



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 4 December 2013

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

Table of Contents

Item	Subject	Page No
1	DECLARATION OF OPENING	3
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	3
3	DEVOTIONAL SEGMENT.....	3
4	RECOGNITION OF ACHIEVEMENT.....	3
5	RECEIPT AND CONFIRMATION OF MINUTES.....	3
5.1	GENERAL MEETING MINUTES 20 NOVEMBER 2013.....	3
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	4
7	PUBLIC PARTICIPATION.....	4
8	PETITIONS AND PRESENTATIONS.....	5
8.1	PETITION (CR EDWARDS – DIVISION 5) – REQUESTING THE DESTRUCTION OF TWO DANGEROUS DOGS RESIDING IN MURIEL STREET, REDLAND BAY	5
9	MOTION TO ALTER THE ORDER OF BUSINESS	5
9.1	MOTION TO ACCEPT LATE ITEM.....	5
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS	5
11	MOTION TO ADJOURN GENERAL MEETING FOR THE CONDUCT OF THE COORDINATION COMMITTEE MEETING	5
12	MOTION TO RECONVENE GENERAL MEETING	6
13	ADOPTION OF COMMITTEE MEETING REPORT & RECOMMENDATIONS	6
13.1	COORDINATION COMMITTEE MEETING – 4 DECEMBER 2013	6
14	MAYORAL MINUTE	6
15	NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS	6
16	NOTICE OF MOTION	6
16.1	NOTICE OF MOTION – CR HEWLETT	6
17	URGENT BUSINESS WITHOUT NOTICE	6

18 LATE ITEM..... 9

18.1 COMMUNITY & CUSTOMER SERVICES.....9

 18.1.1 RECONFIGURATION OF LOTS (5 INTO 244 LOTS) AND
 MATERIAL CHANGE OF USE (DWELLING HOUSES) –
 SOUTH EAST THORNLANDS9

19 MEETING CLOSURE 49

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 10.31am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT:

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

EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mr N Clarke	General Manager Organisational Services
Mrs L Rusan	General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mr G Holdway	Chief Financial Officer

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers Team Leader
---------------	--

3 DEVOTIONAL SEGMENT

Rev Andrew Schulz, St James Lutheran Church and member of the Ministers' Fellowship led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

No items presented.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 20 NOVEMBER 2013

COUNCIL RESOLUTION

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

That the Minutes of the General Meeting of Council held 20 November 2013 be confirmed.

CARRIED 11/0

[General Meeting Minutes 20 November 2013](#)

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING

Moved by: Cr P Bishop

Seconded by: Cr M Elliott

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

CARRIED 11/0

1. Ms S Pegler of Thornlands addressed Council in relation to Item 6.1.1 of the Coordination Committee – Rural Futures Strategy Report.
2. Mr P Richardson of Redland Bay addressed Council in relation to a petition regarding dangerous dogs in Muriel Street, Redland Bay.
3. Ms R Bonnin of Wellington Point addressed Council in relation to a Vegetation Protection Order on a Cook Island Pine in Wellington Point.

Moved by: Cr M Elliott

Seconded by: Cr P Bishop

That the public participation segment be extended.

CARRIED 11/0

4. Ms L Roberts of Thornlands addressed Council in relation to a development application on Boundary Road and Cleveland Redland Bay Road, Thornlands (ROL005695).
5. Mr P George of Thornlands addressed Council in relation to Item 6.1.1 of the Coordination Committee – Rural Futures Strategy Report.
6. Mr B Vaughan of Thornlands addressed Council in relation to Item 6.1.1 of the Coordination Committee – Rural Futures Strategy Report.
7. Ms K Murphy of Thornlands addressed Council in relation to a Vegetation Protection Order on a Cook Island Pine in Wellington Point.

MOTION TO RESUME MEETING

Moved by: Cr P Gleeson

Seconded by: Cr J Talty

That the meeting proceedings resume.

CARRIED 11/0

8 PETITIONS AND PRESENTATIONS**8.1 PETITION (CR EDWARDS – DIVISION 5) – REQUESTING THE DESTRUCTION OF TWO DANGEROUS DOGS RESIDING IN MURIEL STREET, REDLAND BAY****COUNCIL RESOLUTION**

Moved by: Cr M Edwards

Seconded by: Cr J Talty

That Council resolve as follows:

1. That the petition, which reads as follows, be acknowledged as Council is currently undergoing a thorough investigation of this matter; and
2. That the principal petitioner be advised in writing of the outcome of this investigation.

“We the residents of Muriel Street Redland Bay petition for the destruction of 2 Dangerous German Shephard cross dogs residing at Muriel Street. The two dogs in question entered private property and savagely attacked and killed a small dog in its own backyard. Residents are concerned for the safety of themselves, their young children and their pets.”

CARRIED 11/0

9 MOTION TO ALTER THE ORDER OF BUSINESS**9.1 MOTION TO ACCEPT LATE ITEM****COUNCIL RESOLUTION**

Moved by: Cr A Beard

Seconded by: Cr J Talty

That a late item from the General Manager Community & Customer Services – *Reconfiguration of Lots (5 into 244) and MCU (Dwelling Houses) – South East Thornlands* – be accepted and discussed as Item 18.1.1.

CARRIED 11/0

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

Cr Williams declared a ‘perceived’ conflict of interest in Item 18.1.1 – see item for details.

11 MOTION TO ADJOURN GENERAL MEETING FOR THE CONDUCT OF THE COORDINATION COMMITTEE MEETING**COUNCIL RESOLUTION**

Moved by: Cr J Talty

Seconded by: Cr P Gleeson

That the General Meeting be adjourned at 11.23am to enable the conduct of the Coordination Committee meeting.

CARRIED 11/0

12 MOTION TO RECONVENE GENERAL MEETING**COUNCIL RESOLUTION**

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

That the General Meeting be reconvened at 11.39am.

CARRIED 11/0

13 ADOPTION OF COMMITTEE MEETING REPORT & RECOMMENDATIONS**13.1 COORDINATION COMMITTEE MEETING – 4 DECEMBER 2013**

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

That the Report and Recommendations of the Coordination Committee meeting held 4 December 2013 be adopted.

[Coordination Committee Report 4 December 2013](#)

CARRIED 11/0

14 MAYORAL MINUTE

Nil

15 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

16 NOTICE OF MOTION**16.1 NOTICE OF MOTION – CR HEWLETT**

This Item was withdrawn by Cr Hewlett.

17 URGENT BUSINESS WITHOUT NOTICE

Nil

CONFLICT OF INTEREST

Cr Williams declared a 'perceived' conflict of interest in the following Item stating the applicant was listed on her 'Gift Register'. Cr Williams stated that she would leave the meeting and left at 11.41am. Deputy Mayor Cr Beard presided.

CLOSED SESSION**MOTION TO MOVE INTO CLOSED SESSION AT 11.47AM**

Moved by: Cr M Elliott

Seconded by: Cr W Boglary

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

18.1.1 Reconfiguration of Lots (5 into 244 Lots) and Material Change of Use (Dwelling Houses) – South East Thornlands

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

(g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act;

CARRIED 10/0

Cr Williams was not present when this motion was put.

MOTION TO MOVE INTO OPEN FORUM AT 12.02PM

Moved by: Cr C Ogilvie

Seconded by: Cr M Elliott

That Standing Orders be suspended and the meeting move into Open Forum to allow discussion on this item.

CARRIED 10/0

Cr Williams was not present when this motion was put.

MOTION TO MOVE OUT OF OPEN FORUM AT 12.26PM

Moved by: Cr J Talty

Seconded by: Cr M Edwards

That the meeting move out of Open Forum and Standing Orders resume.

CARRIED 5/5 (on the casting vote of the Acting Chair)

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

Cr Williams was not present when this motion was put.

MOTION TO ADJOURN GENERAL MEETING AT 12.27PM

Moved by: Cr J Talty

Seconded by: Cr M Edwards

That the meeting adjourn and reconvene at 1.30pm.

CARRIED 10/0

Cr Williams was not present when this motion was put.

MOTION TO RECONVENE GENERAL MEETING AT 1.31PM

Moved by: Cr P Gleeson

Seconded by: Cr M Edwards

That the General Meeting be reconvened.

CARRIED 10/0

Cr Williams was not present when this motion was put.

MOTION TO MOVE OUT OF CLOSED SESSION AT 1.45PM

Moved by: Cr M Edwards

Seconded by: Cr M Elliott

That the meeting be again open to the public.

CARRIED 10/0

Cr Williams was not present when this motion was put.

18 LATE ITEM**18.1 COMMUNITY & CUSTOMER SERVICES****18.1.1 RECONFIGURATION OF LOTS (5 INTO 244 LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSES) – SOUTH EAST THORNLANDS**

Dataworks Filename: ROL005695

Attachment: [Locality Maps and Plans](#)

Responsible/Authorising Officer:

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

Author:

**Janice Johnston
Senior Planner, Planning Assessment****PURPOSE**

Application type:	Code Assessment
Proposed Use:	Reconfiguration of Lots by Standard Format Plan (5 into 244 Lots over 6 Stages) & Material Change of Use (Dwelling Houses)
Property description and Location:	376-386 Boundary Road, Thornlands (Part of Lot 2 on RP154341) 392 Boundary Road, Thornlands (Part of Lot 3 on RP856222) 394 Boundary Road, Thornlands (Part of Lot 4 on RP856222) 396 Boundary Road, Thornlands (Lot 14 on SP119616 – access purposes only) 303-313 Cleveland Redland Bay Road, Thornlands (Lot 6 on RP14839) 315-327 Cleveland Redland Bay Road, Thornlands (Lot 1 on RP154341) 345-357 Cleveland Redland Bay Road, Thornlands (Lot 21 on

Land area:	SP 216148) 178,351m ²
Zoning:	CP - Community Purposes – Sub Area CP7 MDR - Medium Density Residential OS - Open Space UR - Urban Residential UR - Urban Residential – Sub Area UR1
Overlays:	Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Flood Storm and Drainage Constrained Land Overlay Road and Rail Noise Impact Overlay South East Thornlands Overlay Waterways Wetlands and Moreton Bay Overlay
SEQ Regional Plan land use category:	Urban Footprint
Applicant:	Ausbuild Pty Ltd
Landowner:	Rapaki Property Pty Ltd As Trustee, Mr M F Collins, Mrs D E Collins, Mr B J Beil, Mrs B Y C Beil, Mr J Singh, Mrs L Singh, Mr J S Kahlon, Shaicove Pty Ltd, Navco Property Group
Number of public submissions:	Not Applicable
Properly made date:	18/10/2013
Decision stage start date:	18/10/2013
Decision due date:	15/11/2013
Decision period extended:	13/12/2013
Assessment Manager:	Janice Johnston
Group Manager:	David Jeanes – Group Manager, City Planning and Assessment
Officer's recommendation:	Development Permit subject to conditions

This Category 4 application is referred to the Coordination Committee for determination following the recent refusal of application reference ROL005669 on the same site.

