



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 10 December 2014
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 26 NOVEMBER 2014

Motion is required to confirm the Minutes of the General Meeting of Council held on 26 November 2014.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 NOTICE OF MOTION – CR OGILVIE – INTERNET AND WIFI SPEEDS IN THE REDLANDS

This item is listed as Item 11.2.1 of this agenda.

6.2 REQUEST FOR REPORT – PUBLIC VEHICLE ACCESS TO ‘THE BASIN’ AT AMITY

At the General Meeting of 17 September 2014 (Item 14.1.1 refers) Council resolved that a report be prepared for Council’s consideration on the potential of facilitating public vehicle access to the area known as ‘The Basin’ at Amity.

A report will be presented to a future General Meeting for consideration.

6.3 REQUEST FOR REPORT – SHARK NET ENCLOSURE, RABY BAY FORESHORE

At the General Meeting of 17 September 2014 (Item 14.1.2 refers) Council resolved to:

1. Investigate the need and opportunity for a shark net enclosure to be installed on the Raby Bay (Masthead Drive) foreshore; and
2. That the report to Council include financial implications so that consideration can be given to possible inclusion in the Capital Works program.

A report will be presented to a future General Meeting for consideration.

7 PUBLIC PARTICIPATION

In accordance with s.42 Redland City Council Meetings – Standing Orders:

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
2. A member of the public wishing to attend and address a meeting may either:
 - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
 - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council’s Meetings Standing Orders.
4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
5. Any person addressing a meeting will -

- (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and
 - (b) speak with decorum; and
 - (c) frame any remarks in respectful and courteous language.
6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

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

The Councillor must—

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


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

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

*A **conflict of interest** is a conflict between—*

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

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

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 REVIEW OF RESERVES 2014/2015 - ELT REVIEW****Datworks Filename: FM Corporate Budget****Authorising Officer:** **Bill Lyon
Chief Executive Officer****Responsible Officer: Linnet Batz
Chief Financial Officer****Author: Deborah Corbett-Hall
Service Manager Corporate Finance****PURPOSE**

The purpose of this report is to provide a summary of an Executive Leadership Team (ELT) review of constrained reserves over the last few months and includes a proposal to reduce the current number of reserves by four, from 28 to 24 by the end of the 2014/15 financial year.

Additionally, a further three reserves in the remaining 24 will be fully utilised in 2014/15, although the reserves themselves will be retained for potential future developer contributions.

The reduction will move funds from constrained monies to unconstrained and will reduce budgeting, recording, reconciliation and reporting requirements. The reserves to close were selected by the ELT following consultation with officers on utilisation, current and budget requirements.

Full journal entries of the reserve extinguishment will be agreed to with the relevant officers in the business before the end of the financial year.

BACKGROUND

Council conducted a review of its constrained cash reserves (reserves) in August 2013 and resolved to reduce the number from 43 to 26 in October 2013. In June 2014 as part of the 2014/15 annual budget, Council adopted two new reserves aligned to Council's water business Redland Water.

The purpose of these reserves is to capture any over and under recovery of maximum allowable revenue due to the water price smoothing associated with the large expected increase in purchase price of bulk water in 2017/18.

Council's 28 reserves are monitored on a monthly basis through the financial reports and are also reviewed by ELT at each formal budget review. Conducting regular reviews of the reserves demonstrates Council's commitment to ensuring financial sustainability.

ISSUES

1. Following the adoption of the 14/15 Carryover Budget Review on 3 September 2014, the *budgeted* constrained cash reserve balances exceeded the *budgeted* cash balances at 30 June 2015. This forecast is in breach of Council's Constrained Cash Reserve Policy and the Executive Leadership Team committed to conducting an operational review of the constrained cash reserves; and
2. The requirement to constrain some cash for particular purposes may no longer be required for reserves that have not been utilised in recent times or hold small balances that do not warrant a reserve being reconciled and reported against on a monthly basis.

STRATEGIC IMPLICATIONS

1. The Queensland Audit Office (QAO) and Department of Local Government, Community Recovery and Resilience (DLGCRR) are advocating Councils demonstrate all reserves are cash backed (and have changed the statutory financial statements guidelines to demonstrate this); and
2. Council has adopted a Constrained Cash Reserves Policy committing to ensuring reserve balances do not exceed cash balances.

LEGISLATIVE REQUIREMENTS

The *Local Government Act 2009* and *Local Government Regulation 2012* no longer prescribe requirements for operating reserves.

Council finance officers are committed to the public sector reporting attributes of 'accountability' and 'transparency' and maintain the concept of reserves in the monthly reporting for expenditure aligned to specific purposes. Financial Services will continue to provide a reserve summary in the monthly financial reports outlining the opening balances, transfers to and from reserves and subsequent closing balances for each reserve.

Of note, the QAO and DLGCRR are proposing language such as 'reserves' is replaced with 'internally imposed expenditure restrictions' emphasising the requirement for reserves to be a subset of cash balances.

Risk Management

Financial Services considers the following factors underpin the decision to regularly review and reduce the number of constrained cash reserves held beyond the 14/15 financial year:

- Council will demonstrate to the community it is only constraining cash for recent and necessary (legislative, operational or other) reasons;
- Reserve reporting, analysis, reconciliations and transfers will be reduced on a monthly, quarterly and annual basis; and

- Council's constrained cash as a percentage of cash balances will reduce and funds will be available for community use.

Financial

There is no impact to revenues or expenditures when transferring to or from reserves; it is a movement in community equity between the constrained cash reserves and retained earnings.

This report recommends a staged approach during 2014/15 to closing the four reserves taking into consideration the adopted budget and the utilisation of the reserves in the financial year.

The staged approach will also afford the departmental finance officers the opportunity to liaise with the business with respect to timing of closures/utilisation of the reserves and agreement on particular jobs to be funded where appropriate.

The financial implications of this report are to reduce the reserve balances and either:

1. Fund planned works in 2014/15 from reserves where appropriate; or
2. Return the constrained monies to retained earnings for utilisation.

The indicative amounts for the four reserves due to close are outlined below:

<i>Reserve Name</i>	<i>Purpose of Reserve</i>	<i>Source of Funding</i>	<i>Business Reason for Closure in 2014/15</i>	<i>31 October 2014 Closing Balance \$000</i>	<i>30 June 2015 Anticipated Closing Balance - Revised Budget \$000</i>
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ELT DETERMINED THE FOLLOWING RESERVES TO CLOSE ON OR BEFORE 30 JUNE 2015

Car Parking	To fund capital projects for car parking infrastructure	Developers cash contributions	This reserve has not been utilised since 2009/10	340	340
SMBI Capital Reserve	To accelerate the delivery rate of planned capital works, including land purchases for community, recreation and open space on the SMBI islands	Funded by the differential of SMBI general rates above the mainland general rate	The funds from this reserve will repay the borrowings for accelerated SMBI infrastructure – any balance will fund SMBI infrastructure in 2014/15 and future years	4,473	4,724
Redwaste Reserve	To provide for future capital commitments, operational contingencies and for offsetting significant increases in waste management fees and charges in subsequent years	Fees income	This business unit can hold prior year profits in retained earnings, reserve is not required	3,391	3,601
Redland WorkCover	This reserve was established as part of the process of self-insurance for Workers Compensation for Redland City Council	General revenue contribution as identified in budget process	Council's Risk & Liability Team confirmed the liability is sufficient at the present time	4,777	4,377

AMOUNT THAT WILL BE TRANSFERRED TO RETAINED EARNINGS ON OR BEFORE 30 JUNE 2015

13,042

The following table outlines the three reserves that will be utilised in 2014/15 and retained for possible future developer contributions:

<i>Reserve Name</i>	<i>Purpose of Reserve</i>	<i>Source of Funding</i>	<i>Business Reason for Utilisation in 2014/15</i>	<i>31 October 2014 Closing Balance \$000</i>	<i>30 June 2015 Anticipated Closing Balance - Revised Budget \$000</i>
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ELT DETERMINED THE FOLLOWING RESERVES TO BE FULLY UTILISED IN 14/15 BUT TO BE RETAINED (WITH NIL BALANCES) FOR POSSIBLE FUTURE DEVELOPER CONTRIBUTIONS

Street Tree Planting	To fund acquisition and planting of trees on footpaths	Developers cash contributions	The balance in this reserve can be applied to expenditure in 2014/15 and the reserve will be retained for possible future developer contributions	77	80
SP1 Wellington Pt Road Infrastructure	To fund capital projects for road infrastructure specific to SP1 Wellington Pt area	Developers cash contributions	This reserve has not been utilised since 2009/10 but may be required for future developer contributions	463	463
Redland Bay South Road Infrastructure	To fund capital projects for road infrastructure specific to Redland Bay South area	Developers cash contributions	The balance in this reserve can be applied to expenditure in 2014/15 and the reserve will be retained for possible future developer contributions	647	647

AMOUNT THAT WILL BE TRANSFERRED TO RETAINED EARNINGS ON OR BEFORE 30 JUNE 2015

1,190

Confirmation will be sought from the appropriate business area with respect to funding planned works in 14/15 to align the timing of the works with the reserve utilisation and all transactions will be completed by the end of the 14/15 financial year. The total amount that will be transferred to retained earnings in the 14/15 financial year (in addition to original budgeted amounts) is \$14.232M.

People

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

Environmental

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

Social

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the Corporate Plan:

9. An efficient and effective organisation

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

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

CONSULTATION

Finance Officers have discussed the reserve recording and reporting with representatives of the QAO. Councillors receive reserve balances in the Monthly Financial Reports and will be aware of the reserve balances at the end of October 2014.

An operational review of all 28 reserves was conducted by the Executive Leadership Team on 15 August 2014 in conjunction with the 2014/15 Carryover Budget Review.

OPTIONS

1. That Council resolves to
 - a) Close the following reserves on or before 30 June 2015 (accommodating timeframes for budgeted reserve utilisation)
 - i. Car Parking Reserve (this reserve has not been utilised since 2009/10);
 - ii. SMBI Capital Reserve (these funds will extinguish the associated SMBI debt);
 - iii. RedWaste Reserve (the funds will transfer to the RedWaste retained earnings account for utilisation by the commercial business; and
 - iv. Redland Workcover (Council's liability is allocated on the balance sheet so an additional reserve of this quantum is no longer required)
 - b) Fully utilise the monies constrained in the following reserves in 2014/15 and retain the reserves with nil balances for potential future developer contributions
 - i. Street Tree Planting Reserve;
 - ii. SP1 Wellington Point Road Infrastructure Reserve; and
 - iii. Redland Bay South Road Infrastructure Reserve.
2. That Council resolves to retain the current reserves and balances, noting the budgeted breach to the Constrained Cash Reserves Policy and current requirements/expectations from QAO and DLGCRR for all reserves to be fully cash backed.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Close the following reserves on or before 30 June 2015 (accommodating timeframes for budgeted reserve utilisation);
 - a) Car Parking Reserve (this reserve has not been utilised since 2009/10);
 - b) SMBI Capital Reserve (these funds will extinguish the associated SMBI debt);
 - c) RedWaste Reserve (the funds will transfer to the RedWaste retained earnings account for utilisation by the commercial business); and
 - d) Redland Workcover (Council's liability is allocated on the balance sheet so an additional reserve of this quantum is no longer required); and
2. Fully utilise the monies constrained in the following reserves in 2014/15 and retain the reserves with nil balances for potential future developer contributions;
 - a) Street Tree Planting Reserve;
 - b) SP1 Wellington Point Road Infrastructure Reserve; and
 - c) Redland Bay South Road Infrastructure Reserve.

11.1.2 FIRST BUDGET REVIEW 2014-15

Dataworks Filename: FM First Budget Review 2014-15

Attachment: First Budget Review 2014-15

Authorising Officer:
Bill Lyon
Chief Executive Officer

Responsible Officer: Linnet Batz
Chief Financial Officer

Author: Katharine McCarthy
Budget and Systems Manager

PURPOSE

Report is being finalised.

11.1.3 FINANCIAL STRATEGY 2015-2025

Dataworks Filename: FM Financial Strategy

Attachment: Financial Strategy 2015-2025

Authorising Officer:
Bill Lyon
Chief Executive Officer

Responsible Officer: Linnet Batz
Chief Financial Officer

Author: Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

Report is being finalised.

11.1.4 NOVEMBER 2014 MONTHLY FINANCIAL REPORTS

Dataworks Filename: FM Monthly Financial Reports

Attachment: Monthly Financial Report November 2014

Authorising Officer:
Bill Lyon
Chief Executive Officer

Responsible Officer:
Linnet Batz
Chief Financial Officer

Author:
Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

Report is being finalised.

11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 INTERNET AND WIFI SPEEDS IN THE REDLANDS****Datworks Filename:** GOV Notice of Motion**Responsible/Authorising Officer:****Nick Clarke**
General Manager Organisational Services**Author:****David Macniven**
Group Manager Information Management**PURPOSE**

This report is in response to the following Notice of Motion – Cr Ogilvie - Internet and WiFi Speeds in the Redlands (General Meeting of 20 August 2014 – Item 14.2.1 refers):

“That Council resolves to request a report on the following:

1. The feasibility of utilising direct wireless technology to enhance internet speeds in the Redlands; and
2. The viability of provision of public WiFi nodes in the Redlands business districts”.

BACKGROUND

1. The feasibility of utilising direct wireless technology to enhance internet speeds in the Redlands:

Please note, an initial investigation performed by officers has found the following:

- Any proposal would require CAPEX expenditure for infrastructure/licensing and the physical installation on RCC buildings throughout the City. This would need to be:
 - Powered;
 - Protected; and
 - Insured by Council.
- Any proposal would need to assess the impact on current transmission systems:
 - Council’s Internal WiFi;
 - Council’s microwave;
 - Council’s telemetry systems; and
 - Telstra’s cellular infrastructure.
- Any proposal would require a full and detailed analysis, to ascertain that any solution is of business grade and reference sites would need to be visited by officers to confirm;

- Any proposal would require detailed specifications on how it would be implemented and secured for both public and business WiFi. From a design perspective, best practice is that a public and business grade service should not share infrastructure; and
- Any proposal would require a detailed analysis of the potential take up by businesses throughout the whole City.

Further contextual information:

- With the Priority Development Areas (PDAs), there is a potential option that these initiatives could lead to the NBN backbone coming to the Redlands earlier than expected (this is currently being explored by officers <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/large-developments.html>).

2. The viability of provision of public WiFi notes in the Redlands business districts.

Option A – a fully costed proposal was provided by Council’s existing provider of WiFi to extend the current managed WiFi service in and to the 4 main CBD areas of Redlands - Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD.

Option B – the provider also provided a fully costed proposal of creating WiFi hubs in the libraries in both Capalaba and Victoria Point.

ISSUES

Poor internet connectivity and speed within the Redlands, combined with an existing exchange that is at full capacity for high speed internet connectivity.

STRATEGIC IMPLICATIONS

Legislative Requirements

Not Applicable.

Risk Management

A potential lack of investment from businesses in the economic wellbeing of the Redlands due to a lack of appropriate connectivity infrastructure.

Financial

WiFi options:

Option A

Cost for all 4 business areas	\$88,348	(CAPEX)
Yearly Management Fee	\$11,400	(OPEX)

Option B

Cost for 2 Library hubs	\$14,718	(CAPEX)
Yearly Management Fee	\$ 2,400	(OPEX)

People

Not Applicable

Environmental

Not Applicable

Social

There is an opportunity for Council to provide free public WiFi through the library hubs.

Alignment with Council's Policy and Plans

Corporate Plan 2010-2015 – An efficient and effective organisation.

CONSULTATION

Executive Leadership Team (ELT and Councillor workshop 11 November 2014).

OPTIONS

1. That Council resolves to:
 - a) Support and advocate for high speed connections to the Redlands, but not lead the initiative;
 - b) Support and advocate for free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD but does not lead it; and
 - c) Provide free public WiFi in Capalaba and Victoria Point Libraries to act as central hubs.
2. That Council resolves to:
 - a) Support, advocate and lead the initiative for high speed connections to the Redlands by committing initial OPEX funds to perform a full assessment of the approach and ultimately both CAPEX and OPEX funds based upon the results from the full assessment; and
 - b) Spend both the CAPEX and OPEX funds to provide free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Support and advocate for high speed connections to the Redlands, but not lead the initiative;**
- 2. Support and advocate for free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD but does not lead it; and**
- 3. Provide free WiFi in Capalaba and Victoria Point libraries to act as central hubs.**

11.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS**

Datworks Filename: Reports to Council - Portfolio 3 Planning and Development

Attachment: [Decisions Made Under Delegated Authority 09.11. 2014 to 22.11.2014](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer: **David Jeanes**
Group Manager City Planning & Assessment

Author: **Debra Weeks**
Group Support officer

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

BACKGROUND

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

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

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

The applications detailed in this report have been assessed under:-

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.

- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.
- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting Development for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 09.11.2014 to 15.11.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005818	Standard Format 3 into 2	Category1	Barry J Rowe	70 Buckland Street, Wellington Point QLD 4160	Code Assessment	13/11/2014	Development Permit	1
OPW001735	Operational works for SB005437 1 into 2 Lots	Category1	The Certifier Pty Ltd	49 Gordon Street, Ormiston QLD 4160	Code Assessment	10/11/2014	Development Permit	1
ROL005802	Standard Format 1 into 2 and Create Reciprocal Easement for access and services	Category1	Philip Impey Architect	6A Gotha Street, Cleveland QLD 4163	Code Assessment	11/11/2014	Development Permit	2
ROL005825	Standard Format: 1 into 2 Lots	Category1	Statcorp Pty Ltd	11 Anchorage Drive, Cleveland QLD 4163	Code Assessment	13/11/2014	Development Permit	2
BWP002619	Design and Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	31 Ziggys Drive, Thornlands QLD 4164	Concurrence Agency Response	11/11/2014	Approved	3
BWP002602	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	21 Bayswater Drive, Victoria Point QLD 4165	Concurrence Agency Response	13/11/2014	Approved	4
ROL005838	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	16 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
ROL005839	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	18 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
ROL005843	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	12 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL005844	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	14 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
MCU013322	Dwelling House	Category1	Bret Douglas Worcester	128-136 Jackson Road, Russell Island QLD 4184	Code Assessment	14/11/2014	Development Permit	5
BWP002591	Domestic Outbuilding	Category1	Bay Island Designs	21-23 Attunga Street, Macleay Island QLD 4184	Code Assessment	12/11/2014	Development Permit	5
MCU013342	New Dwelling	Category1	Bay Island Designs	18 Cowes Street, Macleay Island QLD 4184	Code Assessment	10/11/2014	Development Permit	5
BWP002618	Design & Siting - Dwelling House	Category1	Redplan	181 Canaipa Point Drive, Russell Island QLD 4184	Concurrence Agency Response	10/11/2014	Approved	5
BWP002622	Design and Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	1 Willis Close, Redland Bay QLD 4165	Concurrence Agency Response	14/11/2014	Approved	5
MCU013360	Dwelling House ADA	Category1	Michael Francis Tungate Suzanne Margaret Tungate	45 Lonicera Street, Macleay Island QLD 4184	Code Assessment	13/11/2014	Development Permit	5
ROL005798	Standard Format 1 into 3 lots	Category1	Phillip Charles Bugeja	15 Summerhill Street, Victoria Point QLD 4165	Code Assessment	10/11/2014	Development Permit	6
BWP002588	Domestic Outbuilding	Category1	Michael John Weber	73-75 Campbell Road, Sheldon QLD 4157	Code Assessment	11/11/2014	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP002617	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	329 Redland Bay Road, Capalaba QLD 4157	Concurrence Agency Response	12/11/2014	Approved	7
Category 2								
MCU013244	Apartment Building x 10	Category2	Bartley Burns Certifiers & Planners	13 North Street, Cleveland QLD 4163	Impact Assessment	13/11/2014	Development Permit	2
MCU013293	Mixed Development - Including Indoor Recreation, Bulky Goods Showroom, Retail Warehouse, Shop, Service Industry and Refreshment Establishment	Category2	Miltcoe Pty Ltd	33-39 Shore Street West, Cleveland QLD 4163	Impact Assessment	14/11/2014	Development Permit	2
OPW001686	Operational Work - Excavation and Fill (requiring filling for flood immunity, stormwater and sewer for 6 lots - (Smart Eda)	Category2	GH Consultant Engineers	138 Shore Street North, Cleveland QLD 4163	Code Assessment	11/11/2014	Development Permit	2
OPW001734	Operational Works for ROL 1 into 7	Category2	Golden Golden Ponds Estates Pty Ltd	262 Boundary Road, Thornlands QLD 4164	Code Assessment	11/11/2014	Development Permit	3
OPW001604	Operational Works - Retaining Wall	Category2	McKell Enterprises Pty Ltd	318 Finucane Road, Alexandra Hills QLD 4161	Code Assessment	10/11/2014	Development Permit	7

Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014

Application	Description	Category	Applicant	Property Address	Application	Decision Date	Decision	Division
Category 1								
BWP002631	Design & Siting - Shed	Category1	The Certifier Pty Ltd	22 Lucy Court, Ormiston QLD 4160	Concurrence Agency Response	20/11/2014	Approved	1
ROL005782	Standard Format: 1 into 2 Lots	Category1	Andrew Heyworth	256-258 Bloomfield Street, Cleveland QLD 4163	Code Assessment	17/11/2014	Development Permit	2
BWP002551	Design and Siting-Deck	Category1	The Certifier Pty Ltd	6 Kinsail Court, Cleveland QLD 4163	Concurrence Agency Response	18/11/2014	Approved	2
ROL005832	CTS - Standard Format 1 into 2 Lots	Category1	Christine Mary Ashton David Hope Ashton Gabrielle O'Shea Patrick Laurence O'Shea	38 Booran Street, Point Lookout QLD 4183	Code Assessment	17/11/2014	Development Permit	2
OPW001741	Advertising Device	Category1	Ss Signs & Vehicle Wraps	RSL Services Club, 206-210 Middle Street, Cleveland QLD 4163	Code Assessment	19/11/2014	Development Permit	2
BWP002629	Design & Siting-Swimming Pool	Category1	Professional Certification Group	20 Erobin Street, Cleveland QLD 4163	Concurrence Agency Response	17/11/2014	Approved	2
BWP002635	Design & Siting - Roofed Patio	Category1	Bartley Burns Certifiers & Planners	22 Sommersea Drive, Cleveland QLD 4163	Concurrence Agency Response	19/11/2014	Approved	2

Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014

BWP002123	Combined Design & Siting and Build Over or Near Relevant Infrastructure - Gazebo	Category1	Robynn Adele Shave	33 Whitby Place, Thornlands QLD 4164	Concurrence Agency Response	21/11/2014	Refused	3
BWP002620	Design & Siting - Garage	Category1	Alanna Mary Strahle Colin Neil Strahle	115 Beach Street, Cleveland QLD 4163	Concurrence Agency Response	17/11/2014	Approved	3
OPW001736	Advertising Device	Category1	Checkpoint Building Surveyors (Coomera)	Victoria Point Town Centre, 349-369 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	19/11/2014	Development Permit	4
BWP002599	Retaining Wall	Category1	Nicola Judith Boileau Jonathan Edward Pickles	10 Holly Road, Victoria Point QLD 4165	Code Assessment	18/11/2014	Development Permit	4
BWP002600	Domestic Outbuilding- Carport	Category1	Joshua Alan Robertson	16 Lancewood Street, Victoria Point QLD 4165	Code Assessment	17/11/2014	Development Permit	4
ROL005841	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	24 Sandalwood Street, Thornlands QLD 4164	Code Assessment	18/11/2014	Development Permit	4
BWP002616	Design and Siting - Domestic Additions	Category1	Applied Building Approvals	8 Finuge Court, Victoria Point QLD 4165	Concurrence Agency Response	19/11/2014	Approved	4
BWP002627	Design & Siting - Addition and Patio to existing house	Category1	Karen Lesley Colby	4 Fairway Drive, Redland Bay QLD 4165	Concurrence Agency Response	18/11/2014	Approved	4
MCU013347	Home Business - Indoor	Category1	Paula Margaret Thompson	46 Capella Drive, Redland Bay QLD 4165	Code Assessment	18/11/2014	Development Permit	6

Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014

MCU013352	Combined - Dwelling house and Outbuilding	Category1	Rory James McMahon	60-70 Zipfs Road, Redland Bay QLD 4165	Code Assessment	21/11/2014	Development Permit	6
BWP002621	Design & Siting - Secondary Dwelling	Category1	Helen McLeary	9 Sevenoaks Street, Alexandra Hills QLD 4161	Concurrence Agency Response	18/11/2014	Approved	7
BWP002628	Design & Siting- Carport Front Boundary Setback	Category1	The Certifier Pty Ltd	9 Borrowdale Street, Alexandra Hills QLD 4161	Concurrence Agency Response	19/11/2014	Approved	7
ROL005836	Standard Format: 1 into 2 Lots	Category1	Chris Platt	18 Currawong Drive, Birkdale QLD 4159	Code Assessment	21/11/2014	Development Permit	8
BWP002624	Design and Siting - Carport	Category1	Bartley Burns Certifiers & Planners	112 Bailey Road, Birkdale QLD 4159	Concurrence Agency Response	18/11/2014	Approved	8
BWP002632	Design & Siting - Carport	Category1	The Certifier Pty Ltd	35 Edinburgh Road, Alexandra Hills QLD 4161	Concurrence Agency Response	20/11/2014	Approved	8
BWP002639	Design & Siting- Carport & House Extension	Category1	Gecon C/- Pacific Approvals Pty Ltd	54 Dorsal Drive, Birkdale QLD 4159	Concurrence Agency Response	20/11/2014	Approved	10
Category 2								
OPW001738	Operational Works - ROL 1 into 5	Category2	Rocapa Pty Ltd	23 Dundas Street, Ormiston QLD 4160	Code Assessment	20/11/2014	Development Permit	1
MCU013332	Warehouse	Category2	Energex Limited	36 Enterprise Street, Cleveland QLD 4163	Code Assessment	21/11/2014	Development Permit	2

Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014

OPW001593. 3	Operational Works - Waterline Estate Stage 3 - 16 Lots	Category2	Sheehy & Partners Pty Ltd	268 Redland Bay Road, Thornlands QLD 4164	Code Assessment	20/11/2014	Development Permit	4
MC009903	Mixed Use Development - General Industry, Caretakers Dwelling, Garden Centre and Refreshment	Category2	Ian Robinson And Partners Leisure Coast Plans	6 Robert Street, Russell Island QLD 4184	Code Assessment	18/11/2014	Extension to Relevant Period - Approved	5
MCU013301	Aged persons and Special needs Housing	Category2	Wolter Consulting Group	The Boulevards Redland Bay, 35 Weinam Street, Redland Bay QLD 4165	Code Assessment	21/11/2014	Development Permit	5
ROL005629	Standard Format 2 into 35 Lots	Category2	G W Clegg & Company	124 Finucane Road, Alexandra Hills QLD 4161	Impact Assessment	21/11/2014	Permissible Change - Development Permit	8
OPW001750	Domestic Driveway Crossover	Category2	All Star Energy	45 Prunda Circuit, Wellington Point QLD 4160	Code Assessment	17/11/2014	Development Permit	8

11.3.2 APPEALS LIST CURRENT AS AT 24 NOVEMBER 2014

Datworks Filename:	Reports to Council - Portfolio 3 Planning and Development
Authorising Officer:	Louise Rusan General Manager Community & Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning & Assessment
Author:	Chris Vize Service Manager Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

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

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted amended plans to all parties. Council and co-respondents are considering the amended plans. The matter is listed for a determination on whether the amendments comprise a minor change.
Hearing Date:		Listed for review 26 November 2014.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works 84-122 Taylor Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted amended plans that are considered a minor change to the application. Orders have been made by the Court outlining events and timeframes. The parties must attend a without prejudice meeting by 5 December 2014.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
Applicant:		D Polzi and ML Polzi
Application Details:		Material Change of Use for a Landscape Supply Depot
Appeal Details:		Submitter appeal against development permit approval.
Current Status:		Listed for review 4 February 2015.

