate Plan 2006-10. Council approved the Operational Plan in June 2009, prior to the approval of the 2009/10 budget.

Regularly monitoring progress against the Operational Plan is an important element of Council's Governance process. It was a requirement of the *Local Government Act 1993* and is also required under the *Local Government Act 2009*.

The attached report shows status of all projects and end of year results against

PURPOSE

To report performance against the Council's approved Operational Plan 2009/10.

BACKGROUND

The Operational Plan sets out Council's planned activities which will contribute to the Corporate Plan. The Operational Plan 2009/10 contained both projects and performance targets. For projects, the attached reports spend against budget as well as progress against planned milestones. The report includes a comment against each project which provides a summary of progress with the project. For the performance indicators, the attached report includes a chart showing targets and actual data, together with a comment on the end of year performance.

ISSUES

The Operational Plan 2009/10 included 100 performance measures. Ten are shown as charts, which show performance against a target. The other 90 items are projects which have been tracked against planned milestones.

Projects

Progress indicator	No. projects
Completed	44
Revised	6
Delayed	34
On hold	2
Cancelled	4
Total	90

Of the ten indicators, six were either outstanding or above standard and four were below standard.

Comments have been provided in the attached report by the relevant officers to provide details of progress against the indicators and projects.

RELATIONSHIP TO CORPORATE PLAN

The Operational Plan for 2009/10 contributed to the strategic priorities in the Corporate Plan 2006-10. Council has recently adopted a new Corporate Plan 2010-2015 and the Operational Plan for 2010/11 will contribute to the deliver of the outcomes contained in the Corporate Plan. Quarterly reports are required under the *Local Government Act 2009* but this also contributes to inclusive and ethical governance (outcome 8) within the new Corporate Plan.

FINANCIAL IMPLICATIONS

No direct financial implications arise from this report. The report does contain several initiatives and indicators that either reflects financial performance to date, or which will have had a direct or indirect impact on financial performance.

PLANNING SCHEME IMPLICATIONS

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

CONSULTATION

The attached report contains information and comments from the managers and officers responsible for the projects and initiatives and was compiled by the Corporate Planning, Performance and Risk Group.

OPTIONS

PREFERRED

That Council resolve to note the Operational Plan Report for 2009/10 June quarter as attached.

ALTERNATIVE

That Council resolve to note the Operational Plan Report for 2009/10 June quarter as attached and request additional information.

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

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve to note the Operational Plan report for 2009/10 June quarter as attached.

CARRIED



**Redland City Council
Quarterly Operational Plan Report**

June 2010

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1. NATURAL ENVIRONMENT

1.1 Coastal and Waterways

1.1.1 Completion Integrated Water Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Oct 2009	31 Dec 2009	N/A	N/A	0	0	Cancelled

This project has been removed from the Operational Plan 2009/2010 as the project will be reported by the Infrastructure Planning Group - refer to initiative 3.4.1: Completion of Waterways and Drainage Management Plans.

1.1.2 Development of Functional Waterways Extension Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71025	EMG	01 Oct 2009	30 Jun 2012	\$46,600.00	\$48,410.12	2	5	Revised

On-ground works component of Waterways Extension Program (WEP) completed. Septic inspection project completed; Fester pasture work completed; First round of Microbial Source Tracking (MST) tracer study completed; other on-ground works included revegetation, rehabilitation projects, fencing to exclude stock from waterways/waterbodies, major works - re-instatement of a badly eroding spillway, installation of a re-inforced crossing across Eprapah Creek at Karingal Scouts Development of work agreement and WEP review delayed due to recruiting new Waterways Extension Officer, which has been postponed to Q1 of 2010/11 financial year. These tasks will incorporate lessons learnt this year.

1.2 Biodiversity

1.2.1 Determine the annual koala population estimates for Cleveland, Ormiston and Thorneside

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70987	EMG	01 Jul 2009	31 Dec 2009	\$65,178.18	\$53,582.18	2	2	Completed

Mainland urban koala count has not occurred because this work is done with DERM officers and population estimate is done every second year. However, Council has analysed koala deaths from November 2008 to date and this shows that in Thorneside 2 koalas died within survey area and 15 koalas died overall; in Ormiston 22 koalas have died within the survey area and 43 in total from whole of suburb; in Cleveland 8 died within the survey area, 6 of these specifically in the William Ross Park, and 23 in total for whole of suburb; in Capalaba no koala deaths within the survey area but unfortunately have not been able to calculate the total killed within whole of suburb at this stage. This is a significant mortality rate within these four suburbs. The indication for the rest of the city is concerning and indicative that the koala population is continuing its decline.

1.2.2 Environmental Inventory Mapping Version 5

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70844	EMG	01 Jul 2009	30 Jun 2010	\$163,000.00	\$134,451.93	1	5	Delayed

Literature review of previous methodologies complete, project briefs for next few stages developed and will go out for tender in July 2010.

1.2.3 Acquisition of environmentally significant land

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
80522	EMG	01 Jul 2009	30 Jun 2010	\$3,694,920.00	\$3,170,894.95	1	1	Completed

Council is developing new list to present to Council in August 2010 and is in negotiations on two more properties to purchase next financial year.

1.3 Environmental Performance

1.3.1 Complete remediation of Judy Holt Park (western cricket field)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70803	EMG	01 Jul 2009	30 Oct 2009	\$0.00	\$0.00	1	1	Completed

Completed Quarter 2.

1.3.2 Preparation of the Climate Change Adaptation Plan and Implementation Schedule

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Jul 2009	30 Jun 2010	N/A	N/A	3	6	Delayed

Final report on Climate Change Strategy *Confronting Our Climate Future* has been completed. In the first quarter of 2010/2011 *Confronting Our Climate Future* will gain final Council approval, be published and distributed. The implementation of actions into work schedules will also take place in the first two quarters of 2010/2011.

1.3.3 Reduce environmental greenhouse emissions from Council's vehicle fleet

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CAFF	01 Jul 2009	30 Jun 2010	N/A	N/A	4	4	Completed

A briefing note recommending that implementation of compressed natural gas for fleet use within RCC (and potentially a wider audience) be approved in line with the Business Case and Budget approved by Council for the 2010/2011 financial year, has been forwarded to CAFF Group Manager for consideration.

2. LAND USE

2.1 Integrated Planning

2.1.1 Redlands Planning Scheme (RPS) Amendments

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	30 Sep 2010	N/A	N/A	3	7	Delayed

2A amendment package presented to Council for adoption for first State Interest Review at Planning & Policy meeting on 7 July 2010

2.1.2 Sustainable Redlands and future scenario planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	31 Dec 2010	N/A	N/A	2	5	Delayed

Draft corporate policy population growth management prepared for Planning & Policy Committee 7 July 2010. Discussion convened with Head of Department of Environmental Planning Griffith University - study methodology and headline indicators discussed. Opportunity for partnering with university, including involvement of an honours student and peer review group headed by Head of Department.

2.2 Local Area Planning

2.2.1 Completion of South-East Thornlands (SET) Structure Plan and Planning Scheme Amendment

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	30 Nov 2009	N/A	N/A	3	3	Completed

Project completed Q3.

2.2.2 Completion of Kinross Road Structure Plan and Planning Scheme Amendment

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	01 Mar 2011	N/A	N/A	2	4	Delayed

Delays experienced in finalising technical studies. Council report to adopt amended draft Structure Plan and Planning Scheme amendments for referral to Department of Infrastructure and Planning in July 2010.

2.2.3 Commence of Thornlands Integrated Enterprise Area Planning Study and Structure Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jul 2009	01 Jun 2011	N/A	N/A			Cancelled

Project cancelled Quarter 2 as approved by Council.

2.2.4 Completion of a Master Plan for the Cleveland principal activity centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	30 Jun 2010	N/A	N/A	5	6	Revised

Master Plan is being revised to reflect the outcomes of further studies completed. Programmed for reporting to Council next two months for adoption and public release. Recent business forums undertaken and information gathered will inform the finalisation of the Master Plan.

2.2.5 Completion of a Master Plan for the Capalaba principal activity centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	01 Jun 2010	N/A	N/A	3	5	Revised

Public consultation program commenced at the end of April and will be completed by 2 July 2010.

2.2.6 Commence Local Area/Master Plans for Dunwich and Amity Point Townships

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Jan 2010	01 Jun 2011	N/A	N/A	1	4	Delayed

Project delayed until next financial year due to consideration of implications on the project by State Government recent media releases on the future vision for North Stradbroke Island / Minjerriba.

2.3 Rural Landscape and Green Space

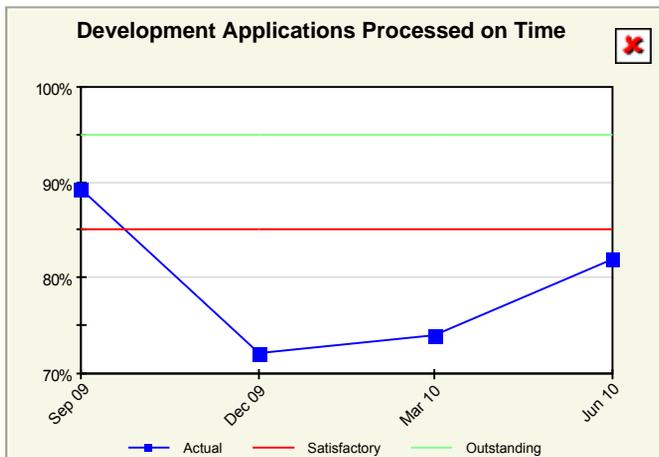
2.3.1 Completion of Rural Futures Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	LUPG	01 Oct 2009	30 Nov 2010	N/A	N/A	1	5	Delayed

Council is seeking to appoint consultants to undertake the Rural Futures Strategy. A consultant's brief has been prepared for release which is currently under review by Manager.

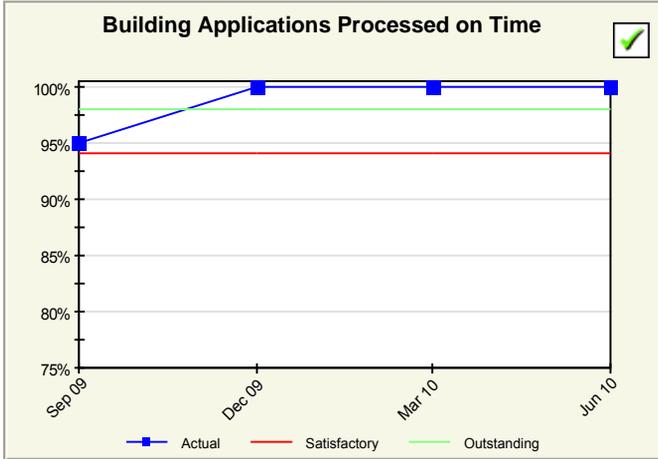
2.4 Development Assessment

2.4.1 Development applications processed on time



The number of applications lodged was 146 in the month of June, which is a significant increase on the previous month (57). This is probably due to it being the end of financial year and fee increases commencing in July. There has been a notable increase in all application types lodged this month with a particular increase in Operational Works applications. 64 decisions were issued compared with 79 in May. 67% of the decisions were decided within 40 days. Although the percentage of applications issued in 40 days is below the satisfactory standard for the month it is noted that for the April to June Quarter the Group achieved 82%. 6 out of 10 applications exceeding the 60 days were extended with the agreement of the applicant, pending further information.

2.4.2 Building applications processed on time



Exceeded the target number.

2.4.3 Housing Affordability Fund (HAF)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	Development and Community Standards	01 Jul 2009	30 Jun 2010	N/A	N/A	2	8	Delayed

The Housing Affordability Funding (HAF) electronic Development Assessment Projects are being finalised with live software installed 30 June 2010. Testing will continue to ensure the integrity and sustainability of the software. Implementation of the Applicant module is anticipated to be 1 September 2010 and the Assessor module is expected to be implemented 1 November 2010.

2.4.4 Pro-active compliance achievements

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
NA	Development and Community Standards	01 Dec 2009	30 Jun 2010	N/A	N/A	0	0	On Hold

The outcome from the CEO's Working Group Action Plan has not been finalised.

3 ESSENTIAL SERVICES

3.1 Water Supply

3.1.1 Annual Water Meter Replacement Program completed

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
62107	Redland Water	01 Jul 2009	30 Jun 2010	\$521,000.00	\$531,216.68	4	4	Completed

2009/2010 financial year approximately 8587 meters have been replaced.

3.2 Waste Management

3.2.1 Progression of Sustainable Resource Waste Facility Project

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
65014	PDG	01 Jul 2009	30 Jun 2010	\$577,900.00	\$524,461.39	2	4	Delayed

The Design, Construct & Operate contract has not been awarded due to a longer than anticipated time required for the tender evaluation and the potential for the Waste Strategy to alter the desired option.

3.2.2 Review Redland City Council Waste Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
55011	IPG	01 Oct 2009	30 Jun 2010	\$232,094.95	\$195,600.38	3	3	Completed

Public consultation completed in March and Focus Group in April. Draft strategy adopted by Council at Special Meeting on 23 June 2010. Strategy has been sent to Department of Environment and Resource Management.

3.3 Wastewater

3.3.1 Uncover and raise sewer maintenance holes



Project completed.

3.3.2 Develop Site Based Environmental Management Plans for wastewater pump stations

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	TO	01 Sep 2009	30 Jun 2010	N/A	N/A	9	9	Completed

The Site Based Environmental Management Plans have been completed for all significant pump stations.

3.3.3 Complete feasibility requirements at Capalaba wastewater treatment plant

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
63001	TO	01 Oct 2009	30 Jun 2010	\$50,000.00	\$40,602.00	12	12	Completed

The Feasibility Requirements at Capalaba WWTP Project has been completed. Capalaba WWTP is now ready for installation of a new sludge centrifuge.

3.4 Roads and Drainage

3.4.1 Completion of Waterways and Drainage Management Plans

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71028	IPG	01 Jul 2009	30 Jun 2010	\$89,828.00	\$46,137.23	5	7	Delayed

Coolnwynpin Ck & Eprapah Ck on hold as a result of water studies for SE Thornlands & Kinross Road Structure Plans. These will be reviewed in 2010/2011.

3.4.2 Completion of North Stradbroke Island (NSI) and Coochiemudlo Island road signage audit

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
30473	IPG	01 Jul 2009	30 Jun 2010	\$136,510.00	\$136,261.21	2	2	Completed

Completed data analysis

3.4.3 Priority Infrastructure Planning (PIP) for roads and drainage

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	2	2	Completed

Draft priority infrastructure plan lodged with state for first interest check.

3.4.4 Trunk roads forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	2	2	Completed

Future work requirements have been defined.

3.4.5 Trunk Infrastructure forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	2	2	Completed

Future work requirements have been defined.

3.4.6 Energy infrastructure planning of overhead service reticulation

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Jul 2009	30 Jun 2010	N/A	N/A	0	0	Cancelled

Project cancelled Quarter 2 as approved by Council.

3.5 Transport

3.5.1 Southern Moreton Bay Island (SMBI) transport planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Oct 2009	30 Jun 2010	N/A	N/A	1	3	Delayed

Delayed due to extra surveys required which includes SMBI speakout, barge study, social and economic impact assessment and social data travel survey. Draft SMBI Integrated Local Transport Plan expected to be presented to Council late 2010.

3.5.2 Trunk cycleway forward planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70605	IPG	01 Oct 2009	30 Jun 2010	\$54,300.00	\$34,615.94	0	3	Delayed

Project deferred to 2010/11. Current funding redirected to Path and Trail Strategic Plan (Seven C's).

3.5.3 Transport planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IPG	01 Jan 2010	30 Jun 2010	N/A	N/A	0	2	Delayed

Delayed to 2010/2011 pending SMBI Integrated Local Transport Plan Review.

3.6 Marine Facilities

3.6.1 Long term strategic planning for canals

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70833	IPG	01 Oct 2009	30 Jun 2010	-\$1,344,529.00	-\$1,587,350.94	0	3	Revised

Council approved implementation of geotech investigation in 2010/11 budget. Tender process commence early 2010/2011.

3.6.2 Shoreline management

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
30493	IPG	01 Oct 2009	30 Jun 2010	\$77,000.00	\$82,642.00	1	3	Delayed

Consultant engaged and 40% of works completed towards draft report. To continue in 2010/11.

3.6.3 Toondah Harbour Master Planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10923	IPG	01 Jul 2009	30 Jun 2010	\$50,000.00	\$0.00	1	5	Revised

Consultant engaged to review all previous planning studies. To continue in 2010/2011.

4 COMMUNITY HEALTH AND WELLBEING

4.1 Sport and Recreation

4.1.1 Complete the review of the Open Space Plan (including sporting fields)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71022	EMG	01 Jul 2009	30 Jul 2010	\$30,000.00	\$21,500.00	6	11	Delayed

The development of the Open Space Plan has been extended as it has been rescoped to ensure that it meets the requirements for the Redlands Planning Scheme review commencing 2012.

4.1.2 Development of the Physical Activity Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70859	C&SP	01 Sep 2009	31 Mar 2010	\$43,025.00	\$39,724.62	3	4	Delayed

Internal Councillor Workshop postponed.

4.1.3 Enhance community access to school facilities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Oct 2009	30 Jun 2010	N/A	N/A	3	3	Completed

Project completed and individual Councillors briefed.

4.1.4 Complete Judy Holt Sport and Recreation Facility Master Plan Review

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EMG	01 Jul 2009	30 Jun 2010	N/A	N/A	5	3	Delayed

Review of Master Plan completed. Due to go to the community stakeholders in July for feedback prior to going out to the general public for their feedback.

4.2 Arts and Culture

4.2.1 Implementation and delivery of the Cultural Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10854	C&CS	01 Jul 2009	30 Jun 2010	\$111,594.00	\$108,216.52	4	4	Completed

All Regional Arts Development Fund (RADF) applications assessed by RADF committee 4 May. 14 applications were successful to a total value of \$77,000. Successful RADF applicants cheque presentation 21 June. Series of meetings with Arts community to co-ordinate the Redlands Creative Alliance Postcard booklet, culminating in the launch of the Postcard booklet 22 June with 50 participants, with intended distribution of 20,000 to local communities.

4.2.2 Develop partnerships established through the Redlands 2030 Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Jul 2009	31 Mar 2010	N/A	N/A	3	3	Completed

Project completed Q3.

4.2.3 Completion of Feasibility Study for Minjerribah Knowledge Centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70887	C&SP	01 Jul 2009	30 Jun 2010	\$38,500.00	\$35,674.64	2	3	Delayed

Consultant's report received but report to Council deferred due to CEO deferral of Councillor workshops.

4.2.4 Redlands Performing Arts Centre attendance

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11247	C&CS	01 Jul 2009	30 Jun 2010	-\$490,627.90	-\$403,279.43	1	1	Completed

Total attendance at the Redland Performing Arts Centre during 2009/10 was 39,944. This exceeded our expected target of 28,000 attendees by 11,944. A number of performances from our entrepreneurial program were very well received by the community, in particular The Gruffalo, Coral Sea Dreaming and Dirty Dusting. Commercial hirers also proved popular with the community with high sales for Puppetry of the Penis (two performances) and David Campbell. Local secondary schools continue to use the centre, with Carmel and Sheldon Colleges all holding their musicals during the year. Regular community hirers including the Eisteddfod, the Quilt Extravaganza, Barrick Ballet, the Dance Centre, the Dance Works, Davidia Lind Dance Centre also continued to hire the venues. The number of Council Departments hiring the centre's venues to hold their workshops, meetings, forums, continues to grow, which is pleasing. The immunisation clinics were held monthly as well as a number of environmental symposiums, community grants workshops and presentations, interagency meetings, citizenship ceremonies, the Mayor's gala concert and two library author visits. Overall the growth in use and attendance at the centre for 2009/10 is positive given this is only RPAC's second full year of operation.

4.2.5 Implementation of the 10 Year Library Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Jul 2009	30 Jun 2010	N/A	N/A	3	4	Delayed

The "Welcoming Place" project for Dunwich Library has been delayed in order to establish an Indigenous Reference Group for library services and undertake community engagement on this project.

4.2.6 Integration of the indigenous cultural protocols and priorities across Council

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70790	C&SP	01 Oct 2009	31 Mar 2010	\$5,839.37	\$5,838.00	1	3	Delayed

Budget approved for cross council implementation in 2010 / 2011.

4.3 Community Health and Safety

4.3.1 Develop a new Community Health and Safety Policy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Oct 2009	30 Jun 2010	N/A	N/A	3	4	Delayed

Strategic workshop completed. A combined policy and strategy is not the preferred approach.

4.3.2 Delivery of two community safety forums

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70706	C&CS	01 Jul 2009	30 Jun 2010	\$81,231.51	\$81,023.50	4	4	Completed

Approximately 350 people attended the Community Safety forum which was held on the 5th June 2010 in Victoria Point. The forum was called the "Community Safety EXPO" which consisted of guest speakers on a range of community safety related topics as well as providing an opportunity for community groups and organisations to promote the value of their programs and promote safety messages to the community.

4.3.3 Delivery of the Eat Well and Be Active Community Education Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11422	C&CS	01 Jul 2009	30 Jun 2010	\$32,000.00	\$30,655.94	4	4	Completed

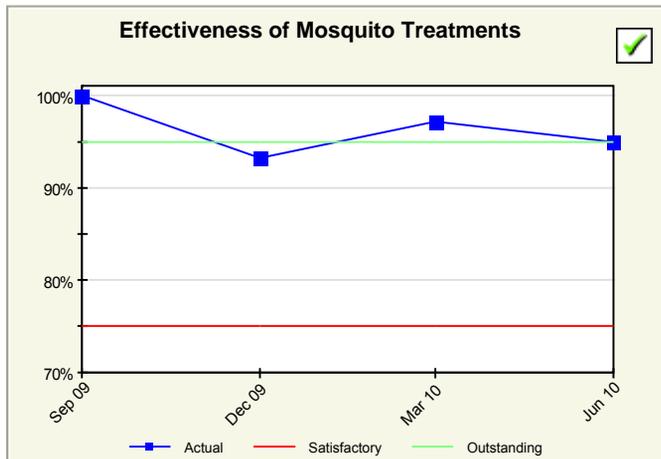
Program evaluation and financial reports have been completed and submitted to the funding body. The final, collated data indicates that 907 participants were involved in this project.

4.3.4 Redlands Youth Plaza Activation Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11423	C&CS	01 Jul 2009	30 Jun 2010	\$15,000.00	\$13,538.87	4	4	Completed

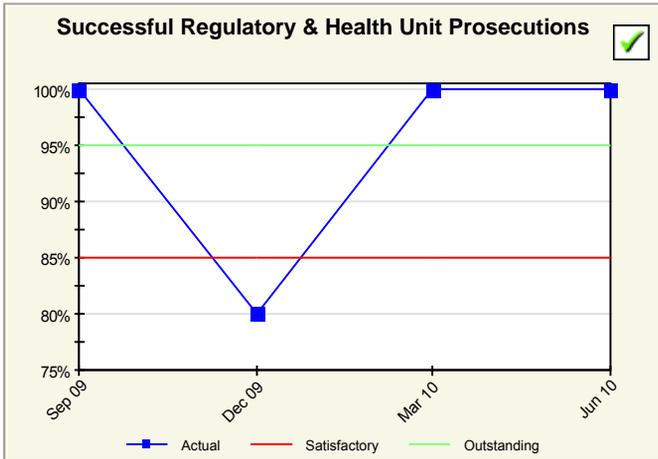
Youth Week 2010 event delivered in partnership with the Redlands Youth Network at Thornlands Skatepark on 10 April, approximately 400 young people in attendance. Additional event held at Redlands Youth Plaza on 19 June in partnership with The Cage Youth Foundation with over 500 young people attending.

4.3.5 Effectiveness of mosquito treatments



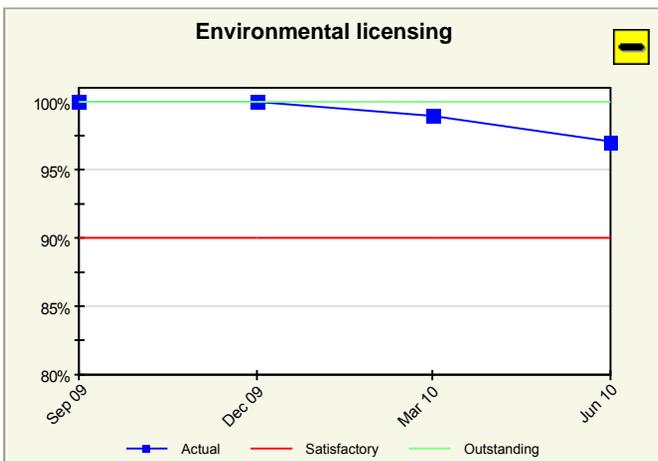
Three aerial treatments were conducted over the 4th quarter. A total of 1598.59 hectares were treated with average monthly mortality rates at 95%.

4.3.6 Successful Regulatory and Health Unit prosecutions



Two matters were heard and subsequently adjourned by the Magistrate.

4.3.7 Environmental licensing



71 environmental licence inspections were conducted in Q4. This represents a completion rate of 97% for the quarter.

4.4 Strong Communities

4.4.1 Identify priority community strategies in response to the Redlands 2030 Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70805	C&SP	01 Jul 2009	30 Jun 2010	\$152,050.00	\$166,977.48	5	5	Completed

Corporate Plan contains Council's priorities in response to Redlands 2030.

4.4.2 Social Infrastructure Plan (SIP) prioritisation and implementation planning

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70856	C&SP	01 Jul 2009	30 Jun 2010	\$3,804.46	\$2,390.00	4	4	Completed

Social Infrastructure Strategy published. Implementation plan subject to 10 year capital expenditure finalisation.

4.4.3 Community Gardens Policy and Guidelines

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&SP	01 Dec 2009	31 May 2010	N/A	N/A	1	3	Delayed

Discussion paper finalised for council workshop to be held August 2010.

4.4.4 Respond to the Quandamooka Aboriginal Community Plan 2007 with other partners



Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11186	C&SP	01 Jul 2009	31 Dec 2010	\$18,077.00	\$17,746.88	3	4	Revised

Current development on NSI including National Parks and Indigenous land rights will require significant restructuring of this work which will be undertaken by new Indigenous Officer.

4.4.5 Review of Community Halls lifecycle and usage

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
71012	C&SP	01 Jul 2009	30 Jun 2010	\$100,000.00	\$90,830.14	4	4	Completed

Report and implementation plans completed. Briefing note for Council workshop in August has been completed.

4.4.6 Deliver new Grants Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Jul 2009	30 Jun 2010	N/A	N/A	4	4	Completed

Funding for round two opened 15 February 2010 and closed 26 March 2010.

Total number of applications received 121 requesting \$1,573,556

Total number of applications approved 58 totaling \$440,951

which includes:

Organisation Support 19 applications totaling \$51,103

Project Support 21 applications totaling \$137,240

Capital Support 4 applications totaling \$175,608

Regional Arts Development Fund 14 applications totaling \$77,000

4.5 Disaster Management

4.5.1 Development of Emergency Coordination Centre

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CSD	01 Oct 2009	30 Jun 2010	N/A	N/A	3	3	Completed

Project completed in Q2.

4.5.2 Completion of Disaster Management Evaluation Exercise

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CSD	01 Apr 2010	30 Jun 2010	N/A	N/A	1	1	Completed

Exercise completed in accordance with Disaster Management Operational Plan.

4.5.3 Development of Disaster Awareness Program for Seniors

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	C&CS	01 Oct 2009	30 Jun 2010	N/A	N/A	4	4	Completed

REDiPlan adopted as the disaster awareness information pack and being distributed by Home Assist Secure and Redland Aged Care Providers Group.

5 ECONOMIC PROSPERITY

5.1 Business Retention and Expansion

5.1.1 Delivery of Business Sustainability Workshops

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11292	EDG	01 Jul 2009	30 Jun 2010	\$8,100.00	\$6,896.65	6	6	Completed

Ten workshops held in Q4. All well attended.

5.1.2 Support the delivery of industry ventures

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10604	EDG	01 Jul 2009	30 Jun 2010	\$38,000.00	\$37,962.63	9	9	Completed

Women in Business, Retail Awards, Chamber of Commerce events are being well supported. Strong relationships have been formed with all Committees.

5.1.3 Delivery of Business Grow

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10600	EDG	01 Jun 2009	30 Jun 2010	\$129,500.00	\$128,605.29	12	12	Completed

Continuing strong support for local business with 158 business activities for this quarter.

5.2 Business Attraction

5.2.1 Implement Economic Development and Tourism Marketing Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	EDG	01 Oct 2009	30 Jun 2010	N/A	N/A	1	5	Delayed

Tourism marketing plan being developed by contractor. Council workshop planned for July/August 2010.

5.2.2 Continuous development and provision of trade investment opportunities within the Redlands

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70825	EDG	01 Jul 2009	30 Jun 2010	\$55,000.00	\$42,866.67	12	12	Completed

All reports have been received and program is being well supported by local business operators.

5.2.3 Delivery of EcoMan Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70674	EDG	01 Jan 2010	30 Jun 2010	\$6,000.00	\$5,735.12	4	4	Completed

Survey results confirm the program is beneficial to local schools and that the program will continue to be supported.

5.3 Tourism Development

5.3.1 Delivery tourism marketing initiatives

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11281	EDG	01 Oct 2009	30 Jun 2010	\$127,200.00	\$115,278.60	5	5	Completed

Campaign well supported by industry and is in the market place.

5.3.2 Develop the Tourism Strategic Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10608	EDG	01 Jul 2009	30 Jun 2009	\$196,799.50	\$185,786.04	5	10	Delayed

Project will be completed July 2010.

5.3.3 Delivery a Tourism Based Business Development Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11288	EDG	01 Jul 2009	30 Jun 2010	\$25,200.00	\$23,444.85	3	9	Delayed

First bed & breakfast cluster meeting held 10 June. Further clusters to take place in Q1 2010/2011.

6 GOVERNANCE

6.1 Governance

6.1.1 Enterprise Risk Management Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Jul 2009	30 Jun 2010	N/A	N/A	1	1	Completed

Engagement of consultant took place to undertake the gap analysis, and final draft report of his findings has been received.

6.1.2 Corporate Governance Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Oct 2009	30 Jun 2010	N/A	N/A	2	2	Completed

The Audit Committee has agreed in principle to the development of a Corporate Governance Framework. Background research and project planning has been completed to allow development of the Corporate Governance Framework in 2010/11.

6.1.3 Performance Management Framework

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Oct 2009	30 Jun 2010	N/A	N/A	2	5	Delayed

Development of the performance management framework will continue in 2010/1. It is anticipated that the project will be completed by December 2010.

6.2 Strategic Planning

6.2.1 Finalise and launch the Redlands Community Plan

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
70805	C&SP	01 Jan 2010	28 Feb 2009	\$152,050.00	\$166,977.48	2	2	Completed

Plan adopted at General Meeting 28 April 2010 and launch held on 21 May 2010.

6.2.2 Corporate Plan 2010-2015

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	CPPR	01 Jul 2009	30 Jun 2010	N/A	N/A	3	3	Completed

The final Corporate Plan 2010-15 was adopted by Council in May 2010.

6.3 Financial Planning and Disclosure

6.3.1 Completion of new Financial Model

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Jun 2010	N/A	N/A	5	5	Completed

Financial Strategy adopted at special budget meeting 25 June 2010.

6.3.2 Completion of Finance One C1 upgrade

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Oct 2009	31 Dec 2009	N/A	N/A	0	2	Delayed

Project delayed. Financial Services will continue to monitor program.

6.3.3 Revenue Collection Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Sep 2009	N/A	N/A	4	5	Delayed

Delays in management reporting due to difficulties with data capture. All other milestones complete.

7 CORPORATE SERVICES

7.1 Asset Management

7.1.1 Asset enterprise management framework development

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	FS	01 Jul 2009	30 Jun 2010	N/A	N/A	2	2	On Hold

The National Asset Management System template has been purchased from Institute of Public Works Engineering Australia and key staff have attended training in the use of the template. Drafting of the core plans is due to commence in Q1 2010/2011 with a completion deadline of December 2010. The framework is under development and work on this will continue whilst the plans are being drafted.

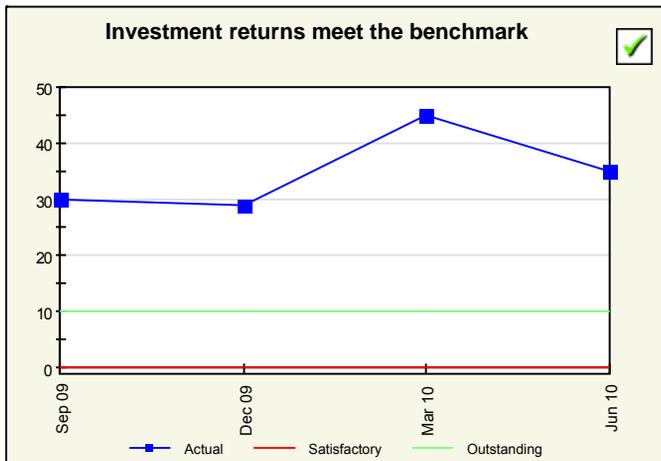
7.1.2 Energy reduction across Council facilities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11457	CAFF	01 Oct 2009	30 Jun 2010	\$415,000.00	\$361,535.90	2	3	Delayed

Sites upgraded with voltage reduction: Depot 27% reduction kilowatt consumption on lighting; Administration Building 28%; Capalaba Place 25% for billing months, April and May, modules recording same for June. This equates to approximately 9% consumption on the building load for kilowatt consumption at the three sites. Sites completed in June: Oakland Street; Killara Place; Victoria Point Library and Animal Pound - modules reading between 24% and 33% saving on lighting. Completion of the project has been delayed due to need to investigate projects with suitable payback and efficiencies.

7.2 Treasury

7.2.1 Investment returns meet the benchmark



Based on April and May only, June data still to be advised 35 basis points above benchmark.

7.3 Marketing and Communications

7.3.1 Consolidation of the Community Feedback Network

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	M&C	01 Jul 2009	31 May 2010	N/A	N/A	4	4	Completed

Membership has been reviewed. The network members participated in seven engagement activities in first half of 2010. These activities included surveys on major planning activities and e-newsletters.

7.3.2 Redevelopment of the corporate website

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11424	M&C	01 Jul 2009	30 Jun 2010	\$50,000.00	\$50,596.74	3	4	Delayed

Project complete apart from the launch scheduled for mid July. Delays due to design fixes by external contractor.

7.3.3 Implementation of Corporate Sponsorship Policy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	M&C	01 Jul 2009	30 Jan 2010	N/A	N/A	4	4	Completed

Project completed in Q3.

7.4 Information Management

7.4.1 Support the transfer of Redland City Council water business to the new South East Queensland Authorities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IM	01 Jul 2009	30 Jun 2010	N/A	N/A	4	4	Completed

Allconnex Water Service Level Agreement for Information & Communications Technology complete. Services operational 1 July 2010.

7.4.2 Review Enterprise Information Architecture (EIA)

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	IM	01 Aug 2009	31 Mar 2010	N/A	N/A	2	4	Delayed

This project has been delayed due to lack of resources and other projects taking priority.

7.4.3 Implementation of digital signature software

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
20605	IM	01 Sep 2009	30 Jun 2010	\$60,000.00	\$60,355.20	4	4	Completed

Software tested and implemented.

7.4.4 Support the ongoing implementation of the electronic Development Assessment (eDA) activities

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11322	IM	01 Jul 2009	30 Jun 2010	\$20,000.00	\$3,360.00	3	3	Completed

All modules completed.

7.5 Learning

7.5.1 Implementation of the Leadership Development Strategy Phase 1

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10616	HR	01 Sep 2009	30 Jun 2010	\$51,000.00	\$16,842.28	1	4	Delayed

Project has commenced. A framework will be delivered to Council in July 2010. The leadership development program will be tendered in September, with a start date January 2011.

7.5.2 Delivery of the Fleet Driver Education and Risk Program

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
11241	CAFF	01 Jul 2009	30 Jun 2010	\$20,000.00	\$20,000.00	4	4	Completed

All milestones were achieved this financial year for Fleet Services. All planned driver education courses were conducted as scheduled including two additional driver training courses.

7.6 Organisational Improvement

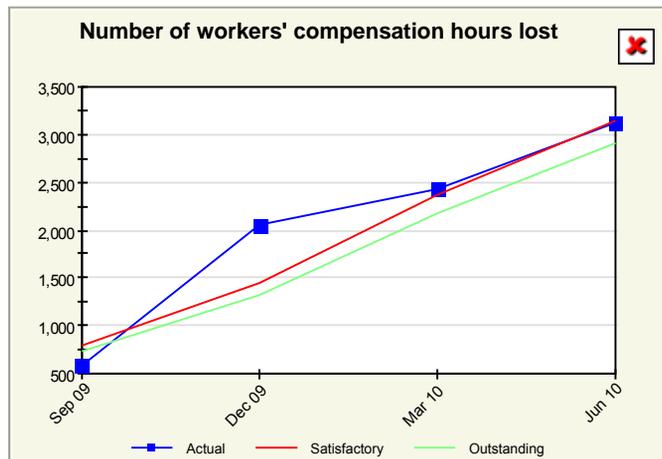
7.6.1 Completion of Staff Attitude/Culture Survey

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10776	HR	01 Sep 2009	30 Jun 2010	\$40,000.00	\$12,309.82	3	5	Delayed

Postponed until September 2010.

7.7 Human Resource Management

7.7.1 Number of workers' compensation hours lost



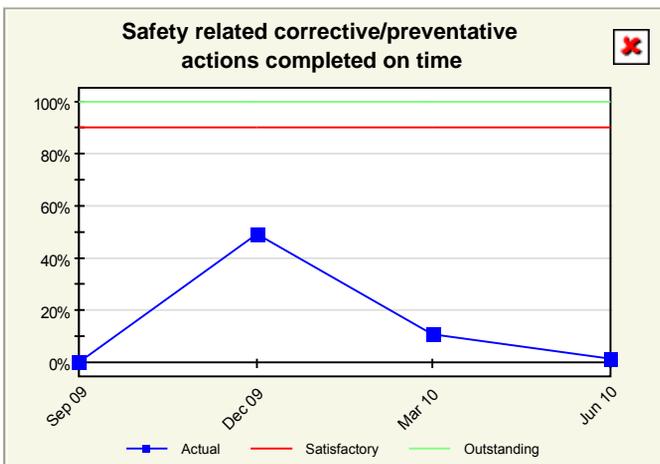
A total of 3112.80 hours have been lost this financial YTD. All injured employees are actively assisted by Redland Workcover rehabilitation staff to return to work.

7.7.2 Management safety inspections



Of the 138 registered inspections, 41 hazard inspections were undertaken by workplace health and safety representatives. WHS Unit staff have not clearly recorded or were not supplied with managerial involvement with the process. We have presented a percentage completed by RCC as 29% of the 138 workplaces. Workplaces transferred to Allconnex were not included in this count as they have been closed out to Allconnex. With this said hazard inspections for Allconnex workplaces have never been compliant with this activity due to the lack of appointment of WHS representatives.

7.7.3 Safety related corrective/preventative actions completed on time



During 2009/2010, 94 Corrective Actions Reports have been opened. A limited number have been closed out and the remaining Corrective Actions Report are being monitored until they are closed out to ensure obligation holders have meet for Redland City Council.

7.7.4 Performance management improvement

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
10777	HR	01 Jul 2009	30 Jun 2010	\$5,000.00	\$170.87	2	3	Cancelled

This project has been withdrawn as it does not review our performance management system, which is required prior to any training being delivered. This will be delivered by other Organisational Development Plan projects.

7.7.5 Implementaiton of Attraction and Retention Factor Monitoring Strategy

Job Number	Responsible Group	Planned Start Date	Planned Completion Date	Total Budget	Expenditure to Date	Milestones Completed YTD	Planned Milestones YTD	Progress Indicator
N/A	HR	01 Sep 2009	30 Jun 2010	N/A	N/A	0	3	Delayed

Project scoping still being defined. This project has been prioritised for 2010/11 as part of Organisational Development Plan.