Council has received an application seeking a Development Permit for Reconfiguration of Lots by Standard Format Plan (5 into 244 Lots over 6 Stages) & Material Change of Use (Dwelling Houses) at 376-386, 392, 394 and 396 (access purposes) Boundary Road and 303-313, 315-327 and 345-357 Cleveland Redland Bay Road, Thornlands.

The site forms part of the wider South East Thornlands Structure Plan area (SETSPA). Various issues have been encountered developing this site and the surrounding area, most of which relate to access to relevant infrastructure such as regional stormwater facilities and the surrounding road network. These issues have been sufficiently resolved by the applicant, allowing development of this site to proceed. The proposal also provides an innovative, alternative housing product (small freehold lots). The proposed subdivision layout, which includes a wide variety of lots and potential housing products, is considered to be a good outcome for the site. The proposal is considered to achieve the overall intent of the SETSPA to provide an integrated urban community which includes a mix of housing densities and building types and delivers a density of development that makes efficient use of scarce developable land.

Agreement regarding appropriate infrastructure charges has been reached between the developer and Council.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to comply with the scheme. It is therefore recommended that the application be granted a Development Permit subject to conditions.

BACKGROUND

The development application was properly made on 18 October 2013. The statutory timeframes prescribed under the Sustainable Planning Act 2009 stipulate that a decision is due by 13 December 2013.

There are three related applications which include development of the subject land:

- a) ROL005669 – 6 into 259 lot reconfiguration by standard format plan plus material change of use (dwelling houses). This is an impact assessable application which was refused by Council on 6 November 2013.
- b) ROL005694 – 3 into 3 lot boundary realignment. This is a code assessable application which divides the site in accordance with the open space, residential and community purpose zone boundaries. This application was approved on 8 November 2013.
- c) ROL005698 - 1 into 12 lot reconfiguration by standard format plan plus material change of use (dwelling houses). This is an impact assessable application including proposed lots within the central Community Purposes Sub-Area CP7 zone.

ISSUES

Development Proposal & Site Description

Proposal

The application is for a 5 into 244 lots reconfiguration. Seven different lot types are proposed as follows:

Lot Type	Typical Lot size	Approximate Lot Dimensions	Number of Lots
Traditional	400-576	16/18m frontage 25/32m length	14
Premium Courtyard	400-576	16/18m frontage 25/32m length	22
Courtyard	350-512	14/16m frontage 25/32m length	59
Premium Villa	312.5-400	12.5m frontage 25/32m length	68
Villa	250-320m ²	10m frontage 25/32m length	26
Premium Urban	150m ²	10m frontage 15m length	37

Urban Allotment	125m ² (minimum is 121m ² due to corner truncation)	8.5m frontage 15m length	18
-----------------	---	-----------------------------	----

Each lot has access to a public road. The proposed subdivision layout provides a mix of lot types and frontage widths dispersed throughout the development site, to provide visual interest and variety in the streetscape. The smaller 'Urban' and 'Premium Urban' lot types have been grouped together in clusters and these have been located at the ends of housing blocks. The subdivision includes dedication of land for park, road reserve and acoustic buffer purposes. The proposal will be developed over six stages as follows:

- Stage 1 - 65 lots and access to Cleveland Redland Bay Road (CRBR);
- Stage 2 - 48 lots;
- Stage 3 - 37 lots and access to Boundary Road;
- Stage 4 - 42 lots;
- Stage 5 - 35 lots (the stage 5 area also includes 2 future lots which will be temporarily used for stormwater detention); and
- Stage 6 - 17 lots.

The application also involves an MCU component which approves building envelopes for future dwellings. Where the future dwellings comply with the envelope as set by the plan of development (POD) table, no further MCU application for a dwelling is needed. Where future dwellings do not comply with the POD, the Redlands Planning Scheme requirements will prevail (or the Queensland Development Code where the scheme does not regulate dwelling houses). The POD includes requirements for future dwelling houses including site coverage, setbacks, height, open space and car parking provision, number of bedrooms and garage setbacks, and the limits are different for each lot type. There are a variety of one and two storey house designs (Ausbuild off the plan designs) which will comply with the POD limits. Each of these Ausbuild house designs has a number of differing facades, rooflines, materials and colour schemes for future owners to choose from.

Access to the site is via the State controlled CRBR, with a temporary access to Boundary Road also permitted if other roads within the SETSPA, which connect this development site to the surrounding road network, have not been provided at the time this development is progressed. Pedestrian movement between the site and public areas has been provided for, with pedestrian links to both CRBR and Boundary Road as well as along the esplanade road to the north and new north-south collector street.

Site & Locality

The site is located within the central portion of the SETSPA and is bounded by two State controlled roads, CRBR and Boundary Road. The application is made over seven allotments, however the developable land incorporates six allotments, with a combined area of 178,351m². A seventh lot (Lot 14 on SP119616) has been included for access purposes, however no development is proposed over this lot. The site is part of the wider SETSPA, which has recently been rezoned to allow for accommodation of a significant portion of the expected future population growth within Redland City. As such, the site forms part of an emerging residential community. The part of the site zoned for development is predominantly clear of vegetation. The current use of the site is for agricultural and hobby farming/rural residential living and contains a small number of dwellings and outbuildings. All

existing structures will be removed from the development site prior to construction of the relevant stage in which it is located. One easement is located on the subject property (easement A on RP856222). A condition will require that Easement A is extinguished once the land is developed. The site surrounds the Finlandia Retirement Village.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is in the assessable area under the SEQ Koala Conservation SPRP and is within a Koala Broad-Hectare Area. The site is designated as Medium Value Rehabilitation. Division 3 of the SPRP applies. This division requires the development design to incorporate movement corridors and food species for koalas. There are no direct requirements for replanting. Schedule 2 acknowledges constraints from development such as subdivision design and its associated infrastructure and edge effects. The proposed layout does not obstruct fauna movement in itself, and it is recognised that any residential subdivision will have some level of impact on Koala movement. There SPRP requirements are considered to be met through proposed replanting (including habitat and food trees) in addition to movement corridors via street tree planting and the buffer planting to roadways.
SPRP (Adopted Charges)	Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
SPP 4/10 – Healthy Waters	The South-East Thornlands Structure Plan includes regional stormwater quality treatment facilities. The applicant has provided a Stormwater Management Plan that includes MUSIC modelling and addresses treatment of stormwater run-off, as required by the South East Thornlands Structure Plan. The MUSIC modelling demonstrates that the proposed treatment train is effective in removing pollutants.

Redlands Planning Scheme

The application has been received and assessed under the Redlands Planning Scheme version 5.3. The subject site has multiple zonings including:

- Open Space;
- Community Purposes Sub Area CP7;
- Urban Residential;
- Urban Residential Sub Area UR1; and

- Medium Density Residential.

Open Space Zoning

The part of the site zoned Open Space (OS) is to be dedicated to the State as part of the development approval. This area includes approximately revegetation, stormwater facilities and a local park facility, with the dedicated area being approximately 3.7ha in total. The park component will include a playground, a shade structure/picnic setting and seating, and a grassed kick and throw lawn. A pedestrian pathway along the northern side of the esplanade road has been provided. Six rest stops with seating have been provided along the pathway that are proposed to include a bench seat, lighting and a rubbish bin at every second stop. Bollards will be constructed along the boundary of the OS area to restrict vehicle movement. The playground area will be filled to ensure it is above Q100.

The esplanade road reserve is located outside of the OS zoned land. The Boundary Road temporary access is not road reserve and will be dedicated to Council as open space. It is noted that roads are exempt development in the zone.

A trunk local park facility is to be provided within the central precinct of the SETSPA. Although not intended to be located within this northern area of the central precinct, the proposed location is considered the most appropriate for the local park, given that it adjoins a large greenspace area and is close to a large number of freehold lots. The southern portion of this central precinct is likely to be developed with multiple dwellings which, unlike freehold lot developments, will include private communal open space areas.

It is noted that the accessibility standard for a local park is 500-800m. With the park located in the proposed location, the entire central precinct is in walking distance (a maximum of 700m from other developable areas in this central precinct). Council's Priority Infrastructure Plan (PIP) indicates standard facilities and embellishments required for local parks. A condition of approval will require park facilities and embellishments to be determined and approved in line with the PIP.

Overall, the intent of the zone is considered to be achieved. The area is considered to provide a usable open space area with adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area. The area provides opportunities for community interaction whilst supporting the retention and enhancement of habitat values. The location of the park facility allows for casual surveillance from the esplanade road.

Community Purposes Zoning

The parts of the site zoned Community Purposes (CP) are within sub area CP7 (infrastructure) and are proposed to be used for road and landscaping/acoustic treatments in accordance with the zone and overlay code.

Medium Density and Urban Residential Zoning

The remainder of the site is zoned Medium Density Residential (MDR), Urban Residential (UR) and Urban Residential sub-area UR1. The zonings of the land are reflected in the South-East Thornlands structure plan overlay code (precincts 2, 2a and 3). The proposed development has been assessed against the Medium Density

and Urban Residential Zone Codes and is considered to comply. The most relevant parts of this assessment are discussed below.

Density - The development involves the creation of 244 lots plus parkland on a site with an area of 178,351m². The zoned developable area (not including the OS and CP zoned areas) equates to approximately 123,100m² (12.4 ha). The breakdown in zoning and relevant density over the site is as follows:

Zone	Probable Solution Density	Area (approx m ²)	Number of Lots (in compliance with probable solution)
UR	12-15 lots per hectare	43,000m ² (4.3ha)	52-64 lots
UR1	12-15 lots per hectare	65,400m ² (6.54ha)	78-98 lots
MDR	1 dwelling unit per 200m ²	15,700m ² (1.57ha)	78 lots
Total		124,100m²	Between 208 and 240 lots

It is considered that the proposal meets the density requirements of the zone code and the specific outcomes which:

1. in the UR zone, require a dwelling density which is compatible with the detached, low-rise character of the zone; and
2. in the MDR zone, require a dwelling density which is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape

Further, it is noted that the UR zone code probable solutions indicate that a density of 1 dwelling unit per 400m² is appropriate if developing the land with multiple dwellings (whereas the probable solution for density for subdivisions is 12-15 lots per hectare). Based on the UR and UR1 zoned land area of 108,400m², this would equate to 271 dwelling units over just this portion of the site, or 349 dwelling units when combined with the MDR zoned area.

Land Use - The proposal achieves the relevant overall outcomes of the zone to provide for residential development that provides for housing choice and affordability. The outcomes of the UR zone encourages predominantly low-rise (1-2 storey) detached housing, with the UR1 areas providing an increased range of residential uses (such as multiple dwellings and aged persons/special needs housing). The MDR zone overall outcomes encourage mid-rise (3.5 storey) housing, medium density living and maximisation of the supply of dwellings in close proximity to centres and public transport.