4.	File Number:	Appeal 4564 of 2013 (ROL005669)
Applicant:		Ausbuild Projects Pty Ltd
Application Details:		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Adjourned until 4 December 2014.

5.	File Number:	Appeal 1760 of 2014 (ROL005698)
Applicant:		Ausbuild Pty Ltd
Application Details:		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Awaiting reports from joint experts prior to final mediation taking place.

6.	File Number:	Appeal 4013 of 2014 (ROL005786)
Applicant:		Aedis Development
Application Details:		Reconfiguring a Lot (1 into 4 lots)
Appeal Details:		Appeal against Infrastructure Charges Notice.
Current Status:		Appeal filed on 15 October 2014. Appeal to be withdrawn following issue of amended Infrastructure Charges Notices.

7.	File Number:	Appeal 4191 of 2014 (SB005471)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 99 lots)
Appeal Details:		Originating application for a permissible change to the Court Approval 1171 of 2013
Hearing Date:		26 November 2014

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3.3 PROPOSED REMOVAL OF DISCOUNT ON DEVELOPMENT APPLICATION FEES FOR EDA LODGEMENT

Dataworks Filename: LUP – Smart Electronic Development Assessment (eDA)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Kim Peeti
Business Planning & Improvement Coordinator

PURPOSE

The purpose of this report is for Council to consider removal of the 10% discount to application fees currently offered by Council for development applications lodged through the State Government Smart eDA system.

BACKGROUND

Redland City Council was a pilot Council for the State's Smart eDA service and worked closely with the then Department of Infrastructure and Planning (now Department of State Development, Infrastructure and Planning) for several years to develop the product. Council received its first Smart eDA development application in April 2008 and now receives approximately 40% of all eligible development applications through the eDA system.

Not all development applications can be lodged through Smart eDA. For example, building, plumbing and concurrence agency applications cannot be lodged in the system.

The State Government has confirmed that the Smart eDA system will be closed in 2015. Council is currently establishing a replacement for this.

ISSUES

Council currently offers a 10% discount (to a maximum of \$5,000) to application fees for development application lodged through eDA. This discount was initially implemented by Council to encourage applicants to use the new eDA system. Several years have since passed and electronic business solutions are now the 'norm' rather than the exception.

With a new electronic lodgement tool planned to be released in early 2015 that can cater for the lodgement of all development application types, it is expected that the majority of applications will be lodged electronically without any need to encourage take up of the system.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements in regards to setting fees for development applications lodged through eDA.

Risk Management

There is a low risk of negative feedback from customers, particularly returning applicants, who may expect a discount for lodging their development application through eDA. However the efficiencies gained through electronic lodgement and assessment are considered to ultimately negate this risk.

Financial

In the 2013/2014 Financial Year, 40% of development applications received were lodged through eDA and a total of \$28,613.83 in monetary discounts applied from the 10% eDA discretionary discount. Removing the eDA discount will therefore result in increased revenue for Council. An indication of the difference between the standard application fee and the eDA discounted fee for several use types is provided in the table below.

Table 1: *Examples of difference in fees*

Use	eDA discounted fee	Full application fee as listed in 2014/2015 Fees & Charges
Domestic Outbuilding, Domestic Additions, Home Business	\$1,048.50	\$1,165.00
Dwelling House	\$1,570.50	\$1,745.00
Dual Occupancy	\$2,529.00	\$2,810.00
Multiple Dwelling (≤5 units)	\$4,180.50	\$4,645.00
Reconfiguration – 1 into 2 lots	\$1,539.00	\$1,710.00

People

Not applicable. There are no implications for staff.

Environmental

Not applicable. There are no environmental implications associated with removing the 10% discount.

Social

Not applicable. There are no social implications.

Alignment with Council's Policy and Plans

The assessment and recommendation align with Council's policies and plans.

CONSULTATION

The Group Manager City Planning and Assessment has been consulted on this matter and supports the recommendation of this report.

OPTIONS

1. That Council resolve to remove the eDA discount and approve the associated amendment to the fees and charges schedule.
2. That Council resolve to leave the eDA discount in place.

OFFICER'S RECOMMENDATION

That Council resolves to remove the eDA discount and approve the associated amendment to the fees and charges schedule.

11.3.4 MCU013364 - DUAL OCCUPANCY - 33 CAMBRIDGE DRIVE, ALEXANDRA HILLS**Datworks Filename:** Reports to Council - Portfolio 3**Attachment:** [MCU013364 - Site Plan-Development plans](#)**Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:** **David Jeanes
Group Manager City Planning and Assessment****Author:** **Brendan Mitchell
Planning Officer****PURPOSE**

Application Type	Material Change of Use
Proposed Use	Dual Occupancy
Property Description	Lot 23 on RP 143734
Location	33 Cambridge Drive, Alexandra Hills
Land Area	768m2
Zoning	Medium Density Residential
Designated Community Infrastructure	N/A
Overlays	Nil
SEQ Regional Plan 2009-2031 - Land Use Category	Urban Footprint
No. of Public Submissions	N/A – Code Assessable
Applicant	Legacy Constructions
Land Owner	Christopher & Vashti Ronto
Properly Made Date	13/11/2014
Start Decision Stage	13/11/2014
Statutory Decision Date	11/12/2014
Decision Making Period Extended	N/A
Assessment Manager	Brendan Mitchell
Officer's Recommendation	Approval with Conditions
Infrastructure charges applicable	Yes

This application is referred to the Council for determination.

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

BACKGROUND

The application has been referred to Council for determination at the request of the Divisional Councillor.

There are no prior developments relevant to this application on the land.

ISSUES

Development Proposal & Site Description

Proposal

It is proposed to construct a second single-story dwelling to form a dual occupancy at 33 Cambridge Drive, Alexandra Hills. The proposed dwelling will comprise four (4) bedrooms; two (2) bathrooms; a living/media room; a kitchen; and double lock-up garage. The dwelling is will accessed via Cambridge Drive with the existing dwelling retaining access from Oxford Street.

Site & Locality

The corner lot currently contains a two-storey dwelling house fronting Oxford Street and is generally cleared of vegetation. The site drains naturally to the south-eastern corner of the lot. A sewer runs the length of the southern and western boundaries with a water connection available on the southern side of Cambridge Street.

The site is zoned Medium Density Residential (MDR) under the Planning Scheme and adjoins other MDR lots on the northern side of Cambridge Street. The southern side is zoned Urban Residential (UR) and further to the west is the Alexandra Hills Shopping Centre within the District Centre zoning. The area is characterised by low-rise residential development with the exception of the shopping centre to the west.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and is classified as being High Value 'Other'. In this instance there are no requirements under the SPRP.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted infrastructure charges resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	There are no requirements applicable to this application.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 6.2. As a code assessable application, it is assessed against the following codes:

- Medium Density Residential Zone Code;
- Dual Occupancy Code;
- Domestic Driveway Crossover Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code; and
- Stormwater Management Code

The development application is considered to comply with the applicable codes. The most pertinent points to this assessment are discussed in detail below.

Density

It is noted that the Probable Solution for P1.2 states that the zone is primarily used for multiple dwellings and further, P2.4 (3) provides for densities of 1 dwelling unit per 200m². The proposal achieves a density of one (1) dwelling unit per 384m². Therefore the proposal must comply with Specific Outcomes 2.4(c) which states that dwelling unit density 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.

It is evident that the Planning Scheme seeks to protect sub-areas MDR1,2,3 & 6 from under-development by elevating dual occupancies to Impact Assessment (inconsistent). For regular Medium Density Residential (MDR) lots however, the Scheme supports dual occupancies on lots over 700m² by identifying them as Code Assessable. Further, Multiple Dwelling Unit development on lots under 800m² would be triggered to Impact Assessment which would be a deterrent to the applicant in this instance. As such it is considered that the proposal is consistent with the intent of the zone code. Further, a dual occupancy is considered to be a compact housing form and is compatible with medium-density living and therefore demonstrates compliance with the Specific Outcomes.

It is recognised also that to develop the land to its perceived potential would require the demolition of the house (brick), and to be replaced with smaller units as well as the associated car parking, driveways, open space and landscaping. In terms of development potential the lot is only large enough to accommodate three (3) or four (4) dwelling units. The existing dwelling on the lot was constructed in 1976 and therefore it is considered that the demolition of a 38 year old building brick-construction building does not represent a sustainable means of developing the land; both economically and environmentally. It can be argued that the house is still worthy of retaining as it is in a good condition and can be used as leverage to develop the land further. This improved value of the land is not conducive to a full redevelopment and therefore a dual occupancy is a viable way to intensify land use on a relatively small lot in an economically sustainable way. As such it is considered that the proposal complies with the Overall Outcome of providing a range of dwelling types that offer choice, affordability and adaptability.

In terms of the environment, brick-construction houses require large energy inputs both in its construction and demolition as well as in waste and materials used in the construction of future dwellings. As such retaining a structurally sound dwelling for the purposes of further developing the land is considered to be consistent with the Desired Environmental Outcomes No.1 of the Planning Scheme which seeks to manage the direct and indirect impacts on the environmental values of the city.

In addition to these factors, the proposal was measured against the assumptions of the Redland Land Supply Analysis. The report looks at land sizes between 700m² and 1200m² and indicates an expected yield of 35 dwellings per hectare, which is a lower yield than the larger lots within the MDR zone. This is due to an expectation that there will be a lower take-up of medium density dwellings on the smaller lots. This density is considered to be a sliding scale across these land sizes with smaller lots typically achieving a lower density. In calculating the assumed density for a 768m² it is found that a density of 28 dwellings per hectare would be appropriate in order to satisfy the assumptions of the study. The proposal will result in a density of 26 dwellings per hectare which is considered to be generally consistent with the Land Supply Analysis.

Through an analysis of previous approvals, it is evident that a number of dual occupancies have been approved on MDR lots (some on lots in excess of 800m²) throughout Redlands since the commencement of the Redlands Planning Scheme 2006. This demonstrates that dual occupancies have been supported in the past on similar sized lots.

In summarizing, the proposal is considered to comply with the Medium Density Residential Zone Code and the Planning Scheme more broadly.

Built Form

It is noted that Probable Solution P3 requires a minimum separation of 5m between the two dwellings. The Specific Outcome S3(1)(e) states that setbacks complement the existing streetscape and maximise private open space areas, solar access and provide for service areas. The proposal is for a separation of 3.3m (wall to wall) which has the potential to block solar penetration to habitable rooms. The one bedroom located along this side of the proposed new dwelling has no windows along this wall. Instead it has an air conditioning unit installed on this wall and the windows are located along the southern wall which provides natural light to the room. The living room is northerly facing and is only partially covered by the existing dwelling and will therefore receive ample solar penetration. In terms of the existing dwelling, it is at a higher elevation than the proposed dwelling and therefore the issue of light penetration is not envisaged. As such it is considered that the proposal provides enough area to allow for sufficient private open space (located in other areas), solar access and service areas and therefore complies with the Specific Outcome.

It is further noted that Probable Solution P8 (b) requires garages to be recessed behind the front building facade so as not to dominate the streetscape (Specific Outcome S8 1(e)). With a 40m frontage to Cambridge Street and landscaping required as a condition of the approval, it is considered that the garage will not dominate the streetscape. As such it is considered to comply with Specific Outcome S8.

Frontage landscaping has not been proposed as part of this development. As such a condition of the approval will include a minimum 2m wide strip along the Cambridge Drive frontage. This will ensure compliance with Specific Outcome S6 and will assist in disguising the retaining wall between the buildings and improve the streetscape more generally.

Infrastructure Charges

If approved, the proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The infrastructure charge applicable to this development is:

Redland Water: \$5,880

Redland City Council: \$22,120

Combined Charge: \$28,000

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (amendment 2.1) July 2014:

Redland City Council

$(2 \times \$28,000 - \$28,000(\text{credit for existing dwelling})) \times 0.79 \text{ (RCC split)} = \$22,120$

Redland Water

$(2 \times \$28,000 - \$28,000(\text{credit for existing dwelling})) \times 0.21 \text{ (Redland Water split)} = \$5,880$

Total combined charge: \$28,000.00

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

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

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 2009* this development application has been assessed against the Redlands Planning Scheme V6.2 and other relevant planning instruments. The decision is due on 11 December 2014.

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

There are no financial implications if the development is approved. If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

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

People

Not applicable. There are no implications for staff.

Environmental

Environmental implications are detailed within the assessment in the "issues" section of this report.

Social

Social implications are detailed within the assessment in the "issues" section of this report.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

Council's options are to either:

1. Adopt the officer's recommendation to approve the application subject to conditions; or
2. Resolve to approve the application, without conditions or subject to different or amended conditions; or
3. Resolve to refuse the application (reasons for refusal would need to be established).

OFFICER'S RECOMMENDATION

That Council resolves that a Development Permit approval be issued subject to conditions for the Material Change of Use for a Dual Occupancy at 33 Cambridge Drive, Alexandra Hills.

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Site Plan (as marked in red)	Job No. 09-03143	Axis Surveys	09/10/2014
Floor Plan	Sheet 2 of 12	Axis Surveys	02/09/2014
Elevations	Sheet 3 of 12	Axis Surveys	02/09/2014

Table 1: Approved Plans and Documents

Design	
3. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing. Ongoing condition.
Landscaping	
4. Provide a frontage landscape strip two (2) metres in width as marked in red on the approved site plan. Do not use any species listed as declared or non-declared weed species in Part B of Council's Pest Management Plan (PMP) 2012-2016. <i>Note: You can access the PMP at:</i> http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx	Prior to the use commencing.
Construction	
5. 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.	Prior to site works commencing.
6. Undertake any required excavation and fill works in accordance with the following:	During construction.

<p>a) 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).</p> <p>b) 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).</p> <p>c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments.</p>	
<p>7. 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>	<p>During construction.</p>
<p>8. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.</p>	<p>Prior to the use commencing.</p>
<p>9. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p>Services and Infrastructure</p>	
<p>10. Construct the driveway crossover for Unit 2 in accordance with Council's Standard Drawing No. R-RSC-2.</p> <p>Locate the driveway so that there is no removal or damage to existing street trees.</p>	<p>Prior to the use commencing.</p>
<p>11. Connect Unit 2 to external reticulated sewer, external reticulated water and underground electricity supply.</p>	<p>Prior to the use commencing.</p>
<p>12. Provide a refuse storage area on site, for each dwelling unit, 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 per dwelling (ie one waste bin and one recycle bin for each dwelling).</p>	<p>Prior to the use commencing and ongoing.</p>
<p>13. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> • A lawful point of discharge being the Cambridge Street kerb and channel. 	<p>Prior to the use commencing and ongoing.</p>

14. 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.

Prior to the use commencing and ongoing.

ADDITIONAL APPROVALS

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

- Building Works approval.

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

- Plumbing and drainage works.
- Road Opening Permit – for any works proposed within an existing road reserve.

ASSESSMENT MANAGER ADVICE

- Live Connections

Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

Further information can be obtained from Redland Water on 1300 015 561.

- 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.

- Street Trees

Contact Council's Parks and Conservation team prior to any pruning being carried out on existing street trees.

- Coastal Processes and Sea Level Rise

Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- Survey and As-constructed Information

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

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

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

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

- **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.

GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUSTRALIA (S.A.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.

2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.

3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE APPLICABLE.

5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.

6. CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.

7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.

8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.

9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER:
(a) LIFT OFF HINGES FOR INWARD SWINGING DOORS or
(b) OUTWARD SWINGING DOORS.

10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1

11. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.), PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' AS.1684, PART 2 FOR NON-CYCLONIC AREAS AND AS.1684 PART 1 FOR CYCLONIC AREAS.

AUSTRALIAN STANDARDS

ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE CURRENT BUILDING ACT.

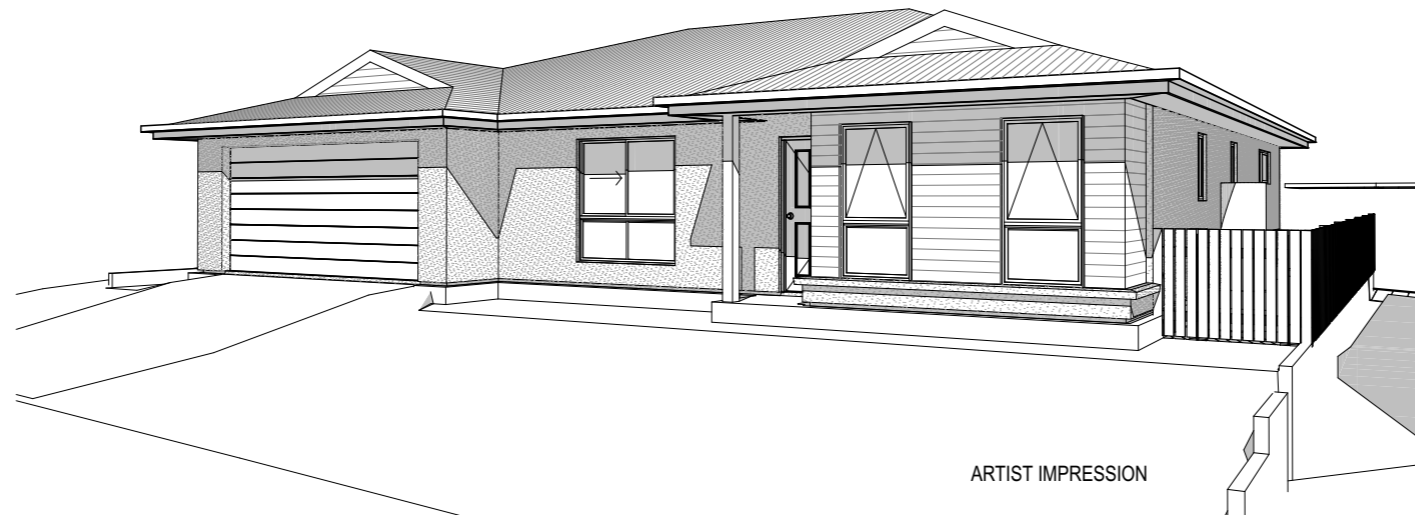
SMOKE ALARMS TO COMPLY WITH B.C.A. CLASS 1&10 PART 3.7.2 AND WITH A.S. 3786.

ALUMINIUM FRAMED, GLAZED JOINERY SHALL BE INSTALLED IN ACCORDANCE WITH A.S.1288 "INSTALLATION OF GLASS IN BUILDINGS"

WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS.3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS"

AREAS OF BUILDING TO BE TERMITE PROTECTED SHALL BE DONE SO IN ACCORDANCE WITH AS.3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES" PART 1: NEW BUILDINGS.

NEW RESIDENCE at Lot 23 Cambridge Drv. Alexandra Hills, QUEENSLAND



REQUIREMENTS FOR SUSTAINABLE BUILDINGS

FOR NEW CLASS 1 BUILDING AND SOLE-OCCUPANCY UNIT OF A NEW CLASS 2 BUILDING, AND RENOVATED BATHROOMS IN AN EXISTING CLASS 1 AND A SOLE-OCCUPANCY UNIT OF AN EXISTING CLASS 2 FOR BUILDING.

ACCEPTABLE SOLUTIONS:

SHOWER ROSES: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS, OR WHERE THE BATHROOM OF THESE BUILDING RENOVATIONS. SHOWER ROSES TO BE 3 STAR RATING UNDER WATER EFFICIENCY LABELLING SCHEME (WELS) OR A - AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400:2005 WATER EFFICIENT PRODUCTS- RATING AND LABELLING.

WATER PRESSURE LIMIT: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE IN LINE WITH THE WATER METER. WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT EXCEED 500KPA, WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

DUAL FLUSH TOILETS:
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS OR WHERE TOILETS ARE REPLACED IN THE BATHROOMS OF THESE BUILDING CLASSIFICATIONS UNDERGO RENOVATIONS. A TOILET MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING AND ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL FOR PROPER FUNCTION.

ENERGY EFFICIENT FIXTURES:

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS IN CLASS 2 BUILDINGS. ENERGY EFFICIENT LIGHTING INCLUDES FLUORESCENT AND COMPACT FLUORESCENT LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN LIGHTS. COMPLIANCE IS ACHIEVED WHEN BUILDINGS ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80% OF TOTAL FIXED INTERNAL LIGHTING THIS AREA INCLUDES ASSOCIATED GARAGES. WHERE PART OF A HOUSE IS LIT BY MORE THEN ONE LIGHT SOURCE, AND ONE MORE OF THOSE LIGHT SOURCES IS NOT DEEMED TO BE EFFICIENT LIGHTING, THEN THAT PART OF THE HOUSE IS NOT CONSIDERED TO HAVE EFFICIENT LIGHTING, AND THEN THEREFORE DOES NOT QUALIFY TOWARDS THE 80% EFFICIENT LIGHT REQUIREMENT.
HARD WIRED AIR-CONDITIONERS MUST HAVE AN EER OF AT LEAST 2.9.

HOT WATER SUPPLY: IN A NEW CLASS 1

A SUITABLE HOT WATER SYSTEM INCLUDES:

A) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING: OR

B) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM WHERE:

i) IN A BUILDING 3 OR MORE BEDROOMS, THE HOT WATER SYSTEM, MUST BE ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR

ii) IN A BUILDING WITH 1 OR 2 BEDROOMS THE HOT WATER SYSTEM MUST BE ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES.

DRAWING SCHEDULE

SHEET NO.	SHEET NAME
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS
4	SECTIONS
5	SLAB LAYOUT
6	FLOOR COVERING & ROOF PLAN
7	ELECTRICAL & BRACING PLAN
8	LANDSCAPE PLAN
9	KITCHEN DETAIL PAGE
10	TIE DOWN SHEET
11	FRAMING DETAIL
12	EXSILITE DETAILS

C & V Ronto Constructions

5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115
Email: ellnak@optusnet.com.au QBSA License - 70902

Contour & Feature Survey
 JN: 09-03143
AXIS SURVEYS
 P.O. Box 936 Sumner Park, QLD, 4074
 848 Boundary Road, RICHMOND, QLD, 4077
 Ph (07) 3363 8100, Fax (07) 3375 4577
 www.axisurveys.com.au

LOT 23 on RP 143734
 Cnr Cambridge Drive & Oxford Street
Suburb Alexandra Hills
Local Auth Redland City Council
Parish Capalaba
County Stanley
 UBD ref B184 M16 Area 768m²

Services
 Power Overhead
 Phone Underground
 Water Meter at front
 Sewerage Yes
 Stormwater Front
 Road Bitumen
 Kerb Non-Mountable
 Footpath Concrete

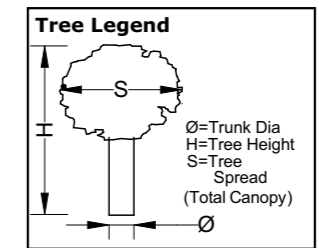
Client:
Constructions

NOTES
 This plan has been prepared from field survey and existing records for our client to design new structures on this site and should not be used for any other purpose or by any other persons or corporations without written approval from Axis Surveys. Non-visible services have been plotted, if available, from council searches which have limited and varied accuracy. It is the plan users responsibility to accurately locate and/or expose any non-visible services and determine whether title encumbrances will prevent or limit development and to check on, the Local Authority's definition of Natural Ground Level, prior to construction commencing. (See alert statements on face of plan for more details.)

Issue	Date	Amendment	By
A	22/10/09	Original Issue	FKL

Level Dat. AHD Surveyed LNS
 Job No. 09-03143 Checked _____
 Order No. _____ Date 14/10/09

PAGE 1 OF 1
SCALE 1:200
 Axis Surveys Duly Appointed Officer



Sewerage Note
 Sewer manhole/s not located must be found on site prior to construction

SURVEY LOCATION
 This contour and feature survey, as prepared by Axis Surveys, does not guarantee the surveyed position of features in relation to the boundaries, as limited boundary marks were located or sited - see Identification Survey Note

OVERLAND FLOW POTENTIAL
 (Per BSA Subsidence Policy)
 We have inspected the subject site as part of our contour/detail survey and consider that it is Unlikely there is any potential for concentrated stormwater overland flow. Further investigations may be required by a suitably qualified engineer.

NORTH POINT WARNING
 The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose.

SERVICES ALERT
 Axis Surveys take no responsibility for the location of any non-visible service

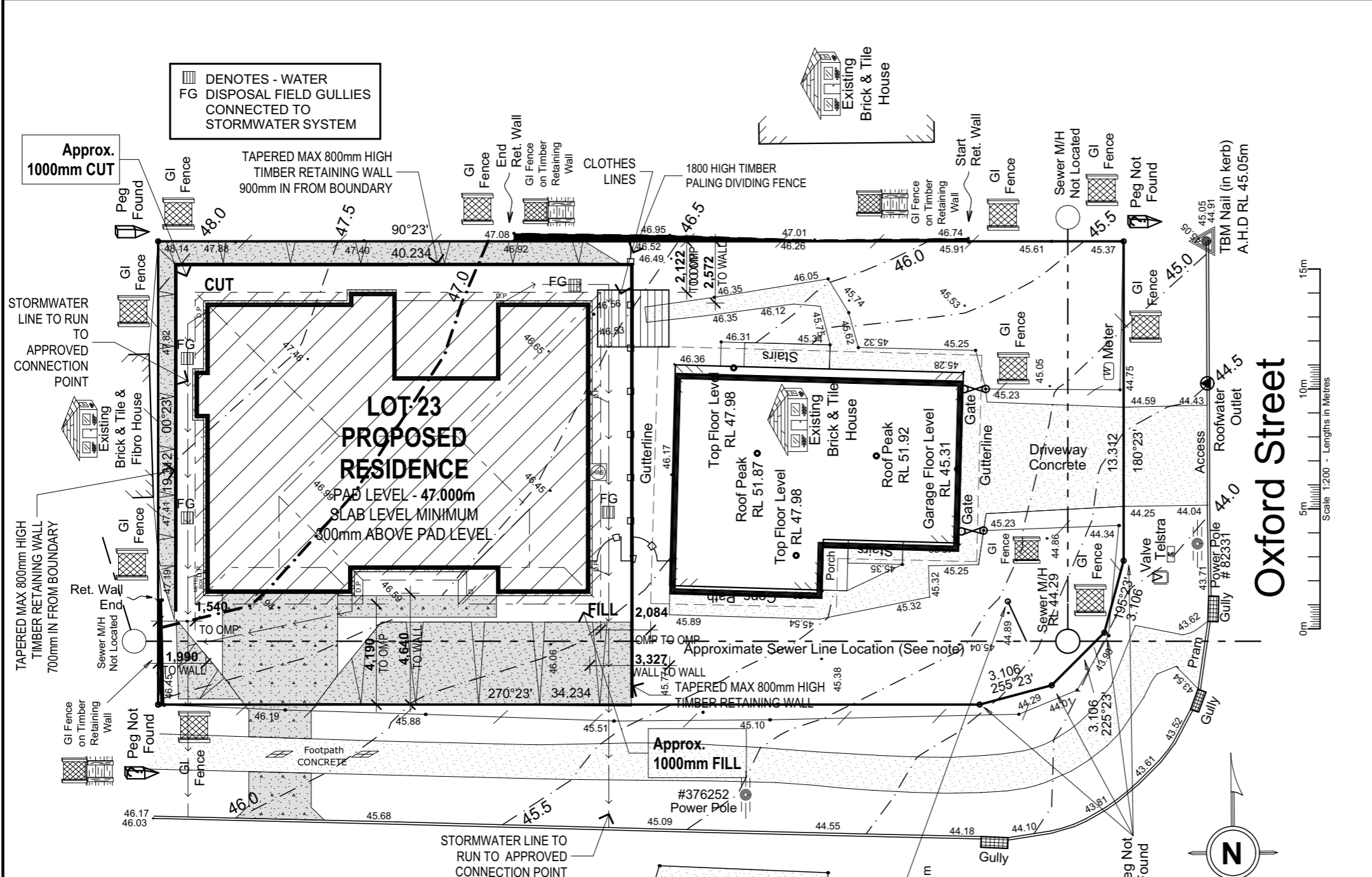
GROUND LEVEL ALERT
 The levels shown were taken on the surveyed date and may not represent the Local Authority's definition of Ground Level. Please contact this office for a quote or further advice.