Abbreviation	Description
DEPARTMENT AND GROUPS	
CEO	Chief Executive Officer
CAFF	Corporate Acquisitions Fleet & Facilities Group
CPPR	Corporate Planning Performance & Risk Group
CSD	Customer Services Department Group
CS&BP	Customer Service & Business Performance Group (Redland Water)
C&CS	Customer & Community Services Group
C&SP	Community & Social Planning Group
EDG	Economic Prosperity Group
ENM	Environmental Management Group
FS	Financial Services Group
HR	Human Resources Group
IA	Internal Audit Group
IM	Information Management Group
IPG	Infrastructure Planning Group
LUPG	Land Use Planning Group
RCC	Redland City Council
TO	Treatment Operations Group
M&C	Marketing & Communications Group
OTHER	
BW	Building Works
CI	Connected Intelligence
IAMP	Individual Asset Management Plan
ICT	Integrated Commercial Team
IPA	Integrated Planning Act
IT	Information Technology
LGMS	Local Growth Management Study
LTIFR	Lost Time Injury Frequency Rate
SET	South-East Thornlands
UBSWA	Union Bank of Switzerland Weighted Average

PERFORMANCE REPORTING GLOSSARY

13.2.5 REPORT ON THE AUDIT COMMITTEE MEETING - 11 JUNE 2010

Dataworks Filename: GOV Audit Committee
Responsible Officer Name: Gary Stevenson
Chief Executive Officer
Author Name: Kylie Fernon
Manager Internal Audit

EXECUTIVE SUMMARY

In line with the Audit Committee Charter, the Audit Committee meeting of 11 June 2010 was scheduled to enable discussion and consideration of the following:

- Receipt and Confirmation of Minutes of 8 February 2010;
- Business Arising from Previous Minutes;
- Local Government Finance Standard 2005 – Section 15 Requirements;
- Council End of Month Financial Report;
- Compliance Certificates;
- Internal Audit Plan Status;
- Internal Audit Recommendations Due for Implementation;
- QAO Recommendations Due for Implementation;
- Internal Audit Reports;
- Update from External Auditors;
- Emerging Issues;
- Other Business.

PURPOSE

The authority for the establishment of an Audit Committee is provided for under Section 105 of the *Local Government Act 2009*. It operates in accordance with *Part 10, Subdivision 2, Sections 157-160 of the Local Government (Finance, Plans and Reporting) Regulation 2010*.

The purpose of this report is to provide a summary of the issues discussed at the meeting on 11 June 2010.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting

responsibilities imposed under the *Financial Accountability Act 2009*, the *Local Government Act 2009* and other relevant legislation.

To fulfil this objective, it is necessary that a report on discussions and deliberations of the Audit Committee be submitted to Council to enhance the ability of Councillors to discharge their legal responsibility.

ISSUES

The following is a summary of the issues discussed at the meeting of 11 June 2010:

The Chair, Mr Scanlan, declared the meeting open (Item 1), with all members and invitees present (Item 2) with the exception of Cr M Hobson PSM (Mayor) who sent her apology.

3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 8 February 2010 were confirmed as a true and accurate record of proceedings.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

The following business arising from previous minutes were noted:

- As per item 3.1 (Business Arising from Previous Minutes) of the minutes of the Audit Committee meeting of 8 February 2010, a report is to be prepared by the General Manager Development and Community Standards to demonstrate how fees and charges' discounts are accounted for and reconciled.
- **A briefing note from General Manager Development and Community Standards attached to agenda papers.**
- As per item 3.1 (Business Arising from Previous Minutes) of the minutes of the Audit Committee meeting of 8 February 2010, the Internal Audit Manager is to report on the review of the process regarding bonds on development approvals.
- **Report included at Agenda Item 9.1.1 of Agenda papers.**
- As per item 4 (*Local Government Finance Standard 2005 – Section 15 Requirements*) of the minutes of the Audit Committee meeting of 8 February 2010, a one-page organisational chart is to be placed into the audit pack to illustrate the current structure and names of key personnel. Copies of the adopted Community Plan and Corporate Plan are also to be included.

ACTION ITEM:

Updated organisational chart to be included as part of the agenda papers.

- As per item 5 (Compliance Certificates) of the minutes of the Audit Committee meeting of 8 February 2010, the GM Governance to arrange for the most

recent quarter's compliance certificates to be received by the Audit Committee in future.

COMPLIANCE CERTIFICATES INCLUDED IN AGENDA ITEM 6.

- As per item 6.1 (Audit Plan Status) of the minutes of the Audit Committee meeting of 8 February 2010, the Manager Internal Audit is to provide the following additional information in the Audit Plan Status Reports:
 1. Audit days/hours associated with each item.
 2. Level of risk associated with each item.
 3. A timeline for each item.

ADDITIONAL INFORMATION PROVIDED AT AGENDA ITEM 7.1.

- As per item 7.1 (Internal Audit Recommendations) of the minutes of the Audit Committee meeting of 8 February 2010, initial extensions are to be cleared by the GM Governance or the CEO and reported to the Audit Committee (with brief explanation for high/extreme risks). Those extensions beyond one quarter are to be brought to the Audit Committee for decision.

Manager Internal Audit will refer any extensions through to the GM Governance, who will refer to CEO for approval. Single time extensions only. Any further extensions will be brought back to Audit Committee for a decision.
- As per item 8 (Internal Audit Reports) of the minutes of the Audit Committee meeting of 8 February 2010, the GM Corporate Services is to provide a brief report on what assumptions are used in terms of determining the CSO numbers is required.

BRIEFING NOTE INCLUDED WITH AGENDA PAPERS (ITEM 3.1).

- As per item 11.1 (Organisational Development Plan Issue 34 – Exposing and Deterring Misconduct, Fraud and Corruption) of the minutes of the Audit Committee meeting of 8 February 2010, the Manager Internal Audit is to provide a progress update at the next meeting.

BRIEFING NOTE INCLUDED WITH AGENDA PAPERS (ITEM 12.2).

- As per item 12.1 (Financial Information) of the minutes of the Audit Committee meeting of 8 February 2010, financial information (in its existing form) is to be supplied to the Audit Committee as a standing agenda item with an oral briefing on how Council is performing against budget.

FINANCIAL INFORMATION INCLUDED IN AGENDA PAPERS AT ITEM 5.

- As per item 12.1 (Financial Information) of the minutes of the Audit Committee meeting of 8 February 2010, the Chairperson requested Virendra Dua to

present any suggestions on Audit Committee process by submitting a briefing note at the next meeting.

BRIEFING NOTE SUBMITTED BY VIRENDRA DUA.

4 LOCAL GOVERNMENT FINANCE STANDARD 2005 – SECTION 15 REQUIREMENTS

The Chief Executive Officer reported to the Audit Committee on the following significant changes since the last meeting of this Committee:

- Structure of Development & Community Standards Department.
- Establishment of Allconnex Water including reference to financial impact, transfer of assets and staff; Participation Agreement and equity determination, LUP/DA Partnering Agreement, and Deeds of Delegation, and borrowing guarantees.
- Adopted Community Plan, Corporate Plan and soon to be adopted Operational Plan
- Financial Strategy adoption and Rating Reform initiatives.
- Enterprise Risk Management review.
- Risk Register review
- General Complaints Policy review.
- Difficulties and risks associated with very tardy State Government adoption of new Local Government Act Regulations and new SEQ Water Restructuring Act Regulations, both of which will become effective on 1 July 2010.

COMMITTEE DECISION

That the report be noted.

5 COUNCIL END OF MONTH FINANCIAL REPORT

Council's end of month report for 30 April 2010 as presented to the General Meeting on 26 May 2010 was presented to the Audit Committee.

COMMITTEE DECISION

That the report be noted.

ACTION ITEMS:

Virendra Dua requested additional information in relation to:

- Loan Redemptions and how this affects the bottom line (page 8 of 20);

- How employee costs are tied to Page 8;
- How capital expenditure and cash funds tie up; and
- A list of the number of RCC employees (full time, part time, casual, temp, contract).

6 COMPLIANCE CERTIFICATES

Compliance Certificates for Governance, Development & Community Standards, Customer Services, Planning and Policy, Corporate Services and Redland Water were presented to the Committee.

COMMITTEE DECISION

That the Compliance Certificates as presented be noted.

7 INTERNAL AUDIT PLAN

7.1 AUDIT PLAN STATUS

The status of the Audit Plan was presented to the Committee for noting.

COMMITTEE DECISION

That the Audit Committee note the Status of the Audit Plan as presented.

8 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION

8.1 INTERNAL AUDIT RECOMMENDATIONS

The Manager Internal Audit presented a progress report of audit recommendations due for implementation to the Committee.

ACTION ITEMS:

Virendra Dua requested further Information on:

- How many recommendations Council are starting with;
- What recommendations Council are adding on;
- What recommendations Council are losing;
- What recommendations Council are changing; and
- How many are being transitioned and how that relates to the overall position.

COMMITTEE DECISION

That the Audit Committee note the Audit Recommendations Due For Implementation as presented.

8.2 QAO RECOMMENDATIONS

The Manager Internal Audit presented a progress report of QAO audit recommendations due for implementation to the Committee.

COMMITTEE DECISION

That the Audit Committee note the Audit Recommendations Due For Implementation as presented.

9 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

9.1.1 DEVELOPMENT AND COMMUNITY STANDARDS

- Internal Audit Report 13/05/10 – Review of Security Bonding for Development Works (distributed separately)

Virendra Dua would have liked to have seen how many bonds were reviewed during this process.

9.1.2 GOVERNANCE

- Internal Audit Report 19/05/10 – Review of the use of the Tracker System to Support the Community Engagement Process (distributed separately)

Virendra Dua commented that he would like to have seen a profile of the projects in the sample and more detail of what was involved.

9.1.3 ACROSS COUNCIL

- Internal Audit Report 31/05/10 – Review of End to End Review of the Capital Projects Process (distributed separately)

ACTION ITEM:

Mike Hyde – GM Customer Services requested that Virendra Dua be provided with a sample of reports that are presented to the Committee regarding Customer Service activities.

COMMITTEE DECISION

That the reports be received and noted as presented.

10 UPDATE FROM EXTERNAL AUDITORS

Brendan Worrall – WHK Horwath presented a report on their planning and interim testing during May 2010.

COMMITTEE DECISION

That the Audit Committee noted the WHK Horwath report as presented.

11 EMERGING ISSUES

11.1 QAO'S REPORTS TO PARLIAMENT – NO. 6 FOR 2009 AND NO. 5 FOR 2010

John Hanwright – QAO Manager Performance Reviews presented an update to the Committee.

The following reports were tabled:

- Report to Parliament No. 6 for 2009 – Providing the information required to make good regulation; and
- Report to Parliament No. 5 for 2010 – Performance Reviews: Using performance information to improve service delivery.

COMMITTEE DECISION

That the Audit Committee note the update as presented.

12 OTHER BUSINESS

12.1 2010-2011 INTERNAL AUDIT PLAN

The Manager Internal Audit presented the approved 2010-2011 Annual Audit Plan to the Committee.

ACTION ITEMS:

- Include a scope for audit activity scheduled in quarters 1 and 2;
- Review the undertaking of IT audits following the outcome of external audit's IT review; and
- Risk registers to be distributed with the minutes.

COMMITTEE DECISION

That the Audit Committee endorse the approved 2010-2011 Annual Internal Audit Plan as presented.

12.2 ORGANISATIONAL DEVELOPMENT PLAN ISSUE 34 – EXPOSING AND DETERRING MISCONDUCT, FRAUD AND CORRUPTION

The Manager Internal Audit presented a progress report to the Committee on Issue 34 of the Organisational Development Plan – Exposing and Deterring Misconduct, Fraud and Corruption.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.3 STRATEGIC PROCUREMENT REVIEW

The Manager Contract Management presented a report to the Committee on the findings from the strategic procurement review.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.4 WORKPLACE HEALTH AND SAFETY

The Principal Adviser Workplace Health and Safety presented an update to the Committee on Workplace Health and Safety issues.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.5 ALLCONNEX WATER

The Acting Manager Water Reform (Tony King) presented an update to the Committee on the institutional change with the creation of Allconnex Water – the new water business to be owned by Logan, Gold Coast and Redland City Council – which will commence on 1 July 2010.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.6 LOCAL GOVERNMENT ACT 2009 AND REGULATIONS 2010

The Manager Corporate Planning Performance and Risk presented an update to the Committee.

ACTION ITEM:

An update of the Act and Regulations to be distributed before the next meeting.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.7 REVALUATION OF ROADS AND STORMWATER AND GENERAL INFRASTRUCTURE AND PARK ASSETS - METHODOLOGY

The Manager Financial Services presented an update on the methodology currently being used for the revaluation of roads and stormwater and general infrastructure and park assets along with the background on why this methodology was selected.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

12.8 REDLAND CITY COUNCIL INFORMATION SYSTEM ACTIVITY

The Manager Information Management presented an update on Council's information system activity.

COMMITTEE DECISION

That the Audit Committee note the report as presented.

13.1 OTHER PAPERS

That all other papers distributed to members be noted.

14. MEETING CLOSURE

There being no further business, the meeting closed at 1.25pm.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's 'Inclusive and Ethical Governance' Outcome – 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

The cost to Council for the attendance of the independent Committee Chair and independent external Committee member is \$20,000 per annum. This provided for in the Internal Audit Group Budget.

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS**PREFERRED**

The Council accept this report, which summarises the issues discussed at the Audit Committee meeting of 11 June 2010.

ALTERNATIVE

1. That Council accept this report and request additional information; or
2. That Council not accept this report and request an alternative method of reporting.

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

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 11 June 2010.

CARRIED

CONFLICT OF INTEREST AT GENERAL MEETING

Councillors Boglary, Ogilvie, Townsend, Williams, Elliott, Reimers, Burns and Hobson declared a conflict in the following item for Part 2 of the complaint and in accordance with *Local Government Act 2009* s.173(6) remained in the room, voting in the affirmative.

Crs Henry, Bowler and Murray declared a conflict of interest in the following item for Parts 1 and 2 of the complaint and in accordance with *Local Government Act 2009* s.173(4)(a)&(b) were found to have a conflict of interest, or could reasonably be taken to have a conflict of interest, in relation to this item and were directed to leave the room.

Crs Henry, Bowler and Murray left the room at 4.52pm.

13.2.6 23/10 INVESTIGATION REPORT UNDER SECTION 501E OF THE LOCAL GOVERNMENT ACT 1993

Datworks Filename: GOV-LG Act s.501E Reports
Responsible Officer Name: Gary Stevenson
Chief Executive Officer
Author Name: Kylie Fernon
Manager Internal Audit

EXECUTIVE SUMMARY

A complaint was received by the Chief Executive Officer alleging a possible statutory breach of the *Local Government Act 1993* (the Act), specifically section 229 (2)(b), and the Redland City Council's Councillor Code of Conduct by Councillors Bowler, Henry and Murray.

As required under Section 250U of the Act, this matter was referred to the Conduct Review Panel.

The complaint is in two parts.

- **Part 1** of the complaint alleged that Councillors Bowler, Henry and Murray were members of several community organisations that resulted in conflicts of interests.
- **Part 2** of the complaint alleged councillor involvement in making submissions regarding the removal of land at Thornlands from the urban footprint, resulting in a conflict of interest.

The Conduct Review Panel found the allegations unproven on the balance of probabilities and advised that no further action is necessary.

PURPOSE

The purpose of this report is to recommend to Council that the Conduct Review Panel's findings and recommendations be accepted by Council and that no further action be taken in respect of the complainants' allegations.

BACKGROUND

The complaint is in two parts.

The essence of **Part 1** of the complaint is that Councillors Bowler, Henry and Murray are members of community organisations such as the Koala Action Group, the Wildlife Preservation Society of Queensland, Friends of South East Queensland and the Environmental Defenders Office "and these organisations made submissions to the South East Queensland Regional Plan 2009-2031 (SEQRP) that were contrary to the Redland City Council's official submission supporting an integrated enterprise area on land at Thornlands". The complainants allege that "continued membership of those groups represents a conflict of interest" under s229 (2)(b) of the Act.

The essence of **Part 2** of the complaint is that the complainants "are of a view that all Redland City Councillors in making submissions or representations ... other than Council's formal submission ... be they formal and informal, written or verbal to any Queensland State Government Minister or member or departmental officer either privately or as a member of a group or in their public capacity to remove the 550 hectares of land at Thornlands from the urban footprint in the SEQRP (2009-2031), are in breach of s229 (2)(b) of the Local Government Act".

ISSUES

The Panel has reached a unanimous decision and finds in relation to **Part 1** of the complaint that, on the balance of probabilities, Councillors Bowler, Henry and Murray did not commit a statutory breach of s229 (b) of the Act and the Redland City Council's Councillor Code of Conduct, by their continuing membership of various community organisations, and that no action is required to be taken against them in relation to the alleged statutory breach complaint.

The Panel has reached a unanimous decision and finds in relation to **Part 2** of the complaint that, on the balance of probabilities, while Councillor Henry did make a written personal submission, she placed a disclaimer on that submission to the effect that the views expressed were her own personal views and not those of Council.

No other evidence was provided to the Panel that other Councillors had "lobbied" the State Government either formally, or informally, in writing or verbally, to any Queensland State Government Minister or member or departmental officer either privately or as a member of a group or in their public capacity to have the subject land at Thornlands removed from the urban footprint.

Therefore, no action is required to be taken against any Councillor in relation to Part 2 of the statutory breach complaint.

Section 278 (2) of the *Local Government Act 2009* contains the transitional provisions that allow proceedings for a complaint that was commenced under the *Local Government Act 1993*, to be continued under that Act even though that Act has been replaced.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Outcome 8 - 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 financial implications.

CONSULTATION

Consultation was undertaken in accordance with the General Complaints Process Policy and Guideline and the *Local Government Act 1993*.

As required under section 5.3.2 of the General Complaints Process Guideline, all Councillors were provided with a copy of the Panel's report and requested to provide submissions with respect to any comments or concerns they may have in regards to the Panel's report.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Council resolve as follows:

- a. **To receive and note the Conduct Review Panel's report.**
- b. **With regards to Part 1 of the complaint, to take no action against Councillors Bowler, Henry and Murray in relation to the alleged statutory breach complaint.**
- c. **With regards to Part 2 of the complaint, to take no action against any Redland City Councillor in relation to the alleged statutory breach complaint.**

d. To forward a copy of the Panel's report to the complainants.

CARRIED

A division was called for.

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

Crs Murray, Bowler and Henry were not present when this motion was put.

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

Crs Henry, Bowler and Murray returned to the room at 4.56pm.

CONFLICT OF INTEREST AT GENERAL MEETING

Cr Townsend declared a conflict of interest in the following Item, as the complainant, and Cr Burns declared a conflict of interest, as the subject of the complaint, and in accordance with *Local Government Act 2009* s.173(4)(a)&(b) were found to have a conflict of interest, or could reasonably be taken to have a conflict of interest, in relation to this item and were directed to leave the room.

A division was called for.

Crs Reimers, Elliott, Bowler, Williams, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Cr Murray voted in the negative.

Crs Townsend and Burns were ineligible to vote.

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

Crs Townsend and Burns left the meeting at 4.58pm.

13.2.7 24/10 INVESTIGATION REPORT UNDER SECTION 501E OF THE LOCAL GOVERNMENT ACT 1993

Datworks Filename: GOV-LG Act s.501E Reports

Responsible Officer Name: Gary Stevenson
Chief Executive Officer

Author Name: Kylie Fernon
Manager Internal Audit

EXECUTIVE SUMMARY

A complaint was received by the Chief Executive Officer alleging a possible statutory breach of the *Local Government Act 1993* (the Act), specifically section 244, and the Redland City Council's Councillor Code of Conduct by Councillor Burns.

As required under Section 250U of the Act, this matter was referred to the Conduct Review Panel (the Panel).

The essence of the complaint is that Cr Burns failed to declare a material personal interest at a Development Assessment Committee Meeting on 22 January 2008 when he gave notice of a motion relating to a development application which involved an applicant who had contributed to his electoral fund in December 2007.

Having regard to the available evidence and examining all relevant documents, the Panel has reached the unanimous decision that on the balance of probabilities,

Councillor Burns has committed a statutory breach of the Act, specifically section 244 (exclusion from meeting of councillor with material personal interest).

PURPOSE

The purpose of this report is to recommend to Council that the Conduct Review Panel's findings and recommendations be accepted by Council.

BACKGROUND

On 3 December 2007, Cr Burns received an amount of \$5,000 from a Mr Gary Rose as an electoral gift to his electoral fund. Mr Rose had previously submitted a development application to Council for approval.

At a Development Assessment Committee meeting on 22 January 2008, Cr Burns did not declare he had a material personal interest and gave notice of his intention, under s451 of the Act to move a motion to have the preliminary approval amended in certain particulars.

At a subsequent meeting of the Development Assessment Committee held on 5 February 2008 Cr Burns did not declare he had a material personal interest and moved his motion to rescind the resolution of the Development Assessment Committee of 22 January 2008, and moved that the Officer's recommendation be adopted with amendments.

ISSUES

The Panel has found that Cr Burns did commit a statutory breach of the LGA and the Councillor Code of Conduct by not declaring that he had a material personal interest in a matter being discussed at meetings of the Development Assessment Committee on 22 January 2008 and 5 February 2008.

The Panel has determined that the breach is of a serious nature and recommends to Council that in consequence of the statutory breach:

1. The Panel's Report be received.
 2. The statutory breach by Cr Burns be noted and recorded by Council.
 3. A copy of the Panel's report be forwarded to the Crime and Misconduct Commission.
 4. In accordance with s250X of the Act, the Panel recommends that a penalty be imposed on Cr Burns for a statutory breach, and the penalty be:
 - I. A reprimand by Council at the next ordinary meeting of Council;
 - II. That a written copy of the reprimand by Council under the signature of the Mayor, be served on Cr Burns.
 - III. That Cr Burns be suspended from two consecutive ordinary meeting cycles of Redland City Council.
 - IV. That the suspension commence forthwith upon presentation of this Report to the next ordinary meeting of Council.
 - V. That the suspension include –
 - all committees of which Cr Burns is a member; and
-

- suspension from representation on external bodies as a member, delegate or otherwise, of Redland City Council.
- VI. That Cr Burns be granted leave to be absent from the meetings of Council from which he has been suspended.
- VII. That for the time that Cr Burns is suspended, he not receive payment or material benefit from any other activity of Redland City Council.

Section 278 (2) of the *Local Government Act 2009* contains the provisional provisions that allow proceedings for a complaint that was commenced under the *Local Government Act 1993*, to be continued under that Act even though that Act has been replaced.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Outcome 8 - 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 financial implications.

CONSULTATION

Consultation was undertaken in accordance with Council's General Complaints Process Policy and Guideline and the *Local Government Act 1993*.

As required under section 5.3.2 of the General Complaints Process Guideline, Councillor John Burns was provided with a copy of the Panel's report and requested to provide a submission with respect to any comments or concerns he may have in regards to the Panel's report.

Councillor Burns provided no submission for Council's consideration.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Council resolve as follows:

- a. To receive and note the Conduct Review Panel's report.
- b. To note and record the statutory breach by Cr Burns.

- c. A copy of the Panel's report be forwarded to the Crime and Misconduct Commission.
- d. In accordance with s250X of the *Local Government Act 1993* impose a penalty on Cr Burns for a statutory breach, and the penalty be:
- i. A reprimand by Council;
 - ii. That a written copy of the reprimand by Council under the signature of the Mayor, be served on Cr Burns.
 - iii. That Cr Burns be suspended from two consecutive ordinary meeting cycles of Redland City Council.
 - iv. That the suspension commence immediately upon the conclusion of this meeting.
 - v. That the suspension include –
 - all committees of which Cr Burns is a member; and
 - suspension from representation on external bodies as a member, delegate or otherwise, of Redland City Council.
- e. To note that leave for Cr Burns to be absent from the meetings of the local government, from which he is suspended, is provided by section 250Y (2) *Local Government Act 1993*.

CARRIED

A division was called for.

Crs Reimers, Murray, Elliott, Bowler, Williams, Henry, Ogilvie, Boglary and Hobson voted in the affirmative.

Crs Townsend and Burns were not present when this motion was put.

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

Crs Townsend and Burns returned to the meeting at 5.04pm.

CONFLICT OF INTEREST AT GENERAL MEETING

Crs Townsend and Bowler declared a conflict of interest in the following item as the subjects of the complaint and Cr Burns declared a conflict of interest as the complainant and in accordance with *Local Government Act 2009* s.173(4)(a)&(b) were found to have a conflict of interest, or could reasonably be taken to have a conflict of interest, in relation to this item and were directed to leave the room.

A division was called for.

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

Crs Burns, Bowler and Townsend were ineligible to vote.

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

Crs Townsend, Bowler and Burns left the meeting at 5.07pm.

13.2.8 28/10 INVESTIGATION REPORT UNDER SECTION 501E OF THE LOCAL GOVERNMENT ACT 1993

Datworks Filename: GOV-LG Act s.501E Reports
Responsible Officer Name: Gary Stevenson
Chief Executive Officer
Author Name: Kylie Fernon
Manager Internal Audit

EXECUTIVE SUMMARY

A complaint was received by the Chief Executive Officer alleging possible statutory breaches of the *Local Government Act 1993* (the Act) and the Redland City Council's Councillors Code of Conduct by Councillors Bowler and Townsend.

As required under Section 250U of the Act, this matter was referred to the Conduct Review Panel.

Although the explicit Code provisions allegedly breached by Cr Bowler are not specified in the complainant's written complaint, the allegations can be summarised in the following terms:

1. Cr Bowler lobbied councillors to grant an extension to the currency of an approval for a development in which she was a major stakeholder at 16 Tramican Street, North Stradbroke Island.
 2. Cr Bowler failed to disclose the fact that, if an officer's recommendation that the extension be refused could be overturned, she stood to make a considerable windfall profit.
-

3. Cr Bowler colluded with Cr Townsend to overturn the officer's recommendation.

With respect to alleged breaches by Cr Townsend, the complainant alleges that she, in collusion with Cr Bowler, moved that an officer's recommendation not be adopted knowing that if it were adopted it would result in a loss of material windfall gain by Cr Bowler. Further, the complainant alleges that Cr Townsend, as mover of the motion to reject the officer's recommendation and to approve an extension of the approval period, had a responsibility to second a later motion by Cr Williams to provide further information with a view to repeal the decision.

The Conduct Review Panel recommended that the complaint against Cr Bowler be dismissed and that the complaint against Cr Townsend will not be dealt with because it appears to have been made vexatiously.

PURPOSE

The purpose of this report is to recommend to Council that the Conduct Review Panel's findings and recommendations be accepted by Council.

BACKGROUND

The complaint arose from the circumstances surrounding an application by Cr Bowler and another person to extend the currency of a planning approval attaching to their North Stradbroke Island property. The Development Assessment Committee (DAC), whose membership comprised all councillors and which had delegated approval to deal with development applications, considered the application at its meeting held on 21 April 2009.

At the meeting, an officer's recommendation that the application not be approved was not adopted and an extension of the approval for a period of 12 months was granted. A notice of motion to repeal the Council decision was subsequently lodged by Cr Karen Williams, but when it came before the DAC on 5 May 2009 Cr Williams' motion failed for want of a seconder.

ISSUES

The Panel found in respect of the allegations against Crs Bowler and Townsend:

- There is insufficient evidence to conclude that Cr Bowler unlawfully lobbied councillors.
- The declaration of a material personal interest in the matter of the application extension is a matter of record including the action taken by Cr Bowler to absent herself from the debate.
- On the balance of probabilities Cr Bowler did not commit a statutory breach of the Redland City Council Code of Conduct for Councillors.

- There is insufficient evidence that Cr Townsend unlawfully colluded with Cr Bowler or that she committed a statutory breach of the Redland City Council Code of Conduct for Councillors and on the balance of probabilities the complaint against Cr Townsend was selective in character and vexatious.

Section 278 (2) of the *Local Government Act 2009* contains the provisional provisions that allow proceedings for a complaint that was commenced under the *Local Government Act 1993*, to be continued under that Act even though that Act has been replaced.

RELATIONSHIP TO CORPORATE PLAN

The recommendation primarily supports Council's Outcome 8 - 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 financial implications.

CONSULTATION

Consultation was undertaken in accordance with Council's General Complaints Process Policy and Guideline and the *Local Government Act 1993*.

As required under section 5.3.2 of the General Complaints Process Guideline, Councillors Townsend and Bowler were provided with a copy of the Panel's report and requested to provide submissions with respect to any comments or concerns they may have in regards to the Panel's report.

Councillor Townsend provided a submission for Council's consideration.

COMMITTEE RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Henry

That Council resolve as follows:

- To note: the conclusions of the Conduct Review Panel; and the submission made by Cr Townsend.**
- To dismiss the complaint against Cr Bowler.**

- c. To serve notice on the complainant pursuant to section 250ZJ Local Government Act 1993 informing him/her that his/her complaint against Cr Townsend will not be dealt with because it appears to have been made vexatiously.

CARRIED

A division was called for.

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

Cr Williams voted in the negative and requested that her objection related only to part (c) of the resolution.

Crs Townsend, Bowler and Burns were not present when this motion was put.

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

Crs Townsend, Bowler and Burns returned to the meeting at 5.10pm.

13.3 COMMITTEE CLOSED SESSION

The Committee meeting was closed to the public under section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item:

13.3.1 Equity Investments in Allconnex Water

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

13.3.1 EQUITY INVESTMENTS IN ALLCONNEX WATER

Datworks Filename: GOV WRAD RCC Administration/Resources
Responsible Officer Name: Martin Drydale
General Manager Corporate Services
Author Name: Martin Drydale
General Manager Corporate Services

EXECUTIVE SUMMARY

A confidential report from General Manager Corporate Services dated 7 July 2010 was discussed in closed session.

COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve to note the contents of the report.

CARRIED

14 MAYORAL MINUTE

14.1 DELEGATED AUTHORITY TO PLANNING & POLICY COMMITTEE

COUNCIL RESOLUTION

Moved by: Cr Hobson

That Council resolves, under section 257(c) of the *Local Government Act 2009*, to delegate authority to the Planning & Policy Committee to approve a submission to the Department of Environment and Resource Management (DERM) regarding Queensland's Waste Strategy 2010-2020.

CARRIED

15 DIRECT TO COUNCIL REPORTS

15.1 PLANNING AND POLICY

15.1.1 DELEGATION OF AUTHORITY TO PLANNING & POLICY COMMITTEE

Datworks Filename: Redlands Planning Scheme
Responsible Officer Name: Greg Underwood
General Manager Planning & Policy Department
Author Name: Wayne Dawson
Manager Land Use Planning Group

EXECUTIVE SUMMARY

This report requests Council to delegate authority to the Planning and Policy Committee to be covered on the 4th of August to make resolutions on the following two matters: -

1. Redlands Planning Scheme Amendment 1C – To seek a Council resolution to submit Amendment 1C to the Minister for Infrastructure and Planning as a ‘minor amendment’ to the Redlands Planning Scheme in line with the *Sustainable Planning Act 2009* (SPA).
2. Designated Bushfire Prone Areas - To seek a Council resolution to declare the medium bushfire hazard identified on the Bushfire Hazard Overlay map under the Redlands Planning Scheme as a “designated bushfire prone area” under section 12(1) of the *Building Regulations 2006*.

PURPOSE

The purpose of this report is to seek Council approval to refer these matters to the Planning & Policy Committee meeting on 4th August 2010 and delegate authority to the Committee to deal with them through resolution.

BACKGROUND

1. Redlands Planning Scheme 1C - Council received correspondence from the Department of Infrastructure and Planning that Amendment 1C cannot be recommended to the Minister for approval. The Department of Infrastructure and Planning (DIP) indicated that this decision is based on internal inconsistencies of Council resolutions on Amendment 1C that make it legally unclear what amendment to the RPS is being proposed. While Council officer representations were made on this matter, the Department has maintained the position regarding the inconsistencies and sought Council to address the circumstances created by the resolution of 30 April, 2008.

Through discussions with officers at the DIP, it is considered that the most efficient and expedient method to rectify the issue is to submit amendment 1C as a ‘minor amendment’ to the Minister under the new *Sustainable Planning Act*

(SPA) 2009. On acceptance by the Minister as a 'minor amendment', Council on receipt of written notice can proceed to adopt RPS Amendment 1C.

2. Designated Bushfire Prone Areas –Recent introduction of SPA and *Sustainable Planning Regulations* has made particular development exempt under schedule 4. A further resolution in respect to designated bushfire prone areas under schedule 12 (1) of the *Building Regulations 2006* is considered necessary to address a situation that has arisen.

ISSUES

In view of the significance of these matters and the necessity for further actions to be initiated following Council resolutions, the delegation of authority to the Planning & Policy Committee to make resolutions on these matters has been sought to expedite further actions. Detailed reports on both matters have been prepared and will be presented to the Planning & Policy Committee on 4th August 2010.

RELATIONSHIP TO CORPORATE PLAN

The relationship to the corporate plan will be reported to the Planning & Policy Committee on the 4th August 2010.

FINANCIAL IMPLICATIONS

Any financial implications will be reported to the Planning & Policy Committee on the 4th August 2010.

PLANNING SCHEME IMPLICATIONS

Any planning scheme implications will be reported to the Planning & Policy Committee on the 4th August 2010.

CONSULTATION

Any consultation will be reported to the Planning & Policy Committee on the 4th August 2010.

OPTIONS

PREFERRED

That Council resolve to delegate authority under section 257 of the *Local Government Act 2009* to the Planning and Policy Committee on 4th August 2010 to make resolutions on the following matters:

1. Redlands Planning Scheme Amendment 1C; and
2. Designated Bushfire Prone Areas.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Elliott
Seconded by: Cr Henry

That Council resolve to delegate authority under section 257 of the *Local Government Act 2009* to the Planning and Policy Committee on 4th August 2010 to make resolutions in the following matters:

- 1. Redlands Planning Scheme Amendment 1C; and**
- 2. Designated Bushfire Prone Areas.**

CARRIED

15.2 CORPORATE SERVICES

15.2.1 JUNE 2010 - MONTHLY FINANCIAL REPORTS (PRELIMINARY)

Dataworks Filename: FM Monthly Financial Reports to Committee
Attachment: End of Month Reports – June 2010
Responsible Officer Name: Kerry Phillips
Manager Financial Services
Author Name: Kevin Lamb
Services Manager Financial 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.

The attachments to this report present the preliminary June 2010 financial statement of accounts to Council and provide detailed analytical commentary. Millions will be displayed by an M, and thousands will be displayed by a K. It should be noted that the final accounts to 30 June 2010 are still under development and will not be available until August. The position provided does not include final accrual journals for 30 June 2010.

The financials demonstrate that all of the seven Key Financial Performance Indicators once again exceeded targets set at the beginning of the financial year. These are:

- level of dependence on general rate revenue;
- ability to pay our bills – current ratio;
- ability to repay our debt – debt servicing ratio;
- cash balance;
- cash balances – cash capacity in months;
- longer term financial stability – debt to assets ratio; and
- operating performance.

At 30 June 2010 capital works expenditure was 83.9% of the revised total annual capital works budget of \$63.3M. More commentary is provided further on in this report.

Council's end of month operating financial result (Earnings Before Interest, Tax and Depreciation – EBITD) is ahead of revised budget by \$8.0M, with operating revenue above budget by \$2.4M & operating expenditure underspent by \$5.6M.

The cash flow position for the year is \$16.6M above the revised budget, with receipts from customers \$1.6M above budget, payments to suppliers & employees \$10.1M lower than budget, payments for property, plant and equipment \$8.2M below budget,

interest \$139K above budget, partially offset by unfavourable investing activities of \$3.6M and unfavourable financing activities \$13K. The cash held at 30 June 2010 is \$84.6M, equal to 6.9 months cash capacity against an original target of three to four months. As the water business is continuing to move through the reform process, Redland City Council remains committed to retaining additional cash until the outcome of the process is clear.

PURPOSE

The purpose is to present the June 2010 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

The following elements, shown in the attachments, comprise the End of Month Financial Reports for June 2010:

Dashboard and Key Performance Indicators (A)

- Operating Revenue compared with Budget;
- Operating Expenditure compared with Budget;
- Employee Costs compared with Budget;
- Capital Expenditure compared with Budget;
- Key Performance Indicators – Actuals compared with Budget and Targets.

Operating Statement with headline commentary (B)

Shows the percentage variance of year to date actual results compared with year to date budget by colour indicators. Tolerance levels for the variances differ between operational and capital amounts.

Additionally, an **Operating Statement by Strategic Priority (C)**; **Balance Sheet and commentary (D)**; **Cash Flow Statement and commentary (E)**; and an **Investment Summary and Graphs (F)** have been included to provide the complete picture of Council's finances. Finally, an **Operating Statement with detailed commentary (G)** shows year to date actual results compared with annual and year to date budgets. This report has a brief commentary on all year to date variances greater than \$20,000 and variances are classified as timing or permanent. Timing variances are anticipated to disappear once 30 June 2010 figures are produced. Permanent variances imply the variance will remain into the next financial year.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's 'Inclusive and Ethical Governance' outcome – 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; and Council's 'An Efficient and Effective Organisation' outcome.

FINANCIAL IMPLICATIONS

The overall preliminary financial result for the period ending June 2010 remains strong with EBITD of \$41.5M (\$8.0M ahead of budget). This result is due to total operating revenue of \$190.0M (\$2.4M above budget) and total operating costs of \$148.5M (\$5.6M below budget).

Operating Revenue

Rates Charges are favourable against budget by \$754K. Utility Charges have an unfavourable variance of \$498K predominantly as a result of unfavourable RWW charges of \$631K and environmental charges \$96K partially offset by favourable refuse charges of \$208K.

Fees and Charges are below budget by \$20K due to an unfavourable variance on Operations & Maintenance \$313K being partially offset by favourable variances in Community Standards \$15K, Sustainable Assessment \$206K, Building and Plumbing \$51K.

Operating Grants and Subsidies is above budget by \$1.7M due to early receipt of Financial Assistance Grant for 2010/11.

External interest is favourable by \$101K due mainly to higher than anticipated cash holdings.

Other revenue is above budget by \$343K primarily due to Operations & Maintenance Scrap Metal Revenue \$196K, Redland Water private works recovered \$196K, Property Services commercial rent \$39K & environmental education revenue \$76K partially offset by unfavourable variances in water distribution project \$103K, Information Management \$41K and HAS \$24K.

Operating Expenditure

Employee Costs is under budget by \$55K as a result of underspends in Development & Community Standards \$374K, Planning & Policy \$163K and Governance \$138K partially offset by overspends in Customer Service \$363K, Redland Water \$247K and Corporate Services \$10K.

Operational Goods and Services are under year to date budget by \$5.7M. The largest variances relate to Infrastructure Planning \$1.28M, PDG \$707K, Environmental Management \$614K, Land Use Group \$400K, People & Change \$337K, CAFF \$326K, Water Distribution \$396K, IM Services Group \$316K, bulk water purchases \$303K, Waste Water Treatment \$262K, Lighting ECO Fin Efficiency \$245K, Grants \$142K, Water Reticulation \$131K, Community Halls \$130K, Corporate Systems & Support \$119K and Community & Social Planning 91K.

Capital Revenue

Contributions and Donations is \$1.7M under budget in total with Planning and Policy \$2.4M under budget and Redland Water \$655K over budget.

Capital Expenditure

The Capital Expenditure program is 16.1% or \$10.2M behind revised budget as at the end of June 2010 due to significant underspends in Planning and Policy \$3.9M, Customer Service \$2.6M, Redland Water \$2.0M and Corporate Services \$1.7M.

Major underspends are Customer Service, PDG \$2.5M: Rickertt/Quarry Rd \$1.9M, RDQ Construction Overheads \$456K, Capalaba Regional Pk \$296K, Well Pt Reserve \$263K, Victoria Pt Reserve Stg 1 \$230K, Sustainable Resource & Waste Facility \$201K, RPAC \$183K, Cleveland Lighthouse Restorative Works \$175K, Alison Cres/Fernbrook Ave \$167K, Vista/Short \$143K, Capalaba High Schoolsafe \$125K, Seal Gravel Design \$107K and Donald Simpson \$107K. In Redland Water, \$2.0M: Wastewater ICS \$968K, Water reticulation \$468K, Wastewater Treatment \$393K, Relocation of Lab \$280K and Wastewater reticulation \$133K. In Planning and Policy, \$3.9M: Environmental Management \$2.25M, Infrastructure Planning \$1.7M, Infrastructure Planning \$220K offset by an overspend in Land Use Planning of \$210K.

Capitalised Employee Costs is \$100K above revised budget with overspends in Redland Water of \$342K & Planning & Policy of \$5K, offset by an underspend of \$248K in Customer Service.

Cash and Investments

The investment of surplus funds for the month returned a weighted average rate of return of 5.28%, which is again ahead of the UBS Aust Bank Bill Index of 4.91%. The cumulative position for the year is a favourable return of 4.25% against the UBS Aust Bank Bill Index of 3.89%. These returns are reported on a monthly weighted average return and Council benchmarks the funds against the UBS Australian Bank Bill Index. Interest return is reported on both an annual effective and nominal rate of return. It is also relevant to note that the RBA policy interest rate has remained steady 4.50% as at the end of June 2010.

The cash balance is \$84.6M at the end of June 2010 which is equivalent to 6.9 months cash capacity. Council is intentionally maintaining a higher balance than target whilst it monitors the impact of the structural reforms to the water business.

CONSULTATION

Consultation has taken place amongst the Executive Leadership Group.

OPTIONS**PREFERRED**

That Council resolve to note the preliminary End of Month Financial Reports for June 2010 and explanations as presented in the following attachments:

1. Dashboard and Key Performance Indicators (A)
2. Operating Statement with headline commentary (B)
3. Operating Statement by Strategic Priority (C)
4. Balance Sheet and commentary (D)
5. Cash Flow Statement and commentary (E)
6. Investment Summary and Graphs (F); and a
7. Operating Statement with detailed commentary (G).