It is noted that the proposed building height and density of lots over the site does not change to take into consideration the change in zoning over the site (i.e. from Urban to Medium Density Residential). This is further discussed in the section of the report addressing the South East Thornlands overlay code. However, as a summary, it is considered that the site has been used to its full potential and that there would be no benefit in having a part of the site developed to a higher density and the other part of the site developed to a lesser density. A standard density of development across the entire site, which meets the intended density of the whole site, is considered an acceptable solution. It is also recognised that it is difficult to achieve the higher density in the MDR zone. It is considered that the development as a whole meets the density and land use expectations of the zones.

Height - All future dwelling units will be one to two stories in height (maximum of 8.5m) which is in compliance with the height limits set in the relevant zones.

In relation to the use of the land for residential purposes, a Stage 1 Contaminated Land Report submitted with the application found lead on Lot 3, an asbestos fridge on Lot 4 and potential petrochemicals on Lots 1 and 6. The report recommends further investigation once the machinery/sheds/greenhouses are demolished and minor remediation and validation if necessary. Further investigation has been conditioned.

Use Code

The proposed development has been assessed against the Dwelling House Code and is considered to generally comply. The most relevant parts of this assessment are discussed below.

The Material Change of Use component is proposed via the approval of a plan of development (POD) table, which outlines permitted setbacks, site coverage, open space area dimensions, number of bedrooms and parking requirements for each of the seven lot types. Notes on the POD plans also indicate height limits and include other requirements which dwellings will need to comply with. No subsequent planning approvals are required for dwelling construction to proceed, providing they are designed within the provisions set out in the POD and any relevant conditions of approval. Where the POD requirements and/or MCU conditions of approval are not met, then a planning approval or concurrence agency assessment through Council may be needed for future dwellings.

Each lot is intended to accommodate a dwelling from Ausbuild's fixed housing designs. The applicant has demonstrated, via provision of typical Ausbuild house designs, that a variety of house types are available which will meet the POD requirements. This presents the future buyers of each individual lot with choice of house design (including a mix of 1 and 2 storey designs), leading to variety in the streetscape. This is further ensured given that each house type can be developed with different facades, rooflines, porch designs, facade materials (weatherboard, sheeting, timber battens and select face brick finishes), colour schemes and window type and location. The finish of the buildings will be the purchaser's choice within the boundaries of the Ausbuild design selection criteria. This results in a diversified streetscape made up of personally selected dwellings by each purchaser varying architectural form and character.

Although some housing products are small, the internal layout provides a contemporary design with flexible open plan living areas. The typical housing designs presented indicate that dwellings have been designed to present positively to the streetscape by providing articulated and active facades and variation in building lines through recessed porch and entry areas and protruding balcony and patio features. Landscaping is also provided with these Ausbuild products to further enhance the streetscape. Additionally, the POD includes requirements for fencing height and transparency to assist in the dwellings addressing the street.

Setbacks – The POD includes setback requirements including built to boundary provisions in both the POD table and associated Notes. Setbacks proposed for Villa, Courtyard and Traditional allotments generally comply with those permitted under the Queensland Development Code (QDC), with setbacks being reduced where lots are smaller and/or narrower. All lots larger than a Villa allotment require stepping back of

the upper floor to reduce the bulk of the building. Most setbacks on Villa, Urban and Premium Urban lots are less than QDC provisions, however are required for the housing product to be provided. This building product, being an alternative to multiple dwellings and standard detached houses, is unable to achieve standard setbacks given the lot size. It is noted that these smaller lots make up approximately 33% of the total lots. They provide an alternative housing product which will suit a portion of the market without having a negative impact on the surrounding area.

The POD notes allow built to boundary walls to extend to 15m which is longer than that allowed under the QDC (9m), however, the POD plans include built to boundary designations on all lots so that each dwelling has a maximum of a built to boundary wall on one side and a standard setback on the other. This will assist in assuring there is access down one side of the house for movement of bins and ventilation. Solar provisions are met through allotment orientation and building design. Building designs will ensure that solar access to living and open space areas are maximised where possible. Each dwelling will meet a minimum 6 star energy rating. The lot layout is in a grid system, allowing each allotment to have casual surveillance to the street frontage.

Site Cover and Open Space - The POD allows site coverage ranging from 55 to 72.5%, with site coverage increasing as the lot size decreases. The larger allotments permit a site cover of 55%, whilst the mid-sized product is 60-65% and allotments less than or equal to 150m² have a permitted site cover of 72.5%. The Dwelling House Code indicates that development is to be appropriately sized and located on the site. All housing products will provide areas for parking, servicing and recreation (open space), however, the size and extent of the house and recreation area will vary to suit a wider range of buyers. The housing product proposed on the lots of 150m² or less have been proposed as an alternative to multiple dwelling living, providing a freehold housing option which is low maintenance. The minimum size of the open space areas required is included in the POD and ranges from 15m² (for the smallest lots), to 50-70m² (for the medium sized lots) and to 80m² (for the largest lots). It is noted that the multiple dwelling code (which is the most similar housing product in the planning scheme to the urban and premium urban lots) requires a minimum 25m² open space area at ground level as a probable solution. It is considered that not all households require or want large outdoor open space area, and the smaller lots provide an alternative housing product. The South-East Thornlands area will include a district park and three local parks within its boundaries once developed, as well as large areas of greenspace, which will be in close proximity to all residents.

Access and Parking – The RPS requires 2 spaces per dwelling. A minimum of two parking spaces (which can be in tandem) are required for each of the lots under the POD. On the smallest lots, a tandem space of 4.9m in length (minimum length for an uncovered space under the Queensland Development Code) has been provided. Setbacks to garages have been specified for all lots and it is noted that house setbacks are less than garage setbacks to assist in reducing dominance of the garage. Additionally, the POD indicates that double garages on Villa allotments or smaller, are only permitted where the house is two storey and where the upper storey projects over the garage for a minimum of one metre. All other lots have frontages greater than 12.5m, therefore there will be sufficient width and articulation in the building to detract away from the garage door. Frontages of 10m also allow a car to be parked on the street without impeding access to the residential driveway.

Service Facilities - Onsite waste collection is provided with an internal road network allowing the waste collection vehicle to service wheelie bins from independent dwelling units. Bin bays will be required for servicing those dwelling units without direct frontage to the main circulation driveways.

Overlays

The subject site is affected by the following overlays:

Acid Sulfate Soils Overlay – The development site is between 5 and 20 metres AHD. No excavation below 5 metres AHD is proposed within the development site, therefore complying with the self assessable criteria of the code. Any acid sulphate soil issues related to servicing the development will be addressed at the operational works stage.

Bushfire Hazard Overlay – The majority of the land zoned Open Space is designated as a medium bushfire hazard area. The proposal includes an esplanade road between the developed lots and the hazard area which will act as a buffer and reduce the bushfire risk.

Flood Storm and Drainage Constrained Land Overlay – There is a flood prone area located within the northern Open Space zoned portion of the site, which also covers some small areas of the adjoining Urban Residential zoned land. The applicant has undertaken a flood study to ground truth the extent of the flood prone land. The study indicates that post development, all internal roads, access roads and lots have been located above Q100 and no worsening for adjoining properties can be achieved. Council's engineers have reviewed the study and confirm that sufficient detail has been provided for the ROL stage to allow approval. Further detailed design will occur as part of operational works approval.

Waterways Wetlands and Moreton Bay Overlay – A natural drainage line (creek) is located within the open space zoned area which is to be dedicated as parkland. All development is located outside of the designated area and the surrounding area will be rehabilitated and revegetated. Stormwater quality has been sufficiently addressed for the proposed development.

Habitat Protection Overlay – The parts of the site zoned open space have been designated as bushland habitat and enhancement corridor under this overlay. This land will predominantly be rehabilitated with offset planting required under the SET overlay code and dedicated as parkland. The placement of the proposed esplanade road has been designed in such a way as to ensure minimal removal of vegetation. It is recognised that the removal of some vegetation along the fringe of the open space zone will occur. However those species that trigger offset planting (i.e. koala habitat trees) will be replanted in the OS zoned area. To maximise tree retention along this edge, a number of trees have been identified for on-site inspection and advice by an arborist prior to the final determination of retention / removal status. Detailed Vegetation and Rehabilitation Management Plans will be provided for the operational works assessment process.

Road and Rail Noise Impacts Overlay - The site sits between two state controlled roads, both of which include road noise buffer areas affecting the property. An acoustic report was submitted which recommends construction of a 2 to 2.9m high acoustic barrier along the Cleveland Redland Bay and Boundary Road frontages (behind a 10m landscaped/earth mound area), returning along the side boundaries

for a short distance. At the entry point from CRBR, the applicant has demonstrated that the return height can be lowered and fence length shortened by assessing the noise levels achieved in conjunction with fencing and construction of a typical low-set residence (as the structure provides a noise barrier for private open space areas).

From a noise mitigation perspective, Council's Health and Environment team have reviewed the acoustic report provided and confirm that it is acceptable. Conditions of approval have been included to require implementation of the recommendations of the provided report.

From an amenity perspective, Specific Outcome S1.2 of the overlay code states that acoustic fencing should only be considered an option where the following cannot be implemented:

1. siting of development to minimise the noise impact through distance, layout and orientation;
2. design and construction techniques; and
3. soft engineering measures, such as vegetated buffers and vegetated earth mounds.

Although fencing is not a preferred option, it is agreed that the most effective option for the site will be a combination of acoustic fences, design/construction techniques and vegetated buffers/earth mounds given the location of the site next to a heavily trafficked road and the need to provide a moderate density of dwellings within the structure plan area. The likelihood that the developments would require acoustic fencing to mitigate noise was understood at the time the structure plan was developed, and the landscaping/acoustic zone was included to assist in shielding views of the fence from public areas.

Specific Outcome S1.3 (1b) requires that noise attenuation measures are to be integrated with the streetscape and landscape setting. The fence is considered to be effectively screened from the street via an earth mound and 10m wide landscaping strip (incorporating trees, shrubs and understory plantings). Overlapped fencing has been provided to allow for pedestrian access points, with the fencing partially opaque to allow visibility for pedestrian safety. Some of the fence returns are 2.9m in height. It is expected that these can either be lowered or removed following further development on adjacent properties. If not, then when adjacent properties are developed, further frontage landscaping will be proposed which will assist in shielding the view of the fence.