IDENTIFICATION SURVEY ALERT
 This contour and feature survey, as prepared by Axis Surveys, does not guarantee the location of boundary pegs or fences. Please contact this office for a quote or further advice.

FLOOD SEARCH ALERT
 Axis Surveys has not completed a flood search on this property. Check council for flood information.

TITLE SEARCH ALERT
 Axis Surveys has not carried out a title search for this survey. Check NRM&W for easements and encumbrances.

SETOUT EXTRA FEES ALERT (Builder)
 This Contour and Feature Survey as prepared by Axis Surveys does not address the location of boundaries. Because of the age of the subject plan / and / or missing boundary pegs, Axis Surveys will require additional fees of \$1200 + GST to reinstate the Boundaries to enable us to setout the house in the position as indicated on the Contour / Feature survey order from the builder. This does not include the placement of boundary pegs or the preparation of an identification survey plan, that may still be required (at additional cost) should any structures be required to be built on or near the boundaries, should we find inconsistencies with boundary dimensions or should the position of the proposed house be varied from that originally proposed.



SITE PLAN
 Scale 1:200

Cambridge Drive

CALCULATIONS

AREA OF PROPOSED SITE SPLIT	383M ²
AREA OF PROPOSED DWELLING	191.15M ²
SITE COVERAGE	49.91%

C & V Ronto Constructions
 5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115
 Email: ellrak@optusnet.com.au QBSA License - 70902

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction.
 Builders written specification takes precedence over plan details, colours, fittings and fixtures.

C & V Ronto Constructions
 Lot 23 Cambridge Drv.
 Alexandra Hills
 client details:

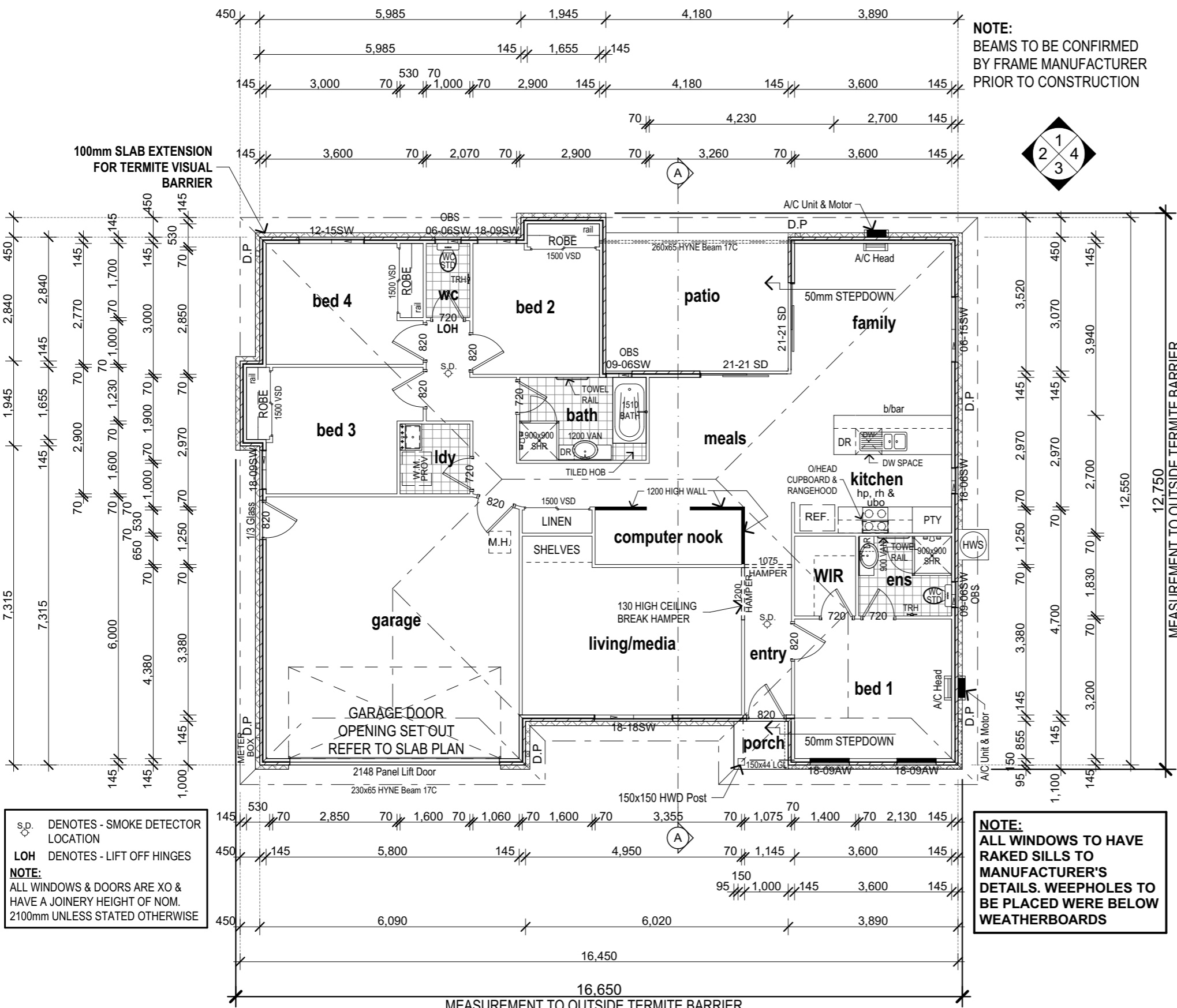
L/H N2
 orientation wind rating

SITE PLAN
 drawing title

rev.	date	description

rev.	date	description

revision	drawing scales on A3 sheet
P2	as shown
02.09.14	1 of 12
designed: AJS	drawn: AJS
checked: AJS	sheets in set



NOTE:
BEAMS TO BE CONFIRMED
BY FRAME MANUFACTURER
PRIOR TO CONSTRUCTION

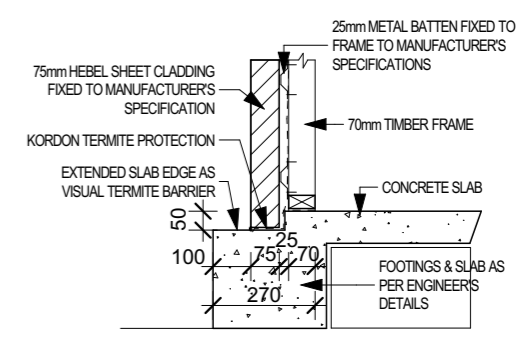
Area Calcs	
Desc.	Area m2
Porch	1.37
Patio	13.25
Garage	36.71
Living	139.82
	191.15 m ²

Main Slab Information	
Perimeter	Area m2
62.20	196.41

SYMBOL LEGEND	
1806AW	(Height x Width) Awning Window
1806CW	(Height x Width) Casement Window
1806DH	(Height x Width) Double Hung Window
1806FG	(Height x Width) Fixed Glass Window
1806LW	(Height x Width) Louvre Window
1806SW	(Height x Width) Sliding Window
A/C	Air-Conditioning
B/BAR	Breakfast Bar Overhang
CAV	Cavity Sliding Door
DN	Down
DP	Down Pipe
DR	Drawers
DW	Dish Washer Space
ENS	Ensuite
GAS CYL	Replaceable LPG Gas Bottles
HP	Hot Plates
HWD	Hard Wood
HWS	Hot Water System (Gas)
LOH	Lift Off Hinges
LGL	Laminated Glued Lumber
MH	Man Hole access
MSD	Mirror Sliding Door
OBS	Obscure Glass
OHC	Overhead Cupboards
PTY	Pantry
R/H	Range Hood
REF	Refrigerator Space
RHS	Rectangular Hollow Section Steel Column/Post
S.D.	Smoke Detector with backup
S/S	Stainless Steel
SH	Shelves
SHR	Shower
SHS	Square Hollow Section Steel Column/Post
Ubo	Under Bench Oven
VAN	Bathroom Vanity Unit
VSD	Vinyl Sliding Doors
W/O	Wall Oven
WC	Toilet Pan (Water Closet)
WIL	Walk in Linen Closet
WIR	Walk in Wardrobe

S.D. DENOTES - SMOKE DETECTOR LOCATION
LOH DENOTES - LIFT OFF HINGES
NOTE:
ALL WINDOWS & DOORS ARE XO & HAVE A JOINERY HEIGHT OF NOM. 2100mm UNLESS STATED OTHERWISE

NOTE:
ALL WINDOWS TO HAVE RAKED SILLS TO MANUFACTURER'S DETAILS. WEEPHOLES TO BE PLACED WERE BELOW WEATHERBOARDS



SLAB EDGE TO FRAME DETAIL

FLOOR PLAN
Scale 1:100
MEASUREMENT TO OUTSIDE TERMITE BARRIER.
REFER TO SLAB LAYOUT FOR DETAILS

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Email: ellrak@optusnet.com.au QBSA License - 70902

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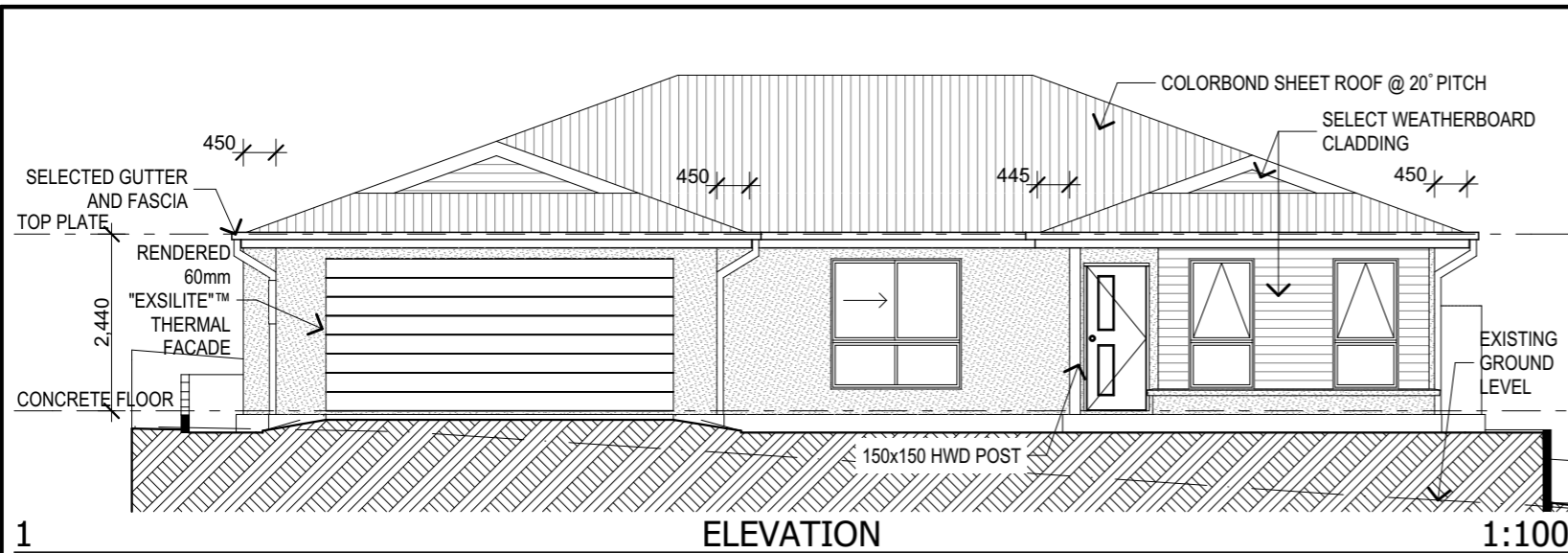
C & V Ronto Constructions
Lot 23 Cambridge Drv.
Alexandra Hills
client details:

L/H N2
orientation wind rating drawing title
C:\Users\user\Documents\Chris Ronto\Chris Ronto-Cambridge-Colour-WD-1\13.pln

rev.	date	description

designed: AJS	drawn: AJS	checked: AJS
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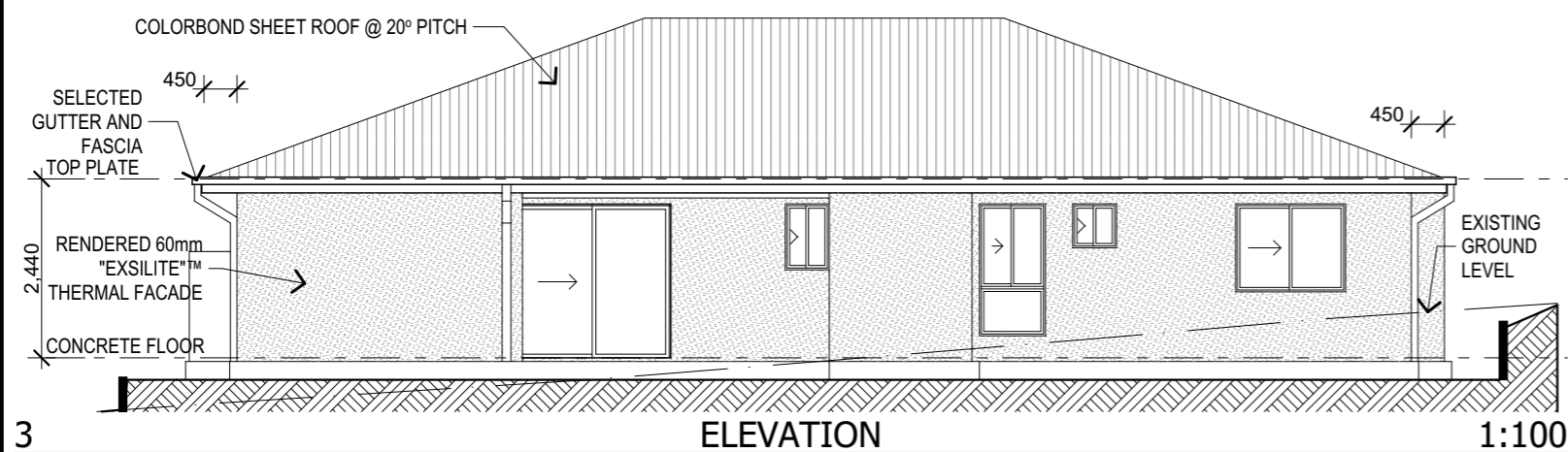
P2	as shown
02.09.14	2 of 12
drawn date	drawing scales on A3 sheet



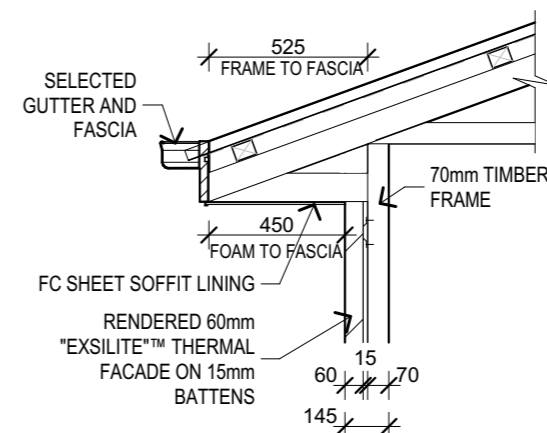
1 ELEVATION 1:100



Front View (Artist Impression)

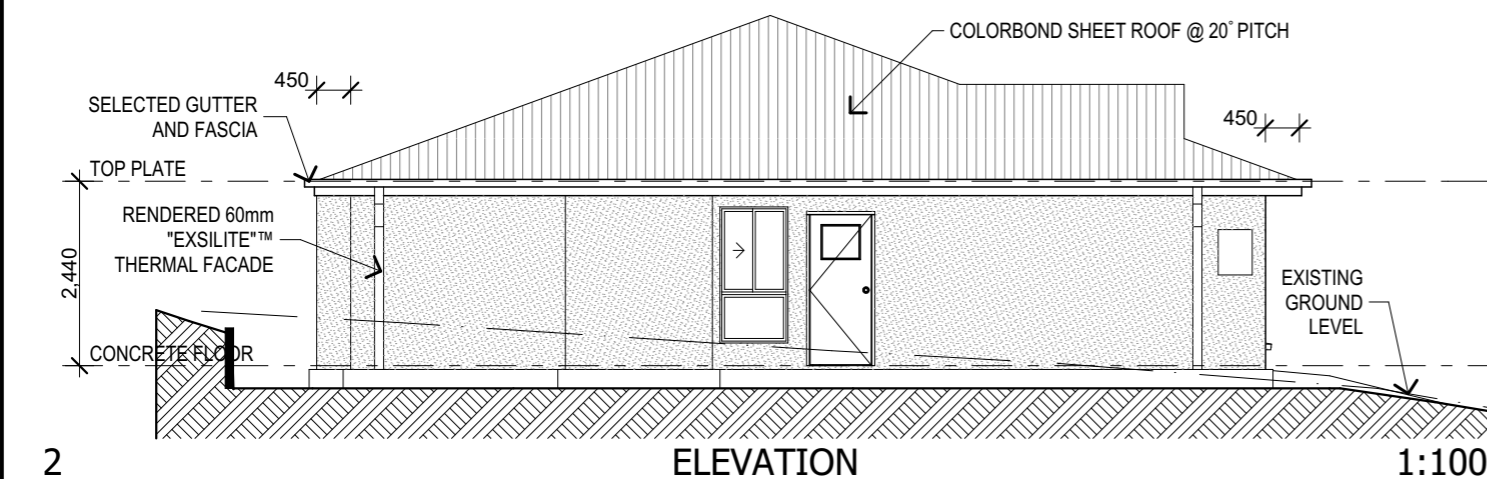


3 ELEVATION 1:100

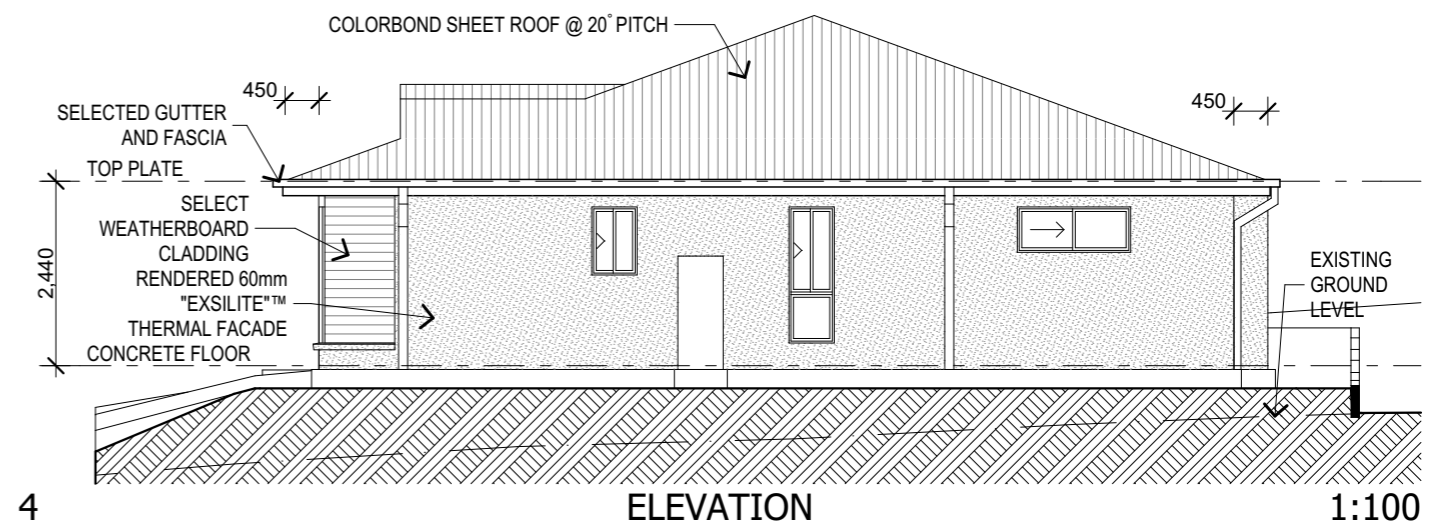


FASCIA POSITION DETAIL
Scale 1:25

NOTE:
ALL WINDOWS TO HAVE
RAKED "EXSILITE" SILLS TO
MANUFACTURER'S DETAILS.
WEEPHOLES TO BE
PLACED IN "EXSILITE"
WERE BELOW
WEATHERBOARDS



2 ELEVATION 1:100



4 ELEVATION 1:100

**C & V Ronto
Constructions**
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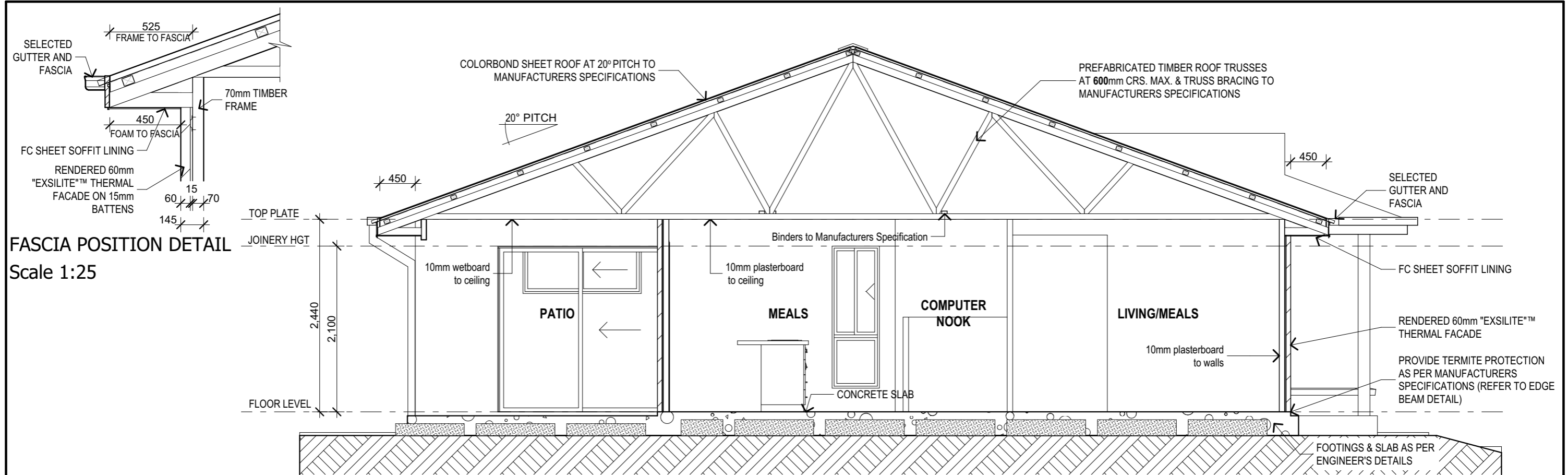
C & V Ronto Constructions
Lot 23 Cambridge Drv.
Alexandra Hills
client details:

L/H N2
orientation wind rating drawing title
ELEVATIONS
C:\Users\ar\Documents\C&V Ronto\Chris Cambridge Colour W01-V3.plt

rev.	date	description

drawing job number
designed: AJS drawn: AJS checked: AJS

P2	as shown
revision	drawing scales on A3 sht
02.09.14	drawn date
3 of 12	sheets in set



FASCIA POSITION DETAIL
Scale 1:25

Section A-A
Scale 1:50

Door List			
Door Name	Qty	W x H Size	Orient...
Sectional garage door	1	4,800x2,100	L
Sliding glass door	1	2,100x2,100	L
Sliding glass door	1	2,100x2,100	R
Sliding robe doors	2	1,500x2,100	L
Sliding robe doors	2	1,500x2,100	R
Swinging door	2	720x2,040	LH
Swinging door	3	720x2,040	RH
Swinging door	3	820x2,040	LH
Swinging door	4	820x2,040	RH

Window List					
Window Name	Qty	Height	Width	Orient	Area
Awning window					
	2	1,800	900	L	1.62
Sliding window					
	1	600	600	L	0.36
	1	600	1,500	L	0.90
	2	900	600	L	0.54
	1	1,200	1,500	L	1.80
	1	1,800	600	L	1.08
	2	1,800	900	L	1.62
	1	1,800	1,800	L	3.24
					14.94 m ²

External Wall List				
Wall Type	Length [m]	Height	Gross wall surface	Wall NO Open
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	1.00	300	0.30	0.30
145 Dulux Exsulit...	1.00	2,440	2.44	2.44
145 Dulux Exsulit...	1.95	2,440	4.75	4.75
145 Dulux Exsulit...	1.95	2,440	4.75	4.75
145 Dulux Exsulit...	2.84	2,440	6.93	6.93
145 Dulux Exsulit...	3.07	2,440	7.49	3.24
145 Dulux Exsulit...	3.52	2,440	8.59	8.59
145 Dulux Exsulit...	3.89	300	1.17	1.17
145 Dulux Exsulit...	3.89	2,440	9.49	9.49
145 Dulux Exsulit...	4.18	2,440	10.20	5.41
145 Dulux Exsulit...	5.99	2,440	14.60	10.82
145 Dulux Exsulit...	6.09	2,440	14.86	4.78
145 Dulux Exsulit...	6.10	2,440	14.87	9.79
145 Dulux Exsulit...	7.32	2,440	17.85	14.38
145 Dulux Exsulit...	11.10	2,440	27.08	24.56
145 Dulux Exsulit...	1.00	300	0.30	0.30
70mm Stud All	0.93	2,140	1.98	1.98
70mm Stud All	0.93	2,140	1.98	1.98
70mm Stud All	3.74	2,140	8.00	4.76
	71.84 m		160.93 m ²	123.72 m ²