ALTERNATIVE

That Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr Ogilvie
Seconded by: Cr Townsend

That Council resolve to note the preliminary End of Month Financial Reports for June 2010 and explanations as presented in the following attachments:

- 1. Dashboard and Key Performance Indicators (A)**
- 2. Operating Statement with headline commentary (B)**
- 3. Operating Statement by Strategic Priority (C)**
- 4. Balance Sheet and commentary (D)**
- 5. Cash Flow Statement and commentary (E)**
- 6. Investment Summary and Graphs (F); and a**
- 7. Operating Statement with detailed commentary (G).**

CARRIED

15.2.2 QUARTERLY PROJECTS AND BUSINESS UNIT ACTIVITY REPORTS (PRELIMINARY)

Datworks Filename:	Quarterly Projects and Business Unit Activity Reports
Attachment:	<u>Quarterly Projects & Business Unit Reports</u>
Responsible Officer Name:	Kerry Phillips Manager Financial Services
Author Name:	Kevin Lamb Services Manager Financial Reporting

EXECUTIVE SUMMARY

The attached reports include:

- the business activity statements for Council's four business activities subject to the Code of Competitive Conduct - Redlands Performing Arts Centre, Building Certification Services, School Age Care, and Caravan Parks and Camping; and
- selected operational and capital project expenditure across individual groups and departments of Council for the cumulative position as at the end of June 2010.

It should be noted that the final accounts to 30 June 2010 are still under development and will not be available until August. The position provided does not include final accrual journals for 30 June 2010.

PURPOSE

Council resolved to apply the Code of Competitive Conduct to 4 business units as part of its 2009/10 adopted budget. This report highlights actual to budget results for revenue and expenditure and provides commentary on major variations.

This report also presents year to date expenditure against revised and original budgets for selected operational and capital projects across the groups and departments of Council.

BACKGROUND

In the previous financial year, the business activity statements and project reports were presented to Council on a quarterly basis as part of a complete package of financial reports. In order to achieve a clear separation between the *strategic financial management* and *operational performance* of Council, the quarterly operational and capital project and Code of Competitive Conduct business unit reports have been detached from the full suite of financial reports and presented as a separate report to Council.

The suite of strategic financial reports containing Council's operating statement, balance sheet, cash flows and delivery against key financial performance indicators is presented as a separate report to Council.

ISSUES

Nil.

RELATIONSHIP TO CORPORATE PLAN

The recommendation in this report primarily supports Council's 'Inclusive and Ethical Governance' outcome – 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; and Council's 'An Efficient and Effective Organisation' outcome.

FINANCIAL IMPLICATIONS

Redland Performing Arts Centre

The Redland Performing Arts Centre business activity required a Community Service Obligation of \$1.456 million to break-even for the year ended 30/06/2010. Operating revenue of \$386,658 was \$49,408 ahead of budget, due to increased venue bookings and higher than expected attendances. Total revenue was \$114,853 below budget including CSO. Operating expenditure of \$1.866 million was \$114,853 below budget with Employee Costs below budget by \$63,899 due to the use of contractors. Materials & Services was \$55,007 under budget due to savings in contractors & advertising.

Building Certification Services

The Building Certification Services business activity had an Operating Surplus of \$25,800. Operating revenue of \$484,045 was \$105,829 below budget, due to the downturn in building activity. Total revenue was \$249,413 below budget including CSO. Operating expenditure of \$1.054 million was \$275,212 below budget due to the downturn with Employee Costs below budget by \$222,870, Materials & Services below budget \$31,290 and Internal Expenditure \$21,051 below budget.

School Age Care

The School Age Care business activity required a Community Service Obligation of \$178,996 to break-even for the year ended 30/06/2010. Operating revenue of \$2.984 million was \$8,566 ahead of budget and total revenue was \$81,591 above budget including CSO. Operating expenditure of \$3.163 million was \$81,591 above budget with Employee Costs over budget by \$33,064. Materials & Services was \$23,962 above budget due to higher than expected expenditure on contractors, computer hardware & educational supplies and Internal Expenditure was \$24,333 above budget due to higher IT expenses.

Caravan Parks

The Caravan Parks business activity required a Community Service Obligation of \$276,815 to break-even for the year ended 30/06/2010. Operating revenue of \$2.545 million was \$21,957 ahead of budget, primarily due to camping fees, and total revenue was \$187,489 above budget including CSO. Operating expenditure of \$2.825 million was \$187,489 above budget with Employee Costs over budget by \$98,986 due to a budgeting error in oncosts and Materials & Services \$106,090 across various expenses including contract cleaning \$37K.

Selected Operational Projects

Expenditure on operational goods and services was under budget by \$5.7 million at 30/06/10 implying significant delays in the commencement and completion of 2009/10 operational projects and issues relating to the phasing of the original budget. Major areas that are behind in operational expenditure include Corporate Services (\$1.3 million), PDG (\$707,000), Redland Water (\$698,000), Environmental Management (\$614,000), Infrastructure Planning (\$479,000) million and Land Use Group (\$400,000).

Significant individual projects behind budget include:-

Pontoon Maint Dredging at Weinam Ck	\$271,000
Lighting - ECO Financial Efficiency	\$245,000
Landfill Site Investigations Programme	\$236,000
Aquatic Paradise Stormwater Silt Removal	\$153,000
Master Plans and Local Area Plans	\$146,000
Thorneside Belt Press Refurbishment	\$140,000
Planning Studies	\$108,000

The attached report provides commentary on the progress of an extensive list of other selected projects.

Selected Capital Projects

The capital expenditure program is behind year to date revised budget by 16.1% or \$10.2 million at 30/06/10. Main areas behind budget are Planning & Policy \$3.9 million, Customer Service \$2.6 million, Redland Water \$2.0 million and Corporate Services \$1.7 million.

Large capital projects behind schedule include:

Rickertt/Quarry Rd	\$1,860,094
Sewerage Pump Station #6 – Augmentation	\$838,000
Fit for Life - Physical Activity Stations	\$395,000
Bus Stops & Lay Bys	\$296,000
Relocation Laboratory	\$280,000
Victoria Point Reserve Stage 1	\$224,000
Dunwich ICS – Trunk	\$182,000
Beveridge Rd - Rachow to Erapah	\$180,000
Retic - Backlog Fire Flow augmentation	\$171,000

CONSULTATION

The Chief Executive Officer and General Manager Corporate Services initiated discussions with the Executive Leadership Group and Council several months ago to clearly separate strategic financial reporting from operational and capital project reporting. This was to enable a clear focus on Council's corporate financial performance and position including results against key financial performance indicators in the financial strategy.

A presentation was subsequently given to Council on the proposed layout and presentation of the enhanced suite of financial reports. Feedback from this meeting has now been incorporated into the presentation layout and style of the new suite of financial reports.

OPTIONS

PREFERRED

That Council resolve to note the quarterly operational and capital project reports in addition to the Business Unit reports to which the Code of Competitive Conduct applies for June 2010, as presented in the following attachments:

1. Business activity statement for Redlands Performing Arts Centre;
2. Business activity statement for Building Certification Services;
3. Business activity statement for School Age Care;
4. Business activity statement for Caravan Parks and Camping; and
5. Selected Operational and Capital Projects expenditure reports.

ALTERNATIVE

That Council requests additional information.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Council resolve to note the quarterly operational and capital project reports in addition to the Business Unit reports to which the Code of Competitive Conduct applies for June 2010, as presented in the following attachments:

- 1. Business activity statement for Redlands Performing Arts Centre;**
- 2. Business activity statement for Building Certification Services;**
- 3. Business activity statement for School Age Care;**
- 4. Business activity statement for Caravan Parks and Camping; and**
- 5. Selected Operational and Capital Projects expenditure reports.**

CARRIED

Cr Townsend declared a conflict of interest in the following item, as Chair of the SMBI Advisory Committee, and in accordance with *Local Government Act 2009* s.173(4)(a)&(b) was found to have a conflict of interest, or could reasonably be taken to have a conflict of interest.

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Cr Townsend be directed to leave the room.

CARRIED

Cr Townsend left the room at 5.31pm.

Cr Murray declared a conflict of interest in the following item, as she was a member of the SMBI Advisory Committee selection panel.

Moved by: Cr Ogilvie
Seconded by: Cr Elliott

That Cr Murray be allowed to remain in the room.

CARRIED

Cr Bowler declared a conflict of interest in the following item, as she was a member of the SMBI Advisory Committee selection panel.

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Cr Bowler be allowed to remain in the room.

CARRIED

Cr Elliott, as Deputy Mayor, Chaired the meeting as Cr Hobson, Mayor, declared a conflict of interest in the following item as she was a member of the SMBI Advisory Committee selection panel and was a member of the SMBI Advisory Committee.

Moved by: Cr Ogilvie
Seconded by: Cr Boglary

That Cr Hobson be allowed to remain in the room.

CARRIED

Cr Hobson resumed the Chair.

REDLAND CITY COUNCIL



Redland
CITY COUNCIL

**QUARTERLY BUSINESS UNIT REPORTS TO
WHICH THE CODE OF COMPETITIVE CONDUCT
APPLIES**

&

**QUARTERLY SELECTED OPERATIONAL AND
CAPITAL PROJECT REPORTS**

FOR THE PERIOD ENDING 30 JUNE 2010



Interim Report
Type 3 Business Activity - Redland Performing Arts Centre

For the Period Ending 30 June 2010

	Original Budget 2009/10	Revised Budget 2009/10	YTD Actual 2009/10	Variance to Revised Budget	Comments on Variances
Revenue					
Operating revenue	302,250	337,250	386,658	49,408	Due to increased venue bookings (\$30k in May alone), and higher than expected attendance causing an increase in receipt commission.
Internal revenue	13,370	13,370	22,896	9,526	
Community Service Obligations	1,603,164	1,630,398	1,456,611	(173,787)	
Total Revenue	1,918,784	1,981,018	1,866,165	(114,853)	
Expenditure					
Operating Expenses					
Employee Costs	676,362	676,362	612,464	(63,899)	Savings in casual employee costs due to operational contractors used when Casual staff are not available.
Materials & Services	673,370	693,104	638,097	(55,007)	Savings in contractor and advertising costs associated with events (some to come through in accruals).
Depreciation	375,785	375,785	389,185	13,400	
Internal Expenditure	140,632	183,132	173,788	(9,344)	
Other Full Cost Attribution	61,849	61,849	61,848	(1)	
Competitive Neutrality Adjustment:	(9,214)	(9,214)	(9,216)	(2)	
Total Operating Expenses	1,918,784	1,981,018	1,866,165	(114,853)	
Operating Surplus/(Deficit)	0	0	0	0	
Income Tax	0	0	0	0	
Dividend	0	0	0	0	
Net Increase in Operating Capac	0	0	0	0	

Non Current Assets:

Replacement Cost	15,378,410
Written Down Value	12,175,410

Community Service Obligations:

Rental Subsidy	55,048	55,048	42,107
Ticket Subsidy	16,325	16,325	11,115
Other Net Loss	1,531,791	1,559,025	1,403,389
Total Community Service Obliga	1,603,164	1,630,398	1,456,611



Interim Report

Type 3 Business Activity - Building Certification

For the Period Ending 30 June 2010

	Original Budget 2009/10	Revised Budget 2009/10	YTD Actual 2009/10	Variance to Revised Budget	Comments on Variances
Revenue					
Operating revenue	589,874	589,874	484,045	(105,829)	Downturn in Building Activity. Statistics reveal downward trend in building activities.
Internal revenue	368,329	368,329	367,759	(570)	
Community Service Obligations	390,721	370,721	227,707	(143,014)	Less than anticipated involvement in Community Service activities
Total Revenue	1,348,924	1,328,924	1,079,511	(249,413)	
Expenditure					
Operating Expenses					
Employee Costs	1,105,622	1,105,622	882,752	(222,870)	Unit operated at well below establishment for much of the year.
Materials & Services	97,430	77,430	46,140	(31,290)	Unit operated at well below establishment for much of the year.
Depreciation	222	222	222	(0)	
Internal Expenditure	119,240	119,240	98,189	(21,051)	Unit operated at well below establishment for much of the year.
Other Full Cost Attribution	53,513	53,513	53,512	(1)	
Competitive Neutrality Adjustments	(27,103)	(27,103)	(27,104)	(1)	
Total Operating Expenses	1,348,924	1,328,924	1,053,712	(275,212)	
Operating Surplus/(Deficit)	0	0	25,800	25,800	
Income Tax	0	0	(7,740)	(7,740)	
Dividend	0	0	(18,060)	(18,060)	
Net Increase in Operating Capacity	0	0	(0)	(0)	

Non Current Assets:

Replacement Cost			2,220
Written Down Value			859

Community Service Obligations:

Professional Advice to Cust Service desk	141,808	161,701	99,380
Building Certification provided for RCC assets	51,950	59,237	36,407
Building Certification on Rainwater Tanks	20,780	23,695	14,563
Professional Advice on Compliance / Searches	176,183	126,088	77,357
Total Community Service Obligations	390,721	370,721	227,707



Interim Report

Type 3 Business Activity - School Age Care

For the Period Ending 30 June 2010

	Original Budget 2009/10	Revised Budget 2009/10	YTD Actual 2009/10	Variance to Revised Budget	Comments on Variances
Revenue					
Operating revenue	3,015,500	2,975,500	2,984,066	8,566	
Internal revenue	0	0	0	0	
Community Service Obligations	0	105,971	178,996	73,025	
Total Revenue	3,015,500	3,081,471	3,163,062	81,591	
Expenditure					
Operating Expenses					
Employee Costs	2,481,878	2,576,751	2,609,815	33,064	Underbudgeted through budget development. \$34k in natural acc 313006 clearing account which is to be journalled to operating revenue offsetting this cost
Materials & Services	349,445	314,572	338,534	23,962	Overspent mainly in contractors, computer hardware and educational supplies.
Depreciation	2,708	2,708	2,940	232	
Internal Expenditure	168,105	231,440	255,773	24,333	Overspent (\$24k) in IT Expenses
Other Full Cost Attribution	186,000	186,000	186,000	0	
Competitive Neutrality Adjustments	(230,000)	(230,000)	(230,000)	0	
Total Operating Expenses	2,958,136	3,081,471	3,163,062	81,591	
Operating Surplus/(Deficit)	57,364	0	0	(0)	
Income Tax	(17,209)	0	0	0	
Dividend	(40,155)	0	0	0	
Net Increase in Operating Capacity	0	0	0	(0)	

Non Current Assets:

Replacement Cost 362,865

Written Down Value 327,457

Community Service Obligations:

Other Net Loss 0 105,971 178,996

Total Community Service Obligations 0 105,971 178,996

Interim Report

Type 3 Business Activity - CaravanParks

For the Period Ending 30 June 2010



	Original Budget 2010/11	Revised Budget 2009/10	YTD Actual 2009/10	Variance to Revised Budget	Comments on Variances
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Revenue

Operating revenue	859,781	2,522,325	2,544,282	21,957	Revenue down \$32K for 4 WD permit fees but up across camping fees.
Internal revenue	0	0	4,293	4,293	
Community Service Obligations	580,443	115,576	276,815	161,239	
Total Revenue	1,440,224	2,637,901	2,825,390	187,489	

Expenditure

Operating Expenses					
Employee Costs	482,197	687,422	786,408	98,986	Oncosts not budgeted accurately.
Materials & Services	228,686	755,268	861,359	106,090	Overspend in advertising (\$13K), contractors cleaning (\$37K), electricity charges (\$13K) and security charges (\$13K) and the (\$31K) remainder is across a number of accounts such as fuel, parts & materials, telephone etc
Depreciation	437,038	437,038	426,459	(10,579)	
Internal Expenditure	319,406	752,614	745,607	(7,008)	
Other Full Cost Attribution	0	32,662	32,662	0	
Competitive Neutrality Adjustments	(27,103)	(27,103)	(27,104)	(1)	
Total Operating Expenses	1,440,224	2,637,901	2,825,390	187,489	
Operating Surplus/(Deficit)	0	0	0	0	
Income Tax	0	0	0	0	
Dividend	0	0	0	0	

Net Increase in Operating Capacity	0	0	0	0
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Non Current Assets:

Replacement Cost			12,203,446
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Written Down Value			6,838,560
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Community Service Obligations:

Other Net Loss	580,443	115,576	276,815
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Total Community Service Obligations	580,443	115,576	276,815
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Selected Capital Projects

Chief Executive Office Group

For the Period Ending 30 June 2010

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20568 - enCAPSulate Upgrade	0	8,332	0.0%	0.0%	8,332	0	-100.0%	Project on hold until further review.			14/11/2008
SGA Total	0	8,332	0.0%	0.0%	8,332	0	-100.0%				
Total Project Costs	0	8,332	0.0%	0.0%	8,332	0	-100.0%				

Selected Operational Projects For the Period Ending 30 June 2010					Chief Executive Office Group						
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11220 - Complaints Management	0	0	N/A	N/A	0	756	N/A	Cost allocated to incorrect jobs to be reviewed and adjusted period 13.			
11426 - Council Workers Care	0	0	N/A	N/A	0	273	N/A	Cost allocated to incorrect jobs to be reviewed and adjusted period 13.			
SGA Total	0	0	N/A	N/A	0	1,029	N/A				
Total Project Costs	0	0	N/A	N/A	0	1,029	N/A				

Selected Operational Projects
For the Period Ending 30 June 2010

Marketing and Communications Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11378 - Communications - Koala Strategy	181273.13	181,273	104.2%	104.2%	181,273	188,928	4.2%				
11424 - Website Redesign	50000	50,000	101.2%	101.2%	50,000	50,597	1.2%				
SGA Total	231,273	231,273	103.6%	103.6%	231,273	239,525	3.6%				
Total Project Costs	231,273	231,273	103.6%	103.6%	231,273	239,525	3.6%				

Selected Capital Projects

Customer Services General Mgmnt Group

For the Period Ending 30 June 2010

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20426 - CSD Capital IT Purchases	77,313	69,631	52.7%	52.7%	69,631	36,683	-47.3%	This is a collector for both Customer Services and Development and Community Services Departments and some areas did not order their IT requirements			
SGA Total	77,313	69,631	52.7%	52.7%	69,631	36,683	-47.3%				
Total Project Costs	77,313	69,631	52.7%	52.7%	69,631	36,683	-47.3%				

Selected Operational Projects
For the Period Ending 30 June 2010

Customer Services General Mgmt Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11343 - Upgrade of Emergency Mgt Website	0	15,000	100.0%	100.0%	15,000	15,000	0.0%	Project complete			
SGA Total	0	15,000	100.0%	100.0%	15,000	15,000	0.0%				
Conservation											
SGA Total	0	0	N/A	N/A	0	0	N/A				
Total Project Costs	0	15,000	100.0%	100.0%	15,000	15,000	0.0%				

Selected Capital Projects

For the Period Ending 30 June 2010

Customer and Community Services

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Redland Art Gallery											
20579 - Gallery Track Lighting Replacement	17,000	3,750	90.3%	90.3%	3,750	3,388	-9.7%	Job complete			
45548 - Redland Art Gallery Awning	-	25,000	87.1%	87.1%	25,000	21,773	-12.9%	This project is fully under PDG (SGA 057 & 036) and has been fully expended.			
SGA Total	17,000	28,750	87.5%	87.5%	28,750	25,161	-12.5%				
Libraries											
41829 - Library Self Checkin/Checkout System	48,000	0	N/A	N/A	0	0	N/A				
45565 - Cleveland Library Renovations	313,370	0	N/A	N/A	0	0	N/A				
SGA Total	361,370	0	N/A	N/A	0	0	N/A				
Cemetery Development & Maintenance											
20575 - Cleveland Cemetery Heritage Master plan	200,000	0	N/A	N/A	0	0	N/A				
SGA Total	200,000	0	N/A	N/A	0	0	N/A				
Community & Youth Services Team											
45785 - Welcome Information Signage	68,000	5,000	68.7%	68.7%	5,000	3,434	-31.3%	Carry Forward \$1566.00 as this project is ongoing - State			
SGA Total	68,000	5,000	68.7%	68.7%	5,000	3,434	-31.3%				
Major Venues - Leisure, Rec & Youth											
20574 - Showgrounds Power Boards	50,000	0	N/A	N/A	0	0	N/A				
SGA Total	50,000	0	N/A	N/A	0	0	N/A				
Home and Community Care											
45650 - Replace Vehicle Home Assist HACC	-	15,672	157.9%	157.9%	15,672	24,753	57.9%	The accumulated actuals is now \$15729.84 with a variance of \$57.84 that will be returned to HACC after the AFR 0910 is accepted by HACC. The \$9k for the sale of HACC vehicle will offset the variance of the new vehicle purchase.			
SGA Total	-	15,672	157.9%	157.9%	15,672	24,753	57.9%				
Total Project Costs	696,370	49,422	107.9%	107.9%	49,422	53,347	7.9%				

Selected Operational Projects								Customer and Community Services			
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11406 - NSI Museum Employee Grant	70,000	70,000	100.0%	100.0%	70,000	70,000	0.0%	Project complete			
11465 - Museums Review Consultancy	-	5,000	100.0%	100.0%	5,000	5,000	0.0%	Project complete			
SGA Total	70,000	75,000	100.0%	100.0%	75,000	75,000	0.0%				
Customer Service Operations											
10003 - Contact Centre Implementation Proposal	-	6,900	100.0%	100.0%	6,900	6,900	0.0%	Project complete			
SGA Total	-	6,900	100.0%	100.0%	6,900	6,900	0.0%				
Libraries											
10015 - Overdrive Downloadable Resources	-	30,000	100.1%	100.1%	30,000	30,027	0.1%	Project complete			
11404 - Library Stocktake	17,000	17,000	92.3%	92.3%	17,000	15,685	-7.7%	This job is complete. The cost of agency staff to do the work was slightly less than budgeted			
SGA Total	17,000	47,000	97.3%	97.3%	47,000	45,712	-2.7%				
Cemetery Development & Maintenance											
11348 - Upgrade Cleveland Cemetery	-	7,050	100.0%	100.0%	7,050	7,050	0.0%	Project complete			
11452 - Expansion of Redland Bay Cemetery	100,000	37,950	77.1%	77.1%	37,950	29,241	-22.9%	This job is not complete. Carry forward the balance of the budget			
SGA Total	100,000	45,000	80.6%	80.6%	45,000	36,291	-19.4%				
Community & Youth Services Team											
11379 - Welcome Kit PLACE project	-	15,000	90.9%	90.9%	15,000	13,636	-9.1%	Carry Forward \$1364.00 as this project is ongoing . State			
SGA Total	-	15,000	90.9%	90.9%	15,000	13,636	-9.1%				
Community Halls											
11397 - Repaint Halls	50,000	0	N/A	N/A	0	0	N/A				
SGA Total	50,000	0	N/A	N/A	0	0	N/A				
Caravan Parks and Camping											
10010 - SHP Land Management Plan	-	50,000	101.5%	101.5%	50,000	50,745	1.5%	Job Complete			
10030 - Environmental Assessment	-	50,000	0.0%	0.0%	50,000	0	-100.0%	Project delayed due to required consultation with State Government and consultants. Carry forward budget to FY 10/11			
11395 - Caravan Park Asset Maintenance Plan	35,000	0	N/A	N/A	0	0	N/A				
SGA Total	35,000	100,000	50.7%	50.7%	100,000	50,745	-49.3%				
Major Venues - Leisure, Rec & Youth											
11398 - Replace Concourse at Aquatic Centre	40,000	56,600	100.0%	100.0%	56,600	56,625	0.0%	Project complete			
SGA Total	40,000	56,600	100.0%	100.0%	56,600	56,625	0.0%				
Home and Community Care											
10100 - One Off HACC Funding	-	0	N/A	N/A	0	4,206	N/A	Budget for this project is currently sitting in the wrong account as this job number was not created at BR3 when the funding (\$13,650) came in. The remainder of this budget will be carried forward as part of the HACC surplus.			
SGA Total	-	0	N/A	N/A	0	4,206	N/A				
Total Project Costs	312,000	345,500	83.7%	83.7%	345,500	289,115	-16.3%				

Selected Capital Projects
For the Period Ending 30 June 2010

Operations & Maintenance Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
65025 - Wasteman Upgrade	40,000	27,500	86.9%	86.9%	27,500	23,900	-13.1%	Upgrade achieved under budget for installation charges			
SGA Total	40,000	27,500	86.9%	86.9%	27,500	23,900	-13.1%				
Conservation Areas											
45284 - Signage Parks & Conservation O&M	30,000	30,000	102.5%	102.5%	30,000	30,763	2.5%				
SGA Total	30,000	30,000	102.5%	102.5%	30,000	30,763	2.5%				
Footpaths											
20582 - Path Resurfacing	20,000	7,000	0.0%	0.0%	7,000	0	-100.0%	Jnl in Pd 13 to transfer actuals of \$5,086 which were posted to incorrect job number. Actual underspend 27%			
SGA Total	20,000	7,000	0.0%	0.0%	7,000	0	-100.0%				
Local Area Traffic Management											
45709 - LATM Fisher Rd, Thorneside	-	26,635	100.0%	100.0%	26,635	26,635	0.0%	Internal Expenditure Budget - Total project variance is NIL			
45889 - Main Street, Wellington Pt - Ped Crossing	-	0	N/A	N/A	0	18,566	N/A	Budget offset by Job 49993 in differing strategic priority.			
SGA Total	-	26,635	169.7%	169.7%	26,635	45,201	69.7%				
Open Space Trunk Infrastructure											
41669 - Sportsfield Upgrade General	103,300	150,783	100.0%	100.0%	150,783	150,815	0.0%				
SGA Total	103,300	150,783	100.0%	100.0%	150,783	150,815	0.0%				
Parks Maintenance											
20086 - Division 8 Contributable Works	-	0	N/A	N/A	0	40,673	N/A	CBF Funds (\$41,045) & Capitalised Goods \$32,869 Project overspent \$372.23 0.9%			
SGA Total	-	0	N/A	N/A	0	40,673	N/A				
Paths & Trails											
42293 - RLCIP1 (CI) - Depot -BPP	-	2,596	100.0%	100.0%	2,596	2,596	0.0%				
SGA Total	-	2,596	100.0%	100.0%	2,596	2,596	0.0%				
Parks & Conservation Program											
20085 - Division 7 Contributable Works	-	0	N/A	N/A	0	5,561	N/A	CBF Funds (\$5,691) & Capitalised Goods \$4,578 Project overspent \$130.70 0.02%			
20321 - Regional Parks	-	0	N/A	N/A	0	0	N/A				
42317 - Indigiscapes Entrance Signage	-	25,500	115.2%	115.2%	25,500	29,365	15.2%	Capitalised Goods (\$24,495)			
SGA Total	-	25,500	137.0%	137.0%	25,500	34,926	37.0%				

Selected Capital Projects
For the Period Ending 30 June 2010

Operations & Maintenance Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Playgrounds Upgrade											
45207 - Playground Replacement > 20 Years	80,000	80,000	99.9%	99.9%	80,000	79,882	-0.1%	Within Variance Targets			
SGA Total	80,000	80,000	99.9%	99.9%	80,000	79,882	-0.1%				
Total Project Costs	273,300	350,013	116.8%	116.8%	350,014	408,756	16.8%				

Selected Operational Projects
For the Period Ending 30 June 2010

Operations & Maintenance Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
55064 - Bulky Item Collection for HAS Clients	-	20,000	134.9%	134.9%	20,000	26,982	34.9%	Trial Program - CAPS report to be presented to Council from Home Assist			
SGA Total	-	20,000	134.9%	134.9%	20,000	26,982	34.9%				
Bay Is Projects Program											
11317 - Native Plants of Bay Islands Vol2	18,644	0	N/A	N/A	0	1,189	N/A	Operating Grant Funds \$16,855			
SGA Total	18,644	0	N/A	N/A	0	1,189	N/A				
Marine Transport											
30498 - Sand Replenishment William St Boat Ramp	-	26,150	97.0%	97.0%	26,150	25,368	-3.0%	work completed			
SGA Total	-	26,150	97.0%	97.0%	26,150	25,368	-3.0%				
Marine Mainland and NSI											
SGA Total	-	0	N/A	N/A	0	0	N/A				
Not Applicable											
30506 - Runnymede Road Project	-	0	N/A	N/A	0	2,113	N/A	Asbestos works			
SGA Total	-	0	N/A	N/A	0	2,113	N/A				
Parks & Conservation Program											
30502 - Cleveland Point Turf Restoration	-	0	N/A	N/A	0	46,884	N/A	Revenue received for restoration works \$45,455			
SGA Total	-	0	N/A	N/A	0	46,884	N/A				
Total Project Costs	18,644	46,150	222.2%	222.2%	46,150	102,536	122.2%				

Selected Capital Projects									Project Delivery Group		
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Building Program											
20572 - Macleay Island Hall Storage Area	25000	51,255	100.0%	100.0%	51,255	51,255	0.0%	Project complete	30/10/2009	21/01/2010	
45782 - RLCIP1 (CI) -Kennedy Farm, Russell Island - Stage 1	72000	84,364	100.0%	100.0%	84,364	84,364	0.0%	Project complete	29/09/2009	07/12/2009	08/04/2010
SGA Total	97,000	135,619	100.0%	100.0%	135,619	135,619	0.0%				
Upgrade of Caravan Parks											
45744 - Waste Water Disposal - Amity Pt Crvn Pk	508039.84	521,250	92.2%	92.2%	521,250	480,614	-7.8%	Balance carried forward - funds to be added to 10-11 component of project			
SGA Total	508,040	521,250	92.2%	92.2%	521,250	480,614	-7.8%				
Public Carparking											
45906 - Macleay Island Car Park Security Fence	0	52,720	100.0%	100.0%	52,720	52,720	0.0%	Project complete	20/10/2009	10/11/2009	08/04/2010
SGA Total	0	52,720	100.0%	100.0%	52,720	52,720	0.0%				
Carparks - Parks & Reserves											
41724 - Amity Point Flinders Beach Access	0	7,500	147.3%	147.3%	7,500	11,045	47.3%	Future project - land action undertaken			
SGA Total	0	7,500	147.3%	147.3%	7,500	11,045	47.3%				
Community Development											
42117 - Donald Simpson - Carpark Lighting	0	42,860	100.0%	100.0%	42,860	42,860	0.0%	Project complete	29/09/2009	03/12/2009	
42175 - Donald Simpson Centre Improvements	290000	296,500	61.7%	61.7%	296,500	183,062	-38.3%	Balance carried forward - delay due to Main Road permit issue. Rescheduled for completion July.			
42255 - Community Safety - Alex Hills Community Centre	28200	9,108	100.0%	100.0%	9,108	9,108	0.0%	Project complete	23/12/2009	30/04/2010	11/05/2010
42261 - Security Improvements Vic Pt Ramp	0	17,944	100.0%	100.0%	17,944	17,944	0.0%	Project complete	19/01/2010	29/03/2010	15/04/2010
81119 - East Coast Road Pedestrian	0	0	100.0%	100.0%	0	0	0.0%	Project complete	15/09/2009	01/12/2009	
SGA Total	318,200	366,412	69.0%	69.0%	366,412	252,974	-31.0%				
Cultural											
41292 - RPAC Subcontractor	0	85,362	0.0%	0.0%	85,362	0	-100.0%	Balance carried forward - outstanding works to continue in 2010-11			
41623 - RCCC Kitchen Enhancement	20780	32,915	100.4%	100.4%	32,915	33,036	0.4%	Construction complete - awaiting final accounts			
42186 - RPAC after PC Costs	0	189,537	188.7%	188.7%	189,537	357,603	88.7%	Anticipated bond refund to offset overspend in 2010-11			
SGA Total	20,780	307,814	126.9%	126.9%	307,814	390,639	26.9%				
Cycleway Trunk Infrastructure											
41696 - Moreton Bay Cycleway - Epraph Bridge	2312813.01	2,132,813	96.1%	96.1%	2,132,813	2,048,921	-3.9%	Construction complete			
41708 - RLCIP1 (CI) - Hilliards Creek Track, Ormiston	0	111,784	95.5%	95.5%	111,784	106,787	-4.5%	Project complete	24/07/2009	01/09/2009	
41710 - Moreton Bay Cycleway Hilliards Ck Cross	250000	75,000	100.0%	100.0%	75,000	75,000	0.0%	Project complete			
45212 - Intrepid Dr/Ondine Cr Stage 1	0	2,557	111.7%	111.7%	2,557	2,857	11.7%	Future project - pre construction phase			
45724 - Manning Esp. Thornlands - Cycleway	0	112,818	94.2%	94.2%	112,818	106,285	-5.8%	Project complete	11/08/2009	21/08/2009	
45740 - Geoff Skinner Wetlands bird hide & footpath	0	0	N/A	N/A	0	0	N/A	Project complete	30/06/2009	24/08/2009	26/11/2009
SGA Total	2,562,813	2,434,972	96.1%	96.1%	2,434,972	2,339,851	-3.9%				
District Parks											
45714 - Valantine Pk Permanent Dog Off Leash	0	0	N/A	N/A	0	0	N/A		10/07/2009	31/08/2009	03/12/2009

Selected Capital Projects		Project Delivery Group									
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
SGA Total	0	0	N/A	N/A	0	0	N/A				
Dog Off Leash Areas											
40144 - Manning Esplanade, Thornlands dog off leash area	0	82,400	24.8%	24.8%	82,400	20,449	-75.2%	Balance carried forward - delay with supplier of internal infrastructure - scheduled delivery end August.			
45715 - Main St R/L Bay Permanent Dog Off Leash	0	0	N/A	N/A	0	0	N/A		30/06/2009	28/08/2009	
SGA Total	0	82,400	24.8%	24.8%	82,400	20,449	-75.2%				
Drainage Program											
45855 - Hamilton Street Culvert Upgrade, Redland Bay	0	0	N/A	N/A	0	0	N/A		01/05/2009	16/12/2009	
45890 - Ostend Cr, Cleveland - Drainage Improvements	0	5,029	100.0%	100.0%	5,029	5,029	0.0%	Project complete	07/08/2009	16/12/2009	08/04/2010
45910 - Trans Island Rd Culvert Upgrade NSI	0	225,247	100.0%	100.0%	225,247	225,247	0.0%	Project complete	21/12/2009	18/03/2010	
46042 - Sturgeon Street Catchpit Renewal	0	26,586	100.0%	100.0%	26,586	26,586	0.0%	Project complete	04/11/2009	21/12/2009	08/04/2010
46048 - Sallows Road Catchpit Renewal	0	19,808	100.0%	100.0%	19,808	19,808	0.0%	Project complete	04/11/2009	16/12/2009	08/04/2010
SGA Total	0	276,670	100.0%	100.0%	276,670	276,670	0.0%				
Foreshore Protection											
41891 - Cleveland Point Seawall Foreshore	0	50,000	69.5%	69.5%	50,000	34,736	-30.5%	Future project - pre design phase			
45046 - Wellington Pt Seawall	1200000	1,359,205	99.8%	99.8%	1,359,205	1,356,734	-0.2%	Project complete	30/11/2009	19/04/2010	
45225 - Vic Pt Seawall - West of Nth Boat Ramp	13075	13,075	100.0%	100.0%	13,075	13,075	0.0%	Project complete			
45716 - Orana Esp Near Skirmish St	0	47,804	72.0%	72.0%	47,804	34,430	-28.0%	Construction complete - awaiting final accounts			
45717 - Orana Esp Opposite Kianga Ct	0	34,520	100.0%	100.0%	34,520	34,520	0.0%	Construction complete - awaiting final accounts			
SGA Total	1,213,075	1,504,604	97.9%	97.9%	1,504,604	1,473,495	-2.1%				
Land Actions											
41646 - Redland Bay Hall Land Action	0	2,037	0.0%	0.0%	2,037	0	-100.0%	Balance carried forward to cover outstanding land actions with Dept of Env & Resource Mgt.			
45352 - Victoria Pde, Coochie-Continuation Stg 2	0	0	N/A	N/A	0	0	N/A				
45617 - Roy Street Drainage	30750	69,007	100.0%	100.0%	69,007	68,995	0.0%	Project complete	18/02/2010	27/04/2010	
46043 - Yorston Place Easement Drainage Improvement	0	28,142	100.0%	100.0%	28,142	28,142	0.0%	Project complete	15/12/2009	30/03/2010	
SGA Total	30,750	99,186	97.9%	97.9%	99,186	97,137	-2.1%				
Local Area Traffic Management											
40126 - Trundle Rd Intersection Improvement (at Ziegenfusz R	0	7,000	100.0%	100.0%	7,000	7,000	0.0%	Project complete	16/03/2010	17/05/2010	
40141 - Bloomfield Street Traffic Island	0	4,440	100.0%	100.0%	4,440	4,440	0.0%	Construction complete - awaiting final accounts			
40214 - Hamilton Street, Redland Bay	0	15,794	42.7%	42.7%	15,794	6,743	-57.3%	Construction complete - awaiting final accounts			
45896 - Boundary Street Pedestrian Access	0	18,153	100.0%	100.0%	18,153	18,153	0.0%	Project complete	31/05/2010	21/06/2010	
SGA Total	0	45,387	80.1%	80.1%	45,387	36,336	-19.9%				
Marine Mainland and NSI											
41920 - Ferry Road New Boat Ramp	0	271	100.0%	100.0%	271	271	0.0%	Future project - design phase			
42299 - Weinam Creek Car Park Upgrade (Design)	0	100,000	27.6%	27.6%	100,000	27,632	-72.4%	Future project - pre design phase			
45080 - WeinamCk Marine CommuterFacility Upgrade	0	0	N/A	N/A	0	0	N/A		30/06/2009	17/08/2009	
45252 - Weinam Creek-Pontoon & W'way	0	0	N/A	N/A	0	0	N/A				
SGA Total	0	100,271	27.8%	27.8%	100,271	27,903	-72.2%				