South-East Thornlands (SET) Overlay - The overlay mapping reflects the zoning of the site. The UR zoned area is within Precinct 2, the UR1 zoned area is within Precinct 2a, the MDR zoned area is within Precinct 3 and the OS zoned area is within Precinct 4d. The overlay code also provides detail as to the intended use of the CP zoned areas. In particular:

1. The 50m wide CP7 zoning through the middle of the site is to be for construction of a new collector street (non-trunk); and
2. The 10m wide CP7 zoning along the frontages of the site to state controlled roads is to be for road widening/landscaping/acoustic treatments. These works are to be done by the applicant and the land dedicated to Council.

The proposal is considered to be generally in accordance with the SET Overlay code as set out below:

Land Use - Precincts 2, 2a and 3 support housing with the overall outcomes of the code stating that:

- 1.0 Precinct 2 is to provide a low-rise detached dwellings on individual lots of varying size;
- 2.0 Sub-precinct 2a is to provide a transition from mid-rise medium density residential to urban residential housing forms; and
- 3.0 Precinct 3 is to provide for a range of medium density residential uses that are predominantly of a mid-rise built form.

Rather than segregating development over the site by zoning/precinct boundaries, the applicant has designed the subdivision to provide for a mix of lot sizes over the whole site. The lots are to be developed with low rise (one to two storey) dwelling units. The subdivision meets the intended density of development (over the developable area) and provides a mix of housing types. It is expected that a large number of multiple dwelling units will be constructed within the SETSPA, so this proposal, which includes small freehold lots, provides an alternative housing product to what is expected to be the predominant housing type available in the area. In order for the higher density zoned land not to result in townhouse developments, surrounded by walls held on community title, an alternative approach was taken that shares the densities across the whole land holding, which has netted a similar yield to that intended by the various zones. The proposal is considered to provide a good mix of lot sizes and potential building types with differing setbacks to provide for variety and an interesting streetscape, therefore complying with the overall outcomes of the overlay code.

Areas within Sub-Precinct 4d will be rehabilitated and dedicated to Council in order to achieve Specific Outcome S1.6.

Koalas – The development is considered to achieve Specific Outcome S1.5 which requires the development to maintain koala linkages and allow koalas to traverse the landscape. This will be achieved through offset planting and rehabilitation within the OS zoned area, as well as street tree planting.

The applicant has proposed an acoustic fence along Boundary and Cleveland Redland Bay Roads. The provision of climbable poles for koalas will be conditioned, which allows movement both ways over the acoustic fence. This is considered the most appropriate option as it allows koala movement out of backyards (where there are potentially domestic animals that may injure them), or alternatively, away from the road. S2.6 indicates that state controlled road corridors are to be designed with fauna exclusion fencing and fauna crossings. Fauna crossings will be provided when the Department of Transport and Main Roads (DTMR) designs and upgrades the roads. As this has not been done, the provision of exclusion fencing is not considered desirable as it will direct koalas to the busy entry/exit points of a development, rather than a fauna crossing.

S1.5 (1b-ix) requires that, where development unavoidably results in the loss of koala habitat trees, offset planting is carried out at the rate of one tree for every one metre of tree height removed. The applicant has indicated that offset trees will be provided on site within the parkland/OS zoned area.

Movement Network – The code indicates two new roads through the subject site. A

50m wide boulevard road running north-south through the centre of the site and an esplanade collector street adjacent to the OS zoned land. There are no access points to the external road network available to this central precinct via the subject site. Two of the three access points to the central precinct are located further south (extension of Beveridge Road between CRBR and Boundary Road) and the other, a left in left out access point on CBRB, is located within the property to the north and sits adjacent to a similar left in left out arrangement on the opposite side of CRBR. None of the properties which include access points are expected to be developed prior to stage 1 of this development.

As such, in order to allow this development to proceed, Council has indicated that a staggered intersection layout will be acceptable as long as it can safely operate in conjunction with the intersection design providing access to the SETSPA on the opposite side of CRBR.

In addition to the above, a recent approval over land on the eastern side of CRBR (Heritage Properties) includes the access point to this part of the CRBR. This is intended by the structure plan to include a left in left out intersection with CRBR. As part of the approval, the first 50 lots have been approved with a left in left out and right in configuration (interim), however, beyond those 50 lots, a signalised intersection is required.

The applicant has provided a number of options for the access to CRBR depending on where construction of the Heritage approval is up to. If Ausbuild develop first, then Option 1 will be constructed. If Heritage have started to construct their interim solution, Option 2 will be constructed. If Heritage have started to construct their ultimate solution, Option 3 will be constructed. Conditions of approval have been provided to allow for this. Depending on which development starts first, the following developer will need to reconstruct the road works they trigger, however the applicant for this development has demonstrated that there is a solution for all scenarios (un-commenced, interim and ultimate intersection layout of the Heritage Properties development). Pedestrian movement across the CRBR via median refuge (options 1 and 2) and signals (option 3) have been provided. Council's engineer has reviewed the intersection layouts from a traffic perspective and supports the proposal. It is also noted that the DTMR have approved the proposal. The proposed design can act as a permanent solution for the intersection, but does not compromise the ultimate solution (as per the SETSP) being implemented in the future.

During pre-lodgement discussions, the DTMR indicated that a secondary vehicle access point is required once a certain number of lots is reached, in order to prevent saturation of the single intersection. As the Beveridge Road extension is not available at this time and is not expected to be available in the near future, a temporary access to Boundary Road has been agreed to. It is proposed that this will be provided prior to the commencement of the use of Stage 3, after the first 116 lots of stages 1 and 2 are approved for occupation. Once the Beveridge Road extension is constructed, this temporary access can be closed. Landscaping plan SK24 indicates that following decommission of the temporary access, line markings will be removed and bollards constructed to close the access to all vehicles other than emergency vehicles.

Access via public road to the rear and side of the Finlandia site has been provided. Road access has also been provided to the two lots in private ownership fronting Boundary Road to allow these lots to be developed in the future. Access to the north

and south has been provided with stub roads.

In terms of road widths, the following has been provided:

- all access places/streets have been provided with two x 3m wide lanes and a 15m road reserve (in accordance with the planning scheme standard);
- the North-South boulevard road has been constructed as a collector street and provided with a 20m reserve and two x 3.5m wide lanes (in accordance with a residential collector street - type B);
- the new esplanade road has been constructed as a collector street and provided with a 11.2m reserve and two x 3.5m wide lanes (it is noted the road reserve here has been reduced as it is an esplanade road fronting open space and only provides services on one side). Where the road meets CRBR, the road reserve is widened and incorporates median islands at the intersection; and
- shared driveways have been provided with a 3.5m shared lane within a 9m reserve.

Specific Outcome S2.3 requires esplanade treatments to be provided for roads adjoining public open space. This has been proposed.

Specific Outcome S2.6 (1e) requires a 2.5m wide shared use path (on street) along Redland Bay Road which has been proposed for CRBR. This will also be required for Boundary Road.

Specific Outcomes S2.7 and 2.8 require physical and visual breaks in frontage fencing to allow for pedestrian and cyclist permeability. Sufficient pedestrian and cyclist permeability has been provided through the site.

Land Use Conflict Mitigation – As indicated in the assessment against the road and rail noise overlay, the acoustic fencing proposed is acceptable both from an amenity and noise mitigation perspective. Pedestrian access has been provided to the surrounding road network.

Infrastructure Network - Specific Outcome S4.1 requires the development to be serviced by reticulated water, sewerage and stormwater management systems. The development is considered to comply with the specific outcome and is able to be adequately serviced. Details of servicing are as follows:

Water - Water reticulation to the development shall connect to the existing 375mm diameter main in the CRBR reserve and the existing 150mm diameter main in the Boundary Road reserve. Water main sizes shall be determined by a Water Network Analysis undertaken at the Operational Works stage.

Stormwater – refer to the details below in relation to compliance with the stormwater code.

Sewer – The ultimate sewer solution for the SETSPA is a new gravity sewer and pump station, which is currently being built by Council. The applicant has proposed to connect into the trunk infrastructure in two locations. Stages 1 to 4 will be connected via gravity sewer which crosses CRBR and connects into the sewer reticulation system in the approved Court approved subdivision on the opposite side (in line with the expected layout of the subdivision). If this sewer has not been constructed, then Ausbuild will construct the sewer back to the sewerage pumping station located in the far eastern section of the SETSPA. Stages 5 and 6 will connect into the newly

constructed sewer located within the CRBR reserve. The sewer through these stages will also be extended to the west to service the upstream catchment.

Specific Outcome S4.2 requires the incorporation of measures to reduce reticulated water usage and minimise wastewater production. The current Stormwater Management Plan does not include a requirement to provide rainwater tank with re-use options. In terms of water efficiency, the State Government has recently removed the requirement to install mandatory rainwater tanks in new buildings (through amendments of the Queensland Development Code), indicating that the costs associated with mandated rainwater tanks for new houses generally outweighs the overall benefit to the community. Therefore, following the State Government advice, it is not considered appropriate to require rainwater tank provision for water efficiency purposes. Dwelling owners will have the ability to add rainwater tanks in the future if they wish. S4.2 also indicates that the measures which integrate water supply, wastewater and stormwater will assist in protecting waterway health by improving stormwater quality and reducing site run off. It is considered that the exclusion of rainwater tanks will not result in reduced water quality as the proposed stormwater treatment facility will be designed to meet relevant standards

Telecommunications, electricity and lighting will be conditioned to meet S4.3 to S4.4.

Other Codes and Policies

The application has been assessed against the following codes:

Code	Assessment/Comments
Access and Parking Code	Assessment of the number of parking spaces is undertaken as part of the Dwelling House Use Code review above.
Development Near Underground Infrastructure Code	There is no existing underground utility infrastructure within the site. The self assessable criteria will apply to the MCU conditions.
Domestic Driveway Crossover Code	A condition will require compliance for each individual lot.
Erosion Prevention and Sediment Control Code	Detailed assessment of this issue will occur as part of operational works.
Excavation and Fill Code	<p>Stages 1 to 4 fall in a northerly direction and stages 5 and 6 fall to the south. Concept earthworks plans have been provided for the development. The majority of retaining walls are less than one metre in height. In stage 5, there is a pad level change between adjoining lots of more than 2.5m. The retaining walls here have been stepped to reduce the bulk and visual impact of the wall from the low side of the block. The walls are located at the ends of longer blocks, allowing for screening of the walls by the future lot owners.</p> <p>There are no significant changes in level between stages 3 and 4 and the approved adjoining multiple dwelling development (MCU012923).</p>
Infrastructure Works	Infrastructure is to be provided in accordance with the relevant