Internal Wall List				
Wall Type	Length [m]	Height	Gross wall surface	Wall NO Open
70mm Stud All	0.08	2,440	0.20	0.20
70mm Stud All	0.08	2,440	0.20	0.20
70mm Stud All	1.08	2,440	2.62	0.22
70mm Stud All	1.17	2,440	2.85	1.01
70mm Stud All	1.32	2,440	3.22	3.05
70mm Stud All	1.60	2,440	3.90	0.75
70mm Stud All	1.60	2,440	3.90	2.09
70mm Stud All	1.60	2,440	3.90	2.26
70mm Stud All	1.60	2,440	3.90	3.90
70mm Stud All	1.66	2,440	4.04	0.89
70mm Stud All	1.66	2,440	4.04	0.89
70mm Stud All	1.67	2,440	4.07	4.07
70mm Stud All	1.74	2,440	4.25	4.07
70mm Stud All	1.77	2,440	4.32	1.17
70mm Stud All	1.83	2,440	4.47	4.47
70mm Stud All	1.90	2,440	4.64	4.64
70mm Stud All	1.97	2,440	4.81	3.17
70mm Stud All	2.90	2,440	7.08	7.08
70mm Stud All	2.90	2,440	7.08	7.08
70mm Stud All	3.07	2,440	7.49	5.48
70mm Stud All	3.43	2,440	8.36	8.36
70mm Stud All	3.45	2,440	8.42	5.56
70mm Stud All	3.60	2,440	8.78	5.50
70mm Stud All	3.60	2,440	8.78	8.61
70mm Stud All	3.60	2,440	8.78	8.78
70mm Stud All	4.07	2,440	9.76	5.90
70mm Stud All	4.72	2,440	11.51	11.51
70mm Stud All	4.74	2,440	11.57	11.22
70mm Stud All	4.87	2,440	11.88	9.70
70mm Stud Solid	1.18	1,200	1.41	1.41
70mm Stud Solid	1.18	1,200	1.41	1.41
70mm Stud Solid	1.32	1,200	1.58	1.58
	72.96 m		173.22 m ²	136.23 m ²

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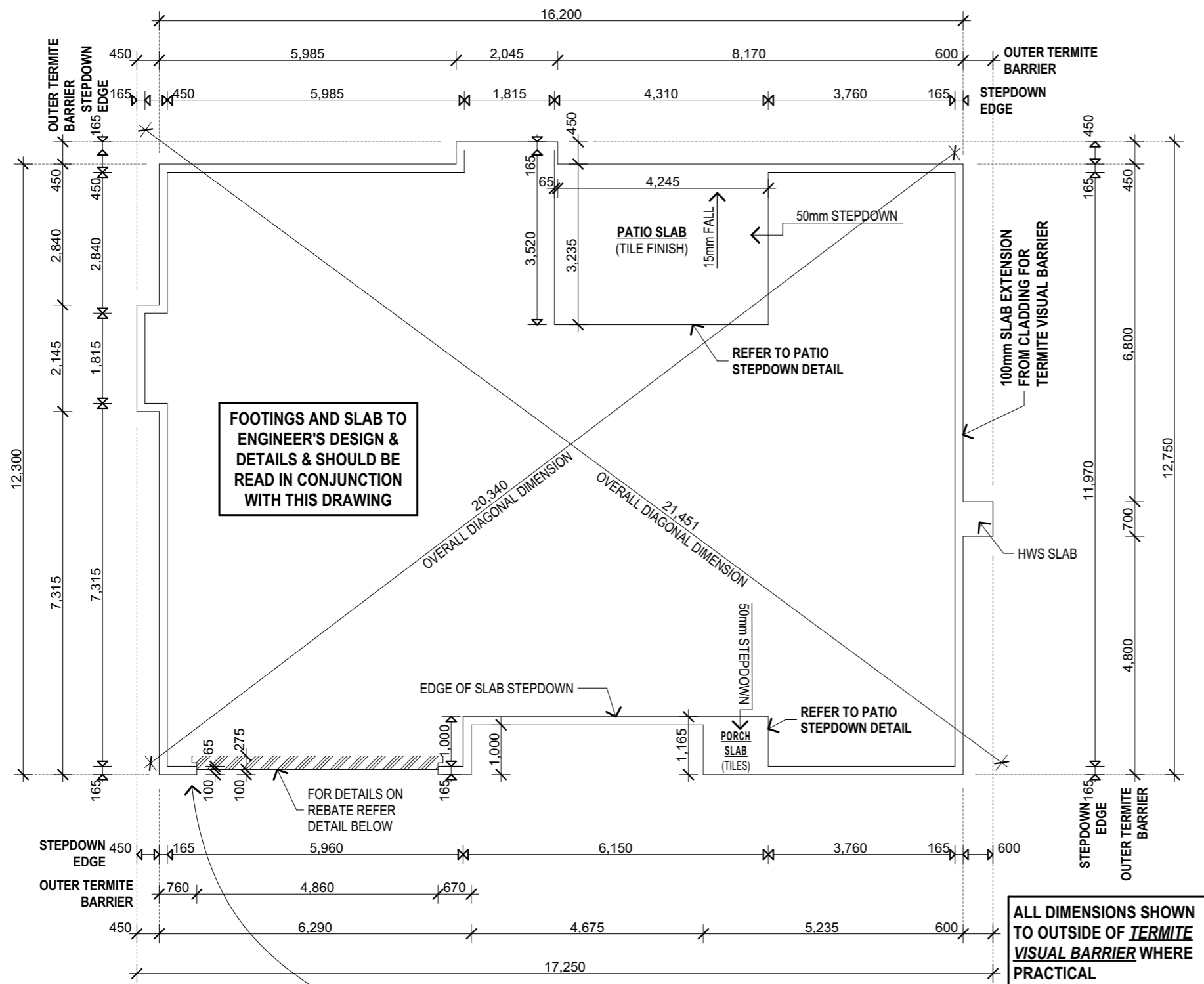
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Lot 23 Cambridge Drv.
Alexandra Hills
client details:

L/H N2
orientation wind rating drawing title
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rev.	date	description

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drawn: AJS
checked: AJS

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revision drawing scales on A3 sht
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4 of 12
drawn date
sheets in set

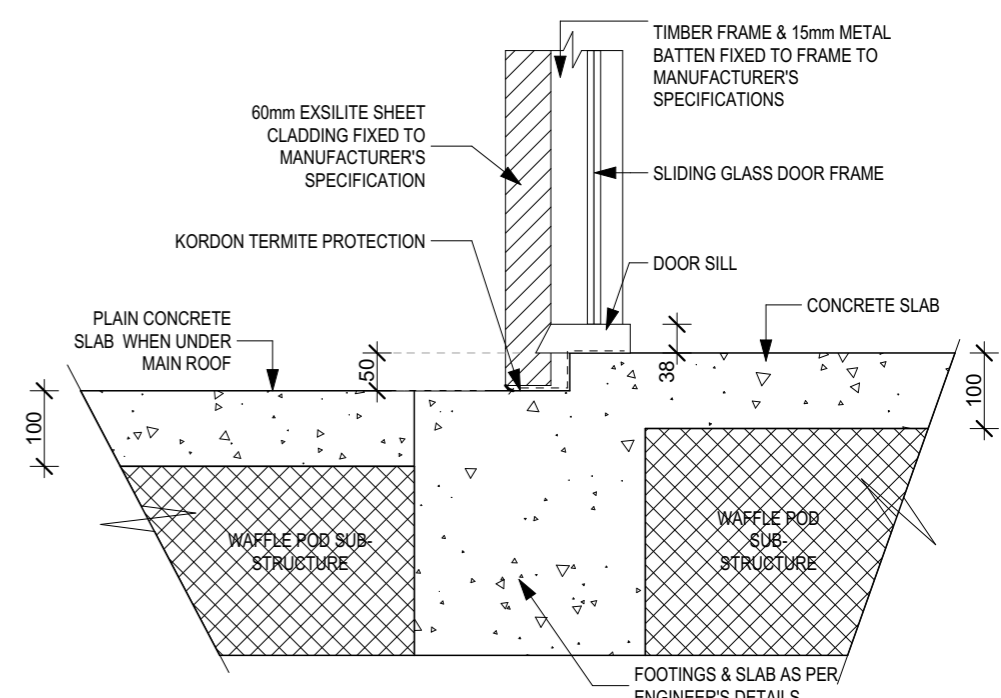
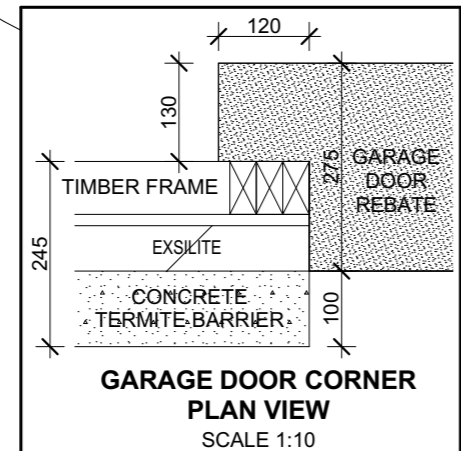


FOOTINGS AND SLAB TO ENGINEER'S DESIGN & DETAILS & SHOULD BE READ IN CONJUNCTION WITH THIS DRAWING

ALL DIMENSIONS SHOWN TO OUTSIDE OF TERMITE VISUAL BARRIER WHERE PRACTICAL

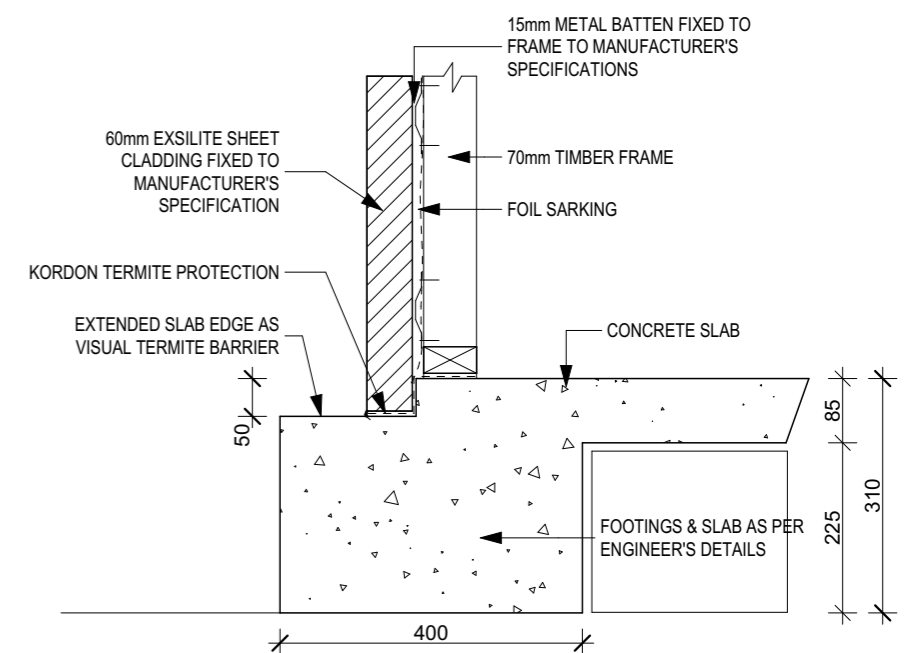
SLAB LAYOUT
Scale 1:100

Main Slab Information	
Perimeter	Area m2
62.20	196.41



PATIO STEPDOWN FOR EXSILITE CLADDING

PATIO STEPDOWN DETAIL
Scale 1:10



WAFFLE POD
FOOTING DETAIL

EXSILITE SLAB DETAIL
Scale 1:10

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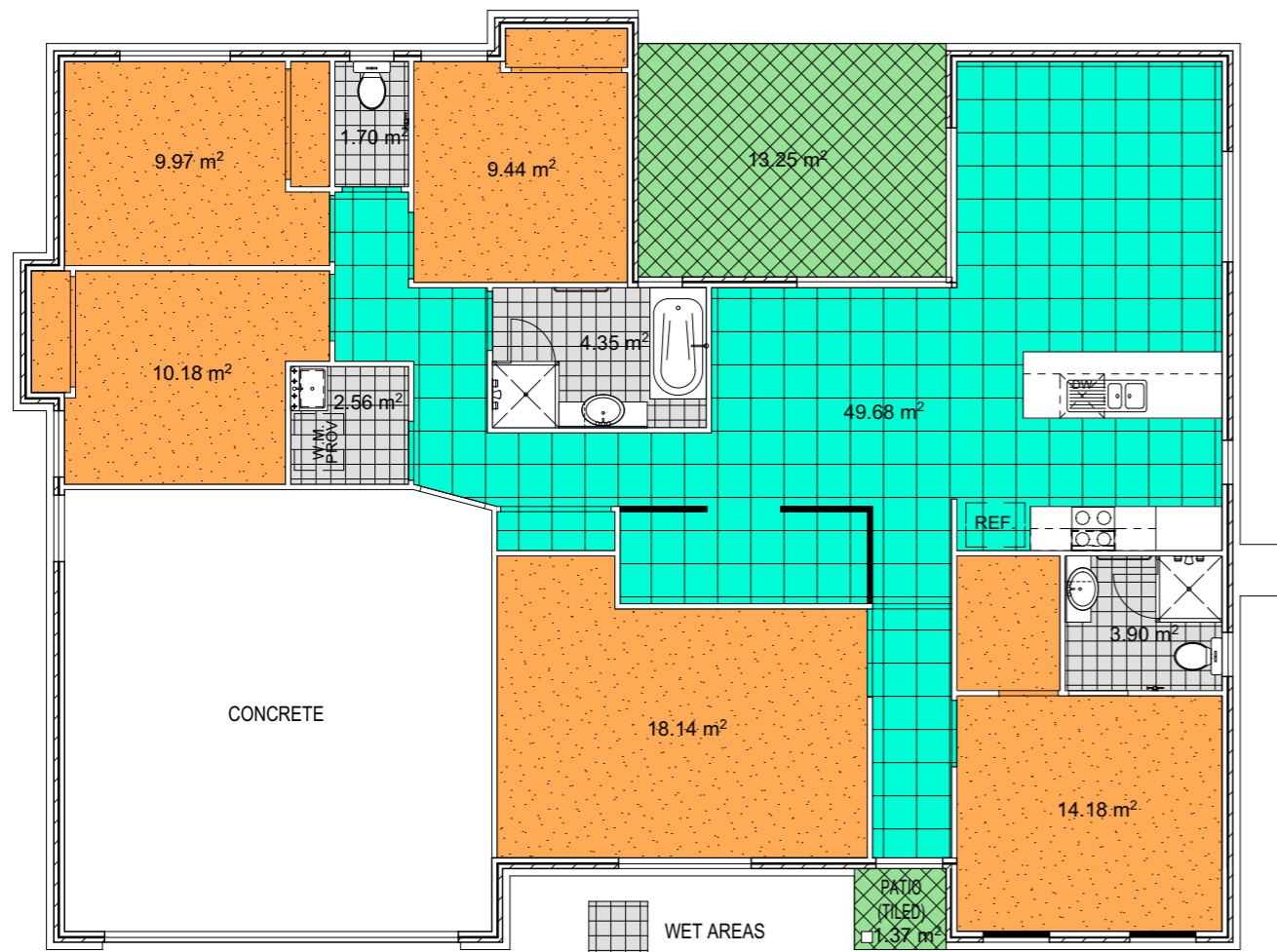
Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction. Builders written specification takes precedence over plan details, colours, fittings and fixtures.

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Alexandra Hills
client details:

L/H N2
SLAB LAYOUT
orientation wind rating drawing title
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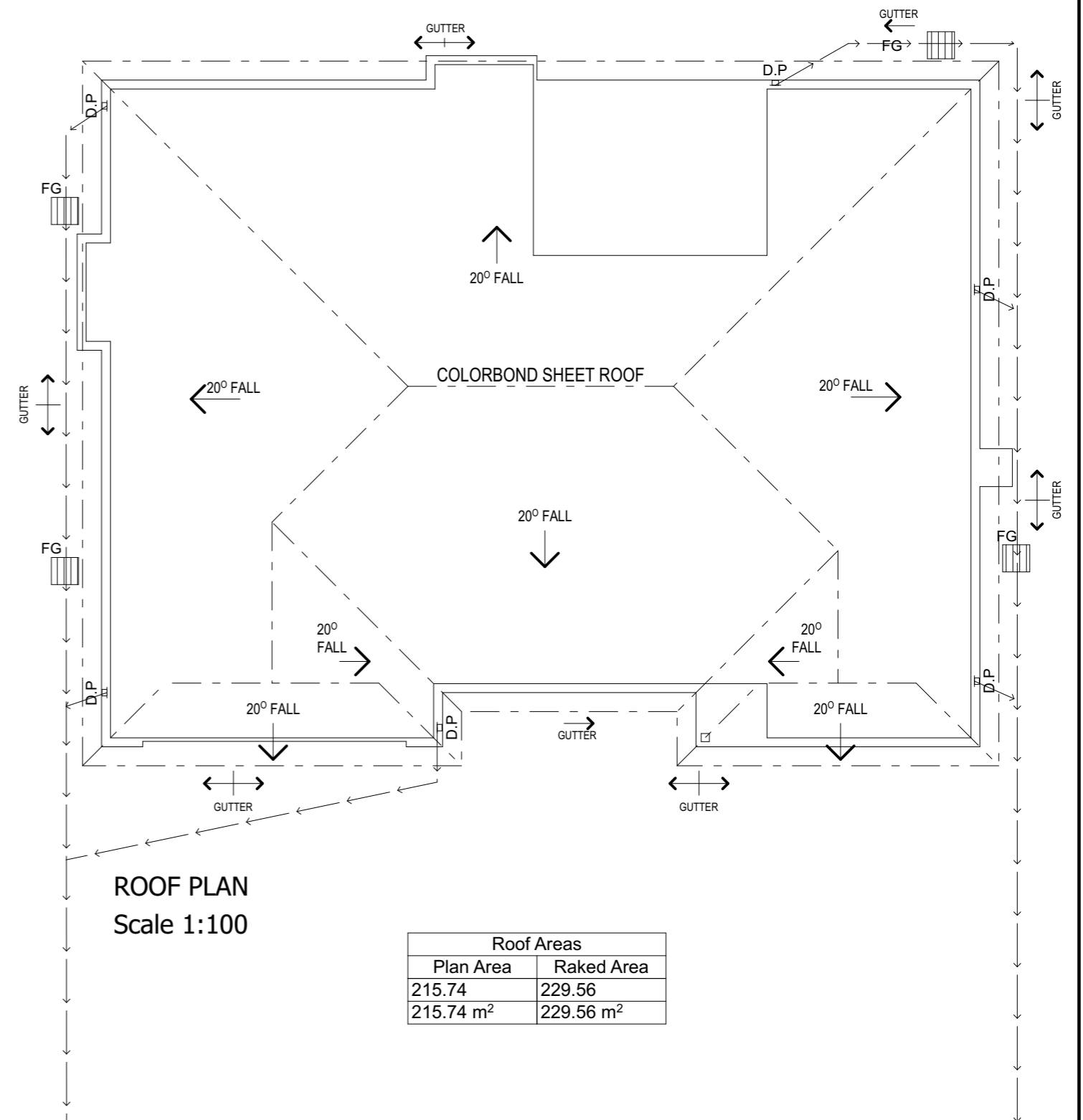
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draw date
5 of 12
drawn date
sheets in set



FLOOR COVER PLAN
Scale 1:100

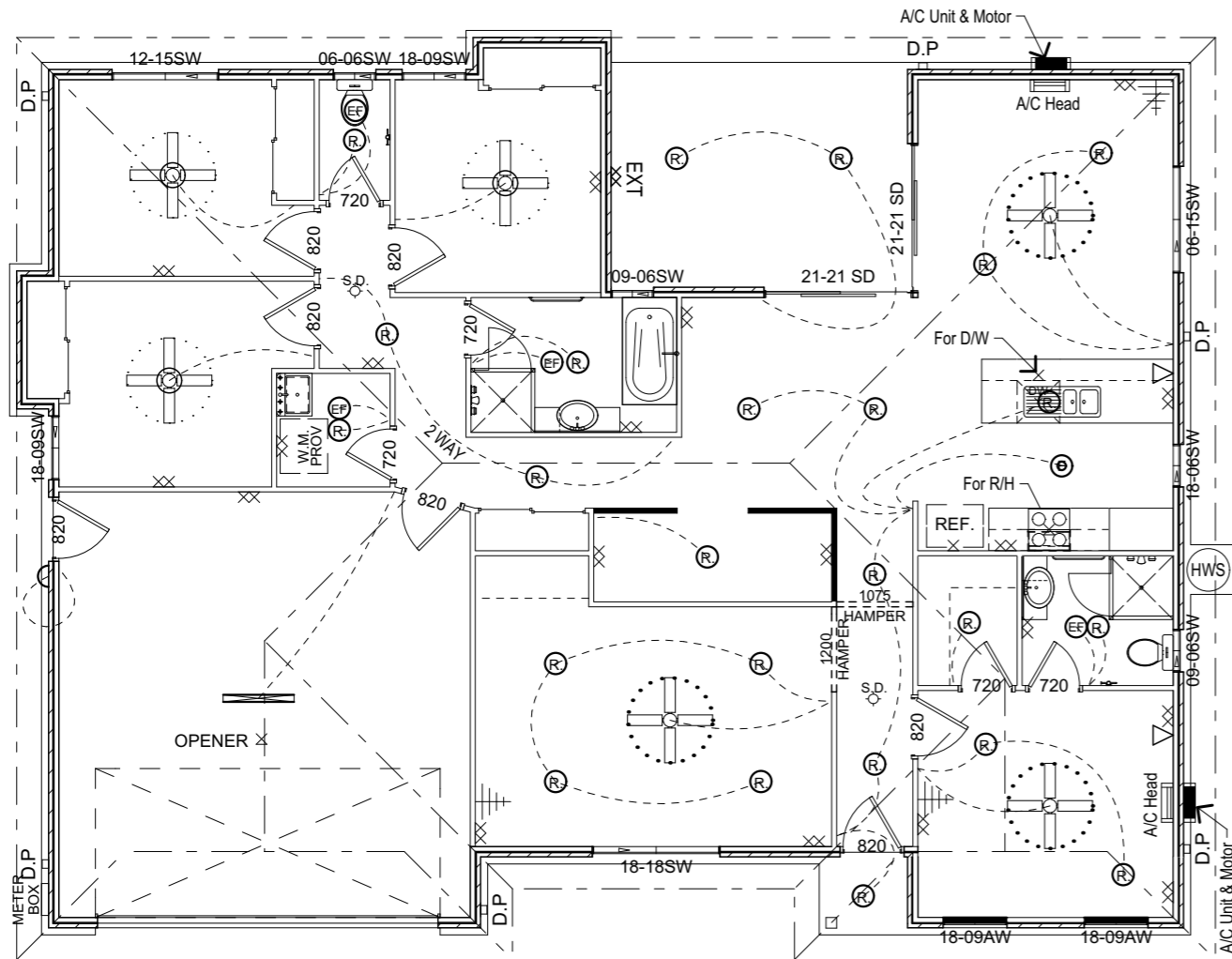
Floor Finishes	
Finish Type	Area m2
CARPET AREA	61.91
EXTERNAL TILES	14.62
LIVING AREA	49.68
WET AREAS	12.51

-  WET AREAS
-  LIVING AREA
-  CARPET AREA
-  EXTERNAL TILES
-  EXPOSED AGG. or COLORED CONCRETE



ROOF PLAN
Scale 1:100

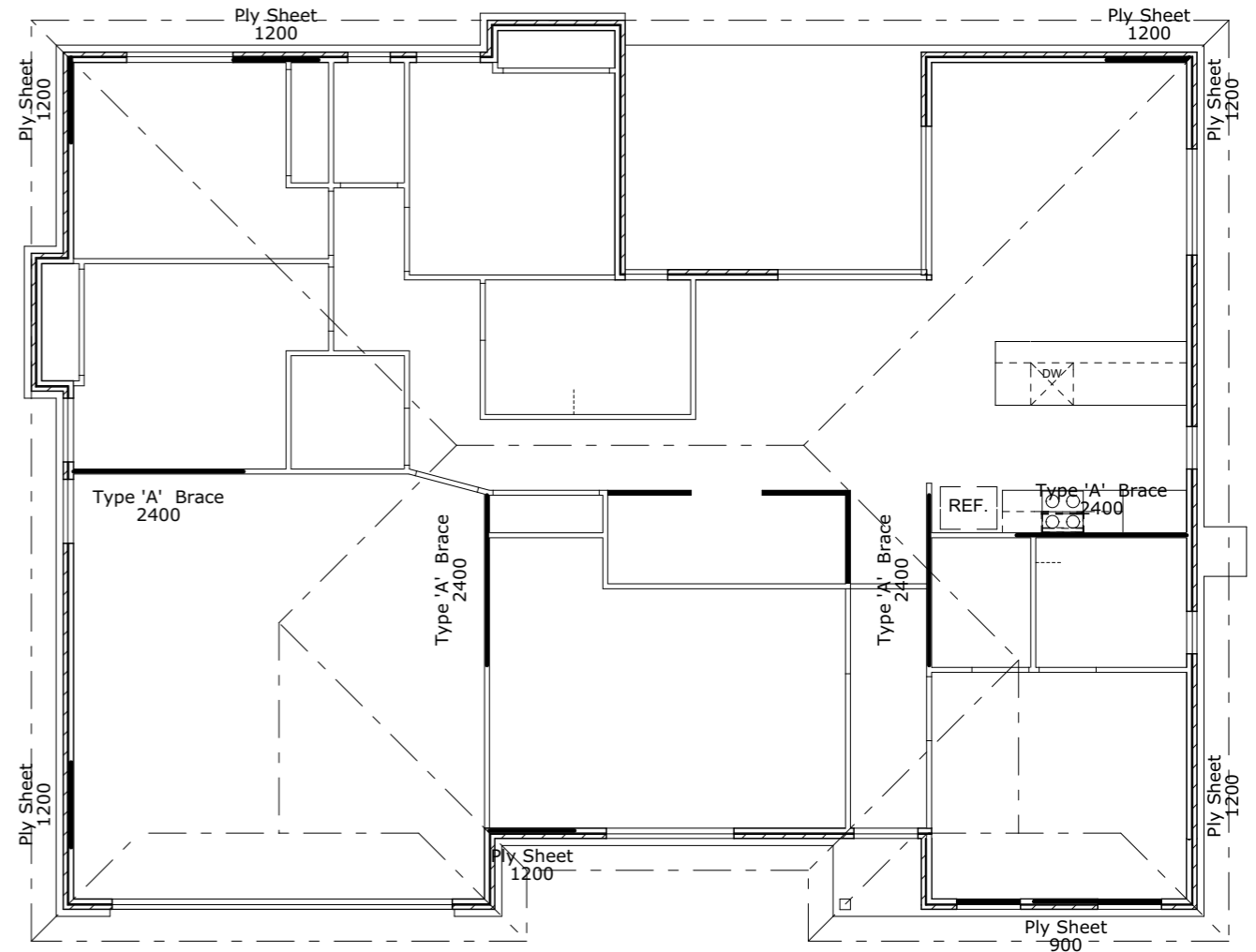
Roof Areas	
Plan Area	Raked Area
215.74	229.56
215.74 m ²	229.56 m ²



ELECTRICAL PLAN
Scale 1:100

Electrical Legend		
Symbol	Item Description	Qty
	Aircond Motor	2
	Aircond System	2
	Ceiling fan	3
	Ceiling Fan Light	3
	Double GPO	19
	Exhaust fan	4
	External Double GPO	1
	Flourescent light	1

Electrical Legend		
Symbol	Item Description	Qty
	Hot Water System 12	1
	Meter box	1
	Phone Point	2
	Recessed light	24
	Round Fluro	1
	Single GPO	4
	Television point	3
	Wall light	1