Selected Capital Projects				Project Delivery Group							
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Marine SMI											
45236 - Macleay Island Revetment Wall Upgrade	4500	74,000	48.8%	48.8%	74,000	36,145	-51.2%	Construction complete - awaiting final accounts			
SGA Total	4,500	74,000	48.8%	48.8%	74,000	36,145	-51.2%				
Open Space Trunk Infrastructure											
41769 - Well Pt Reserve Stage 2 - Park Upgrade	983346.57	1,886,592	99.2%	99.2%	1,886,592	1,870,671	-0.8%	Balance carried forward - delay due to wet weather - rescheduled for completion end July.			
41773 - Capalaba Regional Park Upgrade Stg3	340960	887,598	75.1%	75.1%	887,598	666,857	-24.9%	Balance carried forward - funds to be added to 2010-11 component.			
41774 - Victoria Point Reserve Stage 1	647200	386,649	42.1%	42.1%	386,649	162,641	-57.9%	Balance carried forward - funds to be added to 2010-11 component.			
41795 - District Park Crystal Waters	222500	312,872	99.3%	99.3%	312,872	310,796	-0.7%	Project complete	11/11/2009	14/12/2009	
42128 - John Fredericks Park Improvements	74400	26,917	100.0%	100.0%	26,917	26,917	0.0%	Project complete	09/10/2009	09/12/2009	
45626 - Well Pt Res Stage 2 - Playground Equip	0	0	N/A	N/A	0	0	N/A		29/08/2008	03/11/2008	
45877 - Redlands Youth Plaza Connection Path	0	25,000	66.3%	66.3%	25,000	16,583	-33.7%	Project complete	29/04/2010	21/05/2010	
SGA Total	2,295,607	3,553,616	86.7%	86.7%	3,553,616	3,082,452	-13.3%				
Parks Maintenance											
40119 - Shade Structure Installation - Pedwell Place Park	0	0	N/A	N/A	0	7,998	N/A	Project complete	09/04/2010	30/04/2010	17/05/2010
40120 - Shade Structure Installation - Bryce Pocket Park	0	0	N/A	N/A	0	7,998	N/A	Project complete	09/04/2010	30/04/2010	17/05/2010
40121 - Shade Structure Installation - Harrogate Bushland Ref	0	0	N/A	N/A	0	7,998	N/A	Project complete	09/04/2010	11/05/2010	17/05/2010
40125 - Shade Structure Installation - Manning Esplanade For	0	0	N/A	N/A	0	10,898	N/A	CBF Funding - Construction complete - awaiting final accounts			
42301 - Shade Structure Installation - Charlie Buckler Sportsfie	0	0	N/A	N/A	0	10,088	N/A	Project complete	09/04/2010	11/05/2010	17/05/2010
42302 - Shade Structure Installation - Pinelands Circuit Park	0	0	N/A	N/A	0	12,103	N/A	Project complete	09/04/2010	24/05/2010	
42303 - Shade Structure Installation - Pioneer Park (Lamb Isla	0	0	N/A	N/A	0	9,536	N/A	Project complete	09/04/2010	21/05/2010	
42304 - Shade Structure Installation - Talburpin Esplanade Pa	0	0	N/A	N/A	0	8,948	N/A	Project complete	20/04/2010		27/05/2010
46049 - Shelter Supply & Install - Lachlan St Park - Div 10	0	0	N/A	N/A	0	10,218	N/A	Project complete	23/03/2010	30/04/2010	17/05/2010
46050 - Seat - Keith Surridge Park - Div 7	0	0	N/A	N/A	0	10,656	N/A	Project complete	17/03/2010	29/03/2010	15/04/2010
46051 - Light Pole Replacement - John Frederick Park	0	46,494	100.0%	100.0%	46,494	46,494	0.0%	Construction complete - awaiting final accounts			
46052 - Shelter & Seat - Wimborne Road Park - Div 7	0	0	N/A	N/A	0	12,578	N/A	Project complete	23/03/2010	11/05/2010	17/05/2010
46053 - Shelter Supply & Install - O'Gorman Street Park - Div	0	0	N/A	N/A	0	10,218	N/A	Project complete	23/03/2010	10/05/2010	17/05/2010
46054 - Shelter Supply & Install - Windemere Road Park - Div	0	0	N/A	N/A	0	10,218	N/A	Project complete	23/03/2010	29/04/2010	17/05/2010
SGA Total	0	46,494	378.4%	378.4%	46,494	175,951	278.4%				
Paths & Trails											
40088 - Point Lookout Gorge Boardwalk Stage 2	0	55,000	36.9%	36.9%	55,000	20,294	-63.1%	Balance carried forward - design contract in process			
40162 - Beveridge Rd - Rachow to Eprapah	0	180,000	0.0%	0.0%	180,000	0	-100.0%	Future project - pre design phase			
41929 - Point Lookout Gorge Boardwalk	80000	170,038	100.0%	100.0%	170,038	170,038	0.0%	Project complete	03/10/2009	29/03/2010	15/04/2010
42257 - Vic Arthur Park Pathway	0	25,250	100.0%	100.0%	25,250	25,250	0.0%	Project complete	01/02/2010		
42258 - Brosnan Dr Stg1-Callaghan to Barber	0	28,064	100.0%	100.0%	28,064	28,064	0.0%	Project complete	12/02/2010	23/03/2010	
42292 - Sturgeon St Footpath Rehabilitation	0	28,365	100.0%	100.0%	28,365	28,365	0.0%	Project complete	01/02/2010	01/02/2010	
45379 - Cassowary Cct, Victoria Pt - Footpath	0	595	100.0%	100.0%	595	595	0.0%	Project on hold			
45557 - Point Halloran Rd Path, Vic Pt	0	0	N/A	N/A	0	0	N/A				
45558 - Banana St to Esplanade Path RedBay	0	0	N/A	N/A	0	0	N/A				
45562 - Birkdale Road Cycleway Linkage	0	59,662	100.0%	100.0%	59,662	59,662	0.0%	Project complete	22/12/2009	28/01/2010	
45563 - Wellington St Pathway, Cleveland	0	0	N/A	N/A	0	0	N/A				
45759 - Tulloch Drive Pathway	40500	23,369	100.0%	100.0%	23,369	23,369	0.0%	Project complete	11/12/2009	23/01/2010	
45760 - Grace Hartley Pathway, Ormiston	26000	20,423	100.0%	100.0%	20,423	20,423	0.0%	Project complete	21/09/2009	14/12/2009	08/04/2010
45761 - Sycamore Parade Pathway	76500	44,814	100.0%	100.0%	44,814	44,814	0.0%	Project complete	27/10/2009	18/12/2009	08/04/2010
45792 - Estelle Street Pathway	0	25,531	100.0%	100.0%	25,531	25,531	0.0%	Project complete	20/05/2010	09/06/2010	
45794 - 65-67 Redland Bay Road Thornlands and 25-29 Sylvia	30000	23,784	100.0%	100.0%	23,784	23,784	0.0%	Project complete	13/11/2009	14/12/2009	08/04/2010

Selected Capital Projects		Project Delivery Group										
For the Period Ending 30 June 2010												
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register	
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
45796 - McConechy Sandy Drive Pathway	31500	28,326	100.0%	100.0%	28,326	28,326	0.0%	Project complete	12/10/2009	17/12/2009		
45897 - RLCIP1 (C) -Beth Boyd Park -BPP	0	3,253	100.0%	100.0%	3,253	3,253	0.0%	Project complete	18/09/2009	27/10/2009	08/04/2010	
45899 - RLCIP1 (C) -Karragarra Island -BPP	0	10,013	100.0%	100.0%	10,013	10,013	0.0%	Project complete	18/09/2009	03/11/2009	08/04/2010	
45900 - RLCIP1 (C) -Shore St West, Cleve -BPP	0	3,325	100.0%	100.0%	3,325	3,325	0.0%	Project complete	18/09/2009	04/11/2009	08/04/2010	
45901 - RLCIP1 (C) -Wellington Pt Res -BPP	0	11,850	100.0%	100.0%	11,850	11,850	0.0%	Project complete	18/09/2009	06/11/2009	08/04/2010	
45902 - RLCIP1 (C) -Lamb Island -BPP	0	14,790	102.2%	102.2%	14,790	15,108	2.2%	Project complete	18/09/2009	09/11/2009	08/04/2010	
45903 - RLCIP1 (C) -Point Lookout Community Hall Pathway	0	31,951	100.0%	100.0%	31,951	31,951	0.0%	Project complete	29/09/2009	08/12/2009	08/04/2010	
45913 - Poinciana & Peppermint Path & LATM, Vic Pt	0	13,002	100.0%	100.0%	13,002	13,002	0.0%	Project complete	29/01/2010	19/03/2010		
81165 - Nova Court Pathway	0	13,542	100.0%	100.0%	13,542	13,542	0.0%	Project complete	27/11/2009	08/12/2009		
SGA Total	284,500	814,947	73.7%	73.7%	814,947	600,559	-26.3%					
Parks & Conservation Program												
45816 - RLCIP1 (C) -Redland Youth Plaza, Cap -Shade	0	47,659	96.4%	96.4%	47,659	45,922	-3.6%	Project complete	05/10/2009	01/11/2009	08/04/2010	
45817 - RLCIP1 (C) -Windemere Rd Pk, Alex Hills Skatepark	0	40,000	31.2%	31.2%	40,000	12,464	-68.8%	Project complete	29/09/2009	28/10/2009	08/04/2010	
45818 - RLCIP1 (C) -Azure Pk, Red Bay -Shade	0	17,491	100.0%	100.0%	17,491	17,491	0.0%	Project complete	21/10/2009	17/11/2009	08/04/2010	
45819 - RLCIP1 (C) -Baylink Dr Pk, Red Bay -Shade	0	12,310	100.0%	100.0%	12,310	12,310	0.0%	Project complete	21/10/2009	23/11/2009	08/04/2010	
45820 - RLCIP1 (C) -Belford Dr Rd Res, Ormis -Shade	0	16,564	100.0%	100.0%	16,564	16,564	0.0%	Project complete	21/10/2009	23/11/2009	08/04/2010	
45821 - RLCIP1 (C) -Bloomfield St Pk, Cleve -Shade	0	22,444	100.0%	100.0%	22,444	22,444	0.0%	Project complete	03/11/2009	23/11/2009	08/04/2010	
45822 - RLCIP1 (C) -Laurie Burns Rec Res, Coochie -Shade	0	15,529	100.0%	100.0%	15,529	15,529	0.0%	Project complete	28/10/2009	23/11/2009	08/04/2010	
45823 - RLCIP1 (C) -Macfarlan St Pk, Birkdale -Shade	0	10,079	100.0%	100.0%	10,079	10,079	0.0%	Project complete	21/10/2009	23/11/2009	08/04/2010	
45824 - RLCIP1 (C) -Rosella St Pk, Wellington Pt -Shade	0	27,836	100.0%	100.0%	27,836	27,836	0.0%	Project complete	21/10/2009	23/11/2009	08/04/2010	
45825 - RLCIP1 (C) -Wentworth Dr Pk, Cap -Shade	0	13,487	100.0%	100.0%	13,487	13,487	0.0%	Project complete	21/10/2009	23/11/2009	08/04/2010	
45826 - RLCIP1 (C) -William Stewart Pk, Thorn'd -Shade	0	22,971	100.0%	100.0%	22,971	22,971	0.0%	Project complete	25/10/2009	23/11/2009	08/04/2010	
45868 - W/Bubblers Ug Winter Memorial - Abbotsleigh St	0	9,167	53.2%	53.2%	9,167	4,873	-46.8%	Project complete	12/05/2010	15/06/2010		
45869 - W/Bubblers Ug Winter Memorial - 18 Baylink Dr	0	9,167	54.3%	54.3%	9,167	4,973	-45.7%	Project complete	12/05/2010	15/06/2010		
45870 - W/Bubblers Ug Winter Memorial - Belford Drive	0	9,167	59.9%	59.9%	9,167	5,493	-40.1%	Project complete	12/05/2010	15/06/2010		
45872 - W/Bubblers Ug - Winter Memorial 6 Laneyard Pl	0	9,167	42.1%	42.1%	9,167	3,861	-57.9%	Project complete	12/05/2010	15/06/2010		
45873 - W/Bubblers Ug Winter Memorial - Pinelands Circuit	0	9,167	54.8%	54.8%	9,167	5,023	-45.2%	Project complete	12/05/2010	15/06/2010		
45874 - W/Bubblers Ug Winter Memorial - 6 Stacey Court	0	9,167	41.6%	41.6%	9,167	3,811	-58.4%	Project complete	12/05/2010	15/06/2010		
SGA Total	0	301,369	81.3%	81.3%	301,369	245,133	-18.7%					
Public Amenities												
20563 - Sewer Connection to Coochie Amenities	50000	73,250	68.0%	68.0%	73,250	49,797	-32.0%	Project complete	16/03/2010	31/05/2010		
SGA Total	50,000	73,250	68.0%	68.0%	73,250	49,797	-32.0%					
Raby Bay Revetment Wall												
40072 - 101-105 Masthead Drive	0	123,395	100.0%	100.0%	123,395	123,395	0.0%	Project complete	13/04/2010	22/06/2010		
40114 - 95,97 & 99 Masthead Drive	0	175,070	80.5%	80.5%	175,070	140,879	-19.5%	Balance carried forward - awaiting invoice for monitoring system				
42093 - Masthead Dr (117 & 119)	125000	542,407	99.8%	99.8%	542,407	541,536	-0.2%	Project complete	08/03/2010	21/04/2010		
42094 - Piermont Place (50)	730000	1,058,828	92.0%	92.0%	1,058,828	974,109	-8.0%	Balance carried forward - delay due to wet weather - rescheduled for completion early July.				
45293 - Sternlight Crt (24)	0	0	N/A	N/A	0	16,000	N/A	Operational costs - written off				
46044 - Masthead Dr (95-105)	0	154,733	64.6%	64.6%	154,733	100,026	-35.4%	Balance carried forward - design contract in process				
46045 - Seacrest Crt (24,25,26) Revetment Wall Repairs	0	135,240	77.4%	77.4%	135,240	104,734	-22.6%	Balance carried forward - design contract in process				
SGA Total	855,000	2,189,672	91.4%	91.4%	2,189,672	2,000,679	-8.6%					
Regional Parks												
45787 - RLCIP1 (C) -Oyster Pt Pk, Cleve -Fit for Life	25000	41,661	100.0%	100.0%	41,661	41,661	0.0%	Project complete	23/10/2009	30/11/2009	08/04/2010	
45801 - RLCIP1 (C) -William Stewart Pk, Thorn'd -Fit for Life	25000	35,162	100.0%	100.0%	35,162	35,162	0.0%	Project complete	15/10/2009	27/11/2009	08/04/2010	

Selected Capital Projects				Project Delivery Group							
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
SGA Total	50,000	76,823	100.0%	100.0%	76,823	76,823	0.0%				
Reseals & Resurfacing											
40131 - MLA - Counsel St Cleve	0	18,554	100.0%	100.0%	18,554	18,554	0.0%	Project complete	05/03/2010	24/03/2010	
41632 - Micro Lift Asphalt	585,000	0	N/A	N/A	0	0	N/A				
41634 - Asphalt Overlays	1,365,000	68,962	100.0%	100.0%	68,962	68,962	0.0%	Project complete - budget dispersed into individual projects			
41641 - AO - Glenella Court Alexandra Hills	0	23,775	100.0%	100.0%	23,775	23,775	0.0%	Project complete	05/03/2010	15/06/2010	
41642 - AO - Harrogate Terrace Birkdale	0	16,856	100.0%	100.0%	16,856	16,856	0.0%	Project complete	05/03/2010	24/03/2010	
42039 - AO - Sea View Road Mt Cotton	0	0	N/A	N/A	0	0	N/A	On hold by client			
42294 - MLA Owl Street, Birkdale	0	7,704	100.0%	100.0%	7,704	7,704	0.0%	Project complete	21/10/2009	30/11/2009	
42295 - AO Snowden St, Alex Hills	0	30,147	100.0%	100.0%	30,147	30,144	0.0%	Project complete	13/11/2009	07/01/2010	
45915 - MLA - Reed Street - Ormiston	0	16,213	100.0%	100.0%	16,213	16,213	0.0%	Project complete	11/02/2010	24/03/2010	
45916 - MLA - Palm Court - Ormiston	0	5,293	100.0%	100.0%	5,293	5,293	0.0%	Project complete	15/02/2010	24/03/2010	
45917 - MLA - Outlook Parade - Ormiston	0	9,873	100.0%	100.0%	9,873	9,873	0.0%	Project complete	15/02/2010	24/03/2010	
45918 - MLA - Glen Street - Ormiston	0	4,129	100.0%	100.0%	4,129	4,129	0.0%	Project complete	11/02/2010	24/03/2010	
45919 - MLA - Foggitt Court - Ormiston	0	4,426	100.0%	100.0%	4,426	4,426	0.0%	Project complete	16/02/2010	24/03/2010	
45920 - MLA - Clearwater Street - Ormiston	0	29,930	100.0%	100.0%	29,930	29,930	0.0%	Project complete	16/02/2010	24/03/2010	
45921 - MLA - Arundel Court - Ormiston	0	5,618	100.0%	100.0%	5,618	5,618	0.0%	Project complete	11/02/2010	24/03/2010	
45922 - MLA - Albert Street - Ormiston	0	20,024	100.0%	100.0%	20,024	20,024	0.0%	Project complete	05/03/2010	24/03/2010	
45923 - MLA - Romano Court - Ormiston	0	9,937	100.0%	100.0%	9,937	9,937	0.0%	Project complete	16/02/2010	24/03/2010	
45924 - MLA - McCullagh Street - Cleveland	0	21,420	100.0%	100.0%	21,420	21,420	0.0%	Project complete	10/02/2010	24/03/2010	
45925 - MLA - Lisa Street - Cleveland	0	10,958	100.0%	100.0%	10,958	10,958	0.0%	Project complete	10/02/2010	24/03/2010	
45926 - MLA - Kingsley Place - Cleveland	0	12,608	100.0%	100.0%	12,608	12,608	0.0%	Project complete	24/02/2010	24/03/2010	
45927 - MLA - Manhattan Avenue - Thornlands	0	20,368	100.0%	100.0%	20,368	20,368	0.0%	Project complete	11/02/2010	24/03/2010	
45928 - MLA - Lake View Drive - Thornlands	0	29,767	100.0%	100.0%	29,767	29,767	0.0%	Project complete	10/02/2010	24/03/2010	
45929 - MLA - Grandview Court - Thornlands	0	7,454	100.0%	100.0%	7,454	7,454	0.0%	Project complete	10/02/2010	24/03/2010	
45930 - MLA - Exeter Street - Thornlands	0	12,955	100.0%	100.0%	12,955	12,955	0.0%	Project complete	10/02/2010	24/03/2010	
45931 - MLA - Cabernet Crescent - Thornlands	0	36,450	100.0%	100.0%	36,450	36,450	0.0%	Project complete	12/02/2010	24/03/2010	
45932 - MLA - Burnside Avenue - Thornlands	0	22,609	100.0%	100.0%	22,609	22,609	0.0%	Project complete	10/02/2010	24/03/2010	
45933 - MLA - Bay Breeze Avenue - Thornlands	0	13,551	100.0%	100.0%	13,551	13,551	0.0%	Project complete	11/02/2010	24/03/2010	
45934 - MLA - James Street - Redland Bay	0	40,808	100.0%	100.0%	40,808	40,808	0.0%	Project complete	09/03/2010	15/06/2010	
45935 - MLA - Gladstone Street - Redland Bay	0	15,288	100.0%	100.0%	15,288	15,288	0.0%	Project complete	09/03/2010	15/06/2010	
45936 - MLA - Dart Street - Redland Bay	0	47,653	100.0%	100.0%	47,653	47,653	0.0%	Project complete	10/03/2010	15/06/2010	
45937 - MLA - Carol Street - Redland Bay	0	15,182	100.0%	100.0%	15,182	15,182	0.0%	Project complete	16/03/2010	15/06/2010	
45938 - MLA - Boronia Street - Redland Bay	0	26,231	100.0%	100.0%	26,231	26,231	0.0%	Project complete	09/03/2010	15/06/2010	
45939 - MLA - Rosinia Court - Redland Bay	0	10,650	100.0%	100.0%	10,650	10,650	0.0%	Project complete	16/03/2010	15/06/2010	
45940 - MLA - McMillan Road - Alexandra Hills	0	26,384	100.0%	100.0%	26,384	26,384	0.0%	Project complete	23/10/2009	30/11/2009	
45941 - MLA - Carlisle Street - Alexandra Hills	0	18,429	100.0%	100.0%	18,429	18,429	0.0%	Project complete	31/11/2009	30/11/2009	
45942 - MLA - Wren Street - Birkdale	0	21,807	100.0%	100.0%	21,807	21,807	0.0%	Project complete	21/10/2009	30/11/2009	
45943 - MLA - Wren Court - Birkdale	0	4,006	100.0%	100.0%	4,006	4,006	0.0%	Project complete	21/10/2009	30/11/2009	
45944 - MLA - Windsor Street - Alexandra Hills	0	15,806	100.0%	100.0%	15,806	15,806	0.0%	Project complete	01/11/2009	30/11/2009	
45945 - MLA - Robinia Street - Alexandra Hills	0	16,449	100.0%	100.0%	16,449	16,449	0.0%	Project complete	10/11/2009	07/01/2010	
45946 - MLA - Randall Road - Birkdale	0	63,583	100.0%	100.0%	63,583	63,583	0.0%	Project complete	25/11/2009	07/01/2010	
45947 - MLA - Parakeet Street - Birkdale	0	9,960	100.0%	100.0%	9,960	9,960	0.0%	Project complete	22/10/2009	30/11/2009	
45948 - MLA - Mopoke Street - Birkdale	0	5,078	100.0%	100.0%	5,078	5,078	0.0%	Project complete	22/10/2009	30/11/2009	
45949 - MLA - Magpie Street - Birkdale	0	14,892	100.0%	100.0%	14,892	14,892	0.0%	Project complete	22/10/2009	30/11/2009	
45950 - MLA - Linda Street - Birkdale	0	19,367	100.0%	100.0%	19,367	19,367	0.0%	Project complete	20/10/2009	30/11/2009	
45951 - MLA - Kookaburra Street - Birkdale	0	13,528	100.0%	100.0%	13,528	13,528	0.0%	Project complete	22/10/2009	30/11/2009	
45952 - MLA - Kalmia Street - Alexandra Hills	0	4,199	100.0%	100.0%	4,199	4,199	0.0%	Project complete	10/11/2009	07/01/2010	
45953 - MLA - Ibis Street - Birkdale	0	7,717	100.0%	100.0%	7,717	7,717	0.0%	Project complete	22/10/2009	30/11/2009	
45954 - MLA - Eagle Street - Birkdale	0	13,735	100.0%	100.0%	13,735	13,735	0.0%	Project complete	21/10/2009	30/11/2009	
45955 - MLA - Currawong Drive - Birkdale	0	37,341	100.0%	100.0%	37,341	37,341	0.0%	Project complete	22/10/2009	30/11/2009	
45956 - MLA - Curlew Street - Birkdale	0	5,658	100.0%	100.0%	5,658	5,658	0.0%	Project complete	22/10/2009	30/11/2009	
45957 - MLA - Celosia Street - Alexandra Hills	0	20,679	100.0%	100.0%	20,679	20,679	0.0%	Project complete	09/11/2009	07/01/2010	

Selected Capital Projects									Project Delivery Group		
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
45958 - MLA - Carica Street - Alexandra Hills	0	4,514	100.0%	100.0%	4,514	4,514	0.0%	Project complete	09/11/2009	07/01/2010	08/04/2010
45959 - MLA - Bower Street - Birkdale	0	10,907	100.0%	100.0%	10,907	10,907	0.0%	Project complete	21/10/2009	30/11/2009	08/04/2010
45960 - MLA - Amaryllis Street - Alexandra Hills	0	46,688	100.0%	100.0%	46,688	46,688	0.0%	Project complete	11/11/2009	07/01/2010	08/04/2010
45961 - MLA - Alpinia Street - Alexandra Hills	0	34,398	100.0%	100.0%	34,398	34,398	0.0%	Project complete	11/11/2009	07/01/2010	08/04/2010
45962 - MLA - Patersonia Place - Birkdale	0	21,429	100.0%	100.0%	21,429	21,429	0.0%	Project complete	21/10/2009	30/11/2009	08/04/2010
45963 - AO - Sleath Street - Ormiston	0	27,007	100.0%	100.0%	27,007	27,007	0.0%	Project complete	15/03/2010	15/06/2010	
45964 - AO - Sand Street - Ormiston	0	12,523	100.0%	100.0%	12,523	12,523	0.0%	Project complete	15/03/2010	15/06/2010	
45965 - AO - Roase Street - Ormiston	0	34,990	100.0%	100.0%	34,990	34,990	0.0%	Project complete	15/03/2010	15/06/2010	
45966 - AO - Oak Street - Ormiston	0	28,347	100.0%	100.0%	28,347	28,347	0.0%	Project complete	15/03/2010	15/06/2010	
45967 - AO - Julie Terrace - Ormiston	0	51,738	100.0%	100.0%	51,738	51,738	0.0%	Project complete	11/03/2010	15/06/2010	
45968 - AO - Horatio Street - Ormiston	0	11,007	100.0%	100.0%	11,007	11,007	0.0%	Project complete	11/02/2010	24/03/2010	08/04/2010
45969 - AO - George Street - Ormiston	0	28,318	100.0%	100.0%	28,318	28,318	0.0%	Project complete	11/03/2010	15/06/2010	
45970 - AO - Freeth Street East - Ormiston	0	16,340	100.0%	100.0%	16,340	16,340	0.0%	Project complete	11/02/2010	24/03/2010	08/04/2010
45971 - AO - Dundas Street - Ormiston	0	41,618	100.0%	100.0%	41,618	41,618	0.0%	Project complete	12/03/2010	15/06/2010	
45972 - AO - Como Street - Ormiston	0	16,705	100.0%	100.0%	16,705	16,705	0.0%	Project complete	12/02/2010	24/03/2010	08/04/2010
45973 - AO - Cleveland Terrace - Ormiston	0	28,515	100.0%	100.0%	28,515	28,515	0.0%	Project complete	11/03/2010	15/06/2010	
45974 - AO - Thorneside Road - Thorneside	0	7,200	100.0%	100.0%	7,200	7,200	0.0%	Future project - pre procurement phase			
45975 - AO - Riaweena Street - Thorneside	0	39,189	100.0%	100.0%	39,189	39,189	0.0%	Project complete	08/04/2010	15/06/2010	
45976 - AO - Maud Street - Birkdale	0	18,381	100.0%	100.0%	18,381	18,381	0.0%	Project complete	15/10/2009	30/11/2009	08/04/2010
45977 - AO - Marlin Street - Thorneside	0	31,193	100.0%	100.0%	31,193	31,193	0.0%	Project complete	23/02/2010	25/02/2010	
45978 - AO - Marjorie Street - Thorneside	0	51,733	100.0%	100.0%	51,733	51,733	0.0%	Project complete	23/02/2010	24/03/2010	08/04/2010
45979 - AO - Dolphin Street - Thorneside	0	13,416	100.0%	100.0%	13,416	13,416	0.0%	Project complete	24/02/2010	24/02/2010	
45980 - AO - Boambillee Street - Thorneside	0	23,153	100.0%	100.0%	23,153	23,153	0.0%	Project complete	08/04/2010	15/06/2010	
45981 - AO - Vella Court - Cleveland	0	7,762	100.0%	100.0%	7,762	7,762	0.0%	Project complete	15/02/2010	24/03/2010	08/04/2010
45982 - AO - Sharven Avenue - Cleveland	0	36,488	100.0%	100.0%	36,488	36,488	0.0%	Project complete	15/02/2010	24/03/2010	08/04/2010
45983 - AO - Peel Court - Cleveland	0	13,321	100.0%	100.0%	13,321	13,321	0.0%	Project complete	09/02/2010	24/03/2010	08/04/2010
45984 - AO - Patrick Street - Cleveland	0	12,407	100.0%	100.0%	12,407	12,407	0.0%	Project complete	09/02/2010	24/03/2010	08/04/2010
45985 - AO - Lexlen Court - Cleveland	0	19,817	100.0%	100.0%	19,817	19,817	0.0%	Project complete	09/02/2010	24/03/2010	08/04/2010
45986 - AO - Katandra Court - Cleveland	0	8,237	100.0%	100.0%	8,237	8,237	0.0%	Project complete	15/02/2010	24/03/2010	08/04/2010
45987 - AO - Haggup Street - Cleveland	0	30,269	100.0%	100.0%	30,269	30,269	0.0%	Project complete	20/02/2010	24/03/2010	
45988 - AO - Danielle Street - Cleveland	0	49,658	100.0%	100.0%	49,658	49,658	0.0%	Project complete	18/02/2010	24/03/2010	
45989 - AO - Binnacle Close - Cleveland	0	25,991	100.0%	100.0%	25,991	25,991	0.0%	Project complete	16/03/2010	15/06/2010	
45990 - AO - Angela Crescent - Cleveland	0	27,895	100.0%	100.0%	27,895	27,895	0.0%	Project complete	19/02/2010	24/03/2010	
45991 - AO - Paranka Drive North - Cleveland	0	20,812	100.0%	100.0%	20,812	20,812	0.0%	Project complete	24/02/2010	24/03/2010	
45992 - AO - Karen Street - Cleveland	0	29,148	100.0%	100.0%	29,148	29,148	0.0%	Project complete	17/02/2010	24/03/2010	
45993 - AO - Hucker Court - Cleveland	0	19,119	100.0%	100.0%	19,119	19,119	0.0%	Project complete	17/02/2010	24/03/2010	
45994 - AO - Morell Street - Victoria Point	0	11,105	100.0%	100.0%	11,105	11,105	0.0%	Project complete	23/02/2010	24/03/2010	
45995 - AO - Alexandra Circuit - Alexandra Hills	0	26,152	100.0%	100.0%	26,152	26,152	0.0%	Project complete	15/01/2010	24/03/2010	08/04/2010
45996 - AO - Albert Street - Victoria Point	0	21,235	100.0%	100.0%	21,235	21,235	0.0%	Project complete	23/02/2010	24/03/2010	
45997 - AO - Rusbrook Street - Redland Bay	0	38,257	100.0%	100.0%	38,257	38,257	0.0%	Project complete	25/02/2010	24/03/2010	08/04/2010
45998 - AO - Phillip Street - Redland Bay	0	62,397	100.0%	100.0%	62,397	62,397	0.0%	Project complete	19/02/2010	24/03/2010	08/04/2010
45999 - AO - Main Street - Redland Bay	0	33,340	100.0%	100.0%	33,340	33,340	0.0%	Project complete	16/03/2010	15/06/2010	
46001 - AO - Westminster Avenue - Alexandra Hills	0	27,949	100.0%	100.0%	27,949	27,949	0.0%	Project complete	07/11/2009	07/01/2010	08/04/2010
46002 - AO - Tunbridge Court - Alexandra Hills	0	6,069	100.0%	100.0%	6,069	6,069	0.0%	Project complete	13/11/2009	07/01/2010	08/04/2010
46003 - AO - Thirlemere Road - Alexandra Hills	0	69,231	100.0%	100.0%	69,231	69,231	0.0%	Project complete	29/10/2009	30/11/2009	08/04/2010
46004 - AO - Somerset Street - Alexandra Hills	0	14,484	100.0%	100.0%	14,484	14,484	0.0%	Project complete	07/11/2009	07/01/2010	08/04/2010
46005 - AO - Law Place - Alexandra Hills	0	20,071	100.0%	100.0%	20,071	20,071	0.0%	Project complete	01/11/2009	30/11/2009	08/04/2010
46006 - AO - Hammersley Circuit - Alexandra Hills	0	35,644	100.0%	100.0%	35,644	35,644	0.0%	Project complete	06/11/2009	07/01/2010	08/04/2010
46007 - AO - Elstead Court - Alexandra Hills	0	5,777	100.0%	100.0%	5,777	5,777	0.0%	Project complete	13/11/2009	07/01/2010	08/04/2010
46008 - AO - Devonshire Drive - Alexandra Hills	0	37,154	100.0%	100.0%	37,154	37,154	0.0%	Project complete	06/11/2009	07/01/2010	08/04/2010
46009 - AO - Coniston Street - Alexandra Hill	0	10,874	100.0%	100.0%	10,874	10,874	0.0%	Project complete	06/11/2009	07/01/2010	08/04/2010
46010 - AO - Chiseldon Street - Alexandra Hills	0	31,241	100.0%	100.0%	31,241	31,241	0.0%	Project complete	16/11/2009	07/01/2010	08/04/2010
46011 - AO - Chipping Drive - Alexandra Hills	0	42,706	100.0%	100.0%	42,706	42,706	0.0%	Project complete	01/11/2009	30/11/2009	08/04/2010
46012 - AO Balcombe Court Alexandra Hills	0	14,920	100.0%	100.0%	14,920	14,920	0.0%	Project complete	16/11/2009	07/01/2010	08/04/2010
46013 - AO McDonald Road Alexandra Hills	0	48,314	100.0%	100.0%	48,314	48,314	0.0%	Project complete	05/11/2009	07/01/2010	08/04/2010
46014 - AO - Topaz Street - Alexandra Hills	0	7,454	100.0%	100.0%	7,454	7,454	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010

Selected Capital Projects									Project Delivery Group		
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
46015 - AO - Albatross Street Victoria Point	0	13,563	100.0%	100.0%	13,563	13,563	0.0%	Project complete	20/04/2010	15/06/2010	
46016 - AO Princeton Avenue Alexandra Hills	0	43,585	100.0%	100.0%	43,585	43,585	0.0%	Project complete	20/01/2010	24/03/2010	08/04/2010
46017 - AO - Monarch Street - Alexandra Hills	0	14,991	100.0%	100.0%	14,991	14,991	0.0%	Project complete	27/11/2009	07/01/2010	08/04/2010
46018 - AO - Marina Street - Alexandra Hills	0	22,156	100.0%	100.0%	22,156	22,156	0.0%	Project complete	12/11/2009	07/01/2010	08/04/2010
46019 - AO - Margaret Street - Alexandra Hills	0	19,105	100.0%	100.0%	19,105	19,105	0.0%	Project complete	11/11/2009	07/01/2010	08/04/2010
46020 - AO - Knight Street - Alexandra Hills	0	7,157	100.0%	100.0%	7,157	7,157	0.0%	Project complete	11/11/2009	07/01/2010	08/04/2010
46021 - AO - Garnet Street - Alexandra Hills	0	19,543	100.0%	100.0%	19,543	19,543	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010
46022 - AO - Emerald Street - Alexandra Hills	0	23,917	100.0%	100.0%	23,917	23,917	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010
46023 - AO - Dove Street - Birkdale	0	13,414	100.0%	100.0%	13,414	13,414	0.0%	Project complete	21/10/2009	30/11/2009	08/04/2010
46024 - AO - Diamond Street - Alexandra Hills	0	11,714	100.0%	100.0%	11,714	11,714	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010
46025 - AO Burbank Road Birkdale	0	83,887	100.0%	100.0%	83,887	83,887	0.0%	Project complete	12/11/2009	07/01/2010	08/04/2010
46026 - AO - Beatrice Lane - Alexandra Hills	0	5,981	100.0%	100.0%	5,981	5,981	0.0%	Project complete	13/11/2009	07/01/2010	08/04/2010
46027 - AO - Balmoral Street - Alexandra Hills	0	12,803	100.0%	100.0%	12,803	12,803	0.0%	Project complete	13/11/2009	07/01/2010	08/04/2010
46028 - AO - Armando Street - Alexandra Hills	0	27,950	100.0%	100.0%	27,950	27,950	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010
46029 - AO - Amethyst Street - Alexandra Hills	0	21,678	100.0%	100.0%	21,678	21,678	0.0%	Project complete	26/10/2009	30/11/2009	08/04/2010
46030 - AO - Silvara Circuit - Capalaba	0	75,051	100.0%	100.0%	75,051	75,051	0.0%	Project complete	05/03/2010	24/03/2010	
46031 - 46031 AO - Cygnet Street Victoria Point	0	6,452	100.0%	100.0%	6,452	6,452	0.0%	Project complete	20/04/2010	15/06/2010	
46032 - AO - Thor Street Victoria Point	0	3,544	100.0%	100.0%	3,544	3,544	0.0%	Project complete	20/04/2010	15/06/2010	
46034 - AO - Jacaranda Road - Capalaba	0	65,781	100.0%	100.0%	65,781	65,781	0.0%	Project complete	05/03/2010	24/03/2010	08/04/2010
46035 - AO - Erin Street - Capalaba	0	11,614	100.0%	100.0%	11,614	11,614	0.0%	Project complete	16/03/2010	15/06/2010	
46036 - AO - Castlereagh Street - Capalaba	0	14,285	100.0%	100.0%	14,285	14,285	0.0%	Project complete	05/03/2010	24/03/2010	08/04/2010
46037 - AO - Plumer Street Wellington Point	0	36,510	100.0%	100.0%	36,510	36,510	0.0%	Project complete	01/10/2010	15/06/2010	
46038 - AO - Nelson Street Wellington Point	0	84,703	96.9%	96.9%	84,703	82,111	-3.1%	Project complete	14/05/2010	15/06/2010	
46055 - AO - Boom Court Birkdale	0	17,421	100.0%	100.0%	17,421	17,421	0.0%	Project complete	17/11/2009	07/01/2010	08/04/2010
46056 - AO - Downwind Court Birkdale	0	17,413	100.0%	100.0%	17,413	17,413	0.0%	Project complete	17/11/2009	07/01/2010	08/04/2010
46060 - AO - High View Drive, Cleveland	0	61,995	100.0%	100.0%	61,995	61,995	0.0%	Project complete	13/05/2010	15/06/2010	
46061 - AO - Kathleen Court, Cleveland	0	11,264	100.0%	100.0%	11,264	11,264	0.0%	Project complete	04/05/2010	15/06/2010	
46062 - AO - Capricorn Drive, Cleveland	0	36,294	100.0%	100.0%	36,294	36,294	0.0%	Project complete	17/05/2010	15/06/2010	
46063 - AO - Smith Street, Cleveland	0	30,042	100.0%	100.0%	30,042	30,042	0.0%	Project complete	17/05/2010	15/06/2010	
46064 - AO - Isle View Street, Thornlands	0	12,858	100.0%	100.0%	12,858	12,858	0.0%	Project complete	11/05/2010	15/06/2010	
46065 - AO - Achernar Court, Thornlands	0	19,690	100.0%	100.0%	19,690	19,690	0.0%	Project complete	21/05/2010	15/06/2010	
46066 - AO - Vega Court, Thornlands	0	6,343	100.0%	100.0%	6,343	6,343	0.0%	Project complete	21/05/2010	15/06/2010	
46067 - AO - Egret Drive, Victoria Point	0	55,452	100.0%	100.0%	55,452	55,452	0.0%	Project complete	28/04/2010	15/06/2010	
46068 - AO - Point O'Halloran Road, Victoria Point	0	62,263	100.0%	100.0%	62,263	62,263	0.0%	Project complete	14/05/2010	15/06/2010	
46069 - AO - Brunin Street, Victoria Point	0	15,274	100.0%	100.0%	15,274	15,274	0.0%	Project complete	23/04/2010	15/06/2010	
46070 - AO - Camelia Court, Victoria Point	0	4,887	100.0%	100.0%	4,887	4,887	0.0%	Project complete	23/04/2010	15/06/2010	
46071 - AO - Cirrus Street, Victoria Point	0	15,090	100.0%	100.0%	15,090	15,090	0.0%	Project complete	23/04/2010	15/06/2010	
46072 - AO - Raven Street, Victoria Point	0	7,486	100.0%	100.0%	7,486	7,486	0.0%	Project complete	23/04/2010	15/06/2010	
46073 - AO - Base Street, Victoria Point	0	34,101	100.0%	100.0%	34,101	34,101	0.0%	Project complete	11/05/2010	15/06/2010	
46074 - AO - Boat Street, Victoria Point	0	15,408	100.0%	100.0%	15,408	15,408	0.0%	Project complete	11/05/2010	15/06/2010	
46075 - AO - Moore Street, Victoria Point	0	19,430	100.0%	100.0%	19,430	19,430	0.0%	Project complete	11/05/2010	15/06/2010	
46076 - AO - Pelican Street, Victoria Point	0	8,066	100.0%	100.0%	8,066	8,066	0.0%	Project complete	11/05/2010	15/06/2010	
46077 - AO - Engert Street, Victoria Point	0	4,876	100.0%	100.0%	4,876	4,876	0.0%	Project complete	27/04/2010	15/06/2010	
46078 - AO - Heuston Court, Victoria Point	0	6,007	100.0%	100.0%	6,007	6,007	0.0%	Project complete	27/04/2010	15/06/2010	
46079 - AO - Pelham Court, Victoria Point	0	5,328	100.0%	100.0%	5,328	5,328	0.0%	Project complete	27/04/2010	15/06/2010	
46080 - AO - Tern Street, Victoria Point	0	10,253	100.0%	100.0%	10,253	10,253	0.0%	Project complete	27/04/2010	15/06/2010	
46081 - AO - Minetta Street, Victoria Point	0	9,374	100.0%	100.0%	9,374	9,374	0.0%	Project complete	04/05/2010	15/06/2010	
46082 - AO - Muscat Avenue, Victoria Point	0	13,397	100.0%	100.0%	13,397	13,397	0.0%	Project complete	04/05/2010	04/05/2010	15/06/2010
46083 - AO - Orana Street (East), Victoria Point	0	35,232	100.0%	100.0%	35,232	35,232	0.0%	Project complete	04/05/2010	15/06/2010	
46084 - AO - Parklane Road, Victoria Point	0	2,384	100.0%	100.0%	2,384	2,384	0.0%	Project complete	04/05/2010	15/06/2010	
46085 - AO - Blaxland Street, Capalaba	0	27,558	100.0%	100.0%	27,558	27,558	0.0%	Project complete	21/05/2010	15/06/2010	
46086 - AO - Lawson Street, Capalaba	0	13,215	100.0%	100.0%	13,215	13,215	0.0%	Project complete	21/05/2010	15/06/2010	
46087 - AO - Leichardt Street, Capalaba	0	9,743	100.0%	100.0%	9,743	9,743	0.0%	Project complete	21/05/2010	15/06/2010	
46088 - AO - Leslie Street, Capalaba	0	10,505	100.0%	100.0%	10,505	10,505	0.0%	Project complete	21/05/2010	15/06/2010	
46089 - AO - Woonara Street, Capalaba	0	13,944	100.0%	100.0%	13,944	13,944	0.0%	Project complete	21/05/2010	15/06/2010	
46090 - AO - Burke Street, Capalaba	0	24,622	100.0%	100.0%	24,622	24,622	0.0%	Project complete	21/05/2010	15/06/2010	

Selected Capital Projects		Project Delivery Group									
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
46091 - AO - Cordova Court, Capalaba	0	4,659	100.0%	100.0%	4,659	4,659	0.0%	Project complete	17/05/2010	15/06/2010	
46092 - AO - Gemma Court, Capalaba	0	7,220	100.0%	100.0%	7,220	7,220	0.0%	Project complete	17/05/2010	15/06/2010	
46093 - AO - Martina Court, Capalaba	0	5,606	100.0%	100.0%	5,606	5,606	0.0%	Project complete	17/05/2010	15/06/2010	
46094 - AO - Stanwood Court, Capalaba	0	10,572	100.0%	100.0%	10,572	10,572	0.0%	Project complete	17/05/2010	15/06/2010	
46095 - AO - Fisher Road, Thorneside	0	36,896	100.0%	100.0%	36,896	36,896	0.0%	Project complete	14/05/2010	15/06/2010	
46096 - AO - John Street, Thornside	0	28,501	100.0%	100.0%	28,501	28,501	0.0%	Project complete	14/05/2010	15/06/2010	
46097 - AO - Queens Esplanade, Thornside	0	13,608	90.1%	90.1%	13,608	12,262	-9.9%	Project complete	14/05/2010	15/06/2010	
46098 - AO - Penny Lane, Thorneside	0	1,391	100.0%	100.0%	1,391	1,391	0.0%	Project complete	14/05/2010	15/06/2010	
SGA Total	1,950,000	3,778,473	100.2%	100.2%	3,778,473	3,784,413	0.2%				
Residential Street Upgrade Program											
41210 - Beach St Cleve-McLeod-Koala res	0	0	N/A	N/A	0	0	N/A				
41211 - Outridge St RBay-Meissner-Banana	126674	126,834	100.0%	100.0%	126,834	126,834	0.0%	Project complete	17/09/2009	02/12/2009	
42285 - Charles Cnty Turning Facility	0	12,506	100.0%	100.0%	12,506	12,506	0.0%	Project complete	22/03/2010	29/03/2010	
45655 - Ballow St, Amity Point	676326	264,989	100.0%	100.0%	264,989	264,989	0.0%	Future project - pre design phase			
SGA Total	803,000	404,329	100.0%	100.0%	404,329	404,329	0.0%				
Road Reconstruction Program											
40127 - Dunwich Streetscape Stage 2	0	160,157	100.0%	100.0%	160,157	160,175	0.0%	Project complete	09/04/2010	21/06/2010	
40128 - Delancey St Orm	0	240,335	100.0%	100.0%	240,335	240,335	0.0%	Project complete	11/05/2010	15/06/2010	
40129 - Fitzroy St Cleve	0	108,096	100.0%	100.0%	108,096	108,096	0.0%	Project complete	04/05/2010	15/06/2010	
40130 - Channel St Cleveland	0	172,825	100.0%	100.0%	172,825	172,825	0.0%	Project complete	11/05/2010	15/06/2010	
45269 - Road Reconstruction Program	1080000	89,752	93.1%	93.1%	89,752	83,560	-6.9%	Project complete - budget dispersed into individual projects			
45397 - O'Connell Pde, Wellington Pt	351820	565,820	100.0%	100.0%	565,820	565,885	0.0%	Construction complete			
46099 - Raby Esplanade Ormiston	0	105,604	100.0%	100.0%	105,604	105,604	0.0%	Project complete	16/06/2010	30/06/2010	
SGA Total	1,431,820	1,442,589	99.6%	99.6%	1,442,589	1,436,481	-0.4%				
School Safe											
45347 - Sanctuary Dr, Mt Cotton	0	101,569	100.0%	100.0%	101,569	101,569	0.0%	Project complete	17/07/2009	25/09/2009	
45613 - Capalaba High Schoolsafe, Capalaba	238455.75	238,456	60.2%	60.2%	238,456	143,454	-39.8%	Project complete	29/01/2010	22/03/2010	
SGA Total	238,456	340,025	72.1%	72.1%	340,025	245,023	-27.9%				
Seal Gravel Road											
45313 - Crest Haven, Lamb Is	0	0	N/A	N/A	0	0	N/A		20/05/2009	25/09/2009	
45408 - Coast Rd, Macleay Is	462500	477,496	99.9%	99.9%	477,496	476,843	-0.1%	Project complete	25/11/2009	08/02/2010	
45630 - Perpula St Coochie-Eliz-Tagenuba	415000	391,929	100.0%	100.0%	391,929	391,929	0.0%	Project complete	22/12/2009	19/03/2010	
45632 - Vista/Short Sts Rus Is	630000	641,626	100.0%	100.0%	641,626	641,626	0.0%	Project continued over 2 years			
45725 - Stg 2 Melaleuca Dr, Lamb Is	0	333,610	99.0%	99.0%	333,610	330,379	-1.0%	Project continued over 2 years			
SGA Total	1,507,500	1,844,661	99.8%	99.8%	1,844,661	1,840,777	-0.2%				
Showgrounds											
42284 - Power Box Replacement Redland Showgrounds	0	13,997	100.0%	100.0%	13,997	13,997	0.0%	Project complete	19/09/2009	22/10/2009	
SGA Total	0	13,997	100.0%	100.0%	13,997	13,997	0.0%				
SMBI Reserve											
40999 - High Central Park, Ml	0	20,715	79.5%	79.5%	20,715	16,468	-20.5%	Balance carried forward - continuation of fencing contract to be added to 2010-11 component.			