Code	Assessment/Comments
Code	provisions and in the location identified in the SET overlay code. Each lot will be provided with a separate connection to relevant infrastructure.
Landscape Code	The proposal generally complies and will be subject to operational works approval.
Stormwater Management Code	<p>The South-East Thornlands Structure Plan envisaged two trunk regional stormwater quality treatment facilities (bio-retention basins A1 and A2) for treatment of stormwater from Stages 1, 2, as well as the northern block which is still to be developed and part of Finlandia Retirement Village. These basins are located within the bounds of the undeveloped property to the north. Similarly, stormwater from stages 5 and 6 is intended to be directed to a regional wetland located in the southern portion of the central precinct, in land which is yet to be developed. As a result, alternative solutions have been proposed.</p> <p>Stages 1 to 4 will be serviced by a piped stormwater drainage system discharging through gross pollutant traps to two detention/bioretention basins located in the northern OS zoned area. These basins, which have a detention volume of 840m³ and 750m³, will then discharge to the existing waterway. The basins are to be located above the Q100 flood line.</p> <p>Stages 5 and 6 which fall to the south will be serviced by a piped stormwater drainage system that will discharge to a bioretention swale (southern boundary) and a temporary detention/bioretention basin (430m³ detention volume) located in the south-west corner of stage 5. Stormwater run off is detained from these stages so that the developed land creates a no worsening impact on the downstream property. This facility will be decommissioned in the future, when the regional facility is provided, allowing for the construction of the final two lots, numbers 203 and 204.</p> <p>The SWMP demonstrates that the detention basins are sufficient in size to control the post development flow ensuring no-worsening to adjoining properties. Additionally, the modelling provided demonstrates that the treatment train provided will adequately treat the identified pollutants to the required levels.</p>

In addition to the above, the proposal has been assessed against the reconfiguration code. It is noted that the minimum lot size supported by probable solutions of the reconfiguration code is 350m². The proposal includes lots with a minimum size of 121m². As indicated previously, the development provides an alternative housing product to multiple dwellings and standard small freehold lots. This housing product (small freehold lots less than 350m²) is an increasingly popular housing option in metropolitan areas, providing a lower maintenance option when compared to a standard freehold lot, without the body corporate management of a multiple dwelling. The mix of lot sizes proposed is considered to provide housing choice which will suit a variety of consumer needs, whilst using land efficiently. It is considered that the proposed lots and respective dwellings will present at attractive and varied streetscape in this newly developing area, maintain a quality lifestyle and meet the requirements of people with different housing needs. As a greenfield site, the location is considered suitable for the provision of an innovative housing product, given that it is a changing streetscape and newly developing area.

Given the dimensions of the small lots less than 250m² in size (Premium Urban and Urban allotments), these have been clustered together in groups of six and located at the end of blocks. Generally, small lots are to be distributed throughout the development, however, given the end product propose, it is considered that these lots are more appropriately located in clusters where the design of the building and site coverage permitted will be consistent with the adjoining properties.

In summary, the development is considered to meet the overall outcomes of the reconfiguration code which seek the formation of safe, convenient and attractive neighbourhoods which meet the diverse and changing needs of the community. The lots created satisfy population growth whilst ensuring the lot size is suitable for the local landscape setting and expected built form. All lots can be adequately serviced. The road network provides a high level of accessibility, act as a separator from flood and bushfire hazards and maximise road frontage to open space areas.

Infrastructure Charges

A confidential report regarding infrastructure charging for the development site was presented to the Coordination Committee of 5 June 2013. The report recommended that adopted charges should be levied for development which was generally in accordance with plans submitted at the time for a 6 into 259 lot subdivision. Both applications (ROL005669 and ROL005695) are considered generally in accordance with the concept plan for which this recommendation was adopted. Further, it is noted that the reasons identified in the 5 June 2013 report to support adopted charges, apply to both ROL005669 and ROL005695. Therefore, in accordance with the 5 June 2013 Council Resolution, it is recommended that adopted charges be applied to ROL005695. This will be done via issue of an Adopted Infrastructure Charges Notice (AICN).

For the full Priority Infrastructure Charge to apply, the following would need to occur:

- Council would need to rescind the resolution of 5 June 2013; and
- An additional condition, in accordance with section 650 of the Sustainable Planning Act, would need to be included which requires payment of the additional trunk infrastructure charge above that included in the AICN charge.

State Referral Agencies

1. Department of State Development, Infrastructure and Planning (Concurrence)

The Department of State Development, Infrastructure and Planning (DSDIP) provided a concurrence agency response before the application was lodged, dated 11 October 2013. The Department indicated no objection to the proposed development subject to referral agency conditions in regards to access, noise attenuation and other measures to reduce the impact on the surrounding state controlled roads. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

Public Consultation

The proposed development is code assessable and did not require public notification. Therefore no submissions were received.

Delegations

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

If Council choose to proceed with Option 2 as outline below, then the 5 June 2013 resolution will need to be rescinded at the general meeting prior to a decision on the development application being made.

Deemed Approval

This application has not been deemed approved under Section 331 of the *Sustainable Planning Act 2009*.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the Sustainable Planning Act, the code assessable application has been assessed against the Redlands Planning Scheme and other relevant legislation. The decision is due on 13 December 2013.

Risk Management

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

Financial

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

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

People

Nil implications.

Environmental

The site is predominantly zoned for development as proposed. Environmental impacts have been addressed as part of the assessment report and minimised by the design and conditions of approval.

Social

Although this is a code assessable application, it is noted that the similar impact assessable application (ROL005669) attracted a reasonable number of submissions during the assessment period. The grounds of submissions were addressed in the ROL005669 report.

Alignment with Council's Policy and Plans

The proposal and recommendation is considered to align with Council's policies and plans.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application. The Group Manager City Planning and Assessment, General Manager Community and Customer Services and the relevant Portfolio Councillor are aware of the content of this report.

OPTIONS

Council's options are to:

- a) Adopt the officer's recommendation to approve the application subject to conditions and an AICN; or
- b) Approve the application subject to:
 1. conditions;
 2. an AICN; and
 3. a condition for additional trunk infrastructure which requires payment of the difference in the cost between the adopted infrastructure charge and the Priority Infrastructure Plan charge.
- c) Refuse the application. Grounds of refusal would need to be established.

OFFICER'S RECOMMENDATION

It is recommended that a Development Permit be issued for Reconfiguration of Lots by Standard Format Plan (5 into 244 Lots over 6 Stages) & Material Change of Use (Dwelling Houses) on land described as Lot 1 on RP154341, Lot 6 on RP14839 and Lot 21 on SP216148, and Part of Lot 2 on RP154341 and Lots 3 and 4 on RP856222 (that part being Lots 1 and 2 as approved under ROL005694), and situated at 376-386, 392 and 394 Boundary Road and 303-313, 315-327 and 345-357 Cleveland Redland Bay Road, Thornlands, and including access over part of Lot 14 on SP119616, situated at 396 Boundary Road, Thornlands, subject conditions and an AICN.

COUNCIL RESOLUTION

Moved by: Cr M Edwards

Seconded by: Cr J Talty

That Council resolve to accept the Officer's Recommendation with the inclusion of three new conditions and a notation as follows:

1. **Additional Infrastructure Charges Condition - Section 650 Sustainable Planning Act 2009**

"Additional infrastructure costs must be paid to Council pursuant to s650 of the *Sustainable Planning Act 2009*. The premises are within the South East Thornlands Structure Plan Area (SET Area) which is outside Council's Priority Infrastructure Area and the development may be considered inconsistent with some of the assumptions about future development in the SET Area under

Council's Priority Infrastructure Plan (PIP). The additional infrastructure costs are required to be paid for the infrastructure as identified in the PIP SET Area (eg roads, water, sewer, park, cycleway, stormwater) in the amounts as identified in the PIP to be paid to Council prior to the approval of the first stage of the development”.

2. Small Lot Group Title Scheme

“Include each grouping of small lots of 150m² or less in the proposed development as shown on the Proposed CMS Land Parcels Location Plan (Sheet No. ASB22-CMS 1a, revision A) dated 27 November 2013 in a community titles scheme pursuant to a standard format plan and prepare Community Management Statements, to the satisfaction of the Council, prior to the Council’s approval of a plan of subdivision for the reconfiguration of the site, each of which includes but is not limited to the following:

- (i) driveway materials and finishes;
- (ii) boundary and dividing fence materials and finishes;
- (iii) car parking and visitor parking provisions;
- (iv) landscaping requirements;
- (v) refuse storage and refuse collection points;
- (vi) clothes drying areas.”

3. Bonding Agreement - Decommissioning of the Turnaround Area

The Applicant must execute a bonding agreement in accordance with the Redlands Planning Scheme with Council prior to the use commencing in regard to the decommissioning of the turnaround area located adjacent to Boundary Road.

Future Permissible Change Notation:

Council notes that an applicant may apply to change this approval in accordance with the Sustainable Planning Act 2009. However Council informs applicants that Council is reviewing the Redlands Planning Scheme and any changes to approvals beyond the identified and relevant probable solutions with the Redlands Planning Scheme (as it relates to this development) will be strictly regulated and where applicable enforced.

It is recommended that a Development Permit be issued for Reconfiguration of Lots by Standard Format Plan (5 into 244 Lots over 6 Stages) & Material Change of Use (Dwelling Houses) on land described as Lot 1 on RP154341, Lot 6 on RP14839 and Lot 21 on SP216148, and Part of Lot 2 on RP154341 and Lots 3 and 4 on RP856222 (that part being Lots 1 and 2 as approved under ROL005694), and situated at 376-386, 392 and 394 Boundary Road and 303-313, 315-327 and 345-357 Cleveland Redland Bay Road, Thornlands, and including access over part of Lot 14 on SP119616, situated at 396 Boundary Road, Thornlands, subject to the following conditions and an AICN:

SECTION 1 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:**DEVELOPMENT PERMIT FOR RECONFIGURATION OF LOTS BY STANDARD
FORMAT PLAN - 5 INTO 244 LOTS OVER 6 STAGES**

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Approved Plans and Documents</u>	
Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to Council approval of the Survey Plan for each stage.