BRACING PLAN
Scale 1:100

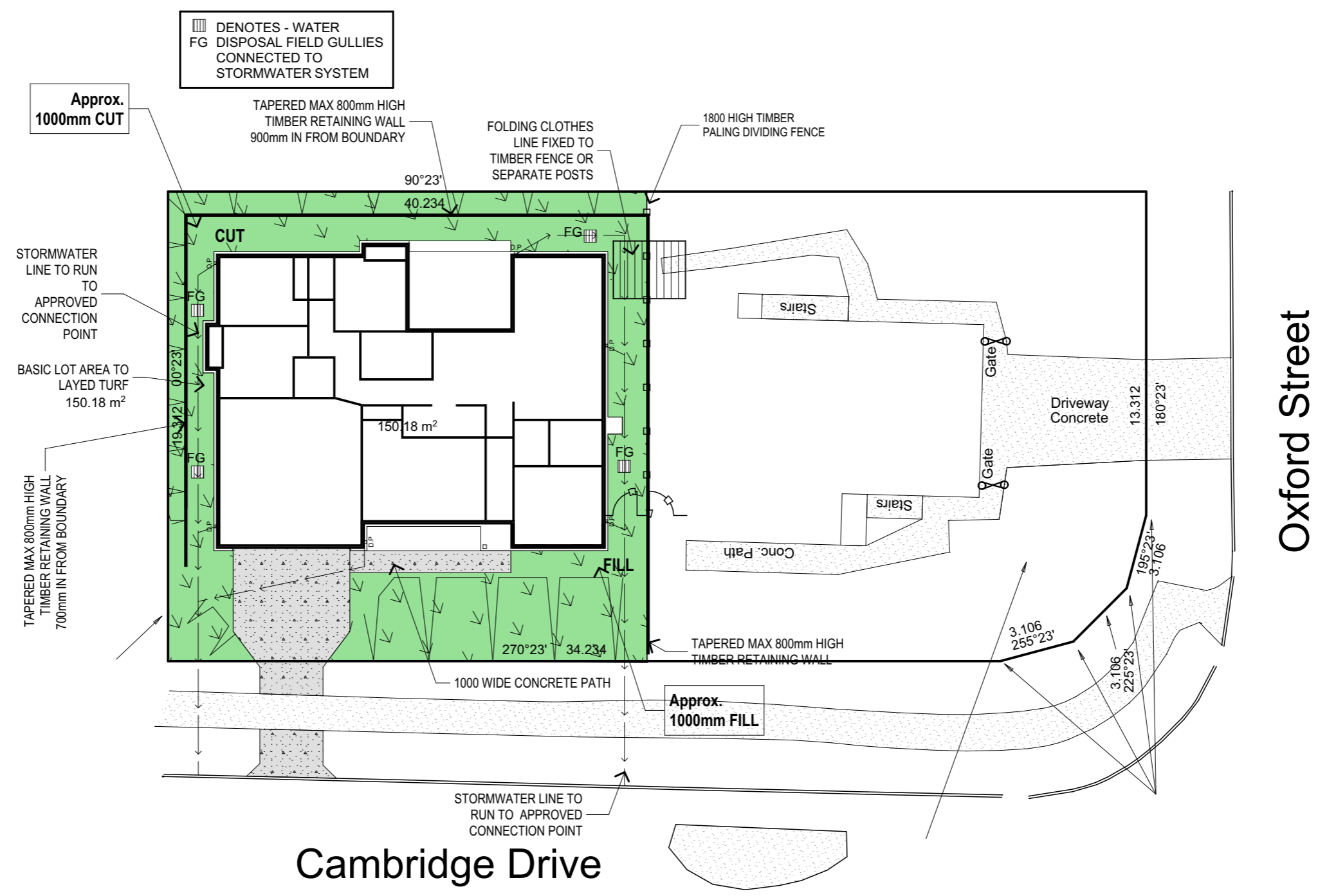
Bracing Table N2-W33

Kn Req in 'X' direction = 28

BRACE TYPE	No.	Kn
Ply panel @ 1200mm	4	28.8
Type 'A' brace @ 2400mm	2	7.2
TOTAL		36

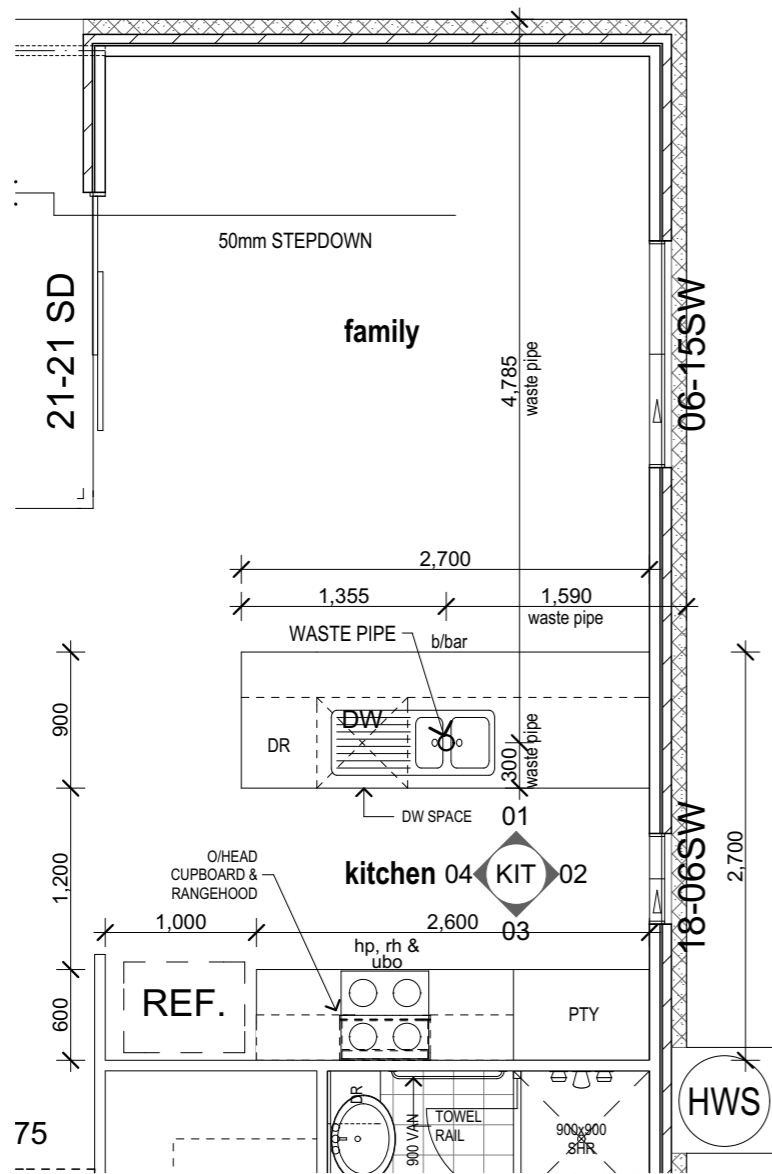
Kn Req in 'Y' direction = 22

BRACE TYPE	No.	Kn
Ply panel @ 900mm	1	5.4
Ply panel @ 1200mm	3	21.6
Type 'A' brace @ 2400mm	2	7.2
TOTAL		34.2

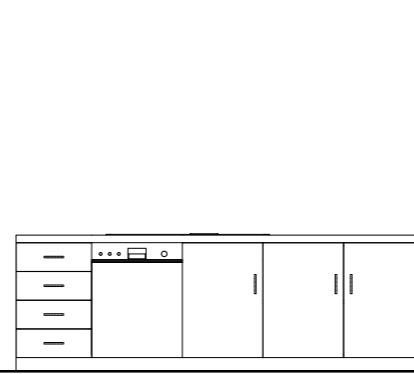


LANDSCAPE LAYOUT
 Scale 1:200

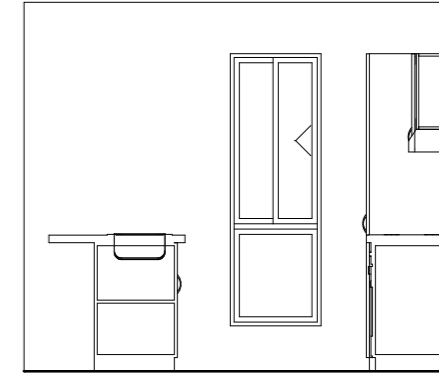
LANDSCAPE PARTS	
Component	Area m2
DRIVEWAY	30.16
PATH	5.96
LAYED TURF	150.18



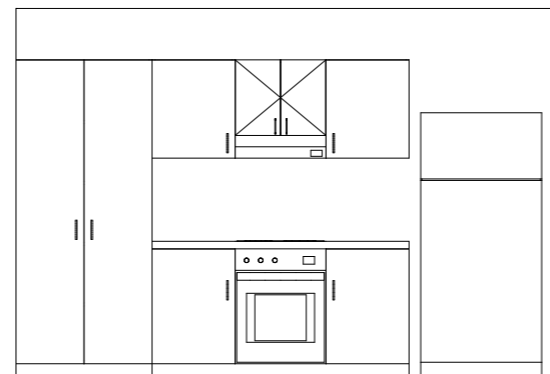
KITCHEN DETAIL
Scale 1:50



01
Scale 1:50



02
Scale 1:50



03
Scale 1:50



04
Scale 1:50

specifications & construction details

reference codes:

all construction to be in accordance with the building code of australia 1996 to therein.

general specifications

preliminaries:

all construction methods, materials, & workmanship must comply with the building act and subsequent amendments and all australian standards referred to therein.

it is the builders responsibility to verify the contents of this document before construction is commenced. written measurements are to the face of the timber framing or the brickwork and are to take preference over scaled measurements.

all levels are to be verified on site.

concretor:

all concrete shall comply with a.s. 3600. footings and slabs shall comply with a.s. 2870-1995. where local authorities require soil tests and engineered footing and slab details, these engineered details take preference over drawn details.

the method of termite control shall comply with a.s.3660.1

carpenter:

all timber sizes are the minimum required under AS.1684.2 walls are 2400 single/upper & 2700 lower storey unless otherwise noted.

wc doors are to be fitted with lift off hinges timber sizes to be as per table 1.

tie down to be as per table 2. and as specified on plan.

roof trusses to be as per engineered design by authorised manufacturers. fixing to be as per table 2. trusses to be braced strictly in accordance with the manufacturers recommendations.

lintel sizes as per table 3.

other trades:

unless otherwise specified:

the walls to be sheeted with 10mm thick gypsum plasterboard, 6mm thick villaboard to wet areas. ceilings to be 10mm thick gypsum plasterboard where roof trusses/ceiling joists are at 600mm centres roof sheeting to be fixed in accordance with the manufacturers specifications

brickwork shall be straight plumb and level (within tolerances as allowed in the australian standards code for brickwork) and have veneer ties at maximum 600mm centers horizontally and vertically.

smoke alarms to comply with b.c.a. class 1 & 10 part 3.7.2 and with a.s. 3786.

NOTE: IN ADDITION TO TIE DOWN & BRACING REQUIREMENTS, THE BOTTOM PLATE OF ALL WALLS (LOAD & NON-LOAD BEARING) ARE TO BE FIXED TO THE SLAB AS FOLLOWS: HAMMERED, FIRED, SCREWED OR EXPANSION MASONRY FASTENERS AT 1200mm CENTRES ALONG THE PLATE.

table 2. (tie down) 1 storey sheet roof N2

type A	battens to rafters/trusses at 900crs max	edges - 1.5kN - 2/75x3.75 deformed shank(1.7kN) general - 0.8kN - 75x3.75 deformed shank (0.85kN)
type B	rafter/truss to plate (ULW - 7500)	900crs required - 5.0kN 2 framing anchor with 4/2.8dia nails to each truss. (5.9kN achieve)
type C	plates to studs	900crs required - 2.8kN 30x0.8 G.I. strap with 2/2.8 dia nails to each end (3.5kN)
type D	plates to floor	Nominal fixing only. (as per AS.1684.2, Table 9.2) 1/75mm masonry nail (hand-driven at slab edge.) screw or bolt at max 1200crs

table 3. (standard lintel schedule) studs 600crs max 2.7 ceiling height

opening	jamb studs	ULW 7500	jamb studs	ULW 6000
900	2	2/90x35 pine mgp12	2	90x45 pine mgp12
1200	3	140x35 pine mgp12	3	140x35 pine mgp12
1500	3	2/140x35 pine mgp12	3	190x35 pine mgp12
1800	3	2/190x35 pine mgp12	3	190x35 pine mgp12
2100	3	2/190x35 pine mgp12	3	2/190x35 pine mgp12
2400	4	2/190x35 pine mgp15	4	2/190x35 pine mgp12
2700	4	2/240x35 kd mgp12	4	2/220x35 kd mgp12
3000	4	2/240x35 kd mgp15	4	2/240x35 kd mgp12
opening	jamb studs	ULW 4500		
900	2	90x35 pine mgp12		
1200	2	140x35 pine mgp12		
1500	2	140x35 pine mgp12		
1800	3	190x35 pine mgp12		
2100	3	190x35 pine mgp12		
2400	3	2/190x35 pine mgp12		
2700	3	2/190x35 pine mgp15		
3000	3	2/220x35 kd mgp15		

NOTE: FOR LINTELS SUPPORTING GIRDER TRUSSES REFER TO FLOOR PLAN OR FRAME MANUFACTURER'S DETAILS

steel lintels supporting upper brickwork only

UP TO 1000mm:	85x8 FLAT BAR. 90mm END SUPPORT
1001mm TO 2100mm:	100x100x6 ANGLE. 100mm END SUPPORT
2101mm TO 3600mm:	150x100x8 ANGLE. 100mm END SUPPORT

REFER TYPE A (table 2)

REFER TYPE B (table 2)

0-600

EAVES

4.5mm F.C. SOFFIT SHEET TO EAVES

SELECTED WINDOWS

EXTERNAL CLADDING REFER TO ELEVATIONS & FLOOR PLAN

FINISHED FLOOR LEVEL

REFER TYPE C (table 2)

REFER LINTEL SIZE (table 3)

2440-3040
OVER PLATES

REFER TYPE D (table 2)

SECTION DETAIL

termite protection: slab edge exposure for slab perimeter. For penetrations & control joints use "KORDON" Termite Protection System

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client details:

L/H N2
TIE DOWN SHEET

orientation wind rating drawing title
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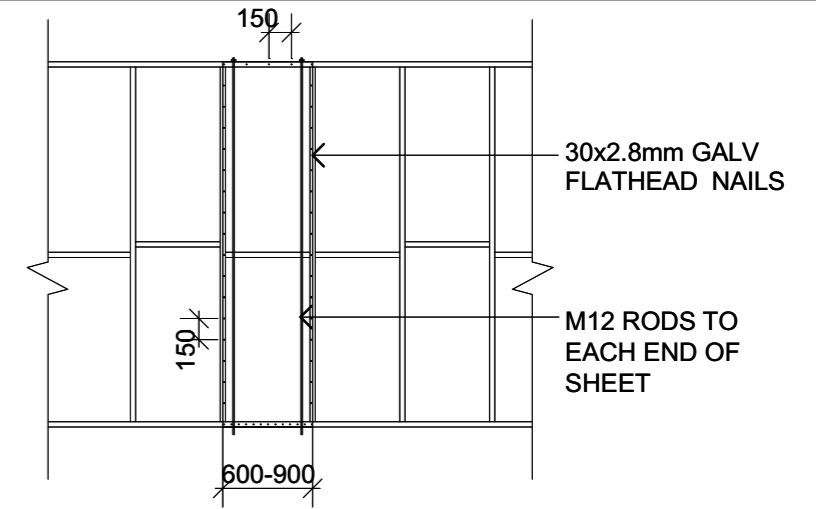
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P2	as shown
02.09.14	10 of 12

table 1. (timber sizes) 1 storey sheet roof N2

single/upper floor ULW 7500mm		ULW 6000mm	ULW 4500mm
member	sizes	sizes	sizes
top plate:	2/70x45 mgp12 or 2/90x45 mgp10	2/70x45 mgp10 or 2/90x35 mgp12	2/70x35 mgp12 or 2/90x45 mgp10
bottom plate:	70x35 mgp12 or 90x35 mgp12	70x35 mgp12 or 90x35 mgp12	70x35 mgp12 or 90x35 mgp10
studs:	70x35 mgp10 for 2400mm ceiling 70x35 mgp12 or 90x35 mgp10 for 2700mm ceiling 70x45 mgp12 or 90x35 mgp10 for 3000mm ceiling	70x35 mgp10 for 2400mm ceiling 70x35 mgp12 or 90x35 mgp10 for 2700mm ceiling 70x45 mgp12 or 90x35 mgp10 for 3000mm ceiling	70x35 mgp10 for 2400mm ceiling 70x35 mgp10 or 90x35 mgp10 for 2700mm ceiling 70x35 mgp12 or 90x35 mgp10 for 3000mm ceiling
nogging:	70x35 mgp10	70x35 mgp10	70x35 mgp10



1. 4mm F27 PLY WITH STUDS AT 450 CTRS
2. 4.5mm F27 PLY WITH STUDS AT 600 CTRS

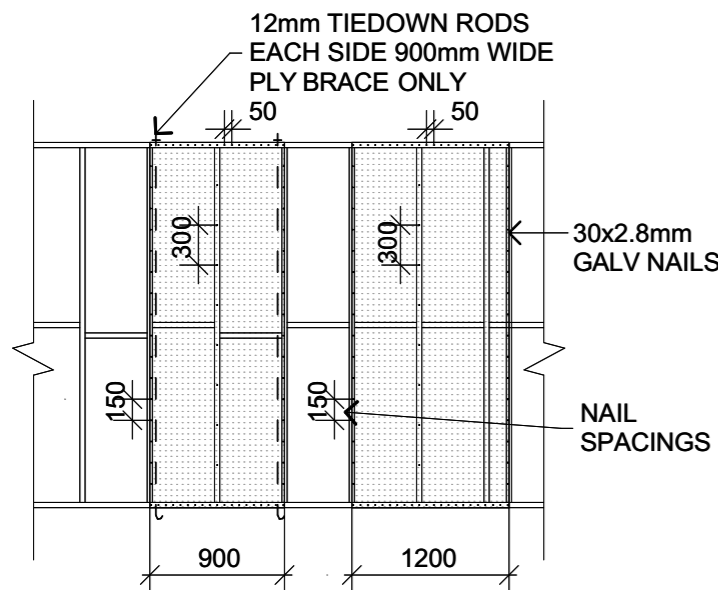
PLY BRACING PANEL

TABLE 8.18 (FIG H "METHOD A") - VALUE 6.4kN/m
FOR 600mm WIDE SHEETS MULTIPLY CAPACITY BY 0.5

general

member	sizes
roof pitch:	as noted on elevations
roof type:	sheet metal roof
battens	metal battens spaced 900crs or timber (jd4)
trusses:	pine (jd4) spaced at 900crs to manufactures design & specification
binders:	70x35 mgp10 on flat
wall framing:	pine (jd4) ext. wall spaced at 450crs pine (jd4) int. wall spaced at 600crs
floor joists:	refer to subfloor layout
bearers:	refer to subfloor layout
flooring:	19mm particleboard flooring
decking:	90x19 cca timber decking

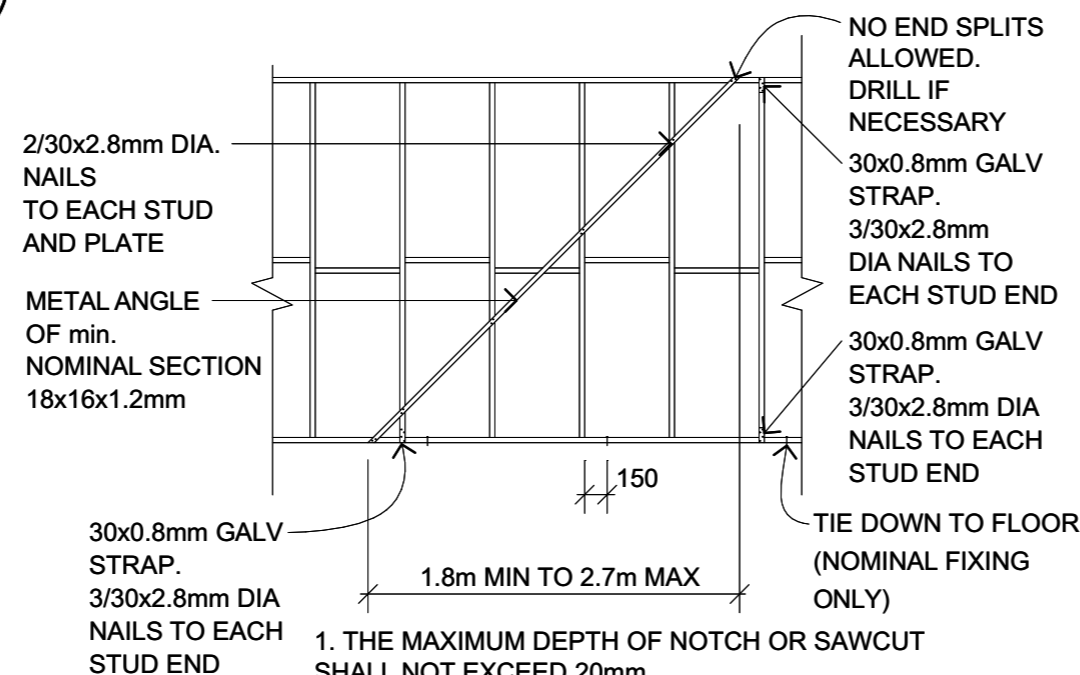
**WIND SPEED
N2 W33Nm/s
SHEET METAL
ROOF**



1. 4mm F27 PLY WITH STUDS AT 450 CTRS
2. 4.5mm F27 PLY WITH STUDS AT 600 CTRS

PLY BRACING PANEL

TABLE 8.18 (FIG H "METHOD B") - VALUE 6.0kN/m



1. THE MAXIMUM DEPTH OF NOTCH OR SAWCUT SHALL NOT EXCEED 20mm
2. SAWCUTS SHALL BE DEEMED AS NOTCHES

METAL ANGLE BRACE

TYPE A - VALUE 1.5kN/m
(TABLE 8.18 FIG C)

11.3.5 REQUEST FOR NEGOTIATED INFRASTRUCTURE CHARGES - ERA 401- 451 REDLAND BAY ROAD, CAPALABA

Dataworks Filename: ROL005725; ROL005724; ROL005723; ROL005722

Attachment: [ROL005725 Dedicated Open Space](#)

Authorising Officer



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning and Assessment

Author:

Andrew Veres
Senior Planner

PURPOSE

Application Type Proposed Development	Request for Negotiated Infrastructure Charges Notices Standard Format - 1 into 37 lots (Stage 4) Standard Format - 1 into 32 lots (Stage 5) Standard Format - 1 into 32 lots (Stage 6) Standard Format - 1 into 33 lots (Stage 7)
Property Description Location	Lot 801 SP 207237 401-451 Redland Bay Road Capalaba QLD 4157
Redlands Planning Scheme Zoning Overlays	CN – Conservation OS - Open Space UR - Urban Residential Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Electricity Infrastructure Overlay Flood Storm and Drainage Constrained Land Overlay Landslide Hazard Overlay Road and Rail Noise Impact Overlay Waterways Wetlands and Moreton Bay Overlay
Applicant Land Owner	Villa World Developments Pty Ltd Villa World Developments Pty Ltd
Date of Issue of AICN	Stage 4 – 4 June 2014 Stage 5 – 6 June 2014 Stage 6 – 6 June 2014 Stage 7 - 6 June 2014
Date Representations Received	18 June 2014, 31 July 2014 and 4 November 2014
Assessment Manager	Andrew Veres
Officer's Recommendation	Approval

This request for negotiated infrastructure charges notices (ICN) is referred to Council for determination.

The request is in relation to four reconfiguring lot approvals in the ERA estate:-

- 1 into 37 lots (Stage 4)
- 1 into 32 lots (Stage 5)
- 1 into 32 lots (Stage 6)
- 1 into 33 lots (Stage 7)

The request has been assessed against the relevant planning and policy instruments and is considered to comply. It is therefore recommended for approval.

BACKGROUND

The ERA estate was granted a preliminary approval affecting the planning scheme by the Court in February 2007. This request relates to subsequent reconfiguring lot approvals within this residential estate.

Adopted Infrastructure Charges Notices (AICN) were issued, in relation to four reconfiguration of a lot applications; being stages 4 to 7 of the ERA development.

The total charge amounts on the AICNs are as follows:-

- 37 lots in Stage 4 = \$1 008 000.00
- 32 lots in Stage 5 = \$ 896 000.00
- 32 lots in Stage 6 = \$ 896 000.00
- 33 lots in Stage 7 = \$ 924 000.00

The figures are based on \$28 000 per additional lot, being the rate for each additional lot in accordance with Council's Adopted Infrastructure Charges Resolution (AICR), also being the maximum allowed in accordance with the State Planning Regulatory Provision (SPRP) (adopted charges).

ISSUES

Representations

The applicant has made representations about the abovementioned ICNs in accordance with the Sustainable Planning Act 2009 Chapter 8 Part 4.

In their letter dated 31 July 2014, the applicant seeks a reduction to the infrastructure charges for stormwater, open space and sewerage. This is represented in the following table.

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE CHARGES		PROPOSED CHARGES	
	APPORTIONMENT (%)	AMOUNT (\$)	APPORTIONMENT (%)	AMOUNT (\$)
Stormwater	5.6%	\$1568	Remove	\$0
Roads	17.2%	\$4816	No change	\$4816
Cycleways	6.9%	\$1932	No change	\$1932
Parks	37%	\$10360	Remove	\$0
Community	2.3%	\$644	No change	\$644
Water	7.8%	\$2184	No change	\$2184
Sewer	23.2%	\$6496	12% reduction	\$5716
Total Per Lot	100%	\$28000		\$15292

Sustainable Planning Act

In accordance with Part 2, Subdivision 5 of the Sustainable Planning Act, Council may issue a Negotiated Infrastructure Charges Notice if it agrees with some or all of the written representations from the applicant.

Infrastructure charges are imposed to account for the demand of the development on the trunk infrastructure networks, and are at capped rates in accordance with the SPRP.

The Sustainable Planning Act (Section 627) defines trunk infrastructure as follows:-

“trunk infrastructure, for a provision about a local government, means all of the following—

- (a) development infrastructure identified in the LGIP as trunk infrastructure;*
- (b) development infrastructure that, because of a conversion application, becomes trunk infrastructure;*
- (c) development infrastructure that is required to be provided under a condition imposed under section 647(2).”*

Note:-

- LGIP is a Local Government Infrastructure Plan;
- Section 647 (2):- **Necessary infrastructure condition for other infrastructure**
- (2) The local government may impose a condition on a development approval that requires development infrastructure necessary to service the premises to be provided at a stated time.

On the other hand non-trunk infrastructure is defined by the State as *“development infrastructure that is either internal to a development or connects development to trunk infrastructure. It is the responsibility of the developer to provide non-trunk infrastructure”*.

Infrastructure charges may be reduced in certain circumstances:

1. Where the development has already paid infrastructure charges, provided trunk infrastructure or had existing lawful use rights. In this case, the development may be given a credit;
2. Where the development is providing trunk infrastructure, Council is obliged to offset the cost of this trunk infrastructure against the infrastructure charges imposed on the development;
3. Where the development is placing no demand on a particular trunk network (for example, no contribution for sewerage infrastructure is required where there is no connection available to reticulated sewerage).

The applicant requests a **credit** for open space dedicated as part of the original preliminary approval. They request an **offset** for sewerage infrastructure provided as part of the development. Finally, the applicant believes that the development will place **no demand** on the trunk stormwater network.

It is noted that the development does not provide any trunk infrastructure, as the infrastructure in question is not identified in the LGIP. However, it is argued by the applicant that the sewerage and open space infrastructure provided do serve a “trunk” function.