Selected Capital Projects										Project Delivery Group		
For the Period Ending 30 June 2010												
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register	
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
45406 - Treasure Is Ave	0	65	100.0%	100.0%	65	65	0.0%	Project complete	09/06/2009	07/09/2009		
45447 - Sports Park Development	0	30,000	90.1%	90.1%	30,000	27,040	-9.9%	Future project - pre design phase				
45766 - Papaya St MI - Kate St to Coodooroopa Dr	90000	70,770	100.0%	100.0%	70,770	70,770	0.0%	Project complete	27/11/2009	22/01/2010		
45768 - Emily Cres MI - Cul-de-sac of Western Rd	30000	64,739	100.0%	100.0%	64,739	64,739	0.0%	Project complete	27/11/2009	22/01/2010	08/04/2010	
45769 - Oasis St RI - Canaipa Pt Dv to Aquarius	85000	137,901	100.0%	100.0%	137,901	137,901	0.0%	Project complete	20/11/2009	22/01/2010		
45770 - Keats St RI - Canaipa Pt Dv to end	70000	90,625	100.0%	100.0%	90,625	90,625	0.0%	Project complete	30/11/2009	22/01/2010	08/04/2010	
45772 - Beth St RI - Jackson Rd to end	50000	5,500	100.0%	100.0%	5,500	5,500	0.0%	Future project - pre design phase				
45774 - Byron St RI - Canaipa Pt Dv to end	45000	92,309	100.0%	100.0%	92,309	92,309	0.0%	Project complete	11/12/2009	19/02/2010		
45775 - Alison Cres/Fernbrook Ave RI - High St to Alison Cres	110000	210,249	100.0%	100.0%	210,249	210,249	0.0%	Project complete	12/02/2010	29/03/2010		
45777 - Resthaven Dr LI - Lovell Pde to end	15000	32,962	100.0%	100.0%	32,962	32,962	0.0%	Project complete	07/12/2009	22/01/2010		
45781 - Community Facility - Rus Is	50000	166,411	100.0%	100.0%	166,411	166,411	0.0%	Construction complete				
45805 - Dalpura Bay Park, Amenity MI	80000	143,298	100.0%	100.0%	143,298	143,298	0.0%	Construction complete				
45810 - Cycleway, High St, Russell Is	180000	180,281	100.0%	100.0%	180,281	180,281	0.0%	Project complete	14/05/2010	18/06/2010		
45881 - Kennedy Farm Site Remediation - Russell Island	0	38,541	90.9%	90.9%	38,541	35,030	-9.1%	Future project - pre procurement phase				
45883 - Noyes Pde Karragarra Island	0	23,476	100.0%	100.0%	23,476	23,476	0.0%	Construction complete				
45888 - Jock Kennedy Park, Access Road	0	1,718	100.0%	100.0%	1,718	1,718	0.0%	On hold by client				
45908 - Koonwarra - Barramundi St, Macleay Is	0	334,365	100.0%	100.0%	334,365	334,365	0.0%	Project complete	28/10/2009	29/03/2010		
46039 - Perulpa Dr LI - Wyena St to Net St	0	93,801	100.0%	100.0%	93,801	93,801	0.0%	Project complete	07/12/2009	22/01/2010		
SGA Total	805,000	1,737,727	99.4%	99.4%	1,737,727	1,727,009	-0.6%					
Special Maintenance												
40318 - Cleveland Lighthouse Restorative Works - Stage 2	0	242,557	27.7%	27.7%	242,557	67,140	-72.3%	Balance carried forward - delay with Dept Envir & Resource Mgt re approval process.				
SGA Total	0	242,557	27.7%	27.7%	242,557	67,140	-72.3%					
Sport & Recreation												
42113 - EG Wood Carpark, Wellington Pt	0	0	N/A	N/A	0	0	N/A					
81133 - Redlands Softball Complex Carpark &	0	0	N/A	N/A	0	1,285	N/A	Project complete	28/04/2008	04/06/2008		
SGA Total	0	0	N/A	N/A	0	1,285	N/A					
Tourism												
42278 - Serpentine Cr Rd Redland Bay, City Entry Signs	0	5,150	100.0%	100.0%	5,150	5,150	0.0%	Project complete	17/07/2009	11/09/2009		
SGA Total	0	5,150	100.0%	100.0%	5,150	5,150	0.0%					
Transport Facilities												
45712 - Cycle / Pedestrian Counter Project	0	47,160	100.0%	100.0%	47,160	47,160	0.0%	Project complete	09/10/2009	27/05/2010		
SGA Total	0	47,160	100.0%	100.0%	47,160	47,160	0.0%					
Transport Trunk Infrastructure												
41870 - Queen St & Government Rd -	180784.4	31,282	36.1%	36.1%	31,282	11,282	-63.9%	Future project - design complete				
45370 - Double Jump Rd, Mt Cotton	965700	1,090,509	100.0%	100.0%	1,090,509	1,090,509	0.0%	Project complete	01/10/2009	15/12/2009		
45442 - Panorama Dve, Thornlands Arterial	50000	44,274	100.0%	100.0%	44,274	44,274	0.0%	Future project - design complete				
45467 - Rickert/Quarry Rd Widening	10732967.91	10,006,327	81.4%	81.4%	10,006,327	8,146,233	-18.6%	Balance carried forward - delays due to wet weather and variations.				
45554 - Panorama/Wellington St Intersection	0	45,991	0.0%	0.0%	45,991	0	-100.0%	On hold by client				
45607 - Collins Street Upgrade	300000	127,000	97.6%	97.6%	127,000	123,990	-2.4%	Future project - design phase				
SGA Total	12,229,452	11,345,383	83.0%	83.0%	11,345,383	9,416,288	-17.0%					

Selected Capital Projects		Project Delivery Group										
For the Period Ending 30 June 2010		Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
Project Description	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
Waste Management Facilities												
65014 - Sustainable Resource and Waste Facility	5370000	577,900	63.9%	63.9%	577,900	369,359	-36.1%	Balance carried forward - delays resulting from ongoing				
65019 - Macleay Island Waste Transfer Station	500000	471,000	109.4%	109.4%	471,000	515,075	9.4%	Balance carried forward - project continued over 2 years				
SGA Total	5,870,000	1,048,900	84.3%	84.3%	1,048,900	884,434	-15.7%					
Total Project Costs	33,125,492	35,315,925	89.9%	89.9%	35,315,925	31,736,473	-10.1%					

Selected Operational Projects		Project Delivery Group										
For the Period Ending 30 June 2010												
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register	
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
70004 - Capalaba Youth Space Fitout	-	92,000	70.5%	70.5%	92,000	64,845	-29.5%	Construction complete - awaiting final accounts				
70628 - DCDB - Non Urban Areas of NSI	5,000	2,000	0.0%	0.0%	2,000	0	-100.0%	Project complete	30/06/2012			
71019 - Strategic Planning Indigiscapes Lands	50,000	50,000	108.5%	108.5%	50,000	54,228	8.5%	Project complete	13/04/2010			
SGA Total	55,000	144,000	82.7%	82.7%	144,000	119,073	-17.3%					
BMX Tracks												
10005 - Apex Park BMX Track	-	0	N/A	N/A	0	15,639	N/A	CBF funding - Construction complete - awaiting final accounts				
SGA Total	-	0	N/A	N/A	0	15,639	N/A					
Community Halls												
11396 - Redlands Memorial Hall	45,000	131,394	82.0%	82.0%	131,394	107,680	-18.0%	Construction complete - awaiting final accounts				
11473 - Thornlands Hall Dance Palais Asbestos Removal	-	147,089	100.0%	100.0%	147,089	147,089	0.0%	Project complete	16/03/2010			
SGA Total	45,000	278,483	91.5%	91.5%	278,483	254,769	-8.5%					
Conservation Areas												
70019 - Baythorne Restoration	-	100,000	11.2%	11.2%	100,000	11,227	-88.8%	Balance carried forward - pre construction phase				
SGA Total	-	100,000	11.2%	11.2%	100,000	11,227	-88.8%					
Landfill Sites Maintenance												
30486 - Judy Holt S/Water Wrks & West Cricket Field	515,001	1,067,213	100.0%	100.0%	1,067,213	1,067,213	0.0%	Project complete	30/11/2009			
SGA Total	515,001	1,067,213	100.0%	100.0%	1,067,213	1,067,213	0.0%					
Marine Transport												
10912 - Raby Bay Eastern Channel Dredging	400,000	48,500	26.1%	26.1%	48,500	12,640	-73.9%	Construction complete - awaiting final accounts				
30004 - Coochiemudlo Jetty Repairs	-	70,000	1.7%	1.7%	70,000	1,200	-98.3%	Balance carried forward - awaiting report from Dept of Mines & Energy regarding work method.				
30111 - Pontoon Maint Dredging at Weinam Ck	825,000	1,218,379	77.8%	77.8%	1,218,379	947,548	-22.2%	Balance carried forward - awaiting final accounts				
70002 - Dredging Emmett Dve. Boat Ramp Toondah Harbour	-	50,000	28.3%	28.3%	50,000	14,170	-71.7%	Balance carried forward - delay due to wet weather for truck movement to remove spoil.				
SGA Total	1,225,000	1,386,879	70.3%	70.3%	1,386,879	975,558	-29.7%					
Marine Mainland and NSI												
11369 - Weinam Creek - Boat Ramp Toe Planks	-	26,471	108.6%	108.6%	26,471	28,738	8.6%	Construction complete				
70132 - Raby Bay Canal Bed Levelling	100,000	140,000	52.6%	52.6%	140,000	73,640	-47.4%	Balance carried forward - awaiting final accounts				
SGA Total	100,000	166,471	61.5%	61.5%	166,471	102,378	-38.5%					

Selected Operational Projects For the Period Ending 30 June 2010		Project Delivery Group									
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Not Applicable											
30448 - Aquatic Paradise Dredging	52,332	96,315	42.5%	42.5%	96,315	40,914	-57.5%	Actual volume of silt to be removed to meet the design level was less than the original calculation resulting in savings.	02/12/2009		
SGA Total	52,332	96,315	42.5%	42.5%	96,315	40,914	-57.5%				
Roads Maintenance											
30014 - Pool Repairs – 117 Masthead Dr C'Land (Raby Bay)	-	30,000	43.3%	43.3%	30,000	13,000	-56.7%	Project complete	21/05/2010		
SGA Total	-	30,000	43.3%	43.3%	30,000	13,000	-56.7%				
Special Maintenance											
11415 - Cleveland Lighthouse Restorative Works - Stage 2	150,000	0	N/A	N/A	0	228	N/A				
11416 - Cleveland Lighthouse Emergency Works - Stage 1	-	21,108	100.0%	100.0%	21,108	21,108	0.0%	Project complete	17/07/2009		
SGA Total	150,000	21,108	101.1%	101.1%	21,108	21,335	1.1%				
Total Project Costs	2,142,333	3,290,468	79.7%	79.7%	3,290,468	2,621,107	-20.3%				

Selected Capital Projects		Retail Group										
For the Period Ending 30 June 2010		Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
Project Description	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
62191 - Water Billing capital	5,000	5,000	0.0%	0.0%	5,000	0	-100.0%					
SGA Total	5,000	5,000	0.0%	0.0%	5,000	0	-100.0%					
WasteWater Reticulation Capital												
63028 - CCTV Camera	120,000	83,000	99.8%	99.8%	83,000	82,835	-0.2%		31/12/2004	06/05/2005	20/05/2005	
63029 - Breathing Apparatus	25,000	25,000	98.9%	98.9%	25,000	24,723	-1.1%		31/12/2004	06/05/2005	20/05/2005	
63062 - Sewer Maintenance Holes	321,000	321,000	78.4%	78.4%	321,000	251,720	-21.6%					
SGA Total	466,000	429,000	83.7%	83.7%	429,000	359,278	-16.3%					
Total Project Costs	471,000	434,000	82.8%	82.8%	434,000	359,278	-17.2%					

Selected Operational Projects					Retail Group						
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Retail											
52094 - Business Efficiency & Compliance	36,110	48,669	26.6%	26.6%	48,669	12,965	-73.4%	Change in water restrictions and compliance dates			
52095 - Residential Efficiency & Compliance	17,500	0	N/A	N/A	0	0	N/A				
SGA Total	53,610	48,669	26.6%	26.6%	48,669	12,965	-73.4%				
Total Project Costs	53,610	48,669	26.6%	26.6%	48,669	12,965	-73.4%				

Selected Capital Projects		Technical Support Group									
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Wastewater Capital Projects											
63021 - Pt Lookout Sewerage	100,000	133,000	87.8%	87.8%	133,000	116,735	-12.2%				
63043 - Sewerage Pump Station #6 - Augmentation	3,640,175	2,818,255	70.3%	70.3%	2,818,255	1,980,272	-29.7%				
63091 - Effluent & Recycled Water shire	100,000	100,000	56.4%	56.4%	100,000	56,406	-43.6%				
SGA Total	3,840,175	3,051,255	70.6%	70.6%	3,051,255	2,153,412	-29.4%				
New Water Supply Asset Services											
62199 - Dunwich ICS - Trunk	190,291	190,291	4.5%	4.5%	190,291	8,484	-95.5%	Requests for quotations were delayed getting out to market (post Q3). Timeframe for delivery of project then extended into start-up of Allconnex Water and decision was made to wait to procure under Allconnex Water procurement policy.			
62207 - Fireflow Backlog	14,134	60,134	103.6%	103.6%	60,134	62,274	3.6%	Work for Point Lookout Water Supply network has been delivered under this project including new switchboard at Booran Street booster pump station.			
SGA Total	204,425	250,425	28.3%	28.3%	250,425	70,758	-71.7%				
Total Project Costs	4,044,600	3,301,680	67.4%	67.4%	3,301,680	2,224,171	-32.6%				

Selected Capital Projects For the Period Ending 30 June 2010							Distribution Group					
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register	
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
62027 - Amity Pt - reticulation	591583	106,870	78.9%	78.9%	106,870	84,291	-21.1%	Design work completed for new flow meter installation. Construction to occur in 10/11.				
62028 - Dunwich - reticulation	334210	334,210	81.0%	81.0%	334,210	270,799	-19.0%	Four out of five water mains augmentations completed. Fifth one delayed through MRD approval process for the crossing of East Coast Road.				
62029 - Retic - Backlog Fire Flow augmentation	2486568	2,410,147	92.9%	92.9%	2,410,147	2,238,778	-7.1%	All works completed under budget. Remaining unspent amount is part of the potential 10% variation to contract approved under Council resolution that has not been spent.				
SGA Total	3,412,361	2,851,227	91.0%	91.0%	2,851,227	2,593,868	-9.0%					
WasteWater Treatment Capital												
63078 - PS Flow & Pressure	50000	50,000	13.6%	13.6%	50,000	6,818	-86.4%					
63118 - Thorneside WWTP PLC Upgrade	0	11,255	88.8%	88.8%	11,255	9,996	-11.2%		04/01/2010			
63120 - Vic Pt Sewerage Treatment Augmentation Planning	0	60,000	100.0%	100.0%	60,000	60,000	0.0%		04/01/2010			
63125 - Relocation Laboratory	0	400,000	30.0%	30.0%	400,000	119,986	-70.0%					
63126 - Thorneside WWTP Aerator Gearbox Replacement	0	57,000	0.0%	0.0%	57,000	0	-100.0%					
SGA Total	50,000	578,255	34.0%	34.0%	578,255	196,801	-66.0%					
Water Reticulation Capital												
62039 - Retail Water - Unlined Fittings	706000	506,000	97.7%	97.7%	506,000	494,332	-2.3%					
62107 - Meter Replacement Program	521000	521,000	102.0%	102.0%	521,000	531,598	2.0%	Continuous project - new funds have been allocated, 09/10 has been completed over 8000 meters replaced				
62131 - Pressure Management	0	0	N/A	N/A	0	8	N/A					
62134 - Fixed Water tanker filling stations	0	8,000	97.6%	97.6%	8,000	7,805	-2.4%				02/06/2010	
62210 - Victoria Point ICS - Trunk	0	0	N/A	N/A	0	0	N/A					
62218 - Heinemann Rd Vegetation Offset	0	26,080	80.8%	80.8%	26,080	21,080	-19.2%					
63019 - Wastewater SCADA System	50000	21,425	102.9%	102.9%	21,425	22,054	2.9%		04/01/2010			
SGA Total	1,277,000	1,082,505	99.5%	99.5%	1,082,505	1,076,877	-0.5%					
WasteWater Reticulation Capital												
63124 - Pipe Shed - Cleveland	0	25,000	0.0%	0.0%	25,000	0	-100.0%					
SGA Total	0	25,000	0.0%	0.0%	25,000	0	-100.0%					
Pump Stations Capital												
63121 - PS 4 Design	0	155,000	63.0%	63.0%	155,000	97,678	-37.0%					
63123 - Odour control PS32	0	25,500	100.0%	100.0%	25,500	25,500	0.0%		04/01/2010			
SGA Total	0	180,500	68.2%	68.2%	180,500	123,178	-31.8%					
New Water Supply Asset Services												
62214 - Trunk -Backlog fire flow augmentation	588969	665,390	94.9%	94.9%	665,390	631,714	-5.1%	All works completed under budget. Remaining unspent amount is part of the potential 10% variation to contract approved under Council resolution that has not been spent.				
SGA Total	588,969	665,390	94.9%	94.9%	665,390	631,714	-5.1%					

Selected Capital Projects For the Period Ending 30 June 2010					Distribution Group						
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
New Wastewater Supply Asset Services											
63076 - PS # 86	834720	215,000	96.6%	96.6%	215,000	207,682	-3.4%	completed			
63077 - PS 2 inlet augmentation	79590	0	N/A	N/A	0	0	N/A				
63100 - Cleveland - Pump Stations	0	0	N/A	N/A	0	-15,000	N/A				
63103 - Thorneside - Pump Stations	0	0	N/A	N/A	0	0	N/A				
63106 - Victoria Point - Pump Stations	0	26,022	96.5%	96.5%	26,022	25,121	-3.5%		04/01/2010		
63112 - Dunwich - Pump Stations	0	0	N/A	N/A	0	0	N/A				
63119 - Capalaba Catchment Sewerage Planning	0	39,923	96.7%	96.7%	39,923	38,591	-3.3%	completed			
63122 - Mt Cotton Planning	0	15,000	100.0%	100.0%	15,000	15,000	0.0%	completed	04/01/2010		
SGA Total	914,310	295,945	91.7%	91.7%	295,945	271,394	-8.3%				
Total Project Costs	6,242,640	5,678,822	86.2%	86.2%	5,678,822	4,893,831	-13.8%				

Selected Operational Projects For the Period Ending 30 June 2010							Distribution Group					
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register	
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
WasteWater Treatment Operations												
53009 - Capalaba WWTP Backup Dewatering Investigations	20000	0	N/A	N/A	0	0	N/A					
53014 - Mobile Dewatering Investigation	25000	0	N/A	N/A	0	0	N/A					
53022 - Effluent & Recyclable Water Study	0	0	N/A	N/A	0	95	N/A					
53072 - Thorneside Belt Press Refurbishment	90000	140,000	0.0%	0.0%	140,000	0	-100.0%	Imported from Europe, delay in shipping.				
53073 - Thorneside WWTP Aerator Gearbox Maintenance	40000	0	N/A	N/A	0	0	N/A					
53074 - Capalaba Centrifuge Switchboard Rationalisation	40000	40,000	109.4%	109.4%	40,000	43,770	9.4%					
53075 - Cleveland Belt Press Refurbishment	20000	42,300	100.0%	100.0%	42,300	42,300	0.0%					
53076 - Mt Cotton Bioreactor Refurbishment	0	0	N/A	N/A	0	303	N/A					
SGA Total	235,000	222,300	38.9%	38.9%	222,300	86,469	-61.1%					
Pump Stations Operations												
53066 - Pump Station Access Ladders & Lids	15000	15,000	82.9%	82.9%	15,000	12,434	-17.1%					
SGA Total	15,000	15,000	82.9%	82.9%	15,000	12,434	-17.1%					
Water Treatment Operations non bulk												
52070 - Leakage Management	0	0	N/A	N/A	0	545	N/A					
SGA Total	0	0	N/A	N/A	0	545	N/A					
Total Project Costs	250,000	237,300	41.9%	41.9%	237,300	99,448	-58.1%					

Selected Capital Projects					Land Use Group						
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Local Area & Strategic Planning											
41415 - Land Purchase - 2 Outridge St Redland Bay	-	675,000	103.6%	103.6%	675,000	699,039	3.6%				
81151 - SMBI Land Exchange Program 07/08	640,000	815,000	123.2%	123.2%	815,000	1,004,239	23.2%				
SGA Total	640,000	1,490,000	114.3%	114.3%	1,490,000	1,703,279	14.3%				
Total Project Costs	840,000	1,490,000	114.3%	114.3%	1,490,000	1,703,279	14.3%				

Selected Operational Projects For the Period Ending 30 June 2010					Land Use Group						
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
70881 - Rural Futures Study	83,750	23,750	0.0%	0.0%	23,750	0	-100.0%	Timing. Rebudgeted in 2010/2011 Financial Year.			
71006 - Sustainable Redlands - Scenario Planning	60,600	60,600	0.0%	0.0%	60,600	0	-100.0%	Timing only. Rebudgeted in 2010/11 Financial Year. Report on Study and draft Corporate Policy presented to P&P Committee in July, 2010.			
SGA Total	144,350	84,350	0.0%	0.0%	84,350	0	-100.0%				
Spatial Analysis & Planning											
10882 - Aerial Photography	15,000	20,000	96.4%	96.4%	20,000	19,279	-3.6%	No Comment required.			
SGA Total	15,000	20,000	96.4%	96.4%	20,000	19,279	-3.6%				
Local Area & Strategic Planning											
70572 - Planning Studies	389,200	280,700	61.6%	61.6%	280,700	172,825	-38.4%	Timing only. Payment of project invoices on finalisation of Study reports. For example, NSI Bushfire Risk Study reports (drafts) are with Council for review and discussion(s) with Consultant prior to finalisation.			
70603 - Redlands Planning Scheme	61,750	46,750	66.9%	66.9%	46,750	31,254	-33.1%	Delay in Council adoption of Amendment 2A for 1st state interest check and public notification. (Report presented at July P&P Committee)			
70798 - Strategic Framework	23,750	0	N/A	N/A	0	0	N/A	No comment required.			
71007 - Master Plans and Local Area Plans	161,250	319,487	54.2%	54.2%	319,487	173,024	-45.8%	Timing. Effects of unexpected events and other delays due to workload demands. Amity Point and Dunwich LAPs delayed by recent State Government decisions on NSI.			
71031 - Residential Design Manual	50,000	30,000	0.0%	0.0%	30,000	0	-100.0%	Timing effected by changes being made by CoMSEQ on Next Generation Planning Project - funded by Federal Government. (Desire not to duplicate policy/design manual/standards work) Rebudgeted monies for 2010/11 Financial Year.			
SGA Total	685,950	676,937	55.7%	55.7%	676,937	377,103	-44.3%				
Total Project Costs	845,300	781,287	50.7%	50.7%	781,287	396,382	-49.3%				

Selected Capital Projects		Environmental Management Group										
For the Period Ending 30 June 2010		Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
Project Description	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
80530 - Parks-Land Acquisitions	-	0	N/A	N/A	0	1,526	N/A					
81148 - SMBI Capital Reserve Project	-	8,800	150.3%	150.3%	8,800	13,225	50.3%	Over budget				
81159 - SMBI Open Space Land Acquisition	134,400	394,400	107.9%	107.9%	394,400	425,529	7.9%					
SGA Total	134,400	403,200	109.2%	109.2%	403,200	440,280	9.2%					
Urban Parklands												
40147 - Fit for Life - Physical Activity Stations	-	395,000	0.0%	0.0%	395,000	0	-100.0%	Carry forward				
41768 - Cylinder Beach Stage 1	-	0	N/A	N/A	0	0	N/A					
41770 - Capalaba Regional Park Playground Stg 2	-	0	N/A	N/A	0	0	N/A					
41805 - District Park - Hanover Drive Park	40,000	0	N/A	N/A	0	0	N/A					
42273 - Public Amenities - Program	80,000	20,000	0.0%	0.0%	20,000	0	-100.0%	return to reserve	12/09/2008	31/10/2008	24/11/2008	
45209 - Public Amen - Pt Lookout Headland	-	20,000	0.0%	0.0%	20,000	0	-100.0%	return to reserve				
45443 - Dalpura Park Improvements, Macleay Islan	-	0	N/A	N/A	0	6,541	N/A	Error in actual				
45657 - Parks Upgrade Op - Standards	143,700	88,700	0.0%	0.0%	88,700	0	-100.0%	return to reserve				
45808 - Shade in Parks Project	235,000	0	N/A	N/A	0	0	N/A					
SGA Total	498,700	523,700	1.2%	1.2%	523,700	6,541	-98.8%					
Natural Area Management												
42103 - Fisher Rd Vehicle Bridge, Thmside	30,000	30,000	0.0%	0.0%	30,000	0	-100.0%	Carry forward				
42298 - Fauna Friendly Road Improvements	-	35,000	0.0%	0.0%	35,000	0	-100.0%	Carry forward				
43183 - Conser. Fauna Land Bridge Design Only	50,000	50,000	4.4%	4.4%	50,000	2,200	-95.6%	Carry forward				
80522 - Conservation Land Acquisitions	3,713,920	3,694,920	54.7%	54.7%	3,694,920	2,020,895	-45.3%					
SGA Total	3,793,920	3,809,920	53.1%	53.1%	3,809,920	2,023,095	-46.9%					
Environmental Protection												
41614 - Waterways Infrastructure	6,000	6,000	0.0%	0.0%	6,000	0	-100.0%	Carry forward	22/04/2005	10/05/2005	11/05/2005	
SGA Total	6,000	6,000	0.0%	0.0%	6,000	0	-100.0%					
Total Project Costs	4,433,020	4,742,820	52.1%	52.1%	4,742,820	2,469,916	-47.9%					

Selected Operational Projects For the Period Ending 30 June 2010								Environmental Management Group			
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
71028 - Catchment Management Plans	170,000	89,828	41.5%	41.5%	89,828	37,237	-58.5%	Carry forward			
SGA Total	170,000	89,828	41.5%	41.5%	89,828	37,237	-58.5%				
Urban Parklands											
70892 - Update ICS Schedules	15,000	9,000	23.1%	23.1%	9,000	2,080	-76.9%	give up			
71018 - Cleveland CBD & Environs Landscape Master plan	80,000	0	N/A	N/A	0	0	N/A				
71020 - Landscape Plan for Point Lookout	25,000	0	N/A	N/A	0	0	N/A				
71021 - Commercial Use of NSI Open Space	50,000	50,000	98.8%	98.8%	50,000	49,421	-1.2%				
71022 - RCC Open Space Plan 2030	30,000	30,000	60.0%	60.0%	30,000	18,000	-40.0%	Carry Forward			
SGA Total	225,000	114,000	86.8%	86.8%	114,000	98,983	-13.2%				
Natural Area Management											
70680 - Parks & Reserves Condition Assessment Pr	-	0	N/A	N/A	0	79	N/A				
70844 - Biodiversity Strategy	200,000	163,000	79.4%	79.4%	163,000	129,423	-20.6%	Return to Reserve			
70897 - Koala Levy	-	0	N/A	N/A	0	1,490	N/A				
70987 - Koala - Research	97,360	87,360	86.7%	86.7%	87,360	75,764	-13.3%	Return to Reserve			
70988 - Koala - Habitat	-	7,200	129.0%	129.0%	7,200	9,285	29.0%	Additional Temporary Staff Charges for Urban Tree Study Count			
70991 - Koala - Road & Rail Management	120,000	83,340	70.1%	70.1%	83,340	58,388	-29.9%	Return to Reserve			
71013 - Point Lookout (Aboriginal) Project	100,000	0	N/A	N/A	0	0	N/A				
71014 - Cultural Heritage Agreement SMBI	25,000	25,000	35.9%	35.9%	25,000	8,975	-64.1%	Project halted due to Native Title Issues			
SGA Total	542,360	365,900	77.5%	77.5%	365,900	283,404	-22.5%				
Environmental Planning											
70802 - Waterways Recovery Extension	81,730	81,730	92.5%	92.5%	81,730	75,564	-7.5%				
SGA Total	81,730	81,730	92.5%	92.5%	81,730	75,564	-7.5%				
Environmental Protection											
10894 - State of the Environment	-	0	N/A	N/A	0	1,914	N/A				
11451 - PEAT Complete Development & Roll Out	67,100	67,100	66.1%	66.1%	67,100	44,324	-33.9%	Project delayed due to software issues with consultants			
30436 - Coolwynhpinn Ck - Glover Drive Channel	-	132,000	50.2%	50.2%	132,000	66,294	-49.8%	carry forward			
70083 - Tina Ave Lamb Island Rectification Project	-	60,000	9.6%	9.6%	60,000	5,776	-90.4%	carry forward			
70561 - Waterways Management Plans	51,500	52,970	84.7%	84.7%	52,970	44,877	-15.3%	carry forward			
70581 - Cities for Climate Protection	19,000	33,287	128.6%	128.6%	33,287	42,805	28.6%	Additional advice on Climate Change sought from consultants			
70803 - Judy Holt Closed Landfill Remediation	950,000	0	N/A	N/A	0	0	N/A		05/11/2007	31/10/2007	
70851 - Landfill Site Investigations Programme	208,000	428,804	45.0%	45.0%	428,804	193,151	-55.0%	carry forward			
70905 - John Fredericks Park -	300,000	0	N/A	N/A	0	0	N/A				
70907 - Judy Holt Park Stormwater	200,000	0	N/A	N/A	0	0	N/A				
71023 - Neighbourhood Nutrient Sources Research	27,300	27,300	104.4%	104.4%	27,300	28,499	4.4%				
71024 - Ambient Water Quality Monitoring Program	70,000	70,000	92.3%	92.3%	70,000	64,625	-7.7%	carry forward			
71025 - Waterways Support Packages & Program Trials	50,600	46,600	67.3%	67.3%	46,600	31,384	-32.7%	carry forward			
71026 - Waterways Extension Officer	110,757	0	N/A	N/A	0	0	N/A				
71027 - Redland Bay Capping	400,000	0	N/A	N/A	0	0	N/A				
SGA Total	2,454,257	918,061	57.0%	57.0%	918,061	523,649	-43.0%				
Total Project Costs	3,473,347	1,569,519	64.9%	64.9%	1,569,519	1,018,836	-35.1%				

Selected Capital Projects		Community & Social Planning Group									
For the Period Ending 30 June 2010		Budget		Progress		Year to Date			Comments on Variation		
Project Description	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%		Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
42118 - Donald Simpson Park Pathway Lighting	10,900	0	N/A	N/A	0	0	N/A				
80930 - Community Safety Projects	-	2,400	0.0%	0.0%	-2,400	0	-100.0%	Surrender funds			
81114 - Donald Simpson Centre Improvements	290,000	0	N/A	N/A	0	0	N/A		24/04/2007	29/05/2007	18/07/2007
SGA Total	300,900	2,400	0.0%	0.0%	2,400	0	-100.0%				
Parks											
41615 - Sportsfield Irrigation	25,900	50,800	97.2%	97.2%	50,800	49,376	-2.8%	Surrender surplus funds			
SGA Total	25,900	50,800	97.2%	97.2%	50,800	49,376	-2.8%				
Cultural and Social Planning											
42122 - Events Infrastructure Various	13,000	13,000	86.3%	86.3%	13,000	11,218	-13.7%				
45444 - Russell Island Museum Improvements	15,000	5,000	0.0%	0.0%	5,000	0	-100.0%	To be carried over - work will be completed in Q1.			
SGA Total	28,000	18,000	62.3%	62.3%	18,000	11,218	-37.7%				
Sport and Recreation											
20383 - Pt Lookout Hall Extension	565,000	0	N/A	N/A	0	2,991	N/A				
40023 - Showgrounds - Electrical Upgrade	-	10,000	20.0%	20.0%	10,000	2,000	-80.0%	To be carried over. Work will be completed in Q1			
41597 - Sportsfield refurbishment - Mooroondu	-	0	N/A	N/A	0	158	N/A				
41670 - Sportsfield Lighting - General	137,731	38,900	0.0%	0.0%	38,900	0	-100.0%	Move back to Reserve			
42115 - Judy Holt Upgrades	-	0	N/A	N/A	0	38,185	N/A				
42124 - Amity Pt Land Management Plan Implement.	3,500	0	N/A	N/A	0	0	N/A				
42125 - Dunwich Land Management Plan Implement.	3,500	0	N/A	N/A	0	0	N/A				
42129 - Pinklands Sportsfields Improvements	168,782	0	N/A	N/A	0	0	N/A				
45445 - Jackson Oval Public Toilet Improvements	-	0	N/A	N/A	0	636	N/A	Not C & SP project			
45446 - Jackson Oval Improvements	-	0	N/A	N/A	0	5,271	N/A	Not C & SP project			
45807 - RLCIP (CI) - Pioneer Park - Upgrade	50,000	59,249	98.6%	98.6%	59,249	58,399	-1.4%				08/04/2010
45843 - Festival Office	-	68,500	96.2%	96.2%	68,500	65,909	-3.8%		26/10/2009	06/01/2010	08/04/2010
45879 - Sport & Recreation Projects	100,000	10,000	89.7%	89.7%	10,000	8,966	-10.3%	To be carried over. Work will be completed in Q1			
SGA Total	1,028,513	186,649	97.8%	97.8%	186,649	182,516	-2.2%				
Total Project Costs	1,383,313	257,849	94.3%	94.3%	257,849	243,110	-5.7%				

Selected Operational Projects
For the Period Ending 30 June 2010

Community & Social Planning Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
70805 - Redland City Community Plan	57,050	152,050	109.8%	109.8%	152,050	166,977	9.8%	Overspent due to cost of using external design consultants as Marketing & Communications were unable to undertake the work due to workload.			
70856 - Social Infrastructure Plan	-	3,804	62.8%	62.8%	3,804	2,390	-37.2%	Surrender surplus funds			
70885 - Community Plan Project Coordinator	100,781	100,781	100.6%	100.6%	100,781	101,388	0.6%				
SGA Total	157,831	256,635	105.5%	105.5%	256,635	270,755	5.5%				
Community & Social Planning Administratn											
70601 - IPA - Open Space/Recr/Conn Facilities	-	0	N/A	N/A	0	14	N/A				
SGA Total	-	0	N/A	N/A	0	14	N/A				
Cultural and Social Planning											
11186 - NSI Partnership Project	15,000	18,077	98.2%	98.2%	18,077	17,747	-1.8%	Surrender remaining funds			
70790 - Indigenous Cultural Policy Project	-	5,839	100.0%	100.0%	5,839	5,838	0.0%	Completed			
70887 - Minjerribah Knowledge Cntr Feasibility Stdy	30,000	63,500	91.6%	91.6%	63,500	58,175	-8.4%	Carry over for finalisation of TQUAL acquittal requirements.			
SGA Total	45,000	87,416	93.5%	93.5%	87,416	81,760	-6.5%				
Sport and Recreation											
70694 - Russell Island Swim Centre Grant	30,000	0	N/A	N/A	0	0	N/A				
70823 - Muddies Cricket Club Grant	20,000	20,000	0.0%	0.0%	20,000	0	-100.0%	Carryover 2010 / 2011 - delayed due to July Holt Remediation works			
70858 - Community Grants Programme	42,000	30,000	105.0%	105.0%	30,000	31,499	5.0%	Completed			
70859 - S&R Strategic Plans Physical Activity	15,000	63,025	81.9%	81.9%	63,025	51,625	-18.1%	Carryover 2010 / 2011 - for completion of Consultancy Contract			
71011 - Redlands Rugby Union Clubhouse Upgrade - Judy Ho	128,915	128,915	99.2%	99.2%	128,915	127,855	-0.8%	Surrender surplus funds			
71012 - Halls Review	100,000	100,000	90.8%	90.8%	100,000	90,830	-9.2%	Surrender surplus funds.			
71029 - Cleveland Showgrounds - Master plan Review	20,000	35,000	59.0%	59.0%	35,000	20,654	-41.0%	Carry over 2010 / 2011. To be delivered in 1st Quarter.			
SGA Total	355,915	376,940	85.5%	85.5%	376,940	322,462	-14.5%				
Community Safety											
70001 - Safer Suburbs - Youth Space	-	420,000	81.8%	81.8%	420,000	343,570	-18.2%	External grant to be carried over to 2010 / 2011 for completion of works as per funding contract			
70883 - Young People and Public Space	-	10,000	100.0%	100.0%	10,000	10,000	0.0%				
SGA Total	-	430,000	82.2%	82.2%	430,000	353,570	-17.8%				
Total Project Costs	558,746	1,150,992	89.4%	89.4%	1,150,992	1,028,561	-10.6%				