Plan/Document Title	Reference Number	Prepared By	Date
Reconfiguration of Lot Plan	ASB22-ROL 1a Rev B	PLACE Design Group	07.11.2013
Reconfiguration of Lot Plan	ASB22-ROL 1c Rev B	PLACE Design Group	07.11.2013
ROL Lot Calculation Plan	ASB-POD-lot calc Rev B	PLACE Design Group	10.10.2013
Land Dedication Plan	ASB22-LDP Rev C	PLACE Design Group	10.10.2013
Waste Management & Parking Plan	ASB22-WMP Rev B	PLACE Design Group	10.10.2013
ROL Staging Plan	ASB22-ROL 2 Rev C	PLACE Design Group	10.10.2013
Reconfiguration of Lot Plan – Stage 1	ASB22-ROL ST1 Rev B	PLACE Design Group	07.11.2013
Reconfiguration of Lot Plan – Stage 2	ASB22-ROL ST2 Rev B	PLACE Design Group	11.07.2013
Reconfiguration of Lot Plan – Stage 3	ASB22-ROL ST3 Rev B	PLACE Design Group	17.06.2013
Reconfiguration of Lot Plan – Stage 4	ASB22-ROL ST4 Rev B	PLACE Design Group	07.11.2013
Reconfiguration of Lot Plan – Stage 5	ASB22-ROL ST5 Rev B	PLACE Design Group	07.11.2013
Reconfiguration of Lot Plan – Stage 6	ASB22-ROL ST6 Rev B	PLACE Design Group	07.11.2013
Landscape Masterplan and Design Intent. Issue B - to Support ROL Application Note – SK15, SK16 and SK17 have been amended by Council	ASB31	PLACE Design Group	10 July 2013
Code Assessable	SK03 Revision C	PLACE Design	26 Sept 2013

Landscape Concept		Group	
Edges and Buffers Detail Plans and Sections	SK04 Revision C	PLACE Design Group	26 Sept 2013
Edges and Buffers Detail Plans and Sections	SK05 Revision C	PLACE Design Group	26 Sept 2013
Circulation	SK24 Revision D	PLACE Design Group	10 Oct 2013
Assessment & Control of Road Traffic Noise Intrusion	11-268.R05	Acoustics RB	21 June 2013
Resolution of Barrier Arrangement for Lots 1-3, 10 and 11	11-268.R06	Acoustics RB	30 June 2013
Evaluation of Impact Assessable Layout Relative to Code Assessable Layout	11-268.R07	Acoustics RB	19 September 2013
Area A – Tree Retention Plan (as amended by Council)	SK17 Revision E	PLACE Design Group	11/Nov/2013
Area B – Tree Retention Plan (as amended by Council)	SK18 Revision E	PLACE Design Group	11/Nov/2013
Area C – Tree Retention Plan (as amended by Council)	Sk19 Revision E	PLACE Design Group	11/Nov/2013
Stormwater Management Plan (with cover letter dated 06.11.13)	B12431ER001 Rev1	Lambert & Rehbein	1 August 2013
Traffic Impact Assessment (with cover letter dated 23.09.2013)	B11441TR001	Lambert & Rehbein	24 June 2013
Civil Engineering Infrastructure Report (with cover letter dated 24.09.2013) Note – Approved plans 7878 (C, E and F) are Issue ‘1’ which were amended in August 2013. Approved plan 7878 (A) is issue ‘3’ and was amended in September 2013. Approved plan 7878 (B) is issue ‘2’ and is amended by Council. All other plans have not been amended.	7878 Infrastructure Report 130621	Sheehy & Partners Pty Ltd	21 June 2013
SET Central Flood Assessment Report	J2861-01-v02	Water Technology	June 2013
ROL Staging Plan With PSMs	ASB22-ROL 2 Rev C	PLACE Design Group (amended by Council)	17.10.2013

Table 1: Approved Plans and Documents

<ul style="list-style-type: none"> • Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval. 	<p>Prior to expiry of the relevant period for the approved development for each stage.</p>
<p><u>Existing Structures</u></p>	
<ul style="list-style-type: none"> • Demolish or relocate/remove or obtain the relevant approvals for all existing structures on site, including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing. 	<p>Prior to Council approval of the Survey Plan for relevant stages.</p>
<ul style="list-style-type: none"> • Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<p><u>Utility Services</u></p>	
<ul style="list-style-type: none"> • Relocate any services (eg water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works. 	<p>At the time the works occur, or prior to Council approval of the Survey Plan for each stage, whichever is the sooner.</p>
<ul style="list-style-type: none"> • Design and install underground electricity and telecommunication conduits to service lots 1 to 244 in accordance with the requirements of the relevant service providers and the Redlands Planning Scheme Infrastructure Works code, South East Thornlands Structure Plan Overlay Code (S4.3) and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<p><u>Land Dedication and Design</u></p>	
<ul style="list-style-type: none"> • Dedicate land to the State as shown on Land Dedication Plan (Plan Reference: ASB22-LDP Rev C) as part of the relevant stage, for the following purposes: <ul style="list-style-type: none"> • Park/open space (including areas for stormwater management and landscape buffer); • Road. 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>

<ul style="list-style-type: none"> • Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. <ul style="list-style-type: none"> • Stormwater drainage easements in favour of the upstream lots where the proposed stormwater reticulation systems serve more than 2 lots and/or the reticulation system(s) are QUDM Level III. • Sewerage purposes, in favour of Redland City Council and Redland Water, over sewerage rising mains, any gravity sewer located on private property and for access to sewer, from a front boundary to a rear boundary, where a sewer maintenance structure is located in any private lot; • Water supply purposes, in favour of Redland Water, over water mains where located in private property or open space. • Access, construction and maintenance of utility services over proposed Lots, where necessary, and identified on approved operational works detailed design drawings, in favour of Redland City Council, Redland Water and other utility operators and their agents; or for access purposes prior to road dedications on adjoining land. • Turning areas for refuse service vehicle turn-around, where such area is located over private property, or subsequent stages, in favour of Redland City Council and its agents. • Access, and maintenance purposes, in favour of Council, for detention basin (Area C), as described in approved Stormwater Management Plan, ref B12431ER001REV1, by Lambert & Rehbein, dated 01/08/2013. 	<p>As part of the request for compliance assessment of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Extinguish easement A on RP856222. 	<p>Prior to Council approval of the Survey Plan (Stage 3)</p>
<p><u>Split Valuation</u></p>	
<ul style="list-style-type: none"> • Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$31.85 per allotment (2013/2014 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<p><u>Access and Roadworks</u></p>	
<ul style="list-style-type: none"> • Design all roads in accordance with the provisions of Complete Streets, the Redlands Planning Scheme 	<p>Prior to Council</p>

<p>Infrastructure Works Code, Planning Scheme Policy 9 – Infrastructure Works and Schedule 6 – Movement Network and Road Design, unless otherwise stated as part of a specific condition of this approval.</p>	<p>approval of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Provide traffic calming consistent with the provisions of Complete Streets, the Redlands Planning Scheme Infrastructure Works Code, Planning Scheme Policy 9 – Infrastructure Works and Schedule 6 – Movement Network and Road Design. Traffic calming design must not affect the intended drainage function of the road. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Construct a minimum 2.5m wide concrete shared use path along the frontage of the site to Boundary Road and Cleveland Redland Bay Road in accordance with the Redlands Planning Scheme. 	<p>Prior to Council approval of the Survey Plan for Stage 1 (Cleveland Redland Bay Road) and Stage 3 (Boundary Road).</p>
<ul style="list-style-type: none"> • Construct concrete footpaths in accordance with the approved Circulation Plan (SK24 Revision D). 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>
<ul style="list-style-type: none"> • Remove all redundant vehicle crossovers and reinstate kerb and channel, road pavement, service and footpaths as specified in accordance with the standards in the Redlands Planning Scheme Policy 9 – Infrastructure Works. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Submit to Council, and gain approval for, a road naming plan, in accordance with Council’s road naming guidelines, detailing specific road names and designations for all existing and proposed new public roads within the site. Use original road names on all new roads to avoid duplication of any existing road names in the City. 	<p>Prior to preparing your Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Construct the Cleveland Redland Bay Road access to the development in accordance with the conditions outlined in the attached Department of State Development, Infrastructure and Planning conditions. <p>Notwithstanding the above, prior to the lodgement of any operational works applications; should Council or the Developer be able to facilitate the construction of the primary access to the development in the ultimate location (as identified in the South East Thornlands Structure Plan); then the Option 1 interim intersection design is to be relocated to the ultimate intersection location and constructed generally in accordance with the intersection design by Lambert & Rehbein (Drawing Number B10033-SK-023 Rev C). In the event that the ultimate location for</p>	<p>Prior to Council approval of the Survey Plan for stage 1.</p>

<p>the subject access becomes available and the access to the approved development to the east is underway or completed the form of the subject intersection will be a four way signalised intersection.</p>	
<ul style="list-style-type: none"> • Construct the temporary secondary access (Boundary Road) to the development in accordance with the identified location on the approved Plan of Reconfiguration. The secondary access is to be constructed generally in accordance with the left in / left out intersection arrangement as designed by Lambert & Rehbein Drg. No. B11441-SK-01 Rev B and presented in the approved Traffic Impact Assessment Report (B11441TR001 dated 24 June, 2013). 	<p>Prior to Council approval of the Survey Plan for stage 3.</p>
<ul style="list-style-type: none"> • Provide for minimum 11.2m wide road reserve for the Northern Collector Street (esplanade road adjoining green space), which has a minimum 4.0m wide inner verge, a 7.0m wide carriageway (lip to lip) and 0.2m wide outer verge (adjoining the open space) in accordance with the Redlands Planning Scheme Schedule 6 – Movement Network and Road Design. Indented car parking bays to the outside of the esplanade road as shown on the Sheehy & Partners Plan No. 7878-J Area B Services Layout Plan, are not approved as part of ROL005695. 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>
<ul style="list-style-type: none"> • Provide for minimum 20.0m wide road reserve and a minimum 7.0m wide carriageway (lip to lip) for the boulevard road (north-south collector street) in accordance with the Redlands Planning Scheme Schedule 6 – Movement Network and Road Design. 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>
<ul style="list-style-type: none"> • Provide minimum 15.0m wide road reserve and a minimum 6.0m wide carriageway (lip to lip) for all roads designated as Access Place or Access Street in accordance with the Redlands Planning Scheme Schedule 6 – Movement Network and Road Design. 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>
<ul style="list-style-type: none"> • Stages 5 and 6 are not to occur until lawful access to a constructed road is available. 	<p>Prior to construction commencing for Stages 5 or 6.</p>
<p><u>Stormwater Management</u></p>	
<ul style="list-style-type: none"> • Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ol style="list-style-type: none"> 1.0 A lawful point of discharge being detention basins for areas A, B, and C; and 2.0 In accordance with the approved concept Stormwater Management Plan, prepared by Lambert & Rehbein, dated 1st August 2013, Job Ref - 	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner, for each stage.</p>

B12431ER001REV1	Ongoing condition.
<ul style="list-style-type: none"> • Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties. 	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner, for each stage.</p> <p>Ongoing condition.</p>
<ul style="list-style-type: none"> • Submit to Council, and receive Operational Works approval for, a stormwater assessment that is generally in accordance with the ‘Proposed South East Thornlands (SET) Central Residential Development, Boundary Road and Cleveland Redland Bay Road, Redlands – Stormwater Management Plan’, prepared by Lambert & Rehbein dated 1 August 2013 (Ref: B12431ER001 Rev1), and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, and the following: <ul style="list-style-type: none"> 3.0 Identify how and when each stormwater detention and treatment device (and treatment sub-system) will be built, relative to each of Stages 1 to 6. Where two or more stages share a stormwater sub-system, design and construct the sub-system together with the first operational works stage to be constructed. Prevent excessive siltation of permanent bioretention sub-systems by treating stormwater with temporary basins and either isolating the permanent basins during bulk earthworks, or delaying their construction until bulk earthworks for all related stages is completed. 4.0 In Areas A, B and C, install GPT models that include oil separation into their performance. 5.0 For the two bio retention gardens in Catchments A and B, include all-weather off-road vehicle access for maintenance in the design. All parts of the system including cleanout points, GPT, inlet, outlet, weir, soil media, and underdrains must be accessible off road within the open space area. Access must be prevented for unauthorised vehicles. 6.0 For the bio retention garden and bio retention swale in Catchments C and C1 respectively, include illustration and description of how all-weather access to both entire devices for maintenance vehicles can 	<p>As part of the application for Operational Works for Stage 1.</p>