The ICNs were given prior to 4 July 2014. On this date, the latest amendments to the Sustainable Planning Act were introduced; one of which was the introduction of a process for an applicant to apply to convert non-trunk infrastructure to trunk infrastructure. Whilst this is not strictly a conversion application, (as the ICNs were issued prior to 4 July 2014), it is reasonable to consider the conversion criteria when considering this request.

Section 20 of Council’s Adopted Infrastructure Charges Resolution prescribes the following criteria for assessing and deciding whether non-trunk infrastructure is to be deemed trunk infrastructure, insofar:-

- (a) that the development infrastructure is necessary to service development;
 - (i) consistent with the assumptions about the type, scale, location or timing of future development stated in the respective infrastructure planning instrument; and
 - (ii) for the local government trunk infrastructure networks, the premises completely inside the priority infrastructure area in the priority infrastructure plan; and
 - (iii) for the distributor-retailer trunk infrastructure networks, the premises completely inside the connections area which is the following:
 - (A) the connections area and future connections area in the distributor-retailer’s water netserv plan under the SEQ Water Act;
 - (B) the connections area and future connections area in the distributor-retailer’s interim connections policy under the SEQ Water Act if paragraph (A) is not applicable;
 - (C) the local government’s priority infrastructure plan, if paragraphs (A) and (B) are not applicable;
 - (D) the priority infrastructure area specified in the Infrastructure SPRP if paragraphs (A), (B) and (C) are not applicable;

(b) that the development infrastructure complies with the criteria stated in Schedule 5. (Identified trunk infrastructure criteria)

In this request, the applicant is requesting reduction in three networks:- open space, sewerage and stormwater. Each will be discussed in turn, including addressing conversion criteria, where relevant.

Stormwater

The applicant states that the stormwater generated from the development traverses the legal point of discharge and into Coolwynpin Creek, which ultimately drains to Moreton Bay. The water discharged from the development causes no offsite impacts that would require Council to upgrade any stormwater related trunk infrastructure. Additionally the development results in no additional demand on existing Council stormwater infrastructure. Therefore the applicant believes that the imposition of stormwater related infrastructure charges on this development do not appear to be warranted. As such the applicant has sought to remove the stormwater component in its entirety.

The stormwater infrastructure for the development has been designed in the approved Gilbert and Sutherland report as to attenuate stormwater for the development of stages 4, 5, 6 and 7. This report details a retention system ensuring no net worsening from pre to post development scenarios, hence no increase of downstream flows upon existing Council infrastructure. It should be noted that the stormwater does not discharge into a reticulated system, but rather discharges directly into Coolwynpin Creek. Therefore, the stormwater does not result in the use of trunk infrastructure in terms of conveyance, treatment or discharge. No demand is placed on trunk infrastructure that would necessitate a trunk infrastructure contribution.

Additionally the stormwater treatment devices to service the 4 stages, as per the approved Gilbert and Sutherland report are wholly contained within the common land detailed in the Community Management Statement (CMS). The CMS statement includes the ownership, maintenance and reconstruction for the life of these stormwater treatment devices, hence no Council ownership or maintenance issues.

Conditions of the ROL approvals require that the CMS area is to be wholly contained within the Energex easement area. It has been noted on the stage 4 operational works drawings that discharge locations for the bioretention treatment devices and other components of stormwater drainage are located in the open space area, and will not be covered under the CMS. It is also noted that the culvert crossings (2 x 750mm pipe and 1 x 2100 x 1500 culvert) are to be constructed as attenuation of the peak flows from the development. These structures are also proposed outside the CMS area and hence will require Council maintenance in the future. Therefore it can be argued from the submission of this recent information that Council will be required to maintain some stormwater infrastructure within the open space area.

It should be noted that the applicant has requested a 100% reduction to the stormwater ICN component. However, there is stormwater attenuation in open space areas which will be required to be maintained by Council. An estimated 10 % of the Council contributions will be required to be paid as to cover these future maintenance costs borne by Council, which is reflected in the recommendation.

Conclusion

No objection is raised, given the justification. As there is a component of stormwater infrastructure within the open space area that will be required to be maintained by Council, 10% of the Council contributions will be required to be paid as to cover these future maintenance costs borne by Council. This is a figure based on the amount of stormwater works taking place in open space areas.

Open Space

The development has resulted in extensive areas of open space being dedicated for various environmental purposes free of charge to Council. This includes the extensive area of land adjoining the southern boundary of the development site that is now held as an environmental reserve and the land now attaching to the Indigiscapes site to the west of the development, which is intended to be used for community purposes.

In addition, significant communal open space area (12,000m²) is approved to be held in private ownership that will be managed and maintained by the body corporate without any cost to Council. This open space is approved to be embellished with play equipment and facilities for the use of residents in the development. This is not usual for a standard format subdivision, and does result in a reduced demand on public open space from this development.

The applicant has therefore requested a 100% reduction in the open space contribution, and has provided the following justification:

- The local parks provided within the Era Development exceed the minimum desired standards of service for this level of park;
- Further, the local parks will be available for public use (i.e. not limited to resident use only), yet will be maintained by the residents' Body Corporate, and therefore impose no future maintenance demand on Redland City Asset Services;
- Extensive areas of land, exceeding 40 hectares in area, adjoining the Era Development have been dedicated to Council for the preservation and conservation of environmental assets (38 hectares of this is identified as Swamp Box Conservation Area).
- Land for conservation purposes is considered as open space and included within the "areas of open space" calculations within the Redlands recent Open Space Strategy to 2026, informing the City Plan 2015;
- Suburb Catchment Area 2 (Capalaba and Alexandra Hills) identifies that Swamp Box Conservation Area already offers bushwalking in this area, therefore the development has already contributed to City Wide recreation facilities through the dedication of land for conservation;
- Additionally, the land dedicated to the west of Lyndon Rd (the previous Indigiscapes site) has development possibilities for Council without environmental preservation constraints, and is therefore of even greater value per hectare;
- In total, the value of the land already dedicated to Council and still to be dedicated to Council far exceeds the amount of the Parks component of the Infrastructure Charge currently being sought by Council;
- The development also includes the construction of pedestrian and cycle facilities along the frontage of the development site on Redland Bay Road and additionally throughout the development linking the community to the local parks within. This work is mapped as trunk infrastructure in the PIP but has not been included in Council's latest proposed Infrastructure Charges reduction.

It is important to understand the context of the approval in 2007 and the land dedication at that time. A review of Council's records gives a clear indication that the dedication of the conservation land and the land adjoining Indigiscapes served the purpose of satisfying the open space dedication/ contribution at that time, and therefore acted as an offset to any open space monetary contribution. It is noted that, in approving a development permit for Stage 1 of the development at the same time as approving the preliminary approval, Council and the Court imposed no monetary contribution for open space.

It is therefore considered that requiring a monetary contribution for open space at this point in time, would be akin to asking for open space contribution twice. Double dipping is contrary to the infrastructure charging regime under SPA.

Conclusion

The open space dedication for the whole estate was deemed to have been satisfied as part of the parent approval in accordance with policies and planning scheme requirements that were in force at the time of lodgement of the parent application (MCU08334 and SB489701) and subsequent court order.

As such it would be unreasonable to now request an open space contribution again, and it is considered that a 100% reduction of the open space component can be given.

Sewerage

The applicant seeks a 12% reduction sought to the sewerage component of the infrastructure charges, based on the approved pumping station being required to be designed to deal with sewage from Council's Indigiscapes Centre. A letter from the applicant's engineering consultants confirms the percentage provision made within the sewer pump station and associated infrastructure as follows:-

"...The ultimate discharge (Design Flow) from the era Sewerage Pumping Station is 11.251/sec. An allowance of 1.31/sec or 11.55% of the flow has been included for provision for sewerage for the Redland City Council Indigiscapes Centre..... "

In response, it can be said that the parent approval (SB004897.1 and MC008334) was conditioned in the Court Order to construct a sewer system to service the ERA development. Many scenarios were proposed and ultimately a sewerage pump station was approved and constructed under OPW001202. This infrastructure services the whole of the ERA Development site and discharges into the existing gravity sewerage network in Vienna Road. During the design stage of the pump station and rising main, Allconnex required the capacity of the Runnymede Road poultry shed site and Indigiscapes Environmental Centre to be included in the capacity of the sewerage pump station. The pump and storage capacity were increased in size over the initial ERA development network size by 11.55 %. The applicant is hence requesting a reduction in the sewer contribution charges by this amount as these two properties are external to their development sewer catchment. This percentage capacity of sewer reduction has been confirmed by Sheehy and Partners, and via documentation from Redland Water.

It is agreed that the pump station does serve a broader catchment than the development site, and an appropriate offset should apply. The offset, however, is not a percentage of the contribution, but rather a percentage of the cost of the infrastructure, which is then offset against the contribution. The cost reduction per lot for sewer is therefore calculated as follows:

Sewerage pump station cost	Cost per lot (230 lots stages 1-7)	Total cost (less 11.55 % capacity increase)	Cost per lot (less 11.55 % capacity increase)	Cost reduction per lot
\$1,142,443.00	\$4,967.15	\$1,010,490.84	\$4,393.49.15	\$573.66 equates to 8.831%

Conclusion

No objection is raised, given the justification. This contributions component is acceptable to be reduced by 8.83% as this amount equates to a sewer catchment external to the ERA development sewer catchment.

Overall conclusion

That Negotiated Adopted Infrastructure Charges Notices be issued for the approved Reconfiguration of Lots for the ERA estate, Stage 4 – 7 at 401-451 Redland Bay Road Capalaba, as follows:-

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE CHARGES		NEGOTIATED CHARGES	
	APPORTIONMENT (%)	AMOUNT (\$)	APPORTIONMENT (%)	AMOUNT (\$)
Stormwater	5.6%	\$1568	90% reduction	\$156.80
Roads	17.2%	\$4816	No change	\$4816
Cycleways	6.9%	\$1932	No change	\$1932
Parks	37%	\$10360	100% reduction	\$0
Community	2.3%	\$644	No change	\$644
Water	7.8%	\$2184	No change	\$2184
Sewer	23.2%	\$6496	8.831% reduction	\$5922.41
Total Per Lot	100%	\$28000		\$15655.21

STRATEGIC IMPLICATIONS

Legislative Requirements

The request is being assessed in accordance with Section 641 of the *Sustainable Planning Act 2009*.

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 Council decision to issue or not issue a negotiated Infrastructure Charges Notice.

Financial

If approved, Council will collect infrastructure contributions in accordance with Council's recommendation and not the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution.

Current Infrastructure Charges Notice = \$3 724 000.00

Proposed Infrastructure Charges Notice = \$ 2 058 547.40

Difference = \$1 665 452.60

People

Not applicable. There are no implications for staff.

Environmental

Not applicable

Social

Not applicable

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application. Officers have also consulted with the relevant asset owners in City Spaces, City Infrastructure and Redland Water.

OPTIONS

The Negotiated Infrastructure Charges Notice request has been assessed against the Redlands Planning Scheme, Council's Adopted Infrastructure Charges Resolution and the Sustainable Planning Act. The request is considered to be acceptable and it is therefore recommended for approval.

Council's options are to either:

1. Adopt the officer's recommendation to issue Negotiated Infrastructure Charges Notices; or
2. Resolve to issue Negotiated Infrastructure Charges Notices, subject to different charge amounts; or
3. Resolve to refuse the request.

OFFICER'S RECOMMENDATION

That Council resolves to issue Negotiated Infrastructure Charges Notices for the ERA Estate, Stages 4 - 7 at 401-451 Redland Bay Road Capalaba, as follows:

- 1. ROL005725 - Stage 4 – ICN issued 4 June 2014 for 37 lots = \$1 008 000.00 be amended to \$563 587.60;**
- 2. Note: - 1 credit for balance parent lot, therefore ICN charges are for 36 additional lots;**
- 3. ROL005724 - Stage 5 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$500 966.70;**
- 4. ROL005723 - Stage 6 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$500 966.70; and**
- 5. ROL005722 - Stage 7 - ICN issued 6 June 2014 for 33 lots = \$924 000.00 be amended to \$516 621.90.**



Figure 1: Red outlines illustrate the extent of adjoining land that has been dedicated for environmental / open space purposes to Council as part of the ERA Development.

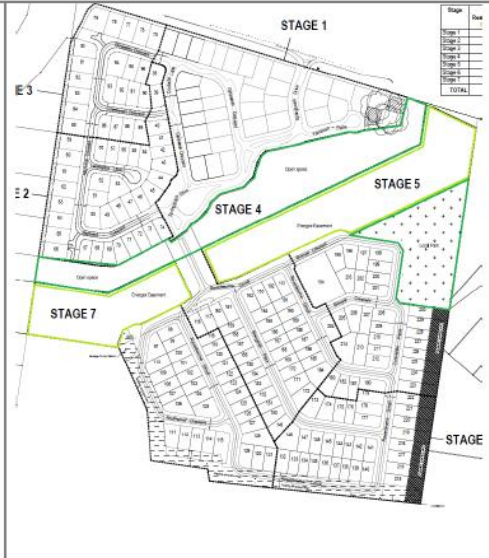


Figure 2: Dark green areas illustrate open space and local park provision within the interior of the ERA Development, with the light green illustrating the Energex Easement, which will also be rehabilitated, managed and maintained as green space within the development (through the body corporate).

11.3.6 POLICY REVIEW - REMOVAL BUILDINGS AND DWELLINGS**Dataworks Filename:** POL-3061; POL-1734 and GL-1734**Attachments:** [POL-1734 – Amenity and Aesthetics \(as amended\)](#)
[GL-1734-001 – Amenity and Aesthetics \(as amended\)](#)**Authorising Officer:****Louise Rusan**
General Manager Community & Customer Services**Responsible Officer:****David Jeanes**
Group Manager City Planning and Assessment**Author:****Callan Langlands**
Strategic Planner City Planning & Assessment

PURPOSE

The purpose of this report is to:

1. Present an overview of proposed changes to the planning and assessment provisions relating to removal buildings and dwellings as currently regulated under POL-3061 Removal Buildings and Dwellings and POL-1734 Amenity and Aesthetics.
2. Seek Council approval to adopt a number of recommended changes to the planning and assessment provisions relating to removal buildings and dwellings by way of repealing POL-3061 Removal Buildings and Dwellings and amending POL-1734 Amenity and Aesthetics to provide for a single comprehensive policy to manage the development of removal dwellings.
3. Seek Council approval to amend the security bond fee structure required for removal dwellings included in the current fees and charges schedule to allow for greater flexibility in responding to variations in building costs.

BACKGROUND

In line with Council's Policy Review Program, and as a matter of quality control, policy documents are required to be consistently reviewed to ensure corporate policy continues to meet legislative requirements and are consistent with any administrative changes within Council. To this end, a review date of three years is allocated to each corporate policy to ensure they remain consistently reviewed an up-to-date.

The recent review of Council's Corporate Policy POL-3061 Removal Buildings and Dwellings as part of the Policy Review Program has identified a number of legislative and administrative changes required to be made to the policy. Specifically, it was noted that the policy addressed matters outside of the legislative head of power provided under the Sustainable Planning Regulations 2009 under which the policy was established. This included matters separately administered external to Council

jurisdiction (including the handling of asbestos material and building certification considerations) as well as matters of amenity and aesthetics separately addressed under Council's POL-1734 Amenity and Aesthetics.

In undertaking the review, it was also acknowledged that the security bond of \$52,250.00 established under the policy for removal dwellings and set in Council's Fees and Charges Schedule 2014-15 did not accurately reflect the true value of building works required for the completion of removal dwellings. Further, the security bond required by Council was comparatively lower than other Council's in the region whom include a set figure in their fees and charges. An opportunity is therefore also available to Council to review the security bond for removal dwellings.

ISSUES

Head of Power

It is noted that Corporate Policy POL-3061 Removal Buildings and Dwellings currently references Section 32 of the Building Act 1975 as the head of power for the policy. Upon review of current legislation, it was noted that Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009 provides Council with the legislative head of power to implement the policy, albeit under a reduced scope of power.

In accordance with Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009, Council's referral jurisdiction as a concurrence agency is limited to requiring a security bond to the value of no more than the cost of the building work for the removal and/or rebuilding of a building or other structure. The purpose of establishing the security bond is to impose a financial inducement to ensure that a transportable building, once on site, is designed and constructed to a standard that is consistent with the context and setting of the locality and suitable for use as a habitable dwelling.

Accordingly, the ability to regulate removal dwellings under this policy is limited to imposing a security bond for the cost of building works only. Other matters currently addressed in the policy are not consistent with the head of power under Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009, and are concurrently managed outside of the policy through both State and Local Government legislative provisions.

Importantly, the consideration and assessment of amenity and aesthetic impacts from removal dwellings are concurrently managed through Council's Amenity and Aesthetics policy POL-1734. The inclusion of amenity and aesthetic considerations in the Removal Buildings and Dwellings Policy therefore acts as a duplication of POL-1734. Acknowledging the powers of the Removal Buildings and Dwellings Policy are limited to establishing a security bond for development involving removal dwellings, based predominately on managing amenity and aesthetic impacts, an opportunity is available to incorporate the security bond provisions into POL-1734. Effectively, this acts to consolidate the two Council policies and reduce complexity in the application and assessment process.

Application Process

At present, development for the purpose of a removal dwelling (where not subject to a material change of use application) requires the lodgement of two separate "Building Concurrence and Referral" forms to Council, one being for the removal to

site and rebuild, the other being for an amenity and aesthetics assessment. This dual application process for a concurrence agency referral to Council is considered to be ineffective and counterintuitive. Rather, it is considered to be more beneficial to consolidate the application forms, with the amenity and aesthetics application form prompting the lodgement of a security bond where the application involves development for a removal dwelling or building. The lodgement of a singular application reduces complexity and further cuts red tape for customers.

The creation of a singular application form would require the amendment of Council's Fees and Charges Schedule to reflect the merger of two existing fees for removal dwellings.

Security Bond Amount

Council applies a security bond of \$52,250.00 for the removal and rebuild of a dwelling within Redland City. It is recognised that this figure does not accurately reflect the true value of building works required for the completion of removal dwellings. Further, the security bond set by Council is comparatively lower than other Council's in the region, including Ipswich and Gold Coast City Councils.

Establishing a set figure for a security bond in the Schedule of Fees and Charges also fails to take into account development variations in the total cost of building works required to complete the construction of a dwelling. Consequently, this could in limited circumstances result in the overcharging of a security bond, contradicting Council's jurisdiction under the Sustainable Planning Regulations to require security of "no more than the value of the building work, for the performance of the work". Conversely, the undercharging of the security bond could potentially leave Council short of the money required to bring the state of the building to a standard that is both consistent with the context and setting of the locality and suitable for use as a habitable dwelling.

An alternate approach to utilising a set figure security bond amount is to determine the security bond for each development on a case by case basis. This allows for development variations in design and construction to be taken into account. The use of such flexibility in determining security bonds is implemented in other local government areas throughout South East Queensland including Brisbane, Logan and the Sunshine Coast.

Staging of Bond Release

The security bond is required to be lodged with Council as a guarantee of the applicant's performance in completing the full reconstruction of the building. Currently, Council implements a staged release of the bond based on the following:

Stage	% of Bond	Condition of Release
1	20% (\$10,450)	Satisfactory completion of external building works.
2	60% (\$31,350)	Completion of all plumbing and drainage works and electrical fit-out.
3	20% (\$10,450)	Issue of Certificate of Final Stage Inspection

Whilst the use of a staged bond release is considered to be a significant financial incentive in ensuring the applicant completes the full reconstruction of the removal building, it is recognised that other mechanisms remain available to Council under the Building Act 1975 to ensure the dwelling is constructed to a habitable standard.

Further, in accordance with Section 93 of the Building Act 1975, Council must release the security bond in full to the applicant once the building development approval lapses, should Council chose not to carry out the building works. Effectively, this could result in deleterious amenity impacts whereby an unfinished dwelling remains on a property and the security bond is returned to the applicant.

Given the additional mechanisms available to Council to enforce the completion of the dwelling to a habitable standard, the primary purpose of the security bond thus becomes a tool to ensure that the external building works are completed such that the building does not impact on the amenity and aesthetics of the locality. Further, it is noted that previous applicants have requested an early release of the security bond in order to fund the completion of the building works to bring the building to a habitable standard.

Based on these considerations, it is recommended that the security bond be released in full following satisfactory completion of external works (i.e. stage 1). This would ensure that additional funds are made available to the applicant to bring the dwelling to a habitable standard whilst not compromising Council's use of the security bond as a mechanism to ensure that visual amenity of the locality is not negatively impacted.

OVERVIEW OF CHANGES

Council's ability to regulate building work for removal buildings and dwellings under Corporate Policy POL-3061 is limited to establishing the requirement for a security bond of no more than the value of the building works. All other matters currently addressed through the policy are therefore considered to be outside of the scope of power provided under Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009.

Given that Council's regulatory powers under POL-3061 are limited to the setting of a security bond which is directly associated with the preservation of the character and amenity of the city's residential areas, an opportunity is presented to Council to consolidate the powers of POL-3061 under the existing amenity and aesthetics policy POL-1734. The proposed policy changes can therefore be understood as follows:

- Repeal of Corporate Policy POL-3061 – Removal Buildings and Dwellings;
- Amendment of Corporate Policy POL-1734 – Amenity and Aesthetics to incorporate security bond provisions for building works associated with removal buildings and dwellings;
- Amendment of Guideline Document GL-1734 – Amenity and Aesthetics to include more detailed assessment criteria for Item 1 (Shipping Containers and Railway Carriages) and Item 2 (Removal Buildings and Dwellings); and
- Inclusion of additional explanatory notes in Guideline Document GL-1734 – Amenity and Aesthetics relevant to removal buildings and dwellings relating to the handling of asbestos containing materials, transportation of removal buildings or dwellings, and the appropriate form of security bond.

The amended Corporate Policy POL-1734 and Guideline Document GL-1734 are attached for reference and adoption.

The repeal of POL-3061 and amendments to POL-1734 and GL-1734, requires modification to Council forms, applicant checklists and information sheets to reflect the proposed changes. Additionally, the consolidation of two separate applications

into the single application form, together with recent changes to Council's building inspection processes, requires a number of changes to be made to Council's current fees and charges schedule (as shown in the table below).

Extract of existing fees and charges schedule (dual application process for Amenity and Aesthetics and Removal &/or Rebuilding) –

Page	Description	Unit	14/15 Base Charge \$	G S T	14/15 Final Charge \$	Type
Building Services						
15 & 16	...	...	...		...	...
	Concurrence Agency Fees	per referral	510.00		510.00	R
	Amenity and Aesthetics (removal dwelling within city)					
	Amenity and Aesthetics (removal dwelling up to 50km outside city)	per referral	698.00		698.00	R
	Amenity and Aesthetics (removal dwelling outside city beyond 50km)	per referral	767.00		767.00	R
	Removal &/or Rebuilding (removal dwelling)	per referral	510.00		510.00	R

	Concurrence Agency Bonds/Security	per application	52,250.00		52,250.00	B
	Removal &/or Rebuilding (removal dwelling)					

Extract of proposed fees and charges schedule (single application process) –

Page	Description	Unit	14/15 Base Charge \$	G S T	14/15 Final Charge \$	Type
Building Services						
15 & 16	...	...	...		...	...
	Concurrence Agency Fees	per referral	510.00		510.00	R
	Amenity and Aesthetics (removal dwelling)					
	...	per application	POA		POA	B
	Concurrence Agency Bonds/Security					
	Removal &/or Rebuilding (removal dwelling)					

STRATEGIC IMPLICATIONS

Legislative Requirements

Proposed changes to Corporate Policies POL-3061; POL-1734 and Guideline GL-1734 as detailed above may only be carried out by way of Council resolution in accordance with Schedule 7 of the Sustainable Planning Regulation 2009 and Council's Policy Document Manual. This report seeks Council's resolution to repeal POL-3061 and carry out the amendments to POL-1734 and GL-1734, thus satisfying legislative requirements and Council's internal procedures.

Future development for the purpose of a removal dwelling will continue to be subject to a Concurrence Agency Referral for an amenity and aesthetics assessment in accordance with Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations, together with the lodgement of a security bond in accordance with Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations. In assessing such applications, Council is to consider the amenity and aesthetic impact of the proposal having regard to whether the development would:

- i. have an extreme adverse effect on the amenity, or likely amenity, of the locality; or
- ii. be in extreme conflict with the character of the locality.

Further, Council will continue to hold the security bond until such time that the external building works are completed to a standard that does not impact upon the amenity and aesthetics of the locality, further strengthening the preservation of the City's character and amenity.

Risk Management

Recognising the increasing issue of housing affordability and availability of transportable homes in Queensland, it is imperative that Council actively manage development for removal dwellings to ensure that such development does not compromise the character and amenity of the City. The control of this type of development through the amenity and aesthetics policy and requirement for security bonding is one mechanism available to Council to minimise the risk of such impacts.

It is noted that the change in fee structure to allow for flexible bond pricing mechanism may increase the cost to applicants in some instances, however is considered the most fair and equitable means of meeting Council's jurisdiction under the Sustainable Planning Regulations where a security bond is imposed.

Financial

Changes to the security bond structure included in the Schedule of Fees and Charges 2014-15 to introduce a flexible bond figure, taking into consideration the variation in building costs between individual developments, ensures that Council continues to meet its jurisdiction as a concurrence agency under the Sustainable Planning Regulations 2009 and ensure the bond is reflective of the total estimated cost of building works. It is recognised that the proposed changes will not likely impact upon the number of applications for removal dwellings received by Council and thus not impact upon the income collected from application fees.

People

Staff resourcing remains unchanged as a result of the proposed amendments, with concurrence agency referrals to continue to be assessed through the Planning and Assessment Group. The capacity of the Group to carry out the assessment of future concurrence agency referrals remains unchanged.

Environmental

The proposed repeal of POL-3061 and amendments to POL-1734 and GL-1734 will not have any environmental impacts.

Social

The purpose of the changes to POL-3061, POL-1734 and GL-1734 are to reflect Council's legislative ability to regulate removal buildings and dwellings to ensure such development does not prejudice the residential character and amenity of the city. The proposed changes will continue to manage such issues of amenity and aesthetics and is not considered to have any social impact.

Alignment with Council's Policy and Plans

The proposed repeal of POL-3061 and amendments to POL-1734 and GL-1734 align with Council's existing policies and plans. The amendment of the policy and guideline continues to address potential amenity and aesthetic impacts of removal dwellings through a single application and assessment process, with the security bond better aimed at preserving the established character and amenity of the City.

CONSULTATION

The proposed amendments have been developed in consultation with the following sections of Council:

- Strategic Planning Unit;
- Building Services Unit;
- Development Control Unit; and
- Redlands Planning Scheme Drafting Team.

OPTIONS

1. That Council resolves to:
 1. Repeal Corporate Policy POL-3061 Removal Buildings and Dwellings;
 2. Adopt the proposed changes to both Corporate Policy POL-1734 and GL-1734 to include provisions relating to security bonds for removal buildings and dwellings as detailed in Attachments 1 and 2.
 3. Amend the current fees and charges schedule (2014/15) to reflect the consolidation of concurrence agency referral applications for removal dwellings and changes to the security bond structure for removal dwellings to a price on application system.
2. That Council resolves to not proceed with the repeal of Corporate Policy POL-3061 or amendments to Corporate Policy POL-1734 and Guideline GL-1734 and/or to not adopt the amendments to the Fees and Charges schedule.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Repeal Corporate Policy POL-3061 Removal Buildings and Dwellings;**
- 2. Adopt the proposed changes to both Corporate Policy POL-1734 and GL-1734 to include provisions relating to security bonds for removal buildings and dwellings as detailed in Attachments 1 and 2; and**
- 3. Amend the current fees and charges schedule (2014/15) to reflect the consolidation of concurrence agency referral applications for removal dwellings and changes to the security bond structure for removal dwellings to a price on application system.**

Amenity and Aesthetics

[Version Information](#)

Head of Power

This declaration has been made under Schedule 7, Table 1, Items 17 and 25 of the Sustainable Planning Regulations (as amended). This declaration does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

Policy Objective

To address the community's expectations on neighbourhood amenity throughout the City and to ensure that buildings and structures are in character with the locality in which they are to be erected with regard to scale, siting and external design. A guideline which outlines the assessment criteria has been prepared to support this policy.