Selected Operational Projects		Economic Development Group										
For the Period Ending 30 June 2010		Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
Project Description	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%					
10601 - Business Sector Development	9,200	9,200	90.6%	90.6%	9,200	8,340	-9.4%	Saving				
10604 - Economic Development Partnerships	38,000	38,000	99.9%	99.9%	38,000	37,963	-0.1%	Saving				
10605 - Local Jobs	20,000	20,000	90.4%	90.4%	20,000	18,084	-9.6%	Saving				
10606 - Investment Attraction	41,700	47,400	80.2%	80.2%	47,400	38,028	-19.8%	Carry forward submitted for Trade Mission				
10607 - Moreton Bay Taskforce	50,000	50,000	100.0%	100.0%	50,000	50,000	0.0%					
11291 - Economic Development Marketing	63,800	53,800	100.0%	100.0%	53,800	53,775	0.0%	Saving				
11292 - Business Workshops	8,100	8,100	104.2%	104.2%	8,100	8,442	4.2%					
70674 - Innovation and entrepreneurship	6,000	6,000	101.3%	101.3%	6,000	6,079	1.3%					
70815 - Redlands Spring Festival	15,000	15,000	100.0%	100.0%	15,000	15,000	0.0%					
70825 - Redlands Trade & Investment Office	65,000	55,000	77.9%	77.9%	55,000	42,867	-22.1%	Saving				
70828 - Ready to Work	50,000	0	N/A	N/A	0	0	N/A					
71036 - Invisible Army Film Project	-	0	N/A	N/A	0	658	N/A					
SGA Total	366,800	302,500	92.3%	92.3%	302,500	279,235	-7.7%					
Tourism Development												
11281 - Tourism Destination Marketing Campaign	116,200	127,200	89.0%	89.0%	127,200	113,258	-11.0%	Savings				
11282 - Brisbane Marketing Interstate Campaign	30,000	30,000	100.0%	100.0%	30,000	30,000	0.0%					
11283 - Strategic Tourism Alliances	2,500	2,500	116.6%	116.6%	2,500	2,915	16.6%					
11284 - Tourism Brochures	23,000	19,800	118.2%	118.2%	19,800	23,413	18.2%					
11285 - More2Website	15,000	7,000	97.4%	97.4%	7,000	6,818	-2.6%					
11286 - Tourism Photography	16,000	16,000	69.5%	69.5%	16,000	11,120	-30.5%	Savings				
11287 - Visitor Research Program	10,500	10,500	100.0%	100.0%	10,500	10,500	0.0%					
11288 - Tourism Development Initiatives	41,500	25,200	64.5%	64.5%	25,200	16,245	-35.5%	\$7K Carry forward - balance is saving				
11290 - Tourism Awards	8,600	8,600	179.2%	179.2%	8,600	15,407	79.2%	Overspend due to change in event format, changed to Moreton Bay & Islands - Savings were made in 11281 to cover the expenditure.				
11294 - Trade & Consumer Shows	12,700	7,700	53.9%	53.9%	7,700	4,152	-46.1%					
SGA Total	276,000	254,500	91.9%	91.9%	254,500	233,830	-8.1%					
Total Project Costs	642,800	557,000	92.1%	92.1%	557,000	513,064	-7.9%					

Selected Capital Projects				Infrastructure Development Group							
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
45287 - 2005-06 Roads 2 Recovery Additional	-	0	N/A	N/A	0	33,574	N/A	Error - Actuals are duplicated			
SGA Total	-	0	N/A	N/A	0	33,574	N/A				
Arterial Roads											
45470 - NSI Quarry Access Road	-	0	N/A	N/A	0	24,434	N/A	Write off open bal WIP not budgeted for.			
SGA Total	-	0	N/A	N/A	0	24,434	N/A				
Public Carparking											
41900 - Macleay Island Ramp Carpark	-	150,000	37.6%	37.6%	150,000	56,440	-62.4%	Development application process ongoing - Carry forward			
45569 - Public Carparking Future Designs	6,000	0	N/A	N/A	0	0	N/A				
SGA Total	6,000	150,000	37.6%	37.6%	150,000	56,440	-62.4%				
Cycleway Trunk Infrastructure											
81147 - Cycleway Infrastructure Charge	-	0	N/A	N/A	0	1,345	N/A	Internal charge not budgeted for.			
81154 - Cycleway Trunk Infrastructure Design	50,000	0	N/A	N/A	0	0	N/A				
SGA Total	50,000	0	N/A	N/A	0	1,345	N/A				
Drainage Program											
40145 - Olympus Drive Sediment Pond	-	15,000	0.0%	0.0%	0	0	-100.0%	Carry over			
45141 - Cylinder Beach Access Rd, Pt Lookout	-	0	N/A	N/A	0	6,440	N/A	Write off open bal WIP not budgeted for.			
80914 - Drainage Renewal	120,477	0	N/A	N/A	0	0	N/A				
SGA Total	120,477	15,000	42.9%	42.9%	15,000	6,440	-57.1%				
Foreshore Protection											
42269 - Orana Esplanade South Foreshore Access Stair	-	0	N/A	N/A	0	4,589	N/A	Error with actual			
45222 - Foreshore Access Stairs	40,000	0	N/A	N/A	0	0	N/A				
45483 - Esplanade Karragarra	20,000	0	N/A	N/A	0	0	N/A				
SGA Total	60,000	0	N/A	N/A	0	4,589	N/A				
Landfill Sites Maintenance											
65002 - Landfill Gas Redland Bay	600,000	0	N/A	N/A	0	0	N/A				
SGA Total	600,000	0	N/A	N/A	0	0	N/A				
Local Area Traffic Management											
41240 - LATM Program	8,921	1,548	98.4%	98.4%	1,548	1,524	-1.6%				
45394 - Willard Rd, Capalaba - LATM	3,045	21,894	100.0%	100.0%	21,894	21,894	0.0%				

Selected Capital Projects								Infrastructure Development Group					
For the Period Ending 30 June 2010													
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register		
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%						
45453 - Beach St LATM, Cleveland	-	24,419	139.0%	139.0%	24,419	33,938	39.0%	Error					
45570 - LATM Future Designs	7,290	0	N/A	N/A	0	1,261	N/A	Write off open bal WIP not budgeted for.					
SGA Total	19,256	47,861	122.5%	122.5%	47,861	58,618	22.5%						
Marine Mainland and NSI													
41919 - Ferry Road Landside Facilities for	25,000	0	N/A	N/A	0	0	N/A						
42142 - Aquatic Pds Navigational Beacon	15,000	0	N/A	N/A	0	0	N/A		11/06/2008	16/07/2008			
42319 - Victoria Point (Masters Ave) Toe Planks	-	20,000	0.0%	0.0%	20,000	0	-100.0%	Waiting for design possible funding issues - Carry forward					
SGA Total	40,000	20,000	0.0%	0.0%	20,000	0	-100.0%						
Marine SMBI													
42140 - Lamb Island - Boat Ramp Toe Planks	72,179	15,625	100.0%	100.0%	15,625	15,625	0.0%						
42287 - Macleay Island Boat Ramp	-	45,000	0.2%	0.2%	45,000	70	-99.8%	Waiting for approval - Carry forward					
42344 - Russell Is - Upgrade Trailer Parking	6,300	10,000	0.0%	0.0%	10,000	0	-100.0%	Waiting for design - Carry forward					
45610 - Russell Island Boat Ramp	36,000	5,000	0.0%	0.0%	5,000	0	-100.0%	Waiting for design - Carry forward					
45803 - Marine SMBI Facilities Renewal	160,000	0	N/A	N/A	0	0	N/A						
SGA Total	274,479	75,625	20.8%	20.8%	75,625	15,695	-79.2%						
Paths & Trails													
41713 - Whistling Kite Trail	-	0	N/A	N/A	0	58	N/A						
45571 - Paths & Trails Future Design	34,000	0	N/A	N/A	0	0	N/A						
45611 - Paths & Trail Program	322,900	3,920	441.8%	441.8%	3,920	17,320	341.8%	In correct actual amend period 13					
45658 - Path & Trail Rehabilitation	85,600	0	N/A	N/A	0	0	N/A						
45758 - Mel Street Pathway	7,500	0	N/A	N/A	0	0	N/A						
SGA Total	450,000	3,920	443.3%	443.3%	3,920	17,378	343.3%						
Raby Bay Revetment Wall													
40138 - 42 Raby Bay Boulevard	-	124,664	86.4%	86.4%	124,664	107,706	-13.6%						
45297 - Raby Bay Bvl (34, 36, 38 & 40)	-	13,136	0.0%	0.0%	13,136	0	-100.0%	Carry forward	15/08/2007	26/03/2008			
SGA Total	-	137,800	78.2%	78.2%	137,800	107,706	-21.8%						
Residential Street Upgrade Program													
41212 - Runnymede Rd Cap Turnaround	35,000	0	N/A	N/A	0	0	N/A						
41980 - External Works	123,000	3,000	2206.6%	2206.6%	3,000	66,198	2106.6%	Error with actual					
45398 - Queen St, Cleveland/Wellington St	-	0	N/A	N/A	0	14,450	N/A	Error with actual					
45573 - Residential Streets Future Designs	60,000	0	N/A	N/A	0	0	N/A						
45763 - Precinct R&D	-	0	N/A	N/A	0	16,000	N/A	Write off open bal WIP not budgeted for.					
45858 - Curlew Street K&C, Macleay Island	-	0	N/A	N/A	0	8,061	N/A	Write off open bal WIP not budgeted for.					
SGA Total	218,000	3,000	3490.3%	3490.3%	3,000	104,709	3390.3%						

Selected Capital Projects					Infrastructure Development Group						
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Seal Gravel Road											
81160 - Seal Gravel Design	107,278	107,278	0.0%	0.0%	107,278	0	-100.0%				
SGA Total	107,278	107,278	0.0%	0.0%	107,278	0	-100.0%				
SMBI Reserve											
40135 - Land Exchange - Bay Drive, Russell Island	-	10,000	0.0%	0.0%	10,000	0	-100.0%	Carry over			
45771 - SP - Panorama/Binalong Sts, Russell Island	90,000	0	N/A	N/A	0	0	N/A				
45773 - SP - Judith St, Russell Island	60,000	0	N/A	N/A	0	0	N/A				
45778 - SP - Shelly Cres, Lamb Island	55,000	0	N/A	N/A	0	0	N/A				
45798 - Attunga Street Recreational Bridge	110,000	0	N/A	N/A	0	4,400	N/A	Write off open bal WIP not budgeted for.			
45894 - High / Minjerriba Streets Intersection Upgrade	-	0	N/A	N/A	0	2,291	N/A	Not a P&P job			
SGA Total	315,000	10,000	66.9%	66.9%	10,000	6,691	-33.1%				
SMBI Road Sealing											
45767 - SP - Kim Cres, Macleay Island	75,000	0	N/A	N/A	0	0	N/A		20/02/2009	02/06/2009	
45776 - SP - Junee St, Karagarra Island	85,000	0	N/A	N/A	0	0	N/A		02/06/2009	25/06/2009	
SGA Total	160,000	0	N/A	N/A	0	0	N/A				
Stormwater Trunk Infrastructure											
81157 - Stormwater Trunk Infrastructure Design	50,000	0	N/A	N/A	0	0	N/A				
81158 - Stormwater Trunk Infrastructure Program	545,000	0	N/A	N/A	0	0	N/A				
SGA Total	595,000	0	N/A	N/A	0	0	N/A				
Transport Facilities											
45433 - DDA Improvements - Bus Stops	95,000	78,470	55.6%	55.6%	78,470	43,640	-44.4%	O&M did not use funds - Give up funds			
46040 - RLCIP1 (C1) - DDA Improvements - Bus Stops	-	49,600	100.0%	100.0%	49,600	49,600	0.0%				
80332 - Bus Stops & Lay Bys	270,000	685,248	56.8%	56.8%	685,248	389,531	-43.2%	ADSHEL delays with shelters - Carry over			
SGA Total	365,000	813,318	59.4%	59.4%	813,318	482,771	-40.6%				
Transport Trunk Infrastructure											
41868 - Serpentine Ck Rd/Donald Rd - Intersection Upgrade	800,000	0	N/A	N/A	0	0	N/A				
42265 - Compenstaion Budget - Road Construction	-	30,026	3.6%	3.6%	30,026	1,073	-96.4%	Waiting for claims - Carry over			
42288 - German Church Road Widening Contribution	-	405,063	99.6%	99.6%	405,063	403,276	-0.4%				
45093 - Land Purchase - Above Q100 South of King	659,200	0	N/A	N/A	0	0	N/A				
45094 - Land Purchase - Below Q100 South of King	78,000	0	N/A	N/A	0	0	N/A				
45555 - Main Rd Median Strip Wellington Pt	-	0	N/A	N/A	0	8,061	N/A	Write off open bal WIP not budgeted for.			
45598 - Baythorne/King Collector	1,640,800	0	N/A	N/A	0	0	N/A				
45880 - Transport Infrastructure claim - School of Arts Road	-	0	N/A	N/A	0	653,454	N/A	Write off opening balance WIP.			
81152 - Tpt Trunk Infrastructure Future Design	100,000	0	N/A	N/A	0	0	N/A				

Selected Capital Projects

Infrastructure Development Group

For the Period Ending 30 June 2010

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
SGA Total	3,278,000	435,089	245.0%	245.0%	435,089	1,065,864	145.0%				
Waste Management Facilities											
65021 - Russell Island Waste Transfer Station	257,000	77,000	51.7%	51.7%	77,000	39,804	-48.3%	Carry over			
SGA Total	257,000	77,000	51.7%	51.7%	77,000	39,804	-48.3%				
Total Project Costs	6,915,490	1,895,891	106.9%	106.9%	1,895,891	2,026,057	6.9%				

Selected Operational Projects For the Period Ending 30 June 2010		Infrastructure Development Group									
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
30007 - Crystal Waters Dam - Safety Review	-	30,000	0.0%	0.0%	30,000	0	-100.0%	Carry forward			
30019 - Dredging Victoria Point - Southern Ramp & Ferry Land	-	0	N/A	N/A	0	117	N/A				
30039 - Water Sensitive Urban Design Project	-	0	N/A	N/A	0	1,324	N/A				
70683 - Road Safety Audit	30,000	9,600	99.9%	99.9%	9,600	9,591	-0.1%				
70684 - Traffic signals monitoring and upgrade	-	0	N/A	N/A	0	3,867	N/A				
70816 - Travel Demand Management	10,000	6,000	61.2%	61.2%	6,000	3,673	-38.8%				
70877 - Capalaba Transport Study	50,000	56,246	86.6%	86.6%	56,246	48,735	-13.4%				
SGA Total	90,000	101,846	66.1%	66.1%	101,846	67,307	-33.9%				
Public Carparking											
30449 - Gravel Carparks - General	50,000	50,000	104.9%	104.9%	50,000	52,463	4.9%				
30473 - Road Asset Capture	104,000	136,510	79.4%	79.4%	136,510	108,328	-20.6%	Carry forward			
70003 - Concept Design - Ormiston Station Car Park extension	-	0	N/A	N/A	0	175	N/A				
SGA Total	154,000	186,510	86.3%	86.3%	186,510	160,966	-13.7%				
Marine Transport											
10002 - William Street Queuing Beach Sand Retention Groyne	-	6,500	19.0%	19.0%	6,500	1,235	-81.0%	Waiting for DERM approval - Carry forward			
10911 - Toondah Harbour Maintenance - Dredging	40,000	40,000	28.9%	28.9%	40,000	11,550	-71.1%	Return funds back to reserve			
10920 - Toondah Harbour Ferry Terminal Traffic Improvements	18,000	18,000	0.0%	0.0%	18,000	0	-100.0%	Give up funds			
10923 - Toondah Harbour Redevelopment	50,000	50,000	0.0%	0.0%	50,000	0	-100.0%	Carry forward			
SGA Total	108,000	114,500	11.2%	11.2%	114,500	12,785	-88.8%				
Marine Mainland and NSI											
70133 - Marine Asset Renewal Planning	20,000	15,900	0.0%	0.0%	15,900	0	-100.0%	Carry forward - outstanding purchase order			
70895 - Weinam Creek Dredge Planning	-	0	N/A	N/A	0	1,000	N/A				
SGA Total	20,000	15,900	6.3%	6.3%	15,900	1,000	-93.7%				
Raby Bay Revetment Wall											
30399 - Raby Bay Monitoring of Revetment Walls -	78,900	78,900	137.5%	137.5%	78,900	108,458	37.5%				
30493 - Shoreline & Seawall Erosion Hazards	77,000	77,000	81.9%	81.9%	77,000	63,052	-18.1%	Give up funds			
SGA Total	155,900	155,900	110.0%	110.0%	155,900	171,510	10.0%				
Special Maintenance											
30005 - Aquatic Paradise Stormwater Silt Removal	-	153,000	0.0%	0.0%	153,000	0	-100.0%	Carry forward			
SGA Total	-	153,000	0.0%	0.0%	153,000	0	-100.0%				
Stormwater Trunk Infrastructure											

Selected Operational Projects		Infrastructure Development Group									
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
70017 - Sth East Thornlands Stomewater Structure Plan	-	44,723	68.8%	68.8%	44,723	30,762	-31.2%	Waiting on consultants invoice - Carry forward			
70018 - Kinross Road Stormwater Structure Plan	-	30,000	97.5%	97.5%	30,000	29,261	-2.5%				
SGA Total	-	74,723	80.3%	80.3%	74,723	60,023	-19.7%				
Transport Facilities											
70782 - Transport Planning	90,000	149,400	77.8%	77.8%	149,400	116,258	-22.2%	Carry forward			
SGA Total	90,000	149,400	77.8%	77.8%	149,400	116,258	-22.2%				
Waste Management Facilities											
55035 - Birkdale Gas Extraction	25,000	14,000	100.0%	100.0%	14,000	14,000	0.0%		21/11/2008		
55058 - Birkdale Landfill Closed Landfill Master	130,000	9,195	100.6%	100.6%	9,195	9,247	0.6%				
55059 - Giles Rd Landfill Closure Mgmt Plan	35,000	0	N/A	N/A	0	0	N/A				
55062 - Redland Bay Former Landfill Mgmt Plan	450,000	91,555	69.4%	69.4%	91,555	63,565	-30.6%	Delays in completing tender documents - Carry forward			
SGA Total	640,000	114,750	75.7%	75.7%	114,750	86,812	-24.3%				
Total Project Costs	1,257,900	1,066,529	63.4%	63.4%	1,066,529	676,660	-36.6%				

Selected Operational Projects
For the Period Ending 30 June 2010
Corporate Services General Mgmnt

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
10924 - Water Reform - WB3 Recovery (HR Project Manager)	-	0	N/A	N/A	0	31,682	N/A	Costs associated with HR project manager - recovery for 09/10 \$31,681. Recoverable costs will continue into 10/11.			
10925 - Water Reform - WB3 Recovery - DA-LUP Project Ma	-	0	N/A	N/A	0	104,487	N/A	Costs associated with development Assessment project mgt - recovery for 09/10 \$94,970.			
11383 - Water Distribution Project	1,126,446	1,157,659	104.5%	104.5%	1,157,659	1,209,764	4.5%	Costs associated with WB3 project - will continue into 10/11.			
11384 - Water Retail Project	-	0	N/A	N/A	0	0	N/A				
11475 - Corporate Services - OD Prog Mgt	-	97,415	79.1%	79.1%	97,415	77,103	-20.9%	Organisational Development programme management - costs will continue into 10/11.			
11478 - Water Reform - WB3 Recovery	-	0	N/A	N/A	0	77,729	N/A	Costs associated with WB3 - recovery for 09/10 \$66,128.			
SGA Total	1,126,446	1,255,074	119.6%	119.6%	1,255,074	1,500,765	19.6%				
Total Project Costs	1,126,446	1,255,074	119.6%	119.6%	1,255,074	1,500,765	19.6%				

Selected Capital Projects
For the Period Ending 30 June 2010

Human Resources Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20379 - Timekeeping Software	60,000	60,000	0.0%	0.0%	60,000	0	-100.0%	Timekeeper project was on hold for 2009/2010 as implementation could not take place before Aurion 10 was introduced. This project will be carried over to 2010/2011. Project in progress. Will carry over outstanding amount as additional and 'better' modules are being investigated.			
20493 - E-learning Solutions	15,000	15,000	0.0%	0.0%	15,000	0	-100.0%				
20506 - Aurion/Upgrades	16,000	16,000	0.0%	0.0%	16,000	0	-100.0%		Aurion upgrade implemented in 2010. Project will be capitalised.		
SGA Total	91,000	91,000	0.0%	0.0%	91,000	0	-100.0%				
Total Project Costs	91,000	91,000	0.0%	0.0%	91,000	0	-100.0%				

Selected Operational Projects		Financial Services Group									
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11191 - Stormwater Asset Review	96,450	96,450	108.2%	108.2%	96,450	104,340	8.2%	budget permanent only \$8K over as at P13 and offset by savings in CAIT 11141 Windfall to RCC less funds required than estimated. Revenue recovery \$10K under and property assessments unbudgeted \$12K			
11225 - Valueless Land Recoveries	6,596	6,596	62.7%	62.7%	6,596	4,134	-37.3%				
11226 - Sale for overdue rates	36,520	36,520	129.0%	129.0%	36,520	47,123	29.0%				
SGA Total	139,566	139,566	111.5%	111.5%	139,566	155,598	11.5%				
Total Project Costs	139,566	139,566	111.5%	111.5%	139,566	155,598	11.5%				

Selected Capital Projects

For the Period Ending 30 June 2010

Information Management Services Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20184 - Upgrade Firewall Security	50,000	50,000	97.3%	97.3%	50,000	48,637	-2.7%	Project Complete.			
20374 - Telecommunications Upgrade	90,000	90,000	101.3%	101.3%	90,000	91,156	1.3%	Project Complete.			
20375 - Telecommunications Upgrade	15,000	15,000	0.0%	0.0%	15,000	0	-100.0%	Actual expenditure was under \$1,000 per item t'fer to operational expenditure -permanent savings.			
20419 - Replacement Program for Low End	10,000	10,000	65.6%	65.6%	10,000	6,563	-34.4%	Project Complete.			
20607 - Managed Print Service Cabling	-	0	N/A	N/A	0	4,540	N/A				
20608 - Managed Print Room Service Refurb	-	26,000	0.0%	0.0%	26,000	0	-100.0%	Carryover to 10/11 - work outside contractual arrangements with Fuji Australia.			
SGA Total	165,000	191,000	79.0%	79.0%	191,000	150,896	-21.0%				
IT Information Systems											
20514 - Corporate Application Licences	-	11,000	71.9%	71.9%	11,000	7,908	-28.1%	Project Complete.			
20603 - Maximo Service Request Management	50,000	50,000	54.6%	54.6%	50,000	27,320	-45.4%	Was expected to be spent on implementation costs but was delayed with late purchase of software licences. Will request to have balance of funds rolled over		12/05/2010	12/05/2010
20605 - Digital Signature Software	60,000	60,000	100.6%	100.6%	60,000	60,355	0.6%	Project Complete.	05/10/2009	05/10/2009	05/10/2009
SGA Total	110,000	121,000	79.0%	79.0%	121,000	95,584	-21.0%				
Total Project Costs	275,000	312,000	79.0%	79.0%	312,000	246,479	-21.0%				

Selected Operational Projects
For the Period Ending 30 June 2010
Information Management Services Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
10016 - SMEC to Maximo Conversion	-	50,000	40.7%	40.7%	50,000	20,342	-59.3%	Completion of this project has been delayed due to a decision to revalue road assets in SMEC before converting to Maximo. Will request baalance of funds be rolled over to next FY			
11320 - Proclaim CI Upgrade	50,000	90,877	67.1%	67.1%	90,877	60,944	-32.9%	Completion of this project has been delayed until Allconnex Water Billing is no longer a service provided by Council. Will request balance of funds be rolled over to next FY.			
11322 - Implementation of Electronic DA Lodgemnt	-	20,000	16.8%	16.8%	20,000	3,360	-83.2%	Completion of this project has been delayed due to late delivery of HAF software by InfoMaster. Will request balance of funds be rolled over to next FY			
SGA Total	50,000	160,877	52.6%	52.6%	160,877	84,646	-47.4%				
Records Management Unit											
11279 - Digital Conversion of Microfilm	-	23,058	100.0%	100.0%	23,058	23,070	0.0%	Project completed.			
11324 - File & Archive Box Audit	-	50,000	0.0%	0.0%	50,000	0	-100.0%	Project on hold possible carryover to 10/11.			
SGA Total	-	73,058	31.6%	31.6%	73,058	23,070	-68.4%				
Total Project Costs	50,000	233,935	46.0%	46.0%	233,935	107,716	-54.0%				

Selected Capital Projects

For the Period Ending 30 June 2010

Corporate Acquisitions, Fleet & Facilities C

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20511 - CSD Capital Plant Purchases	323,592	0	N/A	N/A	0	0	N/A				
SGA Total	323,592	0	N/A	N/A	0	0	N/A				
Facilities Services Unit Administration											
20427 - Building Internal Refurbishment	- 1	-1	76.6%	76.6%	0	0	226.7%				
20445 - Chambers Refurbishment	80,000	0	N/A	N/A	0	0	N/A				
20458 - Security Systems	93,000	85,420	96.4%	96.4%	85,420	82,355	-3.6%	Saving - price decreases in technology			
20474 - Staff Relocations	37,500	37,500	99.7%	99.7%	37,500	37,404	-0.3%	Project Complete.			
20478 - CSD Capital Furniture Purchases	40,105	35,605	77.0%	77.0%	35,605	27,426	-23.0%	\$2282 in carry over order request - balance of funds is held under Cust Serv SGA - cannot comment			
20513 - IT Area Refurbishment	65,000	72,215	98.9%	98.9%	72,215	71,432	-1.1%	Project Complete.			
SGA Total	315,604	230,739	94.7%	94.7%	230,740	218,617	-5.3%				
Fleet Leasing and Operations											
20583 - Internal Plant Hire Tracking Facility	25,000	25,000	0.0%	0.0%	25,000	0	-100.0%	project is fully underway and in the hands of I.M who have yet to spend / commit the funds following their iinitial scoping etc - I am informed that this is inn the pipeline and will be carrying the funds forward as appropriate			
20584 - Upgrade of the Fleet Workshop Heavy	95,000	95,000	100.1%	100.1%	95,000	95,080	0.1%	Completed as planned.			
SGA Total	120,000	120,000	79.2%	79.2%	120,000	95,080	-20.8%				
Total Project Costs	759,196	350,739	89.4%	89.4%	350,740	313,697	-10.6%				

Selected Operational Projects
For the Period Ending 30 June 2010
Corporate Acquisitions, Fleet & Facilities C

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11142 - Staff Relocations - Operational	40,000	80,121	103.7%	103.7%	80,121	83,070	3.7%	Volume of moves to accommodate staff on existing space			
11387 - Replacement atrium roof-admin bldg	50,000	0	N/A	N/A	0	0	N/A				
11388 - Replace fascia fins admin buidling	24,000	24,000	90.0%	90.0%	24,000	21,600	-10.0%	Saving on budget estimate			
11389 - Lift repairs - Clev Lib Building	25,000	25,000	100.0%	100.0%	25,000	25,000	0.0%	Project Complete.			
11390 - Painting public amenities - islands	10,000	10,000	94.2%	94.2%	10,000	9,416	-5.8%	Works complete minor saving			
11391 - Painting public amenities-mainland	10,000	10,000	38.1%	38.1%	10,000	3,807	-61.9%	Incorrect coding to job 11391 in error - funds spent			
SGA Total	159,000	149,121	95.8%	95.8%	149,121	142,893	-4.2%				
Carbon Audit Projects											
11454 - BMS 1 ECO - Financial Efficiency	60,000	60,000	94.6%	94.6%	60,000	56,787	-5.4%	Saving due to technology price decreases since project conception.			
11457 - Lighting - ECO Financial Efficiency	415,000	415,000	41.0%	41.0%	415,000	170,266	-59.0%	\$191,812 in carry over order requests - first project - voltage reduction on lighting aprx 40% less expensive than budget forecast due to growth in market players and technology projects. Main project (voltage optimisation in 4 main buildings) delayed due to slow growth in market for new technology and investigations required into impact on plant eg chillers, UPS, motors, lighting. Units on order will not be available until Nov/Dec 2010.			
SGA Total	475,000	475,000	47.8%	47.8%	475,000	227,053	-52.2%				
Fleet Leasing and Operations											
11238 - Life Education Van	3,600	3,600	56.5%	56.5%	3,600	2,033	-43.5%	an ongoing requirement / agreement by RCC as a support network for the Life Ed project - on going maintenance and unplanned cover for the mobile unit spent as required.			
11241 - Driver Training	20,000	20,000	101.4%	101.4%	20,000	20,287	1.4%	Completed within limitations and parameters of budget and kpi's met			
11338 - Oil Sampling and Testing	8,000	8,000	50.5%	50.5%	8,000	4,039	-49.5%	Under way as an ongoing annual commitment - Castrol are the new suppliers (appointed this year) unexpectedly cheaper to set up and initially run			
SGA Total	31,600	31,600	83.4%	83.4%	31,600	26,359	-16.6%				
Total Project Costs	665,600	655,721	60.4%	60.4%	655,721	396,305	-39.6%				

Selected Capital Projects

For the Period Ending 30 June 2010

Regulatory Health and Services Group

Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
20007 - Chemical Storage Shed	0	23,000	101.2%	101.2%	23,000	23,275	1.2%	Variance for chemical storage shed was \$275. This is 1.2% and is considered a tolerable variance.	24/05/2010	24/05/2010	30/06/2010
SGA Total	0	23,000	101.2%	101.2%	23,000	23,275	1.2%				
Total Project Costs	0	23,000	101.2%	101.2%	23,000	23,275	1.2%				

Selected Operational Projects For the Period Ending 30 June 2010					Development Coordination Group						
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
11434 - DA Tracking	15,721	15,721	26.6%	26.6%	15,721	4,179	-73.4%	Project completed in less time than expected. Hence underspend of \$11543.			
11435 - Land Use Enquirer	18,401	18,401	1.2%	1.2%	18,401	220	-98.8%	Salary costs have been shown under Project Job number 11437 instead of 11435 and this has resulted in underspend of \$18401.			
11437 - Applicant Module	36,799	36,799	117.1%	117.1%	36,799	43,086	17.1%	Overspend of \$8859 as a result of salary costs for Project Job Number 44135 being included under this project.			
SGA Total	70,921	70,921	67.0%	67.0%	70,921	47,484	-33.0%				
Total Project Costs	70,921	70,921	67.0%	67.0%	70,921	47,484	-33.0%				

Selected Operational Projects			Integrated Development & Building Certification C								
For the Period Ending 30 June 2010											
Project Description	Budget		Progress		Year to Date			Comments on Variation	Job Completed Date	Date Sent for Asset Capture	Asset Recorded in Register
	Original	Revised	% Actuals	% (Actuals + Committed)	Revised Budget	Actuals	Var%				
Building & Plumbing Business Support											
11076 - Outstanding Building and Plumbing Finals	62,459	64,001	88.1%	88.1%	64,001	56,374	-11.9%	negative variation due to nil purchase of uniforms & utilising computer hardware, office supplies & contractors from different team/ SGA			
11352 - Swimming Pool inspection project	209,310	209,310	83.0%	83.0%	209,310	173,629	-17.0%	negative variation due to secondment of technical officer from team to state government & less then expected travel to Bay Islands.			
SGA Total	271,769	273,311	84.2%	84.2%	273,311	230,003	-15.8%				
Total Project Costs	271,769	273,311	84.2%	84.2%	273,311	230,003	-15.8%				



REDLAND CITY COUNCIL

END OF MONTH FINANCIAL REPORTING FOR THE PERIOD ENDING 30 June 2010

Glossary of Terms

Key Performance Indicators:

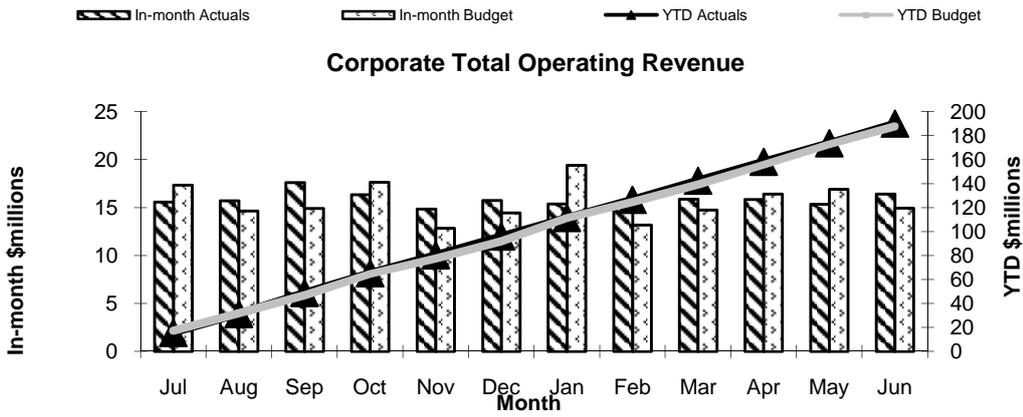
<p>Level of Dependence on General Rates Revenue: Target less than 50%</p>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<p>Current Ratio: Target greater than 1.1</p>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<p>Debt Servicing Ratio: Target less than 17%</p>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<p>Cash Balance - \$M: Target \$32M to \$42M</p>	<p>Cash Held at Period End</p>
<p>Cash Capacity in Months: Target 3 to 4 Months</p>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<p>Debt to Assets Ratio: Target less than 15%</p>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<p>Operating Performance : Target greater than 15%</p>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
<p>Operating Surplus Ratio: Expected result between 0 and 15%</p>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<p>Net Financial Liabilities*: Expected result greater than 0%</p>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<p>Interest Cover Ratio: Expected result between 0% and 10%</p>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
<p>Asset Consumption Ratio: Expected result between 40% and 80%</p>	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$
<p>Asset Sustainability Ratio: (will be calculated when the systems can provide the information)</p>	$\frac{\text{Capital Expenditure on the Replacement of Assets (renewals)}}{\text{Depreciation Expense}}$
<p>Asset Renewal Funding Ratio: (will be calculated when the systems can provide the information)</p>	$\frac{\text{NPV of Planned Capital Expenditures on Renewals over 10 years}}{\text{NPV of the Required Capital Expenditures on Renewals over the Same Period}}$

Tolerance Levels for operating and capital performance against revised forecast:

The tolerance levels below will be used in colour coding the **cumulative actual result** against the **cumulative revised forecast**.

<p>Operating revenues and expenditure tolerances:</p>	<p>>2% above or below forecast</p> <p>"Unsatisfactory"</p>	<p>>1% above or below forecast to ≤2% above or below forecast</p> <p>"Satisfactory"</p>	<p>>0.5% above or below forecast to ≤1% above or below forecast</p> <p>"Above Standard"</p>	<p>≤ 0.5% above or below forecast</p> <p>"Outstanding"</p>
<p>Capital revenues and expenditure tolerances:</p>	<p>>5% above or below forecast</p>	<p>>3% above or below forecast to ≤5% above or below forecast</p>	<p>>2% above or below forecast to ≤3% above or below forecast</p>	<p>≤2% above or below forecast</p>

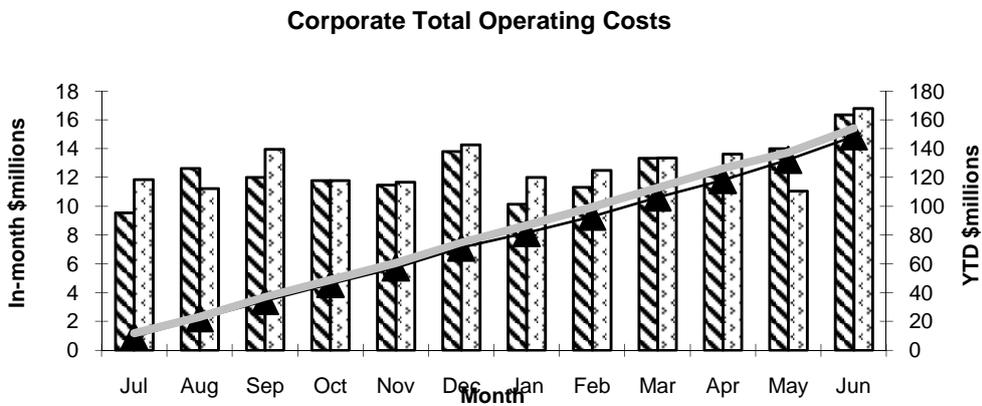
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS



YTD Actual \$190.M
YTD Budget \$187.6M

Above budget
<2%
Variance \$2.4M 1.3%

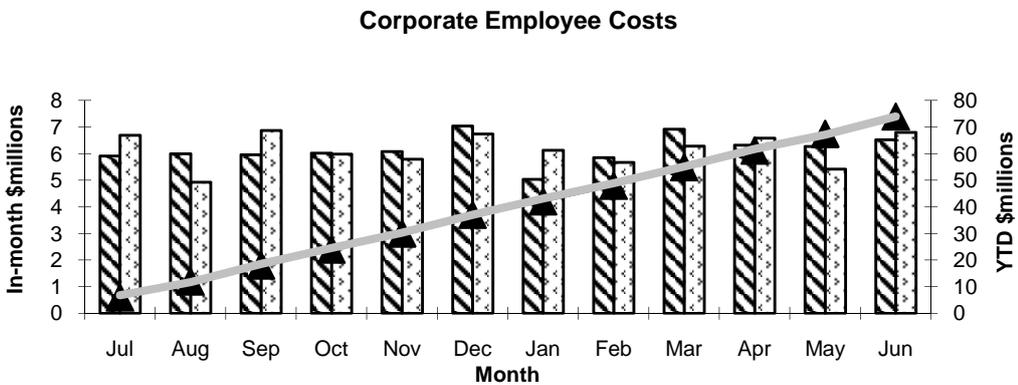
101.3% of full year budget earned



YTD Actual \$148.5M
YTD Budget \$154.1M

Below budget
>2%
Variance \$5.6M -3.6%

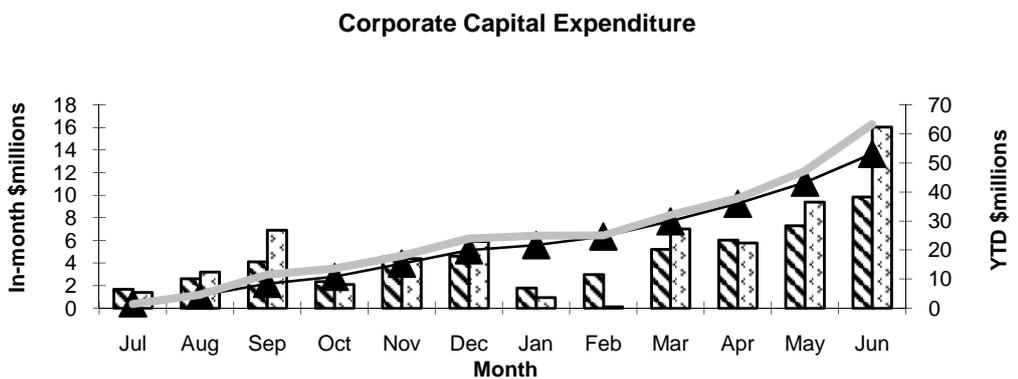
96.4% of full year budget earned



YTD Actual \$74.0M
YTD Budget \$73.9M

Above budget
<2%
Variance \$.05M .1%

100.1% of full year budget earned



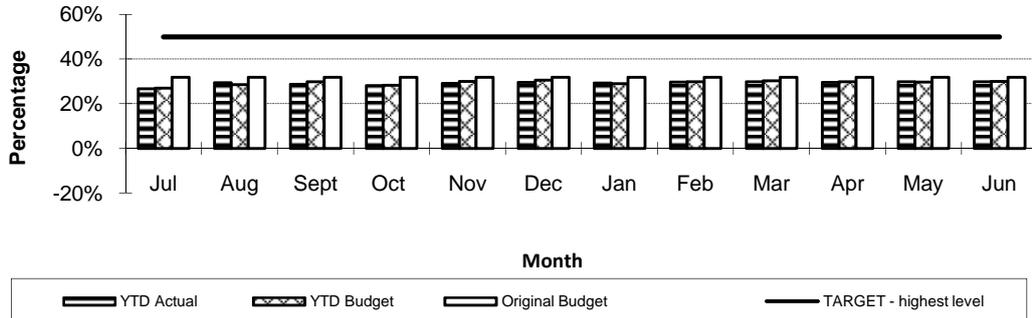
YTD Actual \$53.1M
YTD Budget \$63.3M

Below budget
>5%
Variance \$10.2M -16.1%

83.9% of full year budget earned

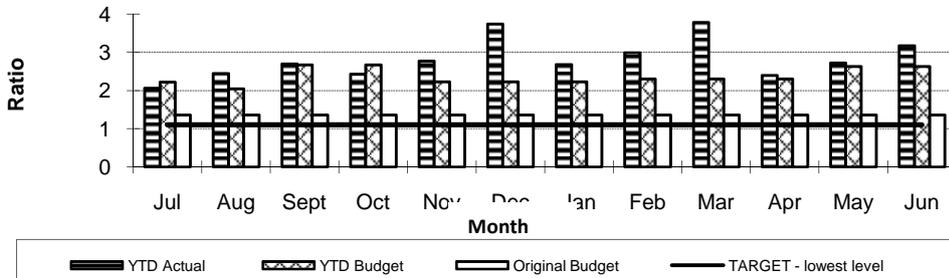
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