<p>be achieved without unacceptable access restrictions for adjacent residential lots and through traffic.</p> <p>7.0 Provide the estimated capital cost of a stormwater quality treatment system, a long term (post-plan sealing period) maintenance schedule, and estimate long term maintenance costs based on current values.</p> <p>8.0 Provide coordinates to enable accurate plotting of treatment devices on Council systems, using the RCC coordinate system.</p> <p>9.0 Incorporation of an onsite Stormwater Detention Volume of a minimum of 2,020m³. The detailed designs must incorporate engineering solutions that guarantee detention system availability for subsequent storm events.</p> <p>10.0 Details of how the bio retention garden and bio retention swale in Catchments C and C1 will be decommissioned (works to be done and costs to be borne by the developer) and the catchments connected to the regional facility, once it is provided, to allow for the construction of allotment numbers 203 and 204.</p>	
<p><u>Waste Management</u></p>	
<ul style="list-style-type: none"> • Provide bin service bays for placement of waste and recycling bins for the purpose of emptying bins only (not for storage of bins) to serve proposed Lots 63-65, 89-91, 201-204, 222-224 and 229-231. Locate the bays as indicated on the approved 'Waste Management and Parking Plan'. Construct each bin bay of stamped concrete in accordance with the following: <ul style="list-style-type: none"> • 2m long x 1m wide on the road frontage adjacent to each lot. • Located so that the length is parallel to the road edge without impeding any swale drainage or existing/proposed driveway. • Marked 'bin service bay' in letters of 200mm height. 	<p>Prior to Council approval of the Survey Plan for the relevant stage.</p>
<p><u>Water and Wastewater</u></p>	
<ul style="list-style-type: none"> • Provide a water network analysis and design, establishing the sizes of water reticulation required within the development and the broader Structure Plan area. 	<p>As part of the application for Operational Works.</p>
	<p>Prior to on</p>

<ul style="list-style-type: none"> • Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for Operational Works showing the proposed works are in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works. 	<p>maintenance or Council approval of the Survey Plan, whichever is the sooner, for each stage.</p>
<ul style="list-style-type: none"> • Construct sewerage reticulation from the development site through Lots 501, 502 and 503 on SP245363, to the existing Sewerage Pumping Station within Lot 1 on RP59490. Submit to Council for approval an application for Operational Works showing the works are in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works. 	<p>Prior to on maintenance or Council approval of the Survey Plan, for Stage 1.</p>
<ul style="list-style-type: none"> • Provide a copy of the agreement negotiated with the owner of Lots 501, 502 and 503 on SP245363, for the construction of the sewer gravity through these lots up to the existing sewer Manhole upstream of the pumping station. 	<p>As part of the application for Operational Works.</p>
<p><u>Excavation and Fill</u></p>	
<ul style="list-style-type: none"> • Apply to Council and obtain Operational Works approval for earthworks associated with the reconfiguration. Design and construct all retaining structures in accordance with Australian Standard 4678-2002 Earth-retaining Structures, in particular the minimum 60 year design life requirements. Ensure that all lots, roads, park facilities and stormwater detention basins are above Q100. 	<p>As part of the application for Operational Works.</p>
<p><u>Sediment and Erosion Control</u></p>	
<ul style="list-style-type: none"> • Install erosion and sediment control measures to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 4 and the Institute of Engineers’ Erosion and Sediment Control Guidelines. 	<p>Prior to commencement of civil works, earthworks and construction phases of the development.</p>
<p><u>Survey Control Information</u></p>	
<ul style="list-style-type: none"> • Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter. 	<p>As part of the request for compliance assessment of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Survey and present all asset infrastructure in accordance 	<p>As part of the request for</p>

<p>with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).</p>	<p>compliance assessment of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Place nine (9) new Permanent Survey Marks in the approximate locations as indicated on the approved annotated sketch titled 'ROL Staging Plan with PSMs', Sheet Number ASB22-ROL 2, Rev C. The exact locations are to be determined by the developer's survey consultant, with the sites being secure from works and suitable for GPS observations. PSMs placed shall be a standard brass plaque set in concrete to a minimum depth of 600mm. Each PSM placed is to be levelled to a minimum 4th Order standard. 	<p>Prior to Council approval of the Survey Plan for each stage.</p>
<ul style="list-style-type: none"> • Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch: <ul style="list-style-type: none"> • the mark's AHD Reduced Level; • the datum origin mark number; and • the datum RL adopted. Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i>. 	<p>As part of the request for compliance assessment of the Survey Plan for each stage.</p>
<p><u>Environmental Management</u></p>	
<ul style="list-style-type: none"> • Provide details of the location and design of wooden fence panels or climbable poles to allow movement of Koalas, both ways between private properties and the road verge, over the acoustic fences constructed as part of the development. Incorporate a horizontal wooden beam or plank of at least 20cm width along the top of each fence for its entire length. 	<p>As part of the application for Operational Works.</p>
<p><u>Landscaping Works</u></p>	
<ul style="list-style-type: none"> • Submit a Landscape Plan, prepared in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works Chapters 2, 10 and 11, to Council for Operational Works approval. Include the following items in addition to the requirements of the Policy: <ol style="list-style-type: none"> 1. Designs that are generally in accordance with the approved Landscape Masterplan and Design Intent prepared by PLACE Design Group (ASB31 dated 10 July 2013) as amended by approved plans: <ul style="list-style-type: none"> • SK03 Revision C; • SK04 Revision C; • SK05 Revision C; • SK24 Revision D; • SK17 Revision E; 	<p>As part of the application for Operational Works.</p>

<ul style="list-style-type: none"> • SK18 Revision E; and • SK19 Revision E <ol style="list-style-type: none"> 2. Details of street tree planting in accordance with the Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the Operational Works approval. 3. Details of treatment and embellishments to the recreation area of the open space. The standard of facilities and embellishments must be consistent with that required for a the Local Park in Section 10.5.6 of the Priority Infrastructure Plan. 4. Details of all rehabilitation planting to the open space area. 5. Details of the location and species of proposed koala habitat tree planting. 6. Details of replanting within and adjacent to the proposed bio-retention basins, identifying the planting zones that correlate with the intent of Council greenspace. Areas immediately adjacent to the battered edges of the basin are solely to be densely planted with grasses, sedges and rushes, to maintain an open view to the basin. All batters are to be vegetated. 7. Details of bollards provided along all roads that adjoin parkland, plus one metal slide rail in the vicinity of each bio-retention basin and the open space area to allow access for maintenance vehicles. 8. A plan showing the tree protection zones (TPZs) around existing trees identified for retention on the approved Tree Retention Plans prepared by PLACE Design Group. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites. 9. Details of replanting of a minimum three (3) metres wide band of native local groundcover vegetation, including herbs, grasses and tussocks, within the 5m buffer area to be dedicated to Council along the length of the property boundary to Cleveland Redland Bay Road and Boundary Road. Planting is to achieve a minimum of 2 plants per square metre, taking into account existing native vegetation. 	
<ul style="list-style-type: none"> • Submit to Council for Operational Works approval a Parks Maintenance Plan (PMP) identifying how all landscaping 	As part of the application for

<p>will be maintained for the entire On-Maintenance period (minimum 12 months). The Plan must be prepared in accordance with the following work sections in the AUS-SPEC Urban and Open Spaces package:</p> <ul style="list-style-type: none"> • Classification No. TG401 – Guide to Parks and Recreation Areas Maintenance Management Model and Documentation; • Classification No. TG402 – Guide to Adapting Asset Delivery Documentation to Parks and Recreation Areas Maintenance; and • Classification No. 0164 – Parks and Recreation Area Management Plan. 	Operational Works.
<ul style="list-style-type: none"> • Remove all weed species, as identified in Part B of Council’s Pest Management Plan 2012-2016, including the areas to be dedicated as public parkland. 	Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner for each stage including park dedication.
<ul style="list-style-type: none"> • Submit to Council for Operational Works approval, an arborist report in relation to the retention of trees as identified in the approved Tree Retention Plans prepared by PLACE Design Group, prepared by a qualified arborist who is a member of the Australian Arborist Association or equivalent professional organisation. The arborist report must address the following: <ul style="list-style-type: none"> • Impacts of any required amendments to the proposed development on existing native trees identified to be retained on the approved Tree Retention Plans prepared by Place Design Group Pty Ltd, with particular attention to any amendments to the size and design of the proposed bio-retention basins that are specified within the Stormwater Management Plan to be submitted as part of operational works; • Liaison with arborist and civil engineer to determine if levels of cut or fill exceed the tolerance of trees that are intended to be retained. • Details related to construction and post construction protection and maintenance of trees to be retained in accordance with AS4970-2009 ‘<i>Protection of Trees on Development Sites</i>’ and any pruning to be in accordance with Australian Standard AS4373:2007 ‘<i>Pruning of Amenity Trees</i>’; • The tree assessment must be considered in accordance with Australian Standard AS4970-2009 ‘<i>Protection of Trees on Development Sites</i>’. 	As part of the application for Operational Works.
<ul style="list-style-type: none"> • Confirm details of koala habitat trees to be removed and locate offset trees to be planted, in accordance with the 	As part of the application for

<p>approved Landscape Masterplan and Design Intent and Tree Retention Plans. Replace all koala habitat trees to be removed at a rate of one (1) tree for every one (1) metre of tree height removed, by either:</p> <ul style="list-style-type: none"> • replanting the applicable number of koala habitat trees; or • paying an equivalent Koala tree off-set monetary contribution prior to plan signing to Council (as per the Council’s schedule of fees and charges which is current at the time of payment, or, as agreed by Council in writing); or • implementing a combination of both planting and payment of the contribution that is to be equivalent to the total number of trees to be replaced. <p>Where replanting is proposed, as part of operational works and compliance:</p> <ul style="list-style-type: none"> - confirm details to Council of the recipient sites located within Lot 2 RP 154341 and Lot 6 RP 14839, to be dedicated as open space to Council on completion of the development. Replant Koala habitat trees only on approved recipient sites; and - Provide details of the location, species, soil and mulch treatment with a maintenance plan for the trees to achieve non-juvenile koala habitat tree status, where replanting is proposed. 	<p>Operational Works</p>
<p><u>Acoustics</u></p>	
<ul style="list-style-type: none"> • Construct acoustic barriers in accordance with recommendations in section 8 of the acoustic assessment titled ‘Proposed Residential Development. South-East Thornlands Central. Cleveland-Redland Bay Road and Boundary Road, Thornlands. Assessment and Control of Road Traffic Noise Intrusion’, Report No. 11-268.R05, dated 21 June 2013, and section 6 of the addendum (Resolution of Barrier Arrangement for Lots 1-3, 10 and 11) reference: 11-268.R06, dated 30 June 2013. <p>Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in the approved acoustic assessment (Report No. 11-268.R05 and section 6 of the addendum reference: 11-268.R06).</p> <p>The barriers must be constructed in accordance with Redland Planning Scheme Policy 5 - Environmental Emissions.</p>	<p>Prior to Council approval of the Survey Plan for stages 1, 3 and 5.</p>
<ul style="list-style-type: none"> • Provide plans and specifications detailing the design and 	<p>As a part of the</p>