Policy Statement

Amenity and Aesthetics Assessment

Council hereby declares under Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations (as amended) that an application must be referred to Council [as a concurrence agency] for an Amenity and Aesthetics assessment, together with the relevant fee being paid, to Council prior to any building work decision notice being determined by the Private or Council Certifier for the following items, that Council considers may have an extremely adverse effect on the amenity or likely amenity of a locality or may be in extreme conflict with the character of a locality -

Item 1

Shipping containers and railway carriages that may be used for Class 10a purposes.

Item 2

Single detached Class 1a and 10a buildings that have been removed from other site/property and then transported and reconstructed onto premises within the Redland City.

Item 3

Single detached Class 1a buildings with a total area less than 60m² (excluding garage/carport and verandas) on the Southern Moreton Bay Islands.

Note -

- The guideline GL-1734 provides assessment guidance to this policy.
- The Domestic Outbuilding Code in the Redlands Planning Scheme will provide assessment guidance for Item 1.
- The Dwelling House Code in the Redlands Planning Scheme will provide further assessment guidance for Item 2.
- The Zone and Dwelling House Codes in the Redlands Planning Scheme will provide assessment criteria for Item 3.

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Security Bond for Building Work

In accordance with Schedule 7, Table 1, Item 25 of the Sustainable Building Regulations 2009 (as amended), Council may require that security is to be given to and retained by Council for the following building works as a guarantee of the applicant's performance in completing all external building work to satisfy the purpose of this policy:

- Single detached Class 1a buildings that have been removed from other site/property and then transported and reconstructed onto premises within the Redland City.

The amount of the security will be determined based on the value of the proposed building work as estimated by Council. The security must be lodged with and verified by Council prior to the issue of a building development permit.

The security will be retained until such time that the external building works has been satisfactorily completed in accordance with Council's conditions in relation to any 'concurrence agency response' given about the development.

Should a building development permit for the development lapse prior to completion of the external building works, Council may take the action it considers necessary to have the works completed or rectified using all or part of the security bond required under this policy.

Version Information

Version number	Date	Key Changes
4	October 2014	<ul style="list-style-type: none">• Introduction of Item 3• Administrative changes
5	December 2014	<ul style="list-style-type: none">• Security Bond for Building Work

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Department: Community & Customer Services
Group: City Planning & Assessment
Approved: General Meeting
Date of Approval: 29.10.2014

Effective date: 29.10.2014
Version: 4
Review Date: 31.10.2017
Page: 2 of 2

Amenity and Aesthetics

[Version Information](#)

Scope

This Guideline provides direction for teams within the City Planning and Assessment Group in assessing applications and to assist applicants in addressing performance criteria as part of an application that is referred to Council [as a concurrence agency] under Schedule 7 of the *Sustainable Planning Regulations 2009* (as amended) for amenity and aesthetic assessment.

Purpose

This Guideline provides support to Corporate Policy POL-1734 – “Amenity and Aesthetics” by providing specific outcomes to be achieved and potential solutions to how these specific outcomes can be achieved.

Actions and Responsibilities

The City Planning and Assessment Group is responsible for the assessment of amenity and aesthetic applications that are referred to Council [as a concurrence agency] and for providing written advice on the request to the certifier within the timeframe nominated in Schedule 15 of the *Sustainable Planning Regulations 2009*.

The application that is referred to Council [as a concurrence agency] does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

Reference Documents

This Guideline has been developed to support the application or administration of the Corporate Policy POL-1734 – “Amenity and Aesthetics”.

Associated Documents

Other associated documents may include:

- BCA Vol 2, Part 3.1.2.0 – Drainage (AS 3500.3.2)
- AS 3500, Part 3.2, Stormwater Drainage – Acceptable Solutions
- Redlands Planning Scheme – Zone and Overlay Codes
- Redlands Planning Scheme – Dwelling House Code, and Domestic Outbuilding Code
- Building Regulation 2006
- Sustainable Planning Act 2009
- **Building Concurrence and Referral Form**

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Department: Community & Customer Services
Group: City Planning & Assessment
Approved: General Meeting
Approval Date: 29.10.2014

Effective date: 29.10.2014
Version: 4
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Assessment Criteria for Amenity and Aesthetic Applications referred to Council for a concurrence agency response

ITEM 1 – Shipping Containers and Railway Carriages

Outcome

To ensure placing of a shipping container(s) and railway carriage(s) respects and enhances the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the structure is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	<p>Shipping containers, railway carriages or the like are:</p> <ul style="list-style-type: none">(a) To be placed at the rear of the dwelling house to minimize visibility from the street;(b) To be screened by landscaping or a suitable screen structure (i.e. lattice) to minimize its visual impact on the streetscape and adjoining properties;(c) To be painted a colour matching the primary dwelling house to minimize the visual dominance of the structure from the street or adjoining properties; <p>Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Domestic Outbuilding Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the surrounding area.</p>

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ITEM 2 – Removal Buildings and Dwellings

Outcome

To ensure the siting and design of a removal building and dwelling, respect and enhance the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the removal building or dwelling is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	<p>P1. The external wall cladding material is free of any visible or performance related defects</p> <p>P2. External walls are finished to provide a surface that is free of flaking paint, stains or rust.</p> <p>P3. Roof cladding material is free of any visual or performance related defects including rust, flaking paint or broken tiles.</p> <p>P4. Where providing for an elevated entry, the dwelling house incorporates external stairs, landing and balustrades.</p> <p>P5. Windows and external window fittings are not cracked and/or broken and of good condition.</p> <p>Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Dwelling House Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the neighbourhood.</p>

Notes:

- Any asbestos containing material present in the removal building or dwelling must be managed in accordance with the requirements established by Work Cover Queensland for working with and removing asbestos. Please refer to www.worksafe.qld.gov.au for further details.
- The transport of a removal building or dwelling may require permits from the Department of Transport and Main Roads (www.tmr.qld.gov.au), the National Heavy Vehicle Register (www.nhvr.gov.au) and the Queensland Police Service (www.police.qld.gov.au). Refer to each agency's respective website for further information.
- The security bond for building work associated with a removal building or dwelling may be provided in the form of cash or as an unconditional bank guarantee in favour of Redland City Council from a banking institution that is acceptable to Council.

ITEM 3 – Dwelling Houses <60m² on SMBI

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Outcome

To ensure the siting and design of dwelling houses respect and enhance the built form, amenity and character of the Southern Moreton Bay Islands with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the dwelling is in keeping with the amenity and character of the surrounding neighbourhood and the overall outcomes of the zone and Dwelling House Codes for the locality as contained in the Redlands Planning Scheme.	No probable solution identified. Note – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Dwelling House Codes will assist in establishing and addressing the character and amenity of the neighbourhood.

Document Control

- Only the General Manager Community and Customer Services can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager City Planning & Assessment.
- Approved amended documents must be submitted to the Corporate Meeting & Registers to place the document on the Policy, Guidelines and the Procedures Register.

Version Information

Version No.	Date	Key Changes
4	October 2014	<ul style="list-style-type: none">• Legislation referenced• Inclusion of Item 3 – Dwelling Houses <60m² on SMBI• Document control measures• Administrative changes
5	December 2014	<ul style="list-style-type: none">• Inclusion of probable solutions for Items 1 and 2• Security Bond

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Department: Community & Customer Services
Group: City Planning & Assessment
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Review date: 31.10.2017
Page: 4 of 4

11.3.7 MINOR AMENDMENT TO THE REDLANDS PLANNING SCHEME

Datworks Filename: Report to Council Portfolio 3 Planning and Development

Attachment: [Minor Zone and Overlay Mapping Changes](#)

Authorising Officer



Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Author: Dean Butcher
Strategic Planner

PURPOSE

The purpose of this report is to seek approval to:

1. Adopt minor mapping amendments to the Redlands Planning Scheme (RPS); and
2. Delegate authority to the CEO set a commencement date for the minor mapping amendments.

BACKGROUND

On 20 August 2014, Council undertook a minor amendment to bring into effect a number of zoning and overlay changes. These changes reflected development approvals that had accumulated between October 2013 and April 2014. As the Strategic Planning Unit has a set a goal to undertake minor amendments every six months, it is now considered appropriate to bring into effect any zone and overlay changes that are required as a result of development approvals granted since April 2014. This minor amendment is here on referred to as Minor Amendment Package 02/2014.

In accordance with *Statutory Guideline 04/14: Making and Amending Local Planning Instruments (MALPI)* section 2.3A.3 (a), a minor amendment to a planning scheme is an amendment that the local government is satisfied reflects a current development approval.

ISSUESTiming

Due to the workloads associated with the preparation of the new City Plan 2015, the GIS staff responsible for maintaining Council's online mapping systems have limited capacity in the short term to assist with the preparation of mapping products for Minor Amendment Package 02/2014. Subsequently, it is recommended that the CEO be delegated authority to set a commencement date for the amendment package. This approach allows appropriate time for the Strategic Planning Unit to coordinate the mandatory public notification activities and GIS staff to undertake the necessary

modifications to its mapping products once their existing work commitments are completed.

Reducing 'Red Tape'

The Strategic Planning Unit undertakes periodic maintenance of the Planning Scheme to ensure it continues to meet the needs of Council and the general community. The zoning and overlay amendments contained in Minor Amendment Package 02/2014 are hereby being undertaken to ensure that prospective applicants are not unduly burdened by the zoning and overlay requirements of the planning scheme where these matters have been reconciled or addressed through the original development approval process.

STRATEGIC IMPLICATIONS

Legislative Requirements

The proposed amendments will be undertaken pursuant to the *Sustainable Planning Act 2009* and *Statutory Guideline 04/14: Making and Amending Local Planning Instruments (MALPI)*.

Risk Management

The risk of not making the proposed amendments to the Planning Scheme is that Council policy directives to simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control will not be implemented.

Financial

The proposed amendments to the Planning Scheme will be funded as part of the operating budget of the City Planning and Assessment Group.

People

The staff resourcing required to make the proposed amendments to the Planning Scheme will be primarily drawn from the Strategic Planning Team of the City Planning and Assessment Group.

Environmental

The proposed amendments do not relate to the environmental provisions of the RPS.

Social

Elements of the proposed amendments will simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control. This will reduce red tape and both the time and costs associated with preparing and assessing development applications.

Alignment with Council's Policy and Plans

The proposed amendments align with the Wise Planning and Design goals contained in Council's Corporate Plan 2010-2015 and the Redlands 2030 Community Plan. This includes managing population growth in a compact settlement pattern, supporting housing choice and affordability and improving efficiencies in the Redlands Planning Scheme.

CONSULTATION

Given the limited scope of amendments proposed (i.e. zone and overlay mapping), Minor Amendment Package 02/2014 has been reviewed by staff within the Strategic Planning and Planning Assessment units only. *MALPI* does not require Council to undertake mandatory public consultation activities or consult with the state agencies when preparing a minor amendment.

OPTIONS

1. That Council resolves to adopt the minor mapping amendments to the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Zone and Overlay Mapping Changes pursuant to the Sustainable Planning Act 2009; and

Provides delegated authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to set a commencement date for Minor Amendment Package 02/2014

2. That Council resolves to not proceed with all or part of the amendment package at this time.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Adopt the minor mapping amendments to the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Zone and Overlay Mapping Changes pursuant to the Sustainable Planning Act 2009; and**
2. **Delegate authority to the Chief Executive Officer in accordance with s.257(1)(b) of the *Local Government Act 2009* to set a commencement date for Minor Amendment Package 02/2014.**

Proposed Amendments to Zone and Overlay Mapping

Explanation

Council is seeking to undertake minor amendments to the zone and overlay mapping of the Redlands Planning Scheme to reflect current development approvals granted by Council. These changes are considered minor in nature in accordance with Statutory Guideline 04/14: Making and Amending Local Planning Instruments section 2.3A.3(a).

Proposed Amendments to Zone and Overlay Mapping

The proposed amendments to zone and overlay mapping are as follows:

1. Table 1: Minor Amendment – Zone Changes.
2. Table 2: Habitat Protection Overlay amendments
3. Table 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments
4. Table 4: Waterways, Wetlands and Moreton Bay amendments
5. Table 5: Landslide Hazard Overlay Amendments
6. Map 1: Minor zoning amendments
7. Map 2: Habitat Protection Overlay amendments
8. Map 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments
9. Map 4: Waterways, Wetlands and Moreton Bay amendments
10. Map 5: Landslide Hazard Overlay Amendments

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments to zone and overlay mapping as detailed in:

1. Minor amendment zone changes as reflected in Table 1 and Map 1; and
2. Minor amendment overlay changes as reflected in Tables 2 – 5 and Maps 2-5.

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TABLE 1: Minor Amendment Package 02/2014										
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>AMENDMENT SUMMARY</i>	<i>ZONECODE</i>	<i>SUBCODE</i>
Proposed reconfiguration at 28 Tindappah Drive, Thornlands. Refer to application number APS000183										
13	SP268705	990735	355160	N/A	36	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
14	SP268705	990736	355170	N/A	34	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
15	SP268705	990737	355180	N/A	32	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
16	SP268705	990738	355190	N/A	30	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
17	SP268705	990739	355200	N/A	28	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
Road Reserve	Adjacent to SP268705	N/A	N/A	N/A	N/A	Tindappah Drive	Thornlands	CP7/UR	NO ZONE	-
Proposed reconfiguration at 630-636 Main Road & 8 Nelson Road, Wellington Point. Refer to application number SB005229/SB005485										
901 (proposed)	N/A	N/A	N/A	N/A	N/A	Spurs Drive	Wellington Point	LDR/UR to OS	OS	-
100 (proposed)	N/A	N/A	N/A	N/A	N/A	Main Road	Wellington Point	LDR/UR/OS to OS	OS	-
Lots 1-31 (proposed)	N/A	N/A	N/A	N/A	N/A	Multiple	Wellington Point	LDR/UR/OS	UR	-
Lots 34 – 41 (proposed)	N/A	N/A	N/A	N/A	N/A	Multiple	Wellington Point	LDR/UR/OS to UR	UR	-
Road Reserve	N/A	N/A	N/A	N/A	N/A	Spurs Drive & Cashmere Court	Wellington Point	UR/OS/LDR	NO ZONE	-
Proposed reconfiguration at 59 Oasis Drive, Russell Island. Refer to application number APS000214										
Lot 1 (existing/realigned)	N/A	N/A	N/A	N/A	N/A	Oasis Drive	Russell Island	RN3/SMBI	RN	RN3
Lot 11 (existing/realigned)	N/A	N/A	N/A	N/A	N/A	Oasis Drive	Russell Island	RNU	SR	-

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TABLE 1: Minor Amendment Package 02/2014 (continued)										
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>AMENDMENT SUMMARY</i>	<i>ZONECODE</i>	<i>SUBCODE</i>
Proposed reconfiguration at 299-351 Heinemann Road, Mount Cotton. Refer to application number SB004850.10 and 11										
Lots 1001-1008 (proposed)	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	UR2/CP7	UR	UR2
Lots 1111 – 1116 (proposed)	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	UR2/CP7	UR	UR2
Proposed Reconfiguration at 19-37 Collins Street, Redland Bay. Refer to application number SB005458.										
Lots 35-44 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive and Beachwood Street	Redland Bay	UR/OS	UR	-

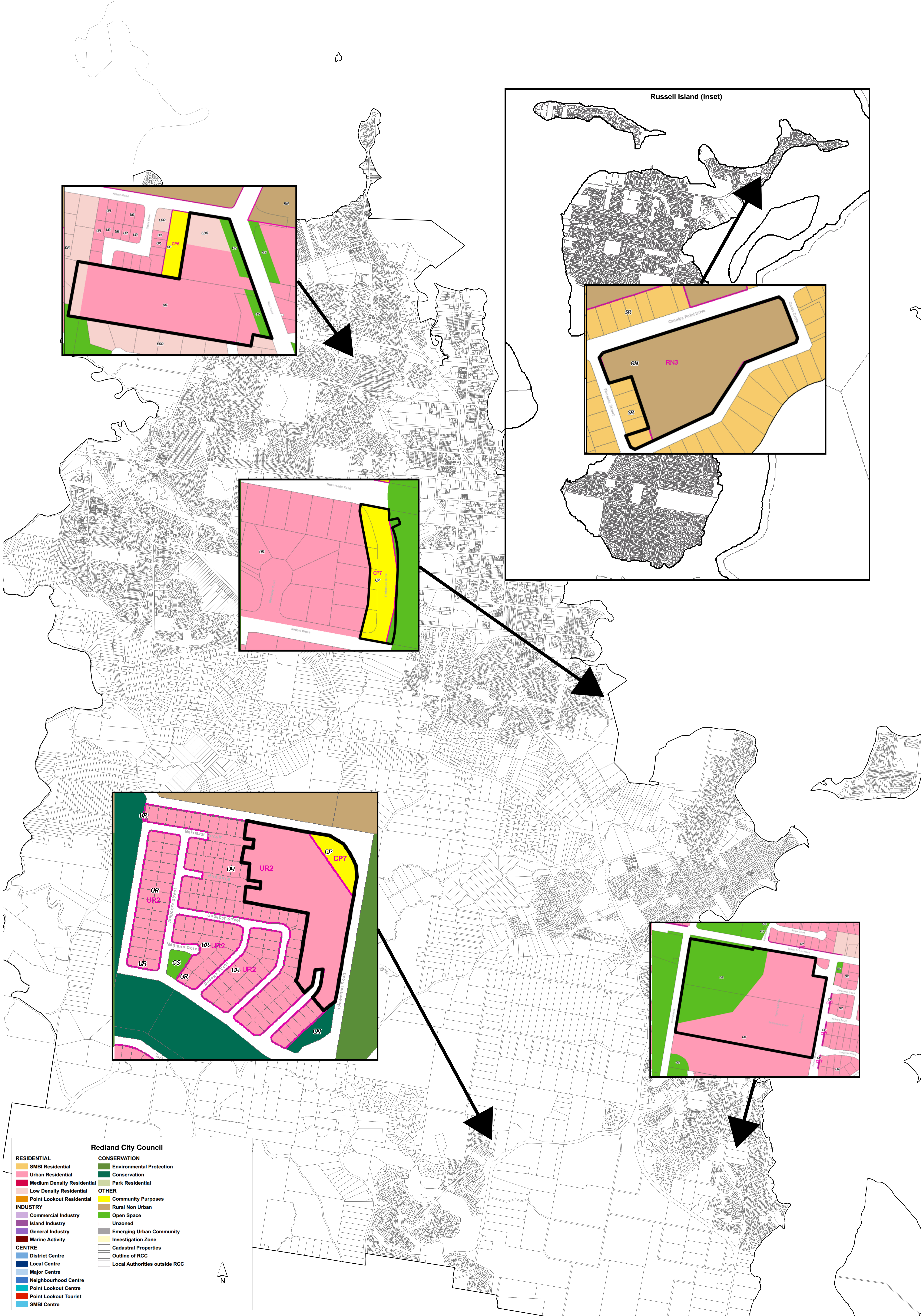
TABLE 2: Habitat Protection Overlay amendments (removals)									
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>	
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale	
1-3 (proposed)	N/A	N/A	N/A	N/A	N/A	Baywalk Place	Thornside	7 Baywalk Place, Thornlands	
25	SP267637	990983	357660	-	22	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
32	SP267637	990990	357730	-	24	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
Road Reserve	Adjacent to SP267637	-	-	-	-	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
1101-1104	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	299-351 Heinemann Road, Mount Cotton	
13-17	SP268705	N/A	N/A	N/A	N/A	Multiple	Thornlands	31-37 Moreton Road, Thornlands	
Road Reserve	Adjacent to SP268705	N/A	N/A	N/A	N/A	Tindappah Drive	Thornlands	31-37 Moreton Road, Thornlands	
1-41 (proposed)	N/A	N/A	N/A	N/A	N/A	Spurs Drive/ Cashmere Court	Wellington Point	630 -636 Main Road & 8 Nelson Road, Wellington Point	

Redland City Council 1

TABLE 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments (removals)								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale
1-5 (proposed)	N/A	N/A	N/A	N/A	N/A	Baywalk Place	Thorneside	7 Baywalk Place, Thornlands

TABLE 4: Waterways, Wetlands and Moreton Bay Overlay amendments (removals)								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale
120-122	SP271161	-	-	-	-	Bankswood Drive	Redland Bay	41 Bankswood Drive, Redland Bay
2 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive	Redland Bay	19-37 Collins Street & 153-187 School of Art Road, Redland Bay
1101-1104	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	299-351 Heinemann Road, Mount Cotton

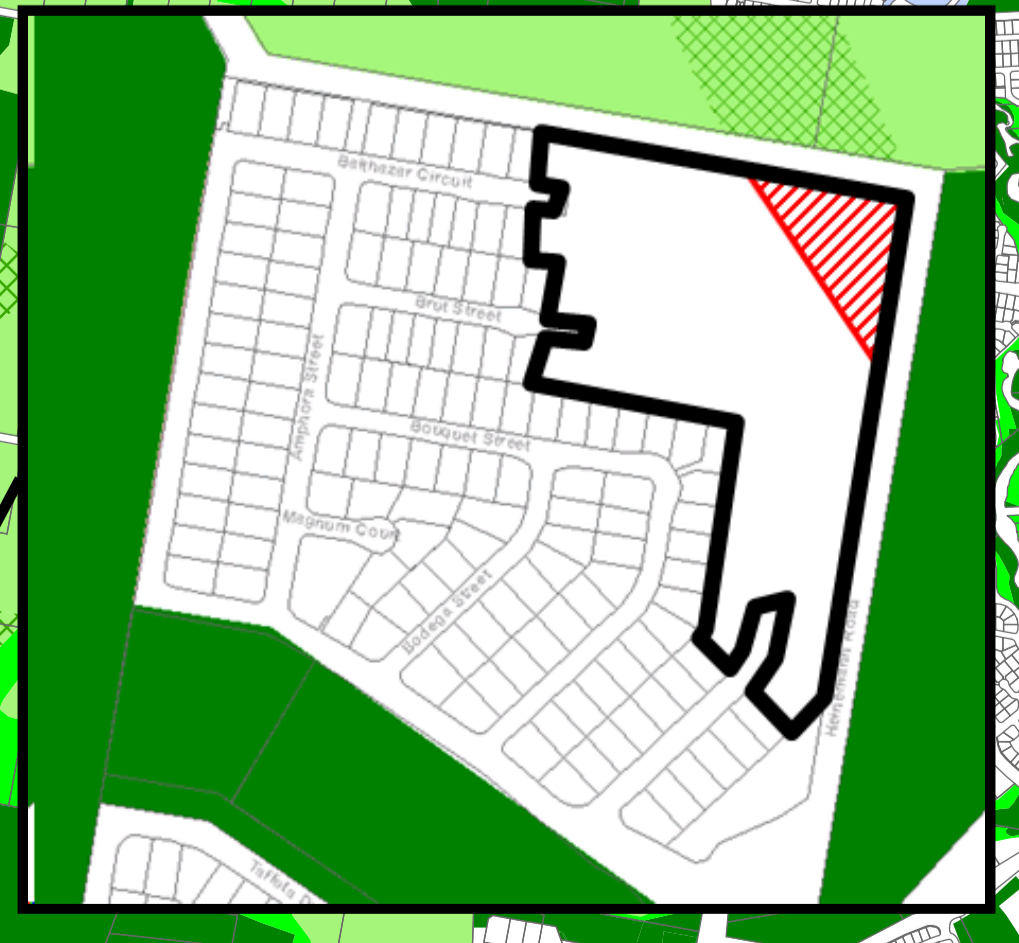
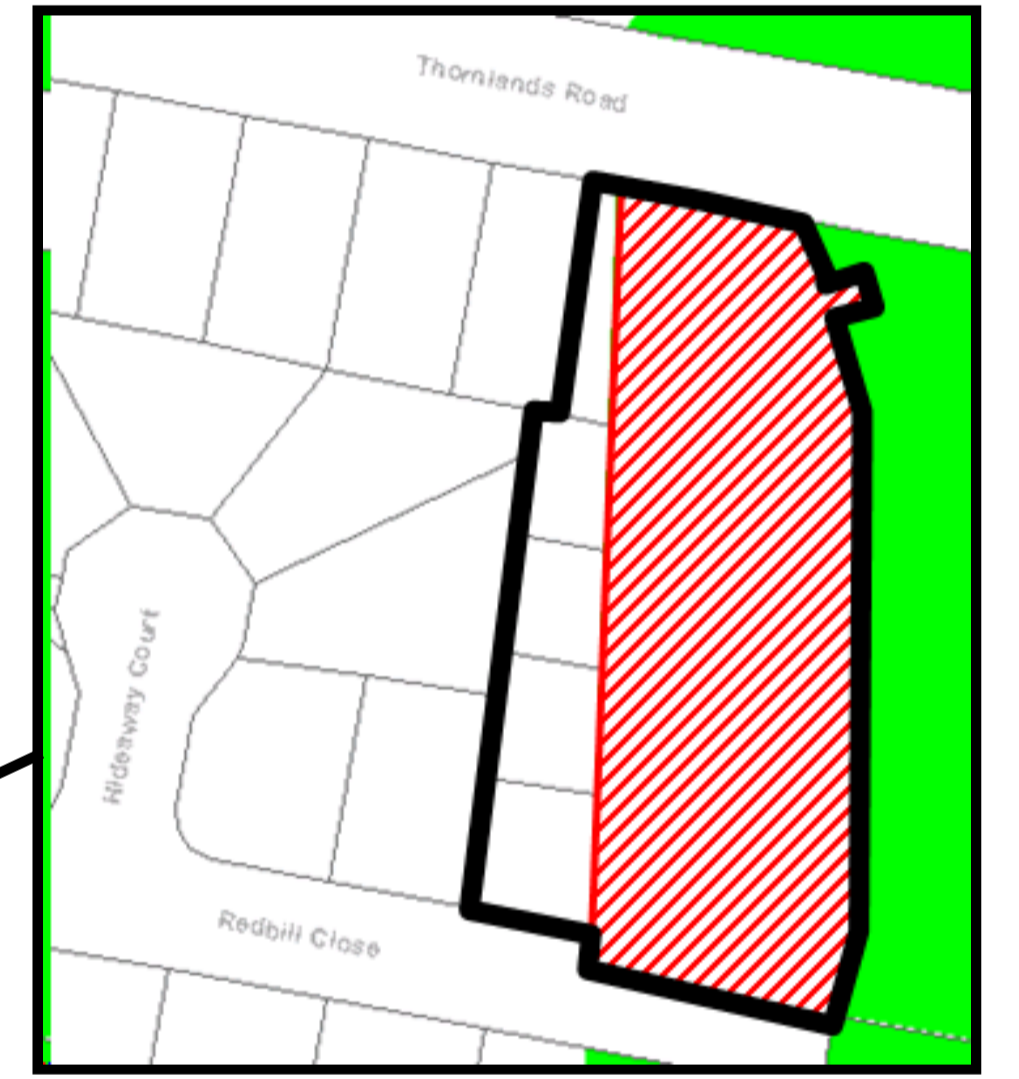
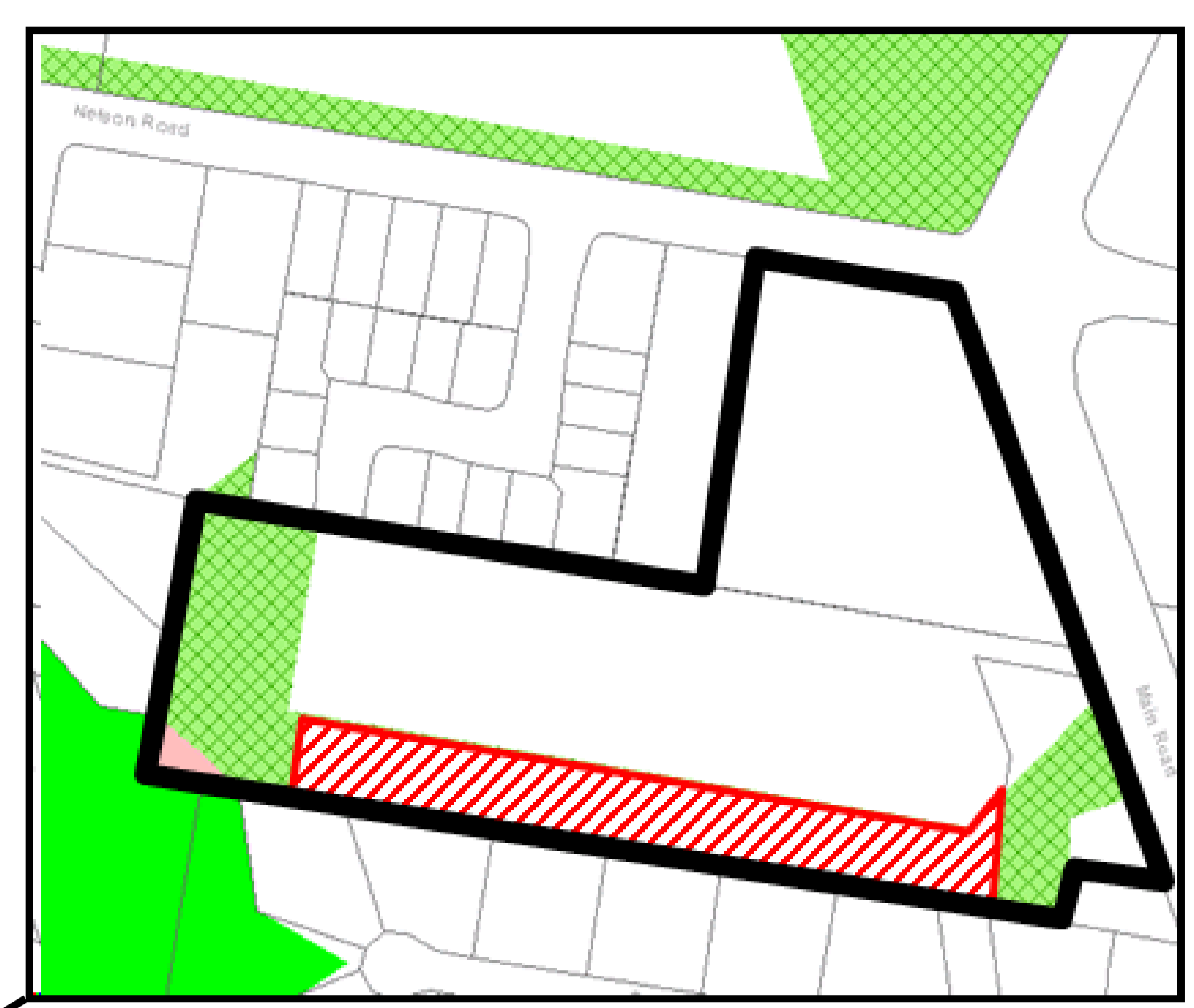
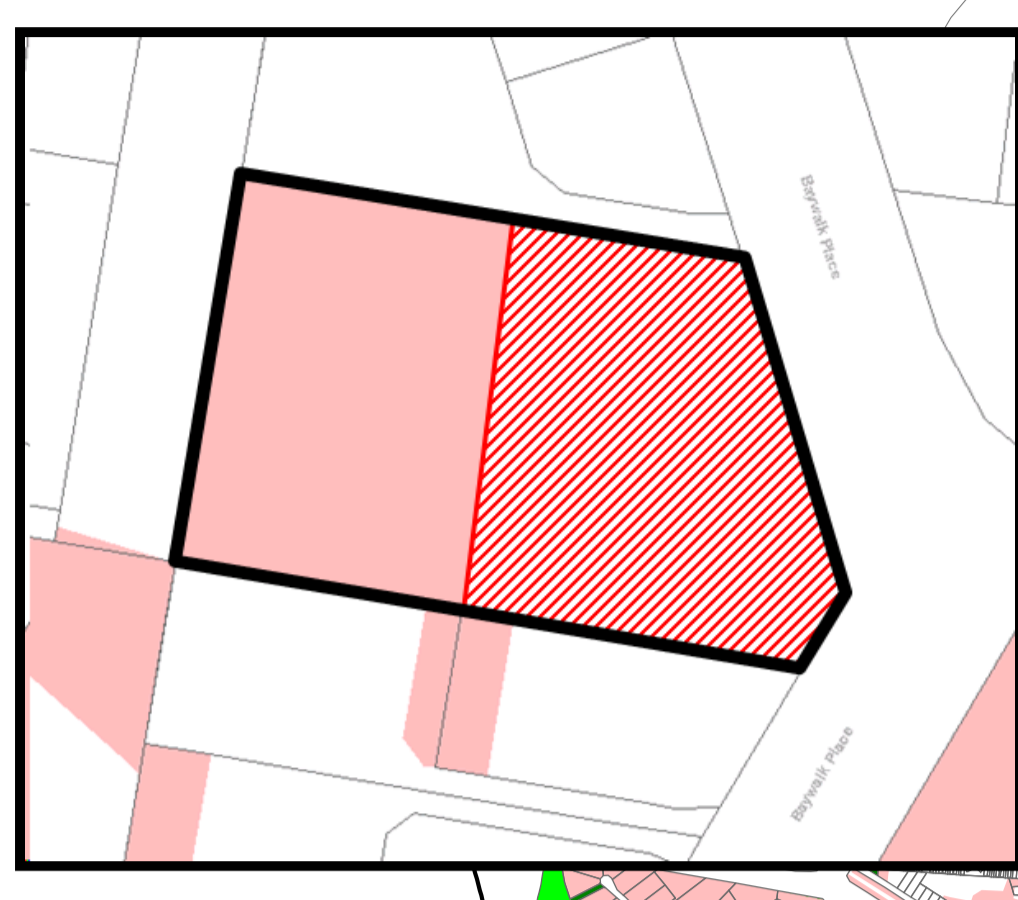
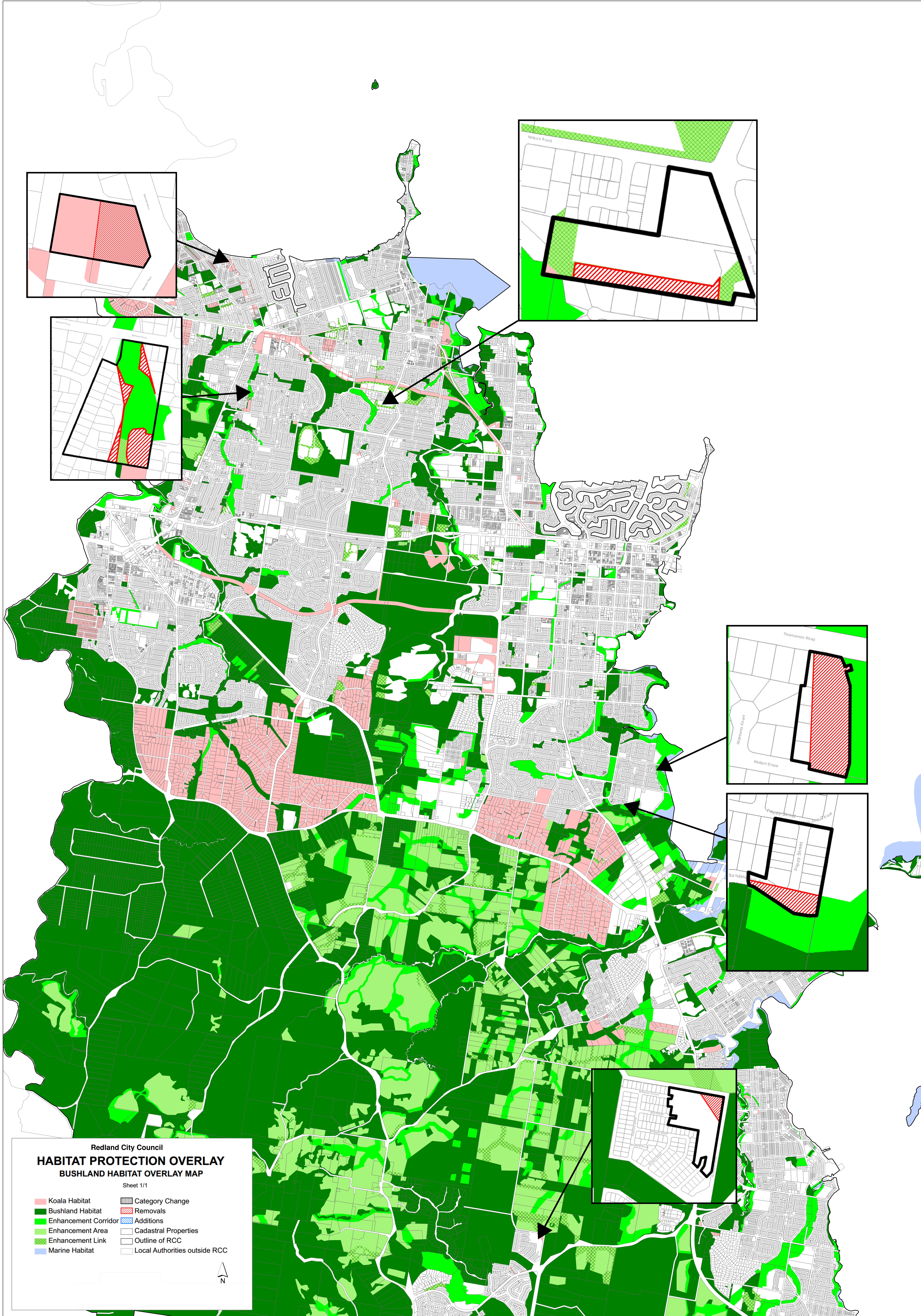
TABLE 5: Landslide Hazard Overlay amendments (removals)								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive	Redland Bay	19-37 Collins Street & 153-187 School of Art Road, Redland Bay



Redland City Council

- | | |
|----------------------------|-------------------------------|
| RESIDENTIAL | CONSERVATION |
| SMBI Residential | Environmental Protection |
| Urban Residential | Conservation |
| Medium Density Residential | Park Residential |
| Low Density Residential | OTHER |
| Point Lookout Residential | Community Purposes |
| | Rural Non Urban |
| INDUSTRY | Open Space |
| Commercial Industry | Unzoned |
| Island Industry | Emerging Urban Community |
| General Industry | Investigation Zone |
| Marine Activity | Cadastral Properties |
| | Outline of RCC |
| CENTRE | Local Authorities outside RCC |
| District Centre | |
| Local Centre | |
| Major Centre | |
| Neighbourhood Centre | |
| Point Lookout Centre | |
| Point Lookout Tourist | |
| SMBI Centre | |

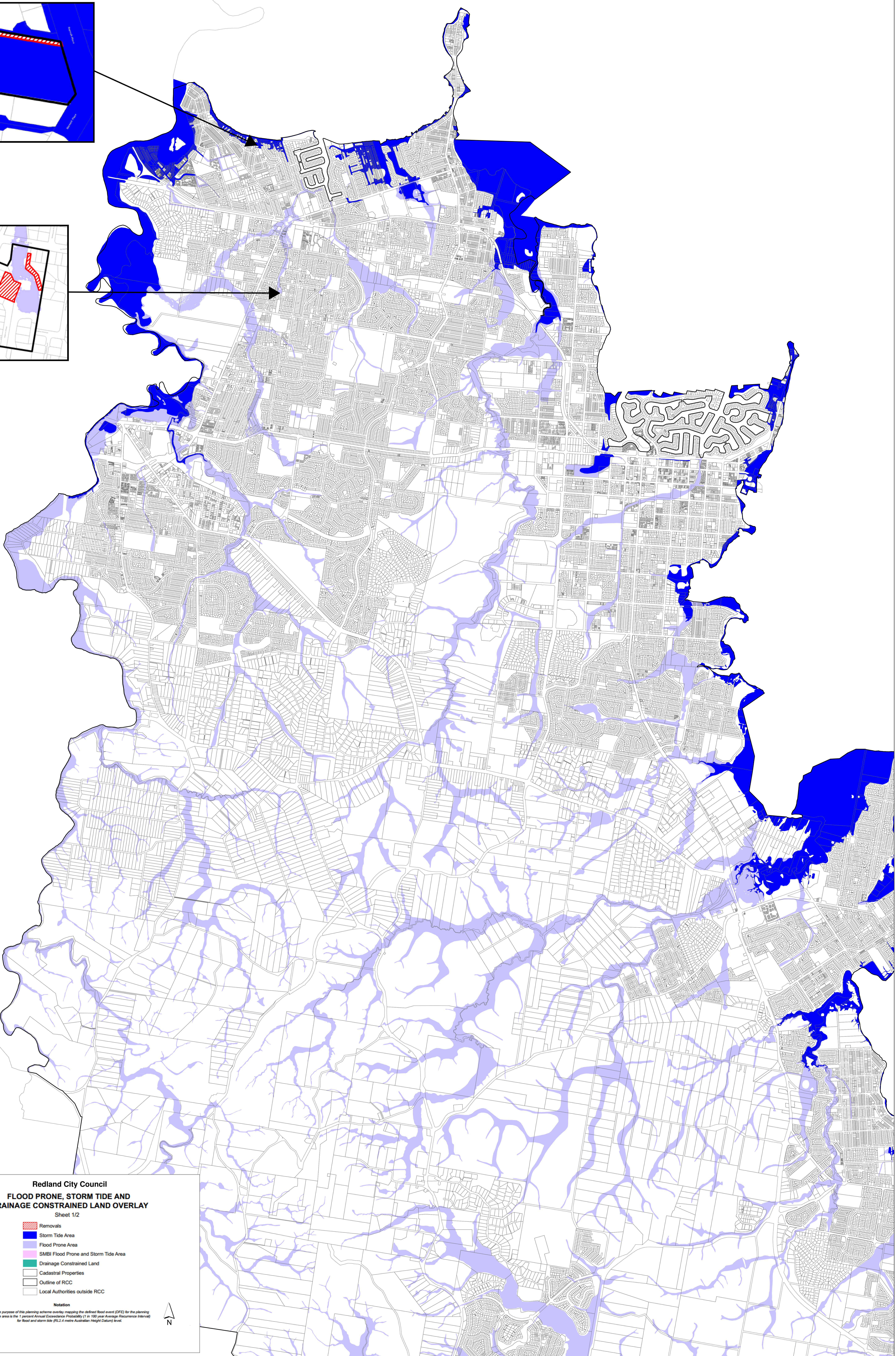
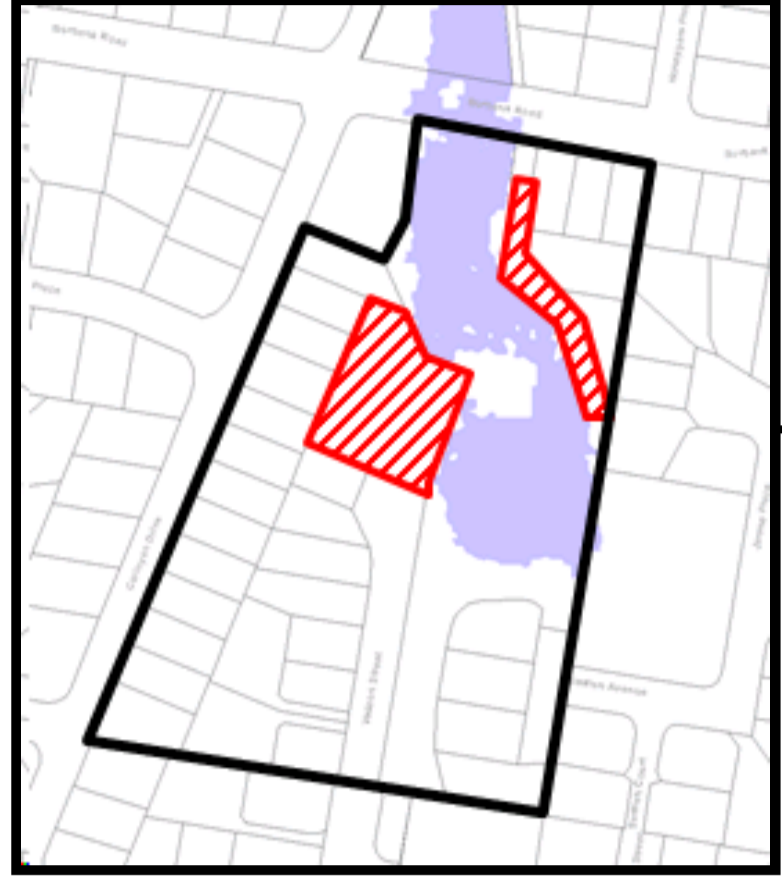
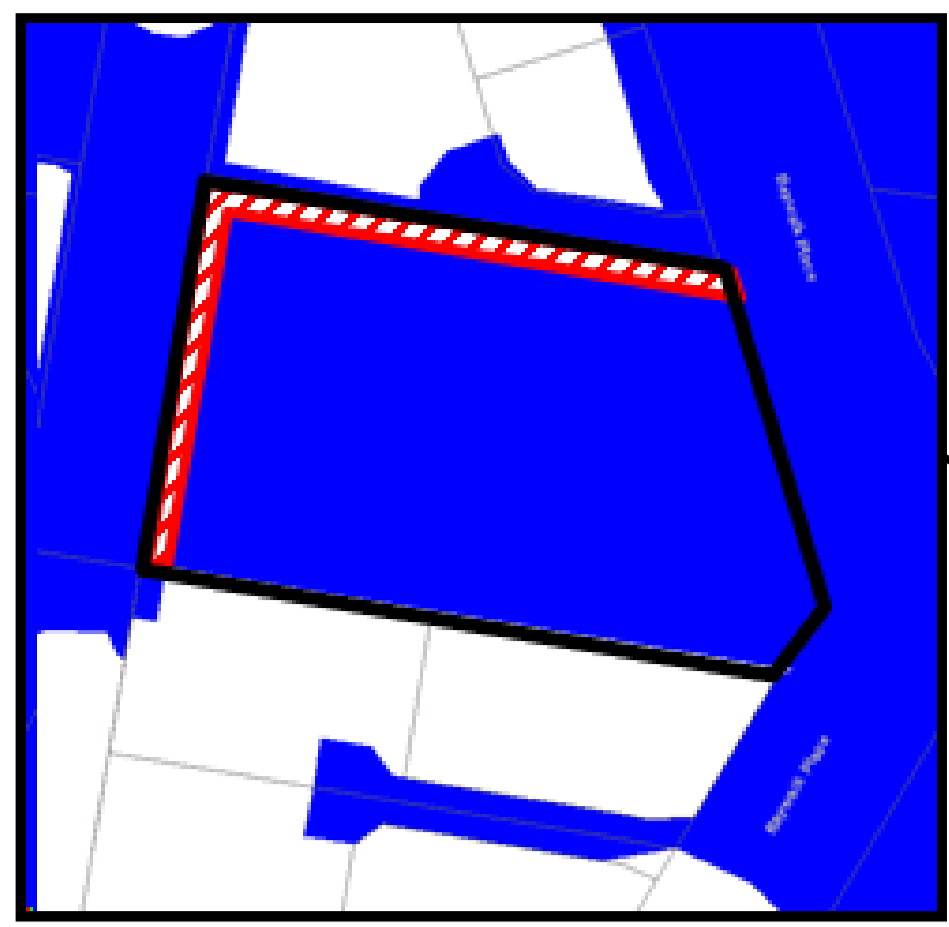






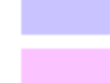




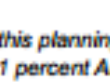
Redland City Council
HABITAT PROTECTION OVERLAY
BUSHLAND HABITAT OVERLAY MAP
 Sheet 1/1

Koala Habitat	Category Change
Bushland Habitat	Removals
Enhancement Corridor	Additions
Enhancement Area	Cadastral Properties
Enhancement Link	Outline of RCC
Marine Habitat	Local Authorities outside RCC

N



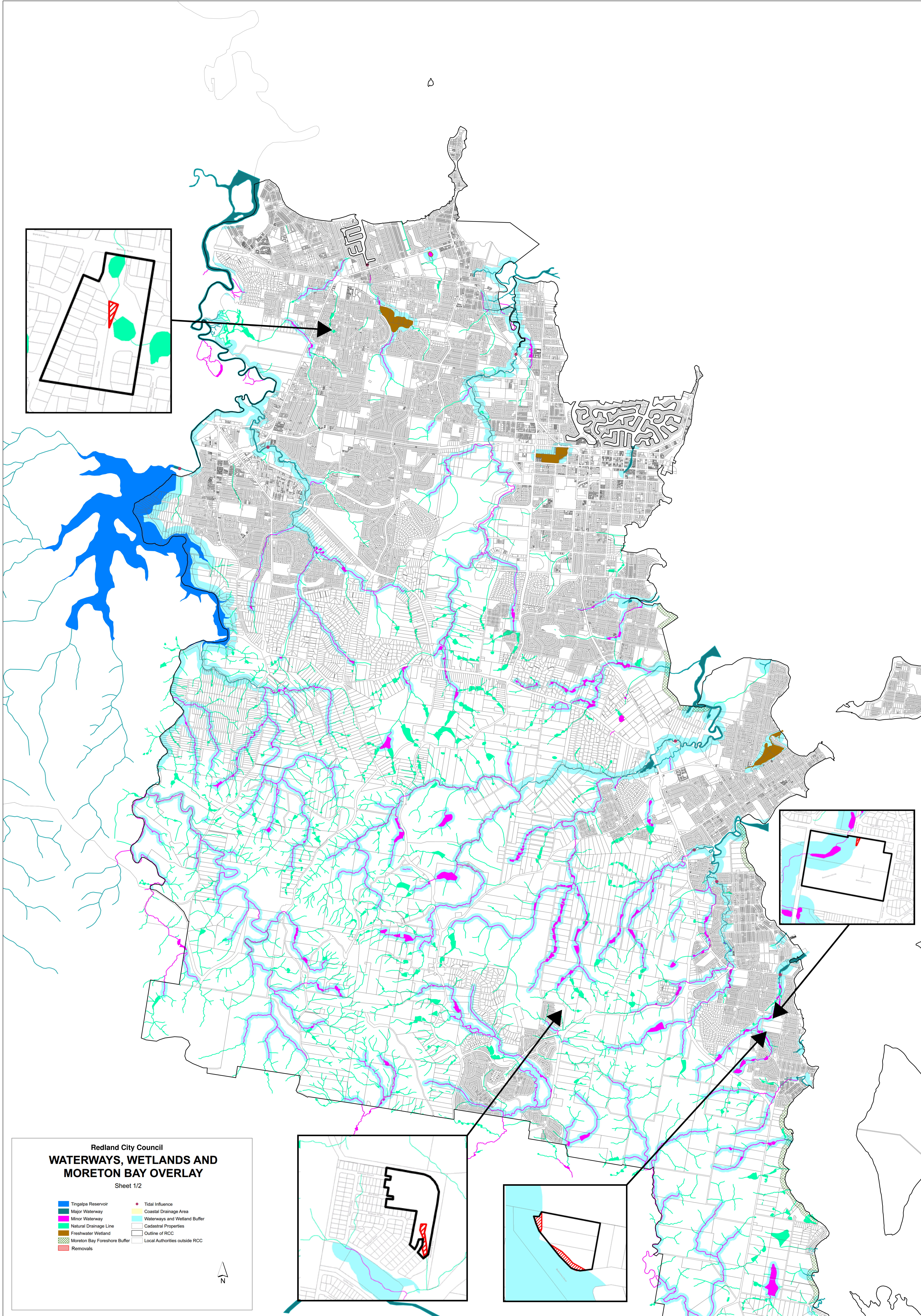
Redland City Council
FLOOD PRONE, STORM TIDE AND
DRAINAGE CONSTRAINED LAND OVERLAY
Sheet 1/2

-  Removals
-  Storm Tide Area
-  Flood Prone Area
-  SMI Flood Prone and Storm Tide Area
-  Drainage Constrained Land
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

Notation














For the purpose of this planning scheme overlay mapping the defined flood event (DFE) for the planning scheme area is the 1 percent Annual Exceedance Probability (1 in 100 year Average Recurrence Interval) for flood and storm tide (PL2.4 metre Australian Height Datum) level.

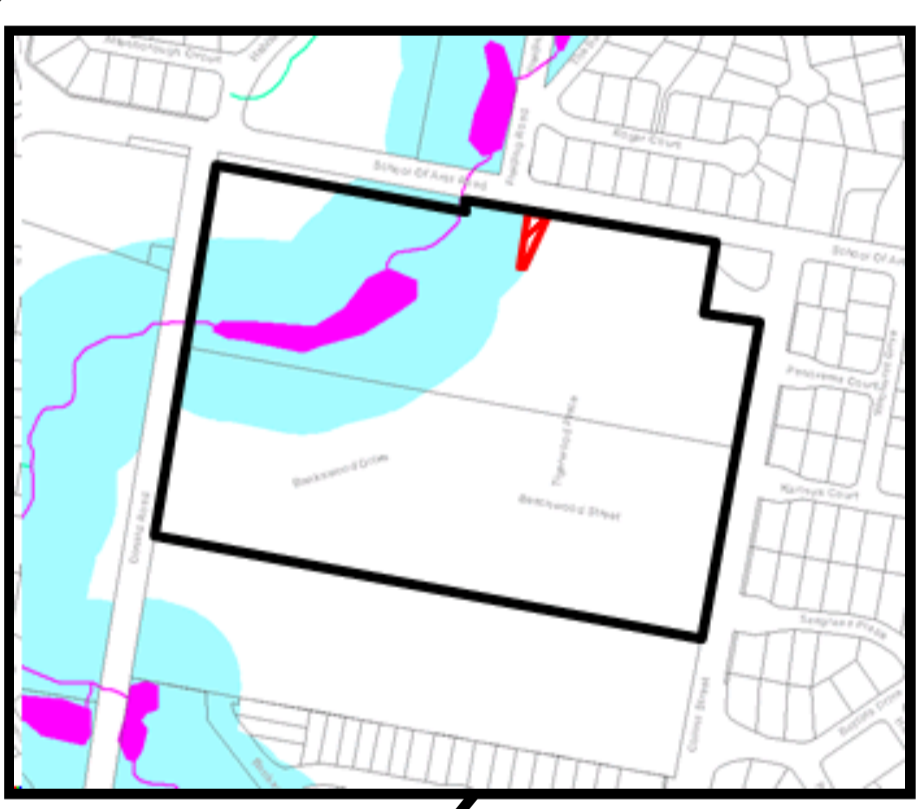