Level of Dependence on General Rates Revenue



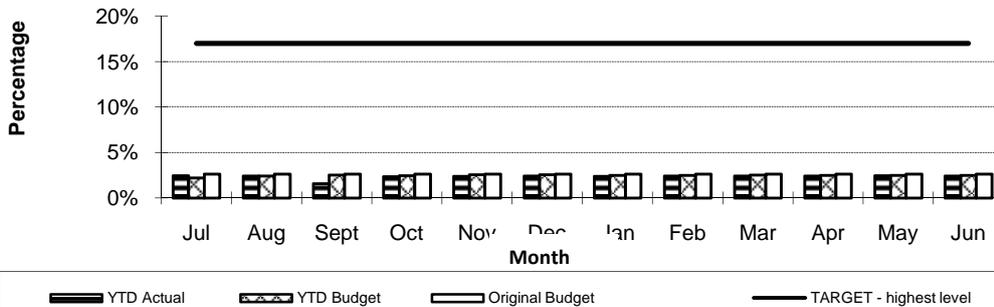
Original Budget 32%
YTD Budget 30%
YTD Actual 30%
Maximum 50%

Current Ratio (Target greater than 1.1)



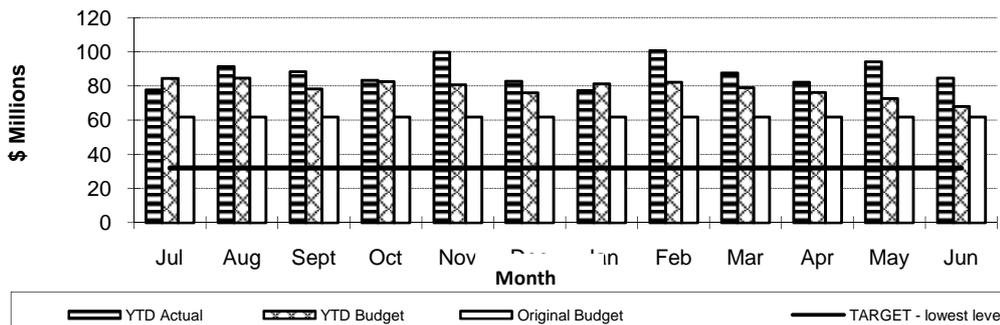
Original Budget 1.36
YTD Budget 2.63
YTD Actual 3.18
Minimum 1.10

Debt Servicing Ratio (Target Less than 17%)



Original Budget 2.6%
YTD Budget 2.5%
YTD Actual 2.4%
Maximum 17.0%

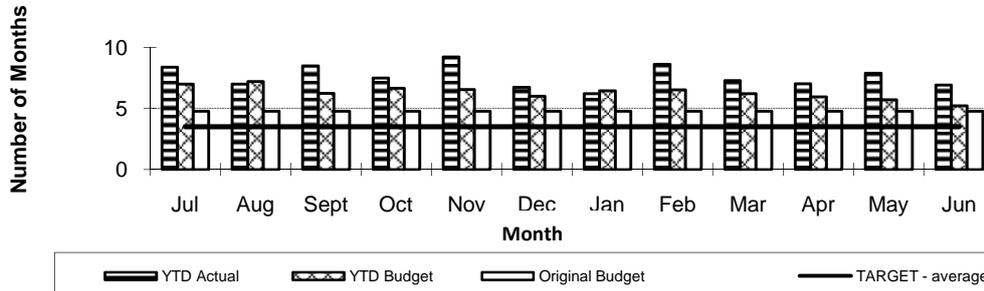
Cash Balance - \$M



Orig Budget \$61.8M
YTD Budget \$68.M
YTD Actual \$84.6M
Minimum \$32.0M

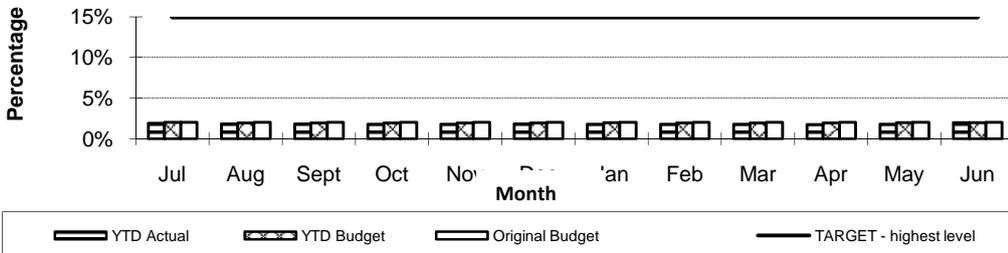
RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

**Cash Balances - Cash Capacity in Months
(Target 3 to 4 Months)**



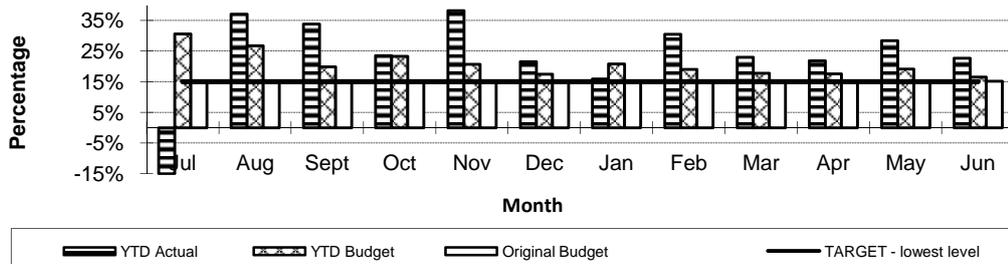
Orig Budget 4.8
YTD Budget 5.2
YTD Actual 6.9
Minimum 3.50

**Long Term Financial Stability - Debt to Assets Ratio
(Target less than 15%)**



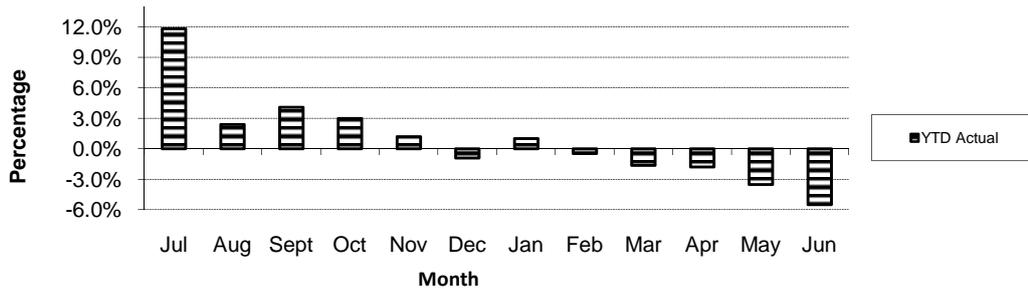
Orig Budget 2.1%
YTD Budget 2.0%
YTD Actual 2.0%
Maximum 15.0%

Operating Performance (Target greater than 15%)



Orig Budget 15.2%
YTD Budget 16.6%
YTD Actual 22.7%
Minimum 15.0%

Operating Surplus Ratio

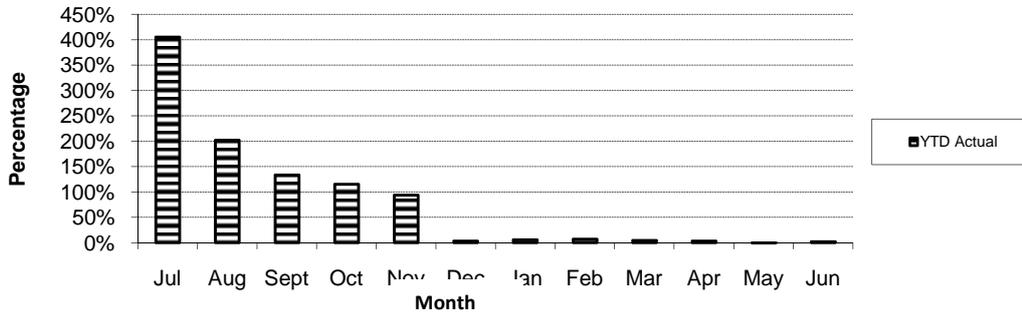


YTD Actual -5.5%

The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 15%**

RCC DASHBOARD ENCOMPASSING CORPORATE FINANCIAL REPORT CARD AND KEY PERFORMANCE INDICATORS

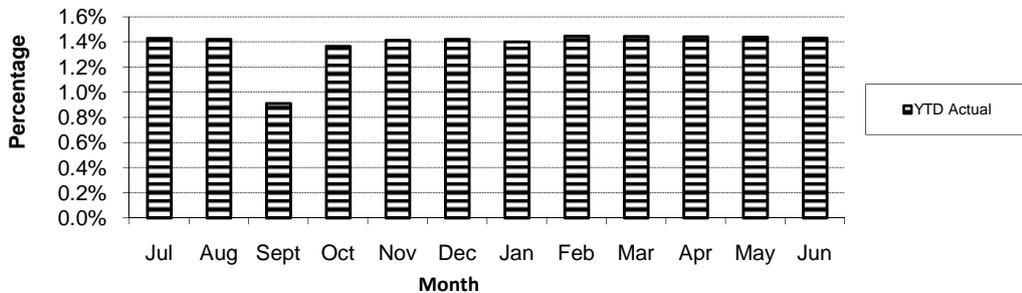
Net Financial Liabilities Ratio



YTD Actual 2.4%

The target as per the 'Measures of Sustainability Guideline' is **Greater than 0%**

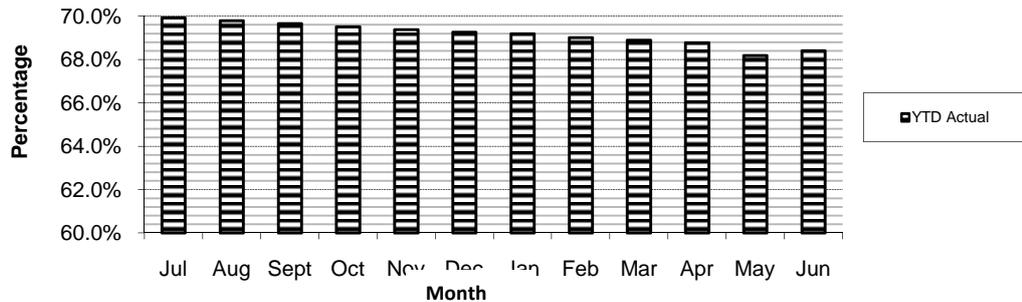
Interest Cover Ratio



YTD Actual 1.4%

The target as per the 'Measures of Sustainability Guideline' is **Between 0% and 10%**

Asset Consumption Ratio



YTD Actual 68.4%

The target as per the 'Measures of Sustainability Guideline' is **Between 40% and 80%**

Finance One ledgers are currently being structured in order to capture the relevant information for the following ratios: 'Asset Sustainability Ratio' and 'Asset Renewal Funding Ratio'.



Redland City Council Financial Report

For the period ending 30 June 2010

≤0.5% above or below forecast **Outstanding**

>0.5% above or below forecast to ≤1% above or below forecast **Above Standard**

>1% above or below forecast to ≤2% above or below forecast **Satisfactory**

>2% above or below forecast **Unsatisfactory**

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Comments on Variations	Forecast Variance
Operating Revenue							
Rates Charges	60,558	60,558	60,558	61,312	754	Financial Services Group \$754K	
Utility Charges	94,460	96,254	96,254	95,757	(498)	O&M \$208K. Water Access (\$12K), Water consumption (\$424K), Tradewaste (\$187K). Environmental Management - (\$96K); Infrastructure Planning - \$21K.	
Less: Pensioner Remissions	(2,408)	(2,408)	(2,408)	(2,409)	(1)		
Fees and Charges	17,066	18,419	18,419	18,400	(20)	CCS \$30K; O&M (\$313K). (\$20K) reduced volumes in standpipes. Plan & Pol \$20K. Dev & Comm - Department: \$272K (Community Standards: \$15K; Sustainable Assessment: \$206K; Building and Plumbing: \$51K).	
Operating Grants and Subsidies	7,390	6,603	6,603	8,254	1,652	Governance Admin - \$20K. CCS \$12K; O&M \$35K; PDG (\$10K). Infrastructure Planning - \$215K. Financial Services Group \$1.3M. Community Standards: \$138K; Sustainable Assessment: (\$39K).	
Operating Contributions and Donations	0	232	232	312	80	GM \$15K; O&M \$60K.	
Interest External	3,027	4,269	4,269	4,370	101	O&M \$12K. Red Water - \$12K interest received on rates & \$11K term investments. Plan & Pol (\$11K). Financial Services Group - \$73K.	
Gain on Sale of Developed Land	0	0	0	0	0		
Other Revenue	3,347	3,681	3,681	4,024	343	Legal Services - \$10K. O&M \$349K. \$196K private works water. Infrastructure Planning - (\$43K). Financial Services Group (\$28K); CAFF \$39K; Water Distribution Project (\$103K); Information Management (\$41K). Community Standards: (\$47K).	
Total Operating Revenue	183,441	187,608	187,608	190,019	2,412		
Operating Expenditure							
Employee Costs	69,405	69,451	69,451	69,396	(55)	Gov (\$138K). GM \$536K; CCS (\$263K); O&M (\$21K); PDG \$111K. Red Water: (\$11K) delay in use of temporary staff in Retail group, \$249K distribution group, \$45K overtime (pumps stations and wastewater treatment)and temps \$44K (treatment operations admin), \$160K wages. Plan & Pol: (\$163K) vacancies. Corp Serv: \$10K. GM: \$699K; Community Standards: (\$691K); Sustainable Assessment: \$62K; Building and Plumbing: (\$444K).	
Goods and Services	83,072	83,677	83,677	77,991	(5,686)	Gov/CEO (\$574K); Internal Audit (\$19K); Legal Group \$89K; Corporate Performance & Risk (\$48K); Marketing & Communications (\$53K). GM (\$72K); CCS (\$532K); O&M (\$58K); PDG (\$707K). Retail :(\$327K); Distribution: - Water Retic (\$131K), Wastewater Retic (\$105K), Wastewater Treatment (\$262K), Administration areas \$102K. Land Use Group - (\$400K); Environmental Management - (\$614K); Community & Social Planning - (\$91K); Economic Development - (\$56K); Infrastructure Planning - (\$479K). Office Of GM - (\$77K); People & Change - (\$337K); Financial Services - (\$401K); Information Management Services Group - (\$316K); CAFF - (\$326K). DCS GM (\$11K); Community Standards: (\$50K); Sustainable Assessment: \$65K; Building and Plumbing: (\$73K).	
Finance Costs Other	424	364	364	347	(16)	CCS \$6K; O&M \$7K. \$10K bad debts written off. Corp. Serv: (\$31K). Dev.&Comm: (\$8K).	
Other Expenditure	1,456	1,528	1,528	1,393	(135)	Councillors' Rem - Discretionary Training & Confs \$34K; External Audit \$14K; Councillors Rem \$29K; Councillors Allow \$12K. CCS (\$25K). External audit fees (\$16K).	
Net Internal Costs	(959)	(897)	(897)	(605)	292	CBF internal recovery \$435K; Legal Services \$955K. GM (\$109K); CCS (\$1M); O&M (\$479K); PDG \$39K. \$73K SLA financial services. IT & Financial Services SLA charges \$662K. Corporate Services SLA \$730K. Community Standards (\$64K); Sustainable Assessment (\$320K); Building and Plumbing (\$345K).	
Total Operating Expenditure	153,396	154,123	154,123	148,523	(5,600)		
Earnings before Interest, tax and depreciation (EBITD)	30,044	33,485	33,485	41,496	8,011		

Redland City Council Financial Report

>0.5% above or below forecast to ≤1% above or below forecast Above Standard

>1% above or below forecast to ≤2% above or below forecast Satisfactory

>2% above or below forecast Unsatisfactory

For the period ending 30 June 2010



	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$ '000 YTD Variations	Comments on Variations	Forecast Variance
Interest expense	2,586	2,756	2,756	2,719	(37)	Financial Services Group (\$41K).	
Depreciation	47,683	48,738	48,738	49,184	446	CCS \$12K; O&M \$392K. Red Water \$199K. Roads depreciation \$120K. Plant & Equipment (\$154K); Computer Hardware (\$111K) and Fixture & Fittings (\$25K).	
Operating Surplus/(Deficit)	(20,225)	(18,010)	(18,010)	(10,407)	7,603		
Sources of Capital Funding							
Capital Contributions and Donations	15,963	7,613	7,613	5,940	(1,673)	O&M \$29K. \$655K last minute developer contributions. Infrastructure Development Group - (\$1.4M); Environmental Management Group - (\$948K).	
Capital Grants and Subsidies	10,668	6,960	6,960	5,588	(1,372)	O&M (\$30K). Infrastructure Development Group - (\$677K); Environmental Management Group - (\$669K).	
Proceeds on Disposal of Non Current Assets	1,835	2,333	2,333	1,795	(538)	Land Use Group - \$242K. Fleet Services- (\$790K).	
Capital Transfers (to)/from Reserves	(6,636)	13,470	13,470	10,771	(2,699)	O&M (\$32K); PDG (\$33K). Red Water: (\$1.9M) timing - customer driven. Plan & Pol: Transfer to Reserves - \$2.3M; Transfers from Reserves - (\$3.05M).	
Non Cash Contributions	6,822	5,822	5,822	0	(5,822)	Red Water: (\$3.8M) no donated assets registered yet, p13 adjustment to come. Plan & Pol: (\$2M) Journal for Developer Non-cash Contributions to done in period 13.	
New Loans	4,408	4,408	4,408	4,408	0		
Funding from General Revenue	50,942	30,411	30,411	26,528	(3,883)	CCS (\$75K); O&M \$16K; PDG (\$2.7M). Red Water: (\$463K) timing, customer driven. Plan & Pol: \$287K under expenditure on capital projects for the period July to June 2010. Corp Serv: (\$895K). Dev & Comm: (\$10K).	
Total Sources of Capital Funding	84,002	71,016	71,016	55,030	(15,986)		
Application of Capital Funds							
Contributed Assets	6,822	5,822	5,822	0	(5,822)	Red Water: (\$3.8M) no donated assets registered yet, p13 adjustment to come. Plan & Pol: (\$2M) Journal for Developer Non-cash Contributions to done in period 13.	
Capitalised Goods & Services	70,498	58,799	58,799	48,521	(10,277)	CCS (\$67K); O&M (\$39K); PDG (\$2.5M). Red Water (\$2M): Water Retic (\$468K); Wastewater Retic (\$133K); Pump Stations \$36K; Wastewater ICS (\$968K); Waterwater Treatment (\$393K). Infrastructure Planning - \$1.66M; Community & Social Planning - \$220K; Environmental Management - \$2.25M; Land Use Planning - (\$210K). People & Change - (\$111K); Information Mgt - (\$201K); CAFF Group: (\$1.4M).	
Capitalised Employee Costs	4,521	4,495	4,495	4,595	100	Cust. Serv: (\$248K). Red Water \$342K (refer to Capitalised Goods & Services comment)	
Current Loan Redemption	0	0	0	0	0		
Non-Current Loan Redemption	2,161	1,901	1,901	1,914	13	O&M (\$13K). Financial Services Group: \$25K.	
Adjustment for Asset Corrections	0	0	0	0	0		
Total Application of Capital Funds	84,002	71,016	71,016	55,030	(15,986)		
Other Budgeted Items							
Operating Transfers to Reserve	(14,903)	(15,936)	(15,936)	(15,850)	86	Environmental Management - \$96K; Infrastructure Planning - (\$21K). Dev & Comm \$17K.	
Operating Transfers from Reserves	9,638	9,720	9,720	8,445	(1,275)	Corporate Performance & Risk (\$119K). O&M (\$194K); PDG (\$16K). Environmental Management - (\$540K); Infrastructure Planning - (\$384K). Dev & Comm (\$24K).	
WDV of Assets Disposed	(1,709)	(2,726)	(2,726)	(2,236)	490	Red Water \$95K Writeoff of assets. Land Use Group - (\$527K). CAFF - \$928K.	
Tax and Dividends	0	0	0	0	0	O&M (\$1.2M). Red Water \$39K. Financial services Group - \$1.2M. Dev & Comm: (\$26K) Building Certification Type 3 Business unit.	
Internal Capital Structure Financing	0	0	0	0	0		

Actuals by Strategic Priority

June 2010

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
OPERATING REVENUE								
Rates Charges	0	0	0	0	0	0	61,312	61,312
Utility Charges	8,787	0	86,766	0	0	0	203	95,757
Less: Pensioner Remissions	0	0	0	0	0	0	(2,409)	(2,409)
Fees and Charges	35	4,974	2,815	9,815	0	33	728	18,400
Operating Grants and Subsidies	119	2	335	2,974	14	44	4,767	8,254
Operating Contributions	10	0	0	275	0	0	27	312
Interest External	31	0	421	6	0	0	3,913	4,370
Gain on Sale of Developed Land	0	0	0	0	0	0	0	0
Other Revenue	325	79	2,232	492	34	22	840	4,024
Total Operating Revenue	9,307	5,054	92,569	13,561	48	99	69,381	190,019
OPERATING EXPENDITURE								
Employee Costs	4,473	9,067	14,430	20,378	472	8,195	12,382	69,396
Goods and Services	6,302	799	40,578	16,111	910	2,678	10,613	77,991
Finance Costs Other	0	0	17	(3)	0	5	328	347
Other Expenditure	0	0	0	92	0	1,302	0	1,393
Net Internal Costs	1,643	3,738	3,129	5,537	100	(3,486)	(11,267)	(605)
Total Operating Expenditure	12,418	13,605	58,154	42,115	1,481	8,694	12,056	148,523
Earnings before Interest, tax and depreciation (EBITD)	(3,112)	(8,551)	34,415	(28,553)	(1,433)	(8,594)	57,325	41,496
Interest expense	0	0	58	0	0	0	2,661	2,719
Depreciation	87	3	36,791	6,001	1	6	6,294	49,184
Operating Surplus/(Deficit)	(3,199)	(8,554)	(2,434)	(34,555)	(1,434)	(8,601)	48,370	(10,407)

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
SOURCES OF CAPITAL FUNDING								
Capital Contributions and Donations	0	0	5,478	462	0	0	0	5,940
Capital Grants and Subsidies	200	100	3,268	2,019	0	0	0	5,588
Proceeds on Disposal of Non Current	0	917	0	9	0	0	868	1,795
Capital Transfers (to)from Reserves	2,021	80	6,385	2,265	0	0	19	10,771
Non Cash Contributions	0	0	0	0	0	0	0	0
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
New Loans	0	0	0	0	0	0	4,408	4,408
Funding from General Revenue	730	240	14,810	5,872	9	22	4,845	26,528
Total Sources of Capital Funding	2,951	1,337	29,943	10,628	9	22	10,140	55,030
APPLICATION OF CAPITAL FUNDS								
Contributed Assets	0	0	0	0	0	0	0	0
Capitalised Goods & Services	2,951	1,334	27,698	10,311	9	22	6,197	48,521
Capitalised Employee Costs	0	4	2,192	317	0	0	2,082	4,595
Current Loan Redemption	0	0	0	0	0	0	0	0
Non-Current Loan Redemption	0	0	52	0	0	0	1,861	1,914
Adjustment for Asset Corrections	0	0	0	0	0	0	0	0
Total Application of Capital Funds	2,951	1,337	29,943	10,628	9	22	10,140	55,030

	Natural Environment	Land Use	Essential Services	Community Health & Wellbeing	Economic Prosperity	Governance	Corporate Services	Redland City Council
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Transfers to Reserve	(8,787)	0	(3,291)	(483)	0	(836)	(2,453)	(15,850)
Operating Transfers from Reserves	4,923	0	1,433	903	0	645	541	8,445
WDV of Assets Disposed	(0)	(1,383)	(6)	(1)	0	1	(847)	(2,236)
Tax and Dividends	0	(26)	(17,915)	0	0	0	17,941	0
Internal Capital Structure Financing	0	0	(15,046)	0	0	0	15,046	0

Balance Sheet

For the period ending June 2010



	Opening Balance 01/07/09	Revised Budget Financial Year Movement	Revised Budget Closing Balance	Actual Movement to 30/06/10	Actual Closing Balance to 30/06/10
	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)
CURRENT ASSETS					
Cash & Investments	80,900	(12,688)	68,212	3,702	84,602
Accounts Receivable	13,750	-	13,750	1,011	14,760
Inventories	579	(39)	540	(33)	545
Land Held for Resale	-	-	-	-	-
Prepaid Expenses	1,947	-	1,947	(450)	1,496
Assets Held for Sale	132	-	132	(132)	-
Assets Held for Transfer	-	-	-	-	-
	97,307	(12,727)	84,580	4,097	101,404
NON-CURRENT ASSETS					
Accounts Receivable	61	-	61	-	61
WIP Assets	13,530	61,341	74,871	28,341	41,871
Corporate Assets	102,057	(9,525)	92,533	(3,615)	98,442
Infrastructure Assets	1,649,837	(33,551)	1,616,286	(25,748)	1,624,089
Land	307,703	(913)	306,790	3,166	310,869
Investment Property	3,628	-	3,628	-	3,628
Investment in LG Water Entity	-	300	300	-	-
	2,076,817	17,652	2,094,469	2,144	2,078,961
Total Assets	2,174,124	4,925	2,179,049	6,241	2,180,365
CURRENT LIABILITIES					
Accounts Payable	(18,409)	-	(18,409)	(1,990)	(20,400)
Employee Provisions	(5,521)	(426)	(5,947)	497	(5,024)
Loans	(1,564)	-	(1,564)	-	(1,564)
Provision for Rehabilitation	(3,315)	-	(3,315)	-	(3,315)
Other Liabilities	(1,696)	(1,227)	(2,923)	61	(1,635)
	(30,506)	(1,653)	(32,159)	(1,432)	(31,938)
NON-CURRENT LIABILITIES					
Loans	(39,097)	(2,507)	(41,604)	(2,494)	(41,591)
Employee Provisions	(8,265)	-	(8,265)	(1,349)	(9,615)
Provision for Rehabilitation	(22,800)	-	(22,800)	-	(22,800)
	(70,162)	(2,507)	(72,669)	(3,844)	(74,005)
Total Liabilities	(100,668)	(4,160)	(104,828)	(5,276)	(105,943)
NET COMMUNITY ASSETS	2,073,456	765	2,074,221	966	2,074,422
COMMUNITY EQUITY					
Retained Earnings Account	(2,035,447)	(8,019)	(2,043,466)	(4,332)	(2,039,779)
Cash Reserves	(38,009)	7,254	(30,755)	3,367	(34,643)
TOTAL COMMUNITY EQUITY	(2,073,456)	(765)	(2,074,221)	(966)	(2,074,422)

Balance Sheet

For the period ending June 2010



CURRENT ASSETS

	Opening Balance 01/07/09	Actual Movement to 30/06/10	Actual Closing Balance to 30/06/10	Comment on YTD actual movement
	(\$000s)	(\$000s)	(\$000s)	
Cash & Investments	80,900	3,702	84,602	Cash & Investments has increased year to date by \$3.7M. Balance last month was \$94.1M.
Accounts Receivable	13,750	1,011	14,760	Accounts Receivable has increased year to date by \$1.0M. Balance last month was \$14.3M.
Inventories	579	(33)	545	Inventories has year to date decreased during the course of the financial year by \$33K.
Land Held for Resale	-	-	-	
Prepaid Expenses	1,947	(450)	1,496	Prepaid expenses have decreased since 1 July 2009 by \$450K.
Assets Held for Sale	132	(132)	-	
Assets Held for Transfer	-	-	-	
	97,307	4,097	101,404	

NON-CURRENT ASSETS

Accounts Receivable	61	-	61	There has been no movement in non-current accounts receivable since the beginning of this financial year.
WIP Assets	13,530	28,341	41,871	Expenditure on newly constructed infrastructure assets is initially recorded as Work In Progress (WIP Assets) and then transferred to Infrastructure Assets upon completion of the jobs. WIP has increased year to date by \$28.3M as projects are being commenced and continued.
Corporate Assets	102,057	(3,615)	98,442	Corporate Assets has decreased since the beginning of the year by \$3.6M due to depreciation and disposal charges more than offsetting acquisitions.
Infrastructure Assets	1,649,837	(25,748)	1,624,089	Infrastructure Assets has decreased by \$25.7M principally due to depreciation charges being greater than acquisitions. As projects are completed amounts will be transferred from Works in progress to Infrastructure.
Land	307,703	3,166	310,869	Land has increased overall by \$3.2M due to acquisitions and revaluations being greater than disposals.
Investment Property	3,628	-	3,628	Investment property is due to be revalued for end of the year reporting.
Investment in LG Water Entity	-	-	-	
	2,076,817	2,144	2,078,961	
Total Assets	2,174,124	6,241	2,180,365	

CURRENT LIABILITIES

Accounts Payable	(18,409)	(1,990)	(20,400)	Accounts Payable has increased by \$2.0M since the start of the year. Balance last month was \$18.5M.
Employee Provisions	(5,521)	497	(5,024)	Current employee provisions has decreased by \$497K.
Loans	(1,564)	-	(1,564)	There has been no movement in the current loans this financial year.
Provision for Rehabilitation	(3,315)	-	(3,315)	There has been no movement in provision for rehabilitation this financial year.
Other Liabilities	(1,696)	61	(1,635)	This amount essentially represents the unearned portion of rates levied in April.
	(30,506)	(1,432)	(31,938)	

NON-CURRENT LIABILITIES

Loans	(39,097)	(2,494)	(41,591)	Non-current loans has increased by \$2.5M.
Employee Provisions	(8,265)	(1,349)	(9,615)	Non-current employee provisions has increased by \$1.3M. Balance last month was \$9.5M.
Provision for Rehabilitation	(22,800)	-	(22,800)	There has been no movement in non-current provision for rehabilitation in this financial year.
	(70,162)	(3,844)	(74,005)	
Total Liabilities	(100,668)	(5,276)	(105,943)	

NET COMMUNITY ASSETS

	2,073,456	966	2,074,422	
COMMUNITY EQUITY				
Retained Earnings Account	(2,035,447)	(4,332)	(2,039,779)	
Cash Reserves	(38,009)	3,367	(34,643)	
TOTAL COMMUNITY EQUITY	(2,073,456)	(966)	(2,074,422)	

Statement of Cash Flows



As at end of June 2010

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 30/06/2010 (\$000s)	Actual to 30/06/2010 (\$000s)
CASH FLOWS FROM OPERATING ACTIVITIES			
Rate charges	58,149	58,149	57,940
Utility charges	94,460	96,254	95,757
Fees and charges	17,066	18,419	18,425
Operating grants and subsidies	7,390	6,603	8,442
Cash contributions	0	232	312
Sale of developed land	0	0	0
Other revenue	3,347	3,681	4,024
Receipts from customers	180,413	183,339	184,900
Employee costs	(68,979)	(69,025)	(68,456)
Materials and services	(82,074)	(82,742)	(73,362)
Other expenses	(1,879)	(1,891)	(1,757)
			0
Payments to Suppliers and Employees	(152,932)	(153,658)	(143,575)
Interest Received	3,027	4,269	4,370
Borrowing Costs	(2,586)	(2,756)	(2,719)
Net Cash Inflow from Operating Activities	27,922	31,193	42,976
CASH FLOWS FROM INVESTING ACTIVITIES			
Land	0	0	(6,269)
Buildings	0	(16)	(517)
Plant, equipment and office furniture	(516)	(571)	(4,657)
Infrastructure	(70,883)	(61,453)	(42,689)
Other assets	(994)	(954)	(958)
Capital Investment into LG Water Entity	(2,626)	(300)	0
Current Inventories	0	0	0
Payment for Property, Plant and Equipment	(75,019)	(63,294)	(55,091)
Capital Grants, Subsidies and Contributions	22,521	14,573	11,528
Proceeds from sale of Property, Plant & Equipment	1,835	2,333	1,795
Net Cash Outflow from Investing Activities	(50,664)	(46,388)	(41,768)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of Borrowings	4,408	4,408	4,408
Repayment of Borrowings	(2,161)	(1,901)	(1,914)
Net Cash Inflow from Financing Activities	2,247	2,507	2,494
Net Increase/(Decrease) in Cash Held	(20,495)	(12,688)	3,702
Cash at Beginning of Year	82,338	80,670	80,900
Cash at Period End	61,843	67,982	84,602

Statement of Cash Flows



As at end of June 2010

	Original Budget to 30/06/2010 (\$000s)	Revised Budget to 30/06/2010 (\$000s)	Actual to 30/06/2010 (\$000s)	Comments on variations between YTD actuals and YTD revised budget
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	180,413	183,339	184,900	Favourable \$1.6M: Rates (\$210K) (principally due to phasing of the budget), Utility Charges (\$498K), Fees & Charges \$6K, Operating Grants & Subsidies \$1.84M, Cash Contributions \$80K & Other Revenue \$343K
Payments to Suppliers and Employees	(152,932)	(153,658)	(143,575)	Favourable \$10.1M: Employee Costs \$569K, Materials & Services \$9.4M & Other Expenses \$135K, many operating projects under budget
Net Interest	441	1,513	1,651	
Net Cash Inflow from Operating Activities	27,922	31,193	42,976	
CASH FLOWS FROM INVESTING ACTIVITIES				
Payment for Property, Plant and Equipment	(75,019)	(63,294)	(55,091)	Favourable \$8.2M compared with favourable: \$2.0M last month
Capital Grants, Subsidies and Contributions	22,521	14,573	11,528	Unfavourable \$3.0M compared with favourable \$726K last month
Proceeds from sale of Property, Plant & Equipment	1,835	2,333	1,795	Unfavourable \$538K compared to unfavourable \$269K last month
Net Cash Outflow from Investing Activities	(50,664)	(46,388)	(41,768)	
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of Borrowings	4,408	4,408	4,408	
Repayment of Borrowings	(2,161)	(1,901)	(1,914)	Unfavourable \$3K compared to favourable \$172K last month
Net Cash Inflow from Financing Activities	2,247	2,507	2,494	
Net Increase/(Decrease) in Cash Held	(20,495)	(12,688)	3,702	
Cash at Beginning of Year	82,338	80,670	80,900	
Cash at Period End	61,843	67,982	84,602	\$16.6M favourable variance compared to revised budget.



% Returns and Value of Investments

For the Month Ended 30th June 2010

	<i>Nominal Interest Rate Return for Month Exclusive of Fees</i>	<i>Nominal Interest Rate Return for Month Inclusive of Fees</i>	<i>Effective Interest Rate for Month Inclusive of Fees</i>	<i>UBS Aust Bank Bill Index for Month</i>	<i>Balance of Investments End of Month</i>	<i>Range of Daily Investment Balances during Month</i>
April 2010	4.41%	4.51%	4.60%	4.30%	\$81.50m	\$79.18-86.59m
May 2010	4.69%	4.79%	4.90%	4.51%	\$93.649m	\$81.50-\$93.65m
June 2010	5.06%	5.16%	5.28%	4.91%	\$84.009m	\$94.65 - \$84.009m
2009/2010 Financial Year to Date			4.25%	3.89%		

RBA policy interest rate at the end of the period:

4.50%

No movement since 5/05/10

Investment of Surplus Funds can only be made with Treasury approved Financial Institutions or Cash Funds in accordance with the Statutory Bodies Financial Arrangements Act.

Council invests in the QTC Capital Guaranteed Cash Fund which is a Fund operated by the Queensland Treasury Corporation, on behalf of Government and Statutory Bodies. The QTC Fund, invest or hold a majority of securities, with maturities ranging from 11.00am call to 90 days. This means the fund has an extremely strong capacity to redeem investments at face value and to distribute income on a variable basis reflecting the earnings of the Funds Assets on the daily cash needs of Council.

An additional Trust Fund investment is held with the QTC Cash Fund to the value of \$8.881m as at the 30th June 2010 which earns equivalent returns to that of the Consolidated Account as detailed above.

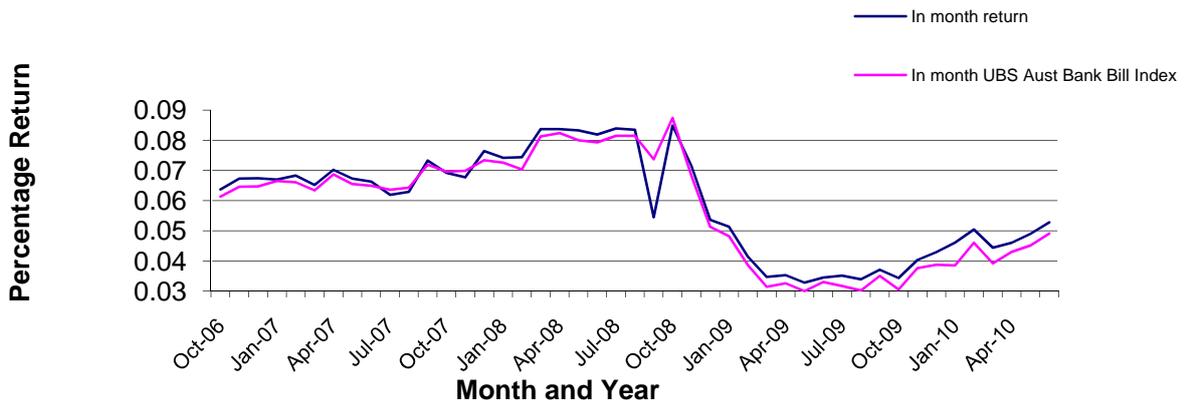
For a period of time Council did invest in a couple of Cash Plus Funds under extremely strict conditions of Treasury. Due to the uncertainty of world financial markets in recent times these investments were redeemed in favour of the QTC Capital Guaranteed Cash Fund.

These returns are reported on a monthly weighted average return. In turn Council benchmarks the funds against the UBS Australia Bank Bill Index which is widely considered to be the industry benchmark for short term cash funds. Interest return is reported on both an annual effective and nominal rate of return.

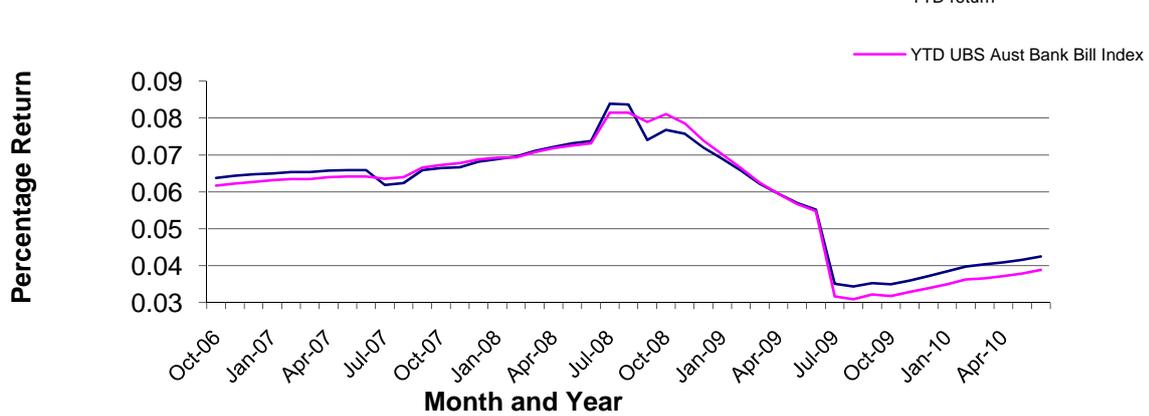
The QTC Borrowing rate as at 30th June 2010 was as follows: 15 Years 6.1430% & 20 years 6.2330%.

The Cash Rate at the 30th June 2010 was 4.50%.