<p>construction of the noise barriers. Ensure this is certified by a suitably qualified acoustic consultant indicating that the noise barrier achieves the requirements of:</p> <ul style="list-style-type: none"> - this decision notice (including Council and Department of State Development, Infrastructure and Planning conditions); - the acoustic assessment ‘Proposed Residential Development. South-East Thornlands Central. Cleveland-Redland Bay Road and Boundary Road, Thornlands. Assessment and Control of Road Traffic Noise Intrusion’, Report No. 11-268.R05, dated 21 June 2013; - section 6 of the addendum (Resolution of Barrier Arrangement for Lots 1-3, 10 and 11) reference: 11-268.R06, dated 30 June 2013; and - Redland Planning Scheme Policy 5 - Environmental Emissions. 	<p>application for Operational Works.</p>
<ul style="list-style-type: none"> • Submit post construction certification for the acoustic barrier to Council. The certification must be provided by a suitably qualified acoustic consultant and must demonstrate that the conditions of this development approval relating to noise are achieved and (where not otherwise specified) confirm that the predicted noise levels in the acoustic assessment ‘Proposed Residential Development. South-East Thornlands Central. Cleveland-Redland Bay Road and Boundary Road, Thornlands. Assessment and Control of Road Traffic Noise Intrusion’, Report No. 11-268.R05, dated 21 June 2013, and section 6 of the addendum (Resolution of Barrier Arrangement for Lots 1-3, 10 and 11) reference: 11-268.R06, dated 30 June 2013, have been achieved. 	<p>Prior to Council approval of the Survey Plan for stages 1, 3 and 5.</p>
<p><u>Contaminated Land Assessment</u></p>	
<ul style="list-style-type: none"> • Submit further investigations including a Stage 2 Detailed Site Investigation and Stage 3 Health and Environmental Assessment and Determination of Remediation Plan to Council. Provide a Stage 4 Implementation of Remediation Plan and Validation Sampling plan where remediation of the site is required. 	<p>As a part of the application for Operational Works.</p>

ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the ‘Advice’ section of this decision.

1. Building works – demolition:
 - a) Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development. Referral Agency Assessment through

Redland City Council is required to undertake the removal works.

2. Operational Works approval is required for the following works as detailed in the conditions of this approval:

- Earthworks and site works;
- Stormwater drainage and management;
- Water supply and reticulation;
- Sewerage supply and reticulation;
- Road and footpath works;
- Sediment and erosion control;
- Landscaping works;
- Electricity reticulation and street lighting;
- Acoustic barriers; and
- Contaminated land assessment.

SECTION 2 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – DWELLING HOUSES

<u>ASSESSMENT MANAGER CONDITIONS</u>			<u>TIMING</u>
<ul style="list-style-type: none"> • Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development. 			
<u>Approved Plans and Documents</u>			
<ul style="list-style-type: none"> • Undertake the development in accordance with the approved plans and documents referred to in Table 2, subject to the conditions of this approval and any notations by Council on the plans. 			Prior to the use commencing and ongoing.
Plan/Document Title	Reference Number	Prepared By	Date
Plan of Development (as amended by Council)	ASB22-POD Rev C	PLACE Design Group	07.11.2013
Plan of Development – Stage 1 (as amended by Council)	ASB22-POD ST1 Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 1a	ASB22-POD ST1a Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 1b	ASB22-POD ST1b Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 1c	ASB22-POD ST1c Rev C	PLACE Design Group	07.11.2013
Plan of Development – Stage 2 (as amended by Council)	ASB22-POD ST2 Rev B	PLACE Design Group	07.11.2013

Plan of Development – Stage 2a	ASB22-POD ST2a Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 2b	ASB22-POD ST2b Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 3 (as amended by Council)	ASB22-POD ST3 Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 3a	ASB22-POD ST3a Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 3b	ASB22-POD ST3b Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 4 (as amended by Council)	ASB22-POD ST4 Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 4a	ASB22-POD ST4a Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 4b	ASB22-POD ST4b Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 5 (as amended by Council)	ASB22-POD ST5 Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 5a	ASB22-POD ST5a Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 6 (as amended by Council)	ASB22-POD ST6 Rev B	PLACE Design Group	07.11.2013
Plan of Development – Stage 6a	ASB22-POD ST6a Rev B	PLACE Design Group	07.11.2013

Table 1: Approved Plans and Documents

<u>Commencement of Works</u>	
<ul style="list-style-type: none"> Do not commence building and/or plumbing and drainage works for any Dwelling House, authorised by this Development Permit, until the Survey Plan for the proposed lot has been endorsed by Council and issued with a dealing number by the Department of Natural Resources and Mines. 	Prior to site works commencing for each individual lot.
<u>Design</u>	
<ul style="list-style-type: none"> Ensure all development for dwelling houses complies with the approved plan of development listed in Table 1: Approved Plans and Documents. 	Prior to site works commencing for each individual lot and ongoing.
<ul style="list-style-type: none"> Locate, design and install outdoor lighting, where 	Prior to the use

<p>required, to minimise the potential for light spillage to cause nuisance to neighbours.</p>	<p>commencing and ongoing.</p>
<ul style="list-style-type: none"> • Incorporate acoustic attenuation into the development as specified in the acoustic report titled 'Proposed Residential Development. South-East Thornlands Central. Cleveland-Redland Bay Road and Boundary Road, Thornlands. Assessment and Control of Road Traffic Noise Intrusion', Report No. 11-268.R05, dated 21 June 2013, prepared by Acoustics RB Pty Ltd. 	<p>Prior to the use commencing and ongoing</p>
<p><u>Construction</u></p>	
<ul style="list-style-type: none"> • Install erosion and sediment control measures prior to commencement of the civil works, earthworks and construction phases of the development to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9, Chapter 4 Erosion Prevention and Sediment Control and the Institute of Engineers' Erosion and Sediment Control Guidelines. 	<p>Prior to site works commencing.</p>
<ul style="list-style-type: none"> • Undertake any required excavation and fill works in accordance with the following: <ul style="list-style-type: none"> d) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended). e) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended). f) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments. 	<p>During construction.</p>
<ul style="list-style-type: none"> • Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) Section 3.02 'Lawful Point of Discharge'. Maintain the temporary system for the duration of the building works. 	<p>During construction.</p>
<ul style="list-style-type: none"> • Rectify any damage done to the road verge during construction, including topsoiling and re-turfing. 	<p>Prior to the use commencing.</p>

<ul style="list-style-type: none"> • Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner. 	<p>At the time of works occurring.</p>
<u>Services and Infrastructure</u>	
<ul style="list-style-type: none"> • Construct the driveway crossover in accordance with Council's Standard Drawing No. R-RSC-2 where kerb and channel exists. Locate the driveway crossover so that there is no removal or damage to existing street trees. 	<p>Prior to the use commencing.</p>
<ul style="list-style-type: none"> • Provide a refuse storage area on site that is screened from view and located a minimum of 6m from the front property boundary, for the storage of a minimum of two (2) waste collection bins (one waste bin and one recycle bin). 	<p>Prior to the use commencing and ongoing.</p>
<ul style="list-style-type: none"> • Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> • A lawful point of discharge. 	<p>Prior to the use commencing and ongoing.</p>
<ul style="list-style-type: none"> • Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties. 	<p>Prior to the use commencing and ongoing.</p>
<u>Development Near Underground Infrastructure</u>	
<ul style="list-style-type: none"> • Comply with section 8.5.4 of the Development Near Underground Infrastructure Code of the Redlands Planning Scheme. 	<p>Prior to the use commencing and ongoing.</p>
<u>ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS</u>	

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the 'Advice' section of this decision.

3. Building Works approval.

SECTION 3 - REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP)

Refer to the attached correspondence from the DSDIP dated 11 October 2013 (reference F13/9540).

SECTION 4 - ASSESSMENT MANAGER ADVICE

- **Other Approvals**
Please be aware that other approvals may be required for your development. This includes, but is not limited to, the following:
 - Plumbing and drainage works.
 - Road Opening Permit – for any works proposed within an existing road reserve.
 - Advertising device/sign licence.

- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. It is recommended that contact be made with Redland Water to arrange live works associated with the development. Further information can be obtained from Redland Water on 1300 015 561.

- **Bushfire Hazard**
Council's Bushfire Hazard Overlay identifies part of the site as a medium bushfire hazard. Further advice on this matter should be sought from a building certifier.

- **Performance Bonding**
Security bonds may be required in accordance with the Redlands Planning Scheme Policy 3 Chapter 4 – Security Bonding. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.

- **Sea Level Rise**
The Queensland Coastal Plan (QCP) commenced on 3 February 2012. The QCP predicts sea level rise in the future. The projections in the QCP should be taken into account in the planning and development of the site in order to protect the safety of people and property. Further to this, the State Government has published the Draft Coastal Protection State Planning Regulatory Provision. This planning instrument took effect on 26 April 2013 and suspends the operation of the QCP relevant to development assessment.
Development Permits issued by Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on sea level rise. Independent advice about this issue should be sought.

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

- **Survey and As-constructed Information**
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:
 - A map detailing coordinated and/or levelled PSMs adjacent to the site.
 - A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
 - An extract from Department of Natural Resources and Mines SCDM database for each PSM.
 - Permanent Survey Mark sketch plan copies.

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

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

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

- **Fire Ants**
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au
-

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

- **Environment Protection and Biodiversity Conservation Act**
Under the Commonwealth Government's Environment Protection and Biodiversity Conservation Act (the EPBC Act), a person must not take an
-

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

CARRIED 5/5 (on the casting vote of the Acting Chair)

Crs Elliott, Hewlett, Ogilvie, Boglary and Bishop voted against the Council Resolution.

Cr Williams was not present when this motion was put.

Cr Williams returned to the meeting at 1.47pm and resumed the Chair.

19 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 1.47pm.

Signature of Chairperson: _____

Confirmation date: _____