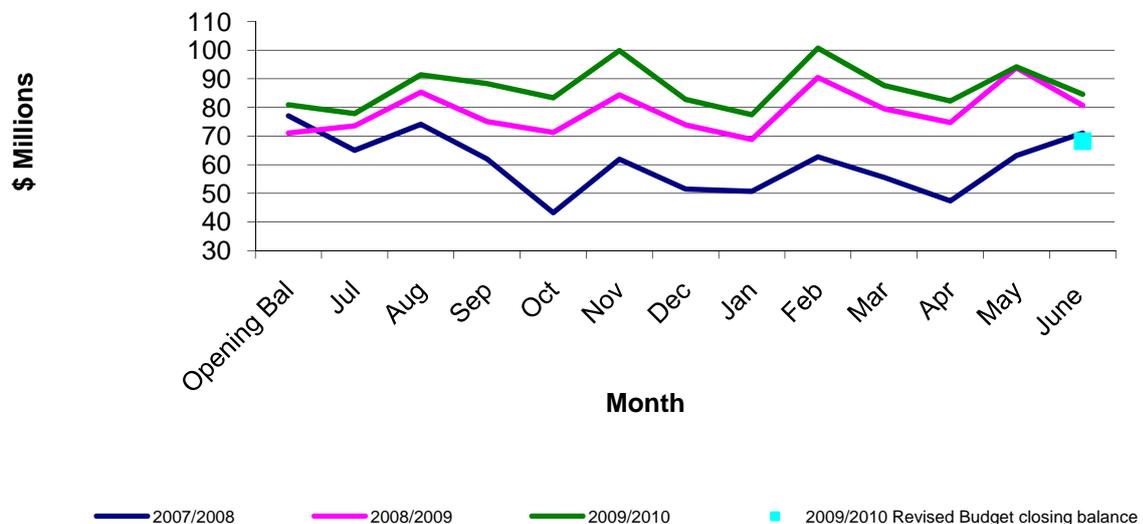
Three year trend for in-month investment return against UBS Aust Bank Bill Index



Three year trend for YTD investment return against UBS Aust Bank Bill Index



Comparison of Monthly Cash Balances



— 2007/2008
 — 2008/2009
 — 2009/2010
 ■ 2009/2010 Revised Budget closing balance



Redland City Council Financial Report

For the period ending 30 June 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Operating Revenue									
Rates Charges	60,558	60,558	60,558	61,312	754	Corp.Serv.	754	Financial Services Group \$754K - Credits held \$164K expect credits to reduce, offset by approx \$164K - timing. Balance \$590K growth ahead of budget expectation -Permanent.	T P
Utility Charges	94,460	96,254	96,254	95,757	(498)	Cust.Serv. Red.Water	208 (631)	O&M \$208K - Waste Operations - Refuse collection charge from Proclaim (631) (\$631K) unfavourable variance has the following components : Water Access unfavourable (\$12K), Water consumption unfavourable (\$424K), Wastewater rates unfavourable (\$8K), Tradewaste unfavourable (\$187K)	P P
						Plan.&Pol.	(75)	Environmental Management - \$96K unfavourable variance due to \$81K unfavourable Environmental Special Charge & \$15K unfavourable Landfill Remediation Charge. Permanent. Infrastructure Planning - \$21K favourable variance due to Canal Levis. Permanent.	P
Less: Pensioner Remissions	(2,408)	(2,408)	(2,408)	(2,409)	(1)	Corp.Serv.	(1)	immaterial	P
Fees and Charges	17,066	18,419	18,419	18,400	(20)	Gov. Cust.Serv.	1 (282)	Corporate Performance & Risk - \$1K FOI fees - Permanent. CCS \$30K - Leisure & Rec (\$8K) - SGA 169 Cemeteries \$44K over due to more burials than expected, SGA 232 (\$22K) due to less club leasing fees than expected, SGA 241 (\$32K) less mostly in beach permit fees due to less permits sold than expected, SGA 229 (\$2K) less fees in Community Halls. Cultural Services \$3K extra income for libraries for lost and damaged books (budget was an estimate only). RPAC \$35K over due to increased venue bookings - \$30K in May from Sheldon & Carmel School Musicals. O&M (\$313K) - Roads & Drainage - Adshell Bus Shelter Signage advertising revenue (Nov09 - June10) not received for June accounts / Waste Operations - Fees & Charges (\$158K) / Commercial Fees (\$105K) revenue	P P
						Red.Water	(20)	(\$20K) unfavourable variance is due to reduced volumes in standpipes	P
						Plan.&Pol.	20		P
						Corp.Serv.	(10)	Financial Services Group - Immaterial between rate searches and change of ownerships - Permanent.	P
						Dev.&Comm.	272	Department: Revenue exceeded prediction by \$272K due to a greater number of applications, parking fees and permits lodged than predicted. Community Standards: Revenue exceeded predicted budget by \$15K due to receipt of a higher than expected number of parking fees and ferry permit fees. Sustainable Assessment: Revenue exceeded prediction by \$206K due to higher number of applications lodged than predicted. Building and Plumbing: Revenue higher than predicted by \$51K due to additional plumbing applications lodged in the month of June.	P
Operating Grants and Subsidies	7,390	6,603	6,603	8,254	1,652	Gov. Cust.Serv.	20 41	Governance Admin - \$20K - 2 xTrainee grant - Permanent. GM \$4K. CCS \$12K - Cemeteries \$8K due to grant received for specialist conservation work on selected damaged gravesites. Libraries \$8K and Art Gallery \$1.5K grant received for trainees. School Age Care \$14K for trainees. Respite Services (\$31K) due to budget included in BR3 for a grant not yet received as not signed off by Minister yet. RPAC \$10K grant received for trainee. O&M \$35K - Environmental Education - grant monies for 2010-2011 Trainees - offset against employee costs. PDG (\$10K)	P P
						Plan.&Pol.	225	Infrastructure Planning - \$215K favourable variance mainly due to \$213K grant received for Coochiemudlo Island Jetty (DDA) & repairs in advance, portion to journalled to reserve in period 13. Permanent.	P
						Corp.Serv.	1,265	Financial Services Group - Unbudgeted pre payment 10/11 1st qtr FAG - Permanent.	P
						Dev.&Comm.	100	Community Standards: Over budget by \$138K due to funding being budgetted to incorrect account. Sustainable Assessment: Under budget (\$39K) due to implementation funding for HAF/RiskSmart/RIFF project did not receive government funding.	P



Redland City Council Financial Report

For the period ending 30 June 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Operating Contributions and Donations	0	232	232	312	80	Cust.Serv.	75 GM \$15K - unbudgeted SES contributions received. O&M \$60K - Parks & Conservation - Sportsfield Renovation Funds \$55K	P	
						Plan.&Pol.	5		
Interest External	3,027	4,269	4,269	4,370	101	Cust.Serv.	12 O&M \$12K - Waste Operations - Higher than anticipated interest received through Proclaim charges	P	
						Red.Water	22 \$22K favourable variance, \$12K favourable variance is due to interest received on rates & \$11K favourable variance is due to term investments	P	
						Plan.&Pol.	(11)		
						Corp.Serv.	73 Financial Services Group - Term investments and interest on rates. Based on higher balances than expected - Permanent.	P	
						Dev.&Comm.	6		
Gain on Sale of Developed Land	0	0	0	0	0				
Other Revenue	3,347	3,681	3,681	4,024	343	Gov.	10 Legal Services - \$10K receipt of litigation funds court costs photo copying etc - Permanent.	P	
						Cust.Serv.	361 CCS \$9K - Caravan Parks \$5K for laundry equipment usage. Cleveland Aquatic Centre \$16K and Cleveland Showgrounds \$8K for reimbursement of electricity charges. HAS (\$24K) due to incorrect information given in 3rd budget review - Transition Care will not impact negatively on bottom line - a carry forward will occur for this. RPAC \$19K extra in commission on receipts and higher attendance than expected and (\$15K) sponsorship not received. O&M \$349K - Parks & Conservation - \$17K revenue for insurance claim on vandalised play equip and \$45K revenue for Cleveland Point Works / Environmental Education revenue from Tea Garden Business \$76K, Nursery \$5K and gift shop \$8K higher than anticipated / Waste Operations - Scrap Metal Revenue \$196K.	P	
						Red.Water	196 \$196K favourable, due to private works water being ahead of budget.	P	
						Plan.&Pol.	(43) Infrastructure Planning - \$43K under YTD budget mainly due to \$40K commercial rent for Toondah Harbour, amend period 13. Timing.	T	
						Corp.Serv.	(133) Financial Services Group (\$28K) - Litigation Payments; CAFF \$39K - Propriety Services Commercial rent : Water Distribution Project (\$103K) reimbursement of project costs; Information Management (\$41K) proceeds from auction. - Permanent.	P	
						Dev.&Comm.	(47) Community Standards: Underspent budget by (\$47K) due to funding being budgetted to incorrect account	P	
Total Operating Revenue	183,441	187,608	187,608	190,019	2,412				
Operating Expenditure									
Employee Costs	69,405	69,451	69,451	69,396	(55)	Gov.	(138) Only 3% variance - Permanent.	P	
						Cust.Serv.	363 GM \$536K overspent due to take up of vacancy budget reduction for the department. CCS (\$263K) - Customer Service (\$174K) under due to two vacant positions, unpaid leave without pay and overtime. Caravan Parks \$67K overspent across leave and super account and while overspent in Temp employee staff, this is offset by unfilled permanent positions. Libraries (\$97K) under due to vacancies and extended unpaid sick leave. RPAC \$30K over due in part to casuals converted to PPT employees and (\$94K) under in casual staff due to operational contractors used when casual staff are not available. O&M (\$21K). PDG \$111K over budget - Under (\$6K) Design Unit (\$15K) Survey Unit and over budget \$132K in internal construction.	P	
						Red.Water	247 \$247K unfavourable variance, (\$11K) favourable variance is due to delay in use of temporary staff in Retail group, \$249K unfavourable variance in distribution group, overspends in overtime \$45K (pumps stations and wastewater treatment)and temps \$44K (treatment operations admin), balance of overspend \$160K is in wages	P	
						Plan.&Pol.	(163) Under YTD budget due to vacancies. Permanent.	P	
						Corp.Serv.	10 Immaterial - permanent.	P	
						Dev.&Comm.	(374) D&CS GM: \$699K mainly due to \$600K Vacany Budget Reduction. Community Standards: Underspent by (\$691K) due to staff vacancies. Sustainable Assessment: Overspent by \$62K due to high level of sick leave and use of temporary staff to fill staff vacancies through restructure process. Building and Plumbing: Underspent by (\$444K) due to staff vacancies and delay in finalising restructure.	P	



Redland City Council Financial Report

For the period ending 30 June 2010

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Goods and Services	83,072	83,677	83,677	77,991	(5,686)	Gov.	(599)	Gov/CEO (\$574K) - community benefit fund account 821401 (\$542K) - (refer account 760014 internal account amount \$435K); Publications (\$36K). Mayor's Area \$6K mainly relates to community fund donations and Conference Fars and travel. Internal Audit (\$19K) - mainly relates to Contractors & Consultants. Legal Group \$89K - relates mainly to Legal service costs. Corporate Performance & Risk under (\$48K) - relates mainly to damages Settlements \$25K; Contractors \$22K; Paramedical \$29K; general Insurance (\$21K); Insurance excess \$22K; Stamp Duty \$35K. Marketing & Communications (\$53K) main areas being Contractors/Consultants \$14K (Projects - Web Services - Koala Strategy - Christmas by Starlight and Web Redesign - , Rental Hire (\$36K); Printing & training (\$24K); Entrainment \$23K; catering (\$25K) - Permanent.	P
						Cust.Serv.	(1,369)	GM (\$72K) under-(\$41K) Admin, (\$36K) Emergency Mgmt. & over \$5K SES. CCS (\$532K) - Customer Srv (\$5K) savings mainly in catering and venue hire. Cemeteries \$25K over mainly in contractors offset by increase in revenue due to a higher than expected number of burials. Community Halls (\$130K) - (\$66K) to be transferred to PDG in period 13 and (\$51K) for replacing hand rail was rebudgetted for in 10/11 after BR3 so was unable to give it up. Cleveland Aquatic Centre (\$9K) savings due to maintenance not required. SGA 232 (\$11.6K) due to timing of payments to contractors for Fun In The Parks program. Caravan Parks \$25K over mainly in contractors cleaning (offset by underspend in salaries and wages), advertising and electricity. Libraries \$7K over due to Vic Pt library lease more than expected. SAC \$24K over mainly in contractors, comp hardware & educational supplies. SGA 151, 152 and 325 (\$253K) underspent due to the surplus roll-over from last year - this will be reported as a surplus for this year in the Annual Financial Return and rolled over the 10/11 budget to be spent. Community Development (\$37K) due to project delays because of staff vacancies. Grants (\$142K) with Capital Infrastructure Support Grants approved in 0910 in Carry Forward totalling (\$106K). RPAC (\$26K) savings mainly in advertising and contractors with some to come through in accruals. O&M (\$58K). PDG (\$707K) under budget - Under (\$271K) Pontoon Maint Dredging at Weinam Creek, (\$102K) Rd Pavement Linemarking, (\$246K) Judy Holt S/Water Wrks & West Cricket Field, (\$85K) RPAC Subcontractor, (\$365K) Macleay Island Waste Transfer Station . Over \$42K Redlands memorial Hall, \$228K PDG Recovery, \$71K Capalaba Regional Park Upgrade Stg 3, \$38K Judy Holt Upgrades, \$35K Rickert/Quarry Rd Widening and other minor variances.	P
						Red.Water	(698)	(\$698K) favourable variance is due to: GM Office: \$2K unfavourable variance is due to over expenditure in External training in General Manager's office Retail :(\$327K) favourable variance is due to under expenditure of bulk water purchases \$303K, offset by revenue Distribution:(\$396K) favourable variance, this is predominantly consultants, contractors and parts and materials and is considered timing at this stage, specifically: Water Retic is \$131K behind budget Wastewater Retic is \$105K behind budget Wastewater Treatment is \$262K behind budget Administration areas are \$102K over budget	T
						Plan.&Pol.	(1,664)	Land Use Group - \$400K favourable variance due to \$60K Sustainable Redlands - Scenario Planning, \$109K Planning Studies, \$24K Rural Futures Study, \$15K Redlands Planning Scheme, \$30K Resedential Design Manual & \$146K Master Plans & Local Area Plans - a portion of these budgets will be carried over to first quarter 10/11. Permanent. Environmental Management - \$614K favourable variance due to \$88K Baythorne Restoration, \$10K Koala - Research, \$12K RCC Open Space Plan 2030, \$33K Biodiversity Strategy, \$16K Cultural Heritage Agreement SMBI, \$16K Ambient Water Quality Monitoring Program, \$81K Koala - Road & Rail Management, \$22K PEAT Complete Development & Roll Out, \$95K Landfill Remediation - Minor Works & \$240K Landfill Site Investigations Program - a portion of these budgets will be carried over to first quarter 10/11 or returned to reserves. Permanent. Community & Social Planning - \$91K favourable variance due to \$20K Muddies Cricket Club, \$15K Cleveland Showgrounds Master Plan Review, \$55K Safer Suburbs - Youth Space - a portion of these budgets will be carried over to first quarter 10/11. Permanent.	



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For the period ending 30 June 2010

Goods and Services cont'd

	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
								Economic Development - \$56K favourable variance due to \$12K Redlands Trade & Investment Office, \$16K Tourism Destination marketing Campaign, \$9K Tourism Development Initiatives & \$19K Tourism Development Strategic Plan - a portion of these budgets will be carried over to the first quarter of 10/11. Permanent. Infrastructure Planning - \$1.28M favourable variance due to \$29K Toondah Harbour Maint, \$18K Toondah Harbour Traffic Improve, \$50K Toondah Harbour Redevelopment, \$70K Coochiemudlo Jetty repairs, \$153K Aquatic Pde. Stormwater Silt removal, \$30K Crystal Waters Dam safety review, \$18K Flood Study, \$89K Jetties Ramps Pontoon, \$21K Raby Bay monitoring of revetment walls, \$72K Coolwypin Creek Channel, \$52K Aquatic Pde. Dredge planning, \$28K Road Asset Capture, \$27K Shoreline & Seawall erosion hazzards, \$45K Waste Mngt Strategy, \$28K Redland Bay former landfill Mngt Plan, \$14K SthEast Thornlands Stormwater Structure Plan, \$16K Marine Asset Renewal planning, \$27K Aquatic Pde. canal maint., \$40K Bicycle Pedestrian planning, \$13K Marine works admin, \$34K Transport Planning, \$41K PIP/ICS, \$225K Raby Bay canal planning, \$75K Catchment Mngt Plans, \$7K William St Queuing Beach, \$8K NSI site remediation, \$8 Capalaba Transport study, \$3K Point Lookout bus service, \$8K IPG Admin & \$24K Corporate Project Mngt System - a portion of these budgets will be carried over into the first quarter of 10/11 or returned to the appropriate reserves. Permanent. Infrastructure Planning - \$801K unfavourable variance due to write off from WIP not budgeted for. Permanent.	
						Corp.Serv.	(1,288)	Office Of GM - (\$77K) contractors; People & Change - (\$337K) projects - Corp IT Training (\$22K); Corporate Training (\$32K); Leadership Capability (\$34K); Culture Improvement (28K); New Employee Training (\$50K) Organisational & Change (\$86K)Admin people & Change (\$50K). Financial Services - (\$40K); Rural Fire Levy (\$38K); Information Management Services Group - (\$316K) Projects/Activities - SEMC to Maximo conversion \$30K; Desktop service support -(\$43K); Corporate property Systems - (\$18K); Print Room - (\$21K); System Intergeneration (\$10K); Development & design (\$45K); File & Archive Box Audit (\$50K); Proclaim CI Upgrade (\$43K); Managed print room (\$87K); Development Data Works - \$40K; Corporate Systems & Support - (\$119K). CAFF - (\$326K) FSU \$283K; Projects/Activities - Lighting ECO Fin Efficiency (\$245K); security (\$42K). Water project - \$55K - consultants over budget - Permanent. Valuation fees - (\$361K)	P
						Dev.&Comm.	(69)	Department: \$69K underspent however invoices totalling \$27K will accrue to utilise the bulk of these funds. DCS GM (\$11K) under. Community Standards: Underspent by (\$50K) but \$18K included in accrual request so balance will be reduced. Balance of underspend as result of underspend in fuel and printing. Sustainable Assessment: Overspent by \$65K due to use of Contractors in the Engineering Assessment team because of ongoing vacancies and high workload. Building and Plumbing: Underspent by (\$73K) due to lower operating costs as a result of staff vacancies.	P
Finance Costs Other	424	364	364	347	(16)	Cust.Serv.	13	CCS \$6K - SAC \$6K due to merchant fees for EFTPOS. O&M \$7K	P
						Red.Water	10	\$10K unfavourable, due to bad debts written off in P12	P
						Corp.Serv.	(31)	Financial Services Group - Bad debt write off \$19K to be reviewed as part of EOY and adj in P13.	T
						Dev.&Comm.	(8)		P
Other Expenditure	1,456	1,528	1,528	1,393	(135)	Gov.	(90)	Councillor's Remuneration - Discretionary Training & Conferences \$34K; External Audit fees \$14K; Councillors Remuneration \$29K; Councillors Allowances \$12K - Permanent.	P
						Cust.Serv.	(28)	CCS (\$25K) - RPAC (\$28K) savings in Entrepreneur Event Expense	P
						Corp.Serv.	(16)	Permanent - external audit fees expect EOY adj in P13	P
Net Internal Costs	(959)	(897)	(897)	(605)	292	Gov.	1,132	CBF internal recovery \$435K refer comment against Goods & Services CBF expenditure , the balance mainly relates to SLA charges across RCC, the bulk of which relates to recovery for Legal Services \$955K - all Permanent.	P
						Cust.Serv.	(1,579)	GM (\$109K) under mainly in HR, Legals, & CAFF. CCS (\$1M) - Caravan Parks (\$277K) CSO allocation, SAC (\$179K) CSO allocation, RPAC (\$99K) CSO as budget not in line with actuals. Internal expenditure (\$455K) across the group mainly in HR and corporate asset management. RPAC (\$10K), Community Halls (\$5K) and Carvan Parks (\$4K) internal revenue. O&M (\$479K) - under \$88K SLA CAM, HR \$115K no actuals YTD for Mgt Unit \$90K / Parks & Conservation - Internal Charges for Fleet \$64K over budget / Roads & Drainage - Internal Gravel Recovery \$53K over budget / Waste Operations - SLA Finance \$249K / SLA HR \$25K / SLA IT \$34K all under budget with SLA Legal Services \$25K budget and no actuals to date. PDG \$39K over budget	P
						Red.Water	73	\$73K unfavourable variance is due to: SLA financial services, increased volumes in CAIT	P
						Plan.&Pol.	662	Over YTD budget due to over expenditure in IT & Financial Services SLA charges. Permanent.	P
						Corp.Serv.	730	Corporate Services SLA - recovery under budget, June will be processed in period 13. One month lead time. - timing	T
						Dev.&Comm.	(726)	Community Standards: Overfunded by (\$64K) primarily in IT SLA costs. As costing based on staff numbers current vacancies would account for this discrepancy. Sustainable Assessment; Underspent by (\$320K) due to fewer than expected appeals resulting in lower legal costs. Building and Plumbing: Overfunded by (\$345K) primarily in IT costs due to staff vacancies.	P
Total Operating Expenditure	153,396	154,123	154,123	148,523	(5,600)				
Earnings before Interest, tax and depreciation (EBITD)	30,044	33,485	33,485	41,496	8,011				



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	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Interest expense	2,586	2,756	2,756	2,719	(37)	Cust.Serv.	4		
Depreciation	47,683	48,738	48,738	49,184	446	Corp.Serv.	(41)	Financial Services Group - Over budget - may still be a final adj in period 13.	P
						Gov.	(1)	Rounding	
						Cust.Serv.	414	GM \$4K, CCS \$12K over - RPAC \$13K, Leisure & Rec (\$39K), Cultural Service \$11K, Human Services \$26K. O&M \$392K - Waste Operations - Duplicate on Bins Depn transferred from RW entries to be corrected. PDG \$6K	P
						Red.Water	199	\$199K unfavourable variance, based on timing of new assets being capitalised	T
						Plan.&Pol.	120	Roads depreciation greater than estimated budget. Permanent.	P
						Corp.Serv.	(290)	Mainly relates to Plant & Equipment (\$154K); Computer Hardware (\$111K) and Fixture & Fittings (\$25K). - Permanent.	P
						Dev.&Comm.	4		
Operating Surplus/(Deficit)	(20,225)	(18,010)	(18,010)	(10,407)	7,603				
Sources of Capital Funding									
Capital Contributions and Donations	15,963	7,613	7,613	5,940	(1,673)	Cust.Serv.	29	O&M \$29K	P
						Red.Water	655	\$655K favourable variance, last minute developer contributions.	P
						Plan.&Pol.	(2,357)	Infrastructure Development Group - \$1.4M under YTD budget due to less than expected developer contributions being received. Permanent. Environmental Management Group - \$948K under YTD budget due to less than expected open space developer contributions being received. Permanent.	P
Capital Grants and Subsidies	10,668	6,960	6,960	5,588	(1,372)	Cust.Serv.	(25)	GM \$4K, O&M (\$30K)	P
						Plan.&Pol.	(1,346)	Infrastructure Development Group - \$677K unfavourable variance due to error in budget for Roads & Drainage Planning. Permanent. Environmental Management Group - \$669K under YTD budget due to funding being linked to project completion - grants budget to be carried over in line with expenditure. Permanent.	P
Proceeds on Disposal of Non Current Assets	1,835	2,333	2,333	1,795	(538)	Cust.Serv.	10	CCS \$9K - for sale of HACC vehicle to offset new vehicle purchase with HACC funding for replacement. Referenced to Capital project job # 45650	P
						Plan.&Pol.	242	Land Use Group - \$242K favourable variance due to proceeds for SMBI Land exchange being greater than anticipated budget. Permanent.	P
						Corp.Serv.	(790)	Fleet Services- Still awaiting some large unit deliveries, proceed from sale (of old units) also less than expected - a few units on way in the coming weeks. Also have attributed some under achievement as carry over's awaiting inputs - permanent.	P
Capital Transfers (to)/from Reserves	(6,636)	13,470	13,470	10,771	(2,699)	Cust.Serv.	(67)	CCS (\$2K) Human Services - Community Development. O&M (\$32K). PDG (\$33K) under (\$31K) Masthead Drive & (\$2K) Redland Bay Hall Land Action	P
						Red.Water	(1,882)	timing variance, customer driven	T
						Plan.&Pol.	(750)	Transfer to Reserves - \$2.3M unfavourable variance due to Developer Contribution being less than expected budget. Permanent. Transfers from Reserves - \$3.05M favourable due to \$40K Sportsfield Lighting - General, \$573K Moreton Bay Cycleway, \$43K Future Design Parks, \$147K Victoria Point Reserve, \$1.7M Conservation Land Acquisitions, \$40K Manning Espl., \$143K Parks Upgrade - Op Stds, \$55K Water Bubblers, \$30K Fisher Rd Vehicle Bridge, \$18K Beth St Russell Island, \$17K 42 Raby Bay Boulevard, \$55K Piermont Place (50), \$80K Weinam Creek Carpark Upgrade, \$55K Masthead De (95-105), \$31K Seacrest Cr (24.25.26), \$19K Wellington Point Stg 2 - Park Upgrade & \$26K Pat's Park Stg 1 Macleay Island - a portion of these budgets will carried over to the first quarter as they are related to incomplete projects. Permanent.	P
Non Cash Contributions	6,822	5,822	5,822	0	(5,822)	Red.Water	(3,822)	(\$3.8M) no donated assets registered yet, p13 adjustment to come	T
						Plan.&Pol.	(2,000)	Journal for Developer Non-cash Contributions to done in period 13. Timing	T
Adjustment for Asset Corrections	0	0	0	0	0				
New Loans	4,408	4,408	4,408	4,408	0				
Funding from General Revenue	50,942	30,411	30,411	26,528	(3,883)	Gov.	(3)	Balancing item	
						Cust.Serv.	(2,799)	CCS (\$75K) under -(\$19K) Leisure & Rec, (\$30K) Cultural Services, (\$24K) Human Services. O&M \$16K. PDG (\$2.7M) under budget	P
						Red.Water	(463)	timing variance, customer driven	T
						Plan.&Pol.	287	Variance due to under expenditure on capital projects for the period July to June 2010. - Timing	T
						Corp.Serv.	(895)	Balancing item.	
						Dev.&Comm.	(10)		
Total Sources of Capital Funding	84,002	71,016	71,016	55,030	(15,986)				



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	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Application of Capital Funds									
Contributed Assets	6,822	5,822	5,822	0	(5,822)	Red.Water	(3,822)	(\$3.8M) no donated assets registered yet, p13 adjustment to come	P
						Plan.&Pol.	(2,000)	Journal for Developer Non-cash Contributions to done in period 13. Timing.	T
Capitalised Goods & Services	70,498	58,799	58,799	48,521	(10,277)	Gov.	(3)	Governance/CEO Group - savings (\$K) Computer hardware acquisitions - Permanent.	P
						Cust.Serv.	(2,592)	CCS (\$67K) - RPAC (\$3K) due mainly to capital items journalled to minor capital as they fell under the threshold, Art Galleries (\$20K) due to KE emu collection software job not quite complete will be carried forward if required. Libraries (\$7K) from CAFF and IM budget - to be carried forward for workstations in Cleveand Library workroom. Cleveland Showground (\$13K) for assets replacement not required. Caravan Parks (\$6K) for plant aquisition not required. Grants Program (\$30K) IT Data Base Work in progress and will be a Carry Forward; HACC Replacement Vehicle \$9K fom sale of vehicle and (\$2K) to return HACC unspent on vehicle; Welcome Sign (\$1.6K) plus Human Services Operational cost without budget minor amounts across the unit \$5.8K. O&M (\$39K). PDG (\$2.5M) under (\$35K) Pt Lookout Gorge, (\$34K) Masthead Dr, (\$77K) Dunwich Streetscape, (\$62K) Manning Espl, (\$175K) Cleveland Lighthouse, (\$456K) RDQ Overheads, (\$48K) Wet Weather & Training, (\$263K) Well Pt Reserve, (\$296K) Capala Regional, (\$230K) Vic Pt Reserve, (\$85K) Piermont Pl, (\$107K) Donald Simpson, (\$50K) Conser Fauna Land Bridge, (\$61K) Double Jump Rd, (\$69K) O'Connell Pde, (\$93K) Coast Rd, (\$1.9M) Rickertt/Quarry Rd, (\$46K) Panorama/Wellington St, (\$125K) Capalaba High Schoolsafe, (\$67K) Perpula St, Coochie, (\$143K) Vista/Short, (\$90K) Ballow St, (\$85K) Stg 2 Melaleuca Dr, (\$41K) Waste Water Disposal, (\$167K) Alison Cres/Fernbrook Ave, (\$43K) Future Designs - Parks, (\$92K) Koonwarra-Barramundi, (\$91K) Trans Island Rd Culbert, (\$55K) Masthead Dr, (\$201K) Sustainable Resource & Waste Facility, (\$107K) Seal Gravel Design. Over \$2.4M Rd Construction, \$183K RPAC, \$375K Macleay Island Waste Transfer Station and other minor variances.	P
						Red.Water	(2,033)	Comment relates to Capitalised Goods & Services and Capitalised Employee Costs: (\$1.7M) favourable variance for capital expenditure is due to delays in the following capital works: Water Retic (\$468K), mainly Backlog fire flow (\$174K), Amity Pt (\$23K), and Dunwich (\$248K) Wastewater Retic (\$133K), Minor Sewer Extensions (\$25K), Mains Rehab (\$15K) & Sewer maintenance holes(\$69K) Pump Stations \$36K over spent Wastewater ICS (\$968K), PS 6 augmentation (\$936K) Waterwater Treatment (\$393K), Relocation of Lab (\$280K), Pump Station flow & Pressure (\$43K), Effluent and Recycled Water (\$45K) & Thorneside Aerator (\$57K)	P
						Plan.&Pol.	(3,930)	Infrastructure Planning - \$1.66M favourable variance due to \$10K Land Exchange Bay Dve. Russell Is., \$15K Olympus Dve. Sed Pond, \$180K Beveridge Rd Cycleway, \$108K Macleay Is. Carpark, \$72K Weinam Creek Carpark Upgrade, \$20K Victoria Point Toe Planks, \$40K Macleay Island Revetment Wall Upgrade, \$35K DDA Improvements - Bus Stops, \$295K Bus Stops & Lay Bys, \$45K Russell Is. WTF & \$801K WIP write off from WIP - a porion of these budgets will be carried forward to the first quarter of the 10/11. Permanent. Infrastructure Planning - \$220K favourable variance due to \$38K Sportsfield Lighting - General, \$10K S&R Projects, \$10K Showgrounds - Electrical Upgrde, \$140K Office Equipment Safer Suburbs - Youth Space & \$13K Events Infrastructure Various - a porion of these budgets will be carried forward into the first quarter of 10/11. Permanent. Environmental Management - \$2.25M favourable variance due to \$395K Fit for Life Pyhysical Activity Stations, \$89K Parks Upgrade Op-Stds, \$26K Water Bubbler, \$1.7M Conservation Land Acquisitions, \$35K Fauna Friendly Road Improvements & \$40K Public Amenities - a porion of these budgets will be carried forward into the first quarter of the 10/11. Permanent. Land Use Planning - \$210K unfavourable variance due to exenditure on Land Purchase at Outridge Street Redland Bay being greater than estimate. Permanent.	P
						Corp.Serv.	(1,710)	People & Change - (\$111K) - Timekeeping Software (\$60K); E-learning Solution (\$35K); Aurion/ Upgrades (\$16K). Information Mgt - (\$201K) various capital projects, includes Server Replacement (\$47K); Peripheral & Comms (\$42K); Maximo Service request (\$23K); Managed Print Room (\$26K). CAFF Group: (\$1.4M) FSU - (\$46K); Fleet (1.6M). There will be carryovers to 10/11 for fleet replacement items not delivered in 09/10 - permanent.	P
						Dev.&Comm.	(10)	Community Standards: Underspent by \$7K due to works not yet completed at Animal Shelter refurbishment	P
Capitalised Employee Costs	4,521	4,495	4,495	4,595	100	Cust.Serv.	(248)		P
						Red.Water	342	Refer to Capilised Goods & Services comment	P
						Plan.&Pol.	5		P
Non-Current Loan Redemption	2,161	1,901	1,901	1,914	13	Cust.Serv.	(13)	O&M (\$13K)	P
						Corp.Serv.	25	Financial Services Group: offset by interest expense saving - Permanent.	P
Adjustment for Asset Corrections	0	0	0	0	0				
Total Application of Capital Funds	84,002	71,016	71,016	55,030	(15,986)				



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	\$ '000 Annual Original Budget	\$ '000 Annual Revised Budget	\$ '000 YTD Revised Budget	\$ '000 YTD Actuals	\$'000 YTD Variations	Department	Variance	Comments on Variations	Timing (T) Permanent (P)
Other Budgeted Items									
Operating Transfers to Reserve	(14,903)	(15,936)	(15,936)	(15,850)	86	Plan.&Pol.	73	Environmental Management - \$96K unfavourable variance due to \$81K unfavourable Environmental Special Charge & \$15K unfavourable Landfill Remediation Charge. Permanent. Infrastructure Planning - \$21K favourable variance due to Canal Levies. Permanent.	P
						Corp.Serv.	(3)	immaterial	
						Dev.&Comm.	17		
Operating Transfers from Reserves	9,638	9,720	9,720	8,445	(1,275)	Gov.	(119)	Corporate Performance & Risk (\$119K) - Special Project reserve - Redland Work cover - permanent.	P
						Cust.Serv.	(210)	O&M (\$194K) PDG (\$16K)	P
						Plan.&Pol.	(924)	Environmental Management - \$540K favourable variance due to under expenditure on the \$126K Koala Habitat Restoration, \$88K Baythorne Restoration, \$34K Biodiversity Strategy, \$30K Koala - Research, \$25K Koala - Road & Rail Mngt, \$100K Point Lookout (Aboriginal) Project, \$55K Tina Ave Lamb Is Rectification Project, \$40K Landfill Remediation Minor Works & \$37K Landfill Site Investigation Program - a portion of these budgets will be carried over to the first quarter of 10/11 or returned to appropriate reserves. Permanent. Infrastructure Planning - \$384K favourable variance due to Raby Bay & Aquatic Paradise canal maintenance - a portion of these budgets will be returned to appropriate reserves. Permanent.	P
						Corp.Serv.	1	immaterial	
						Dev.&Comm.	(24)		
WDV of Assets Disposed	(1,709)	(2,726)	(2,726)	(2,236)	490	Gov.	1		
						Red.Water	95	Writeoff of assets	P
						Plan.&Pol.	(527)	Land Use Group - \$527K unfavourable variance due to value of disposals for SMBI Land exchange being greater than anticipated budget. Permanent.	P
						Corp.Serv.	928	CAFF - Facilities Services - Laurie Burns toilet block disposed of - unbudgeted, due to cost of connection to the mains sewer. Fleet Replacement Programme - disposal of assets delayed, awaiting arrival of fleet replacement items delayed. Consideration given to carryover along with replacement cost and proceeds from sale permanent.	P
Tax and Dividends	0	0	0	0	0	Cust.Serv.	(1,188)	O&M (\$1.2M) - Waste Operations - Tax & dividend based on actual transactions - to be finalised with EOY 09-10 Tax Return	P
						Red.Water	39	\$39K minor variation in tax	P
						Corp.Serv.	1,175	Financial services Group - to be reviewed after P13 journals finalised	P
						Dev.&Comm.	(26)	Building Certification 1 type 3 Business unit	P
Internal Capital Structure Financing	0	0	0	0	0				

16 NOTICE OF MOTION

16.1.1 NOTICE OF MOTION (CR BURNS) - SMBI COMMUNITY ADVISORY COMMITTEE APPOINTMENT OF MEMBERS

In accordance with notice given on 21 July 2010, Cr Burns moved the following motion.

Moved by: Cr Burns
Seconded by: Cr Williams

That Council resolve to immediately dissolve the SMBI Advisory Committee appointed as a result of the Council decision relative to the Planning & Policy Committee Meeting of 6 May 2009.

On being put to the vote the motion was LOST

A division was called for.

Crs Burns voted in the affirmative.

Crs Reimers, Murray, Elliott, Bowler, Williams, Henry, Ogilvie, Boglary and Hobson voted in the negative.

Cr Townsend was not present when this motion was put.

The motion was declared by the Mayor as LOST.

Background

At the Planning & Policy Committee Meeting of 6 May 2009 (under delegated authority) (*item 2.1 – SMBI Community Advisory Committee Appointment of Members* refers), Council resolved as follows:

That Committee, under delegated authority, resolve as follows:

That in accordance with Section 452 of the Local Government Act 1993, Council appoints the following members of the SMBI Communities Advisory Committee:

- *Mr Ronald Leslie Bowden*
- *Mr Walter John Crook*
- *Ms Pauline Gaven*
- *Mr Robert Hancock*
- *Mr Robin Andrew Harris*
- *Dr Gail Elaine Parsons*
- *Mr Rudi Schmidt*
- *Mr Lee Donald Shipley*
- *Ms Charmaine Stubbs*
- *Ms Debra Wilson*

The formation of this committee was not correctly constituted according to the principles of probity agreed by this Council.

The Principles of Probity declare that it is essential that the selection of this committee should be fair and impartial. The probity audit was intended to guarantee such fairness and impartiality.

Councillor Townsend has undermined this process by failing to declare a material personal interest and other conflicts relative to the appointment of at least two members of the SMBI Communities Advisory Committee who were appointed by the selection committee on which she sat.

Councillor Townsend should have declared a material personal interest relative to the appointment of Pauline Gaven to this committee as Councillor Townsend has declared that she has received donations of election campaign funding from Pauline Gaven.

Also to be considered is whether Councillor Townsend should have declared a material personal interest in the appointment of Pauline Gaven relative to campaign donations received from Christine Kidd. Electoral records show that Christine Kidd and Pauline Gaven have the same home address and are colleagues and business partners. A list of campaign donations as declared by Councillor Townsend is included below.

Councillor Townsend should further have declared a conflict of interest in the appointment of Mr Lee Shipley as Councillor Townsend and Mr Lee Shipley were 'running mates' who exchanged voting preferences on how to vote cards during the 2008 Redland City Council Election .

The failure of Councillor Townsend who sits as chair of this committee to declare her material personal interest and other conflicts has made this committee inoperable as it fails to pass the principles of probity essential to the formation of the committee. The declaration of audit of probity must also be reviewed as it failed to guarantee the transparency of process.

The Committee was formed to provide an important interface between Council and the SMBI communities, with scope of interest including land use planning, social and civil infrastructure, environmental management, transport, economic development and community development.

The confirmed community representatives on the committee are;

Ronald Bowden
Walter Crook
Pauline Gaven
Robert Hancock
Robin Harris
Dr Gail Parsons
Rudi Schmidt
Lee Shipley
Charmaine Stubbs

Debra Wilson

Donations received by Councillor Townsend according to her register of election donations during elections in 2000, 2004, 2008. It should be noted that the listed donors, Christine Kidd and Pauline Gaven are the sole listed contributors to Councillor Townsend's election funding across three elections and as such it would be difficult to argue that she was unable to remember their financial support.

Donations

Election fund of Councillor Barbara Townsend 2000

- Donation \$500 made by Christine Kidd 20th Jan 2000
- Donation \$500 made by Pauline Gaven 20th January 2000
- Donation \$500 made by Christine Kidd 6 March 2000
- Donation \$500 made by Pauline Gaven 6 March 2000

Election fund of Councillor Barbara Townsend 2004

Donation \$1500 made by Christine Kidd (no date supplied)

Election fund of Councillor Barbara Townsend 2008

Donation \$1000 made by Christine Kidd 18 March 2008

Cr Townsend returned to the meeting at 5.53pm.

16.1.2 NOTICE OF MOTION (CR MURRAY) – PURCHASE OF LANDBackground

Lot 1 – has already a subdivision approval on it and forms a main part of the northern koala corridor linking Birkdale School to Thorneside Point. It is currently being approved for a 4 lot development of an average of 800m² lots. It contains many koala trees and other species and has evidence of koala activity. It has a koala habitat overlay on it and ideally suited to a possible one or 2 lot development with special envelope and conditions to keep an excellent east-west linkage.

Lot 2 – is the last vacant lot in Thorne road, linking the bushland in Mary Street to the protected koala areas in Roger Street, which then eventually link up to Thorneside Point. This lot is now for sale, has duplex potential, and is also potentially the last remaining lineage from Birkdale School to the north and on to Thorneside Point. Koalas are well known in this area, with Council officers attending koalas here last month.

I am asking Council to support these two blocks being urgently elevated to high importance in order to save the urban koala linkages from being lost.

PROPOSED MOTION

That Redland City Council resolves to include the following 2 blocks of land for urgent purchase as part of its urban Koala Strategy, with the aim of rehabilitation and retention or rehabilitation, rezoning and resale with covenants:

1. Lot 112, RP 14120 at 13-17 Baywalk Place, Thorneside (3308m²)
2. Lot 30, SP 216758 at 22 Thorne Road, Birkdale (813m²)

COUNCIL RESOLUTION

Moved by: Cr Elliott
Seconded by: Cr Boglary

That this matter be deferred to the Planning & Policy Committee meeting scheduled for 4 August 2010.

CARRIED

17 URGENT BUSINESS WITHOUT NOTICE

Moved by: Cr Boglary
Seconded by: Cr Elliott

That Cr Henry be granted permission to bring forward the following item of Urgent Business.

CARRIED

17.1 10 POINT PLAN FOR COASTAL AUSTRALIA

Moved by: Cr Henry
Seconded by: Cr Bowler

That Council resolve to seek from all candidates contesting the seat of Bowman at the upcoming Federal election, support and public endorsement of the "10-Point Plan for Coastal Australia", together with their commitment to promote the Plan and its initiatives within their party structures.

CARRIED

18 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 5.58pm.

Signature of Chairperson: _____

Confirmation date: _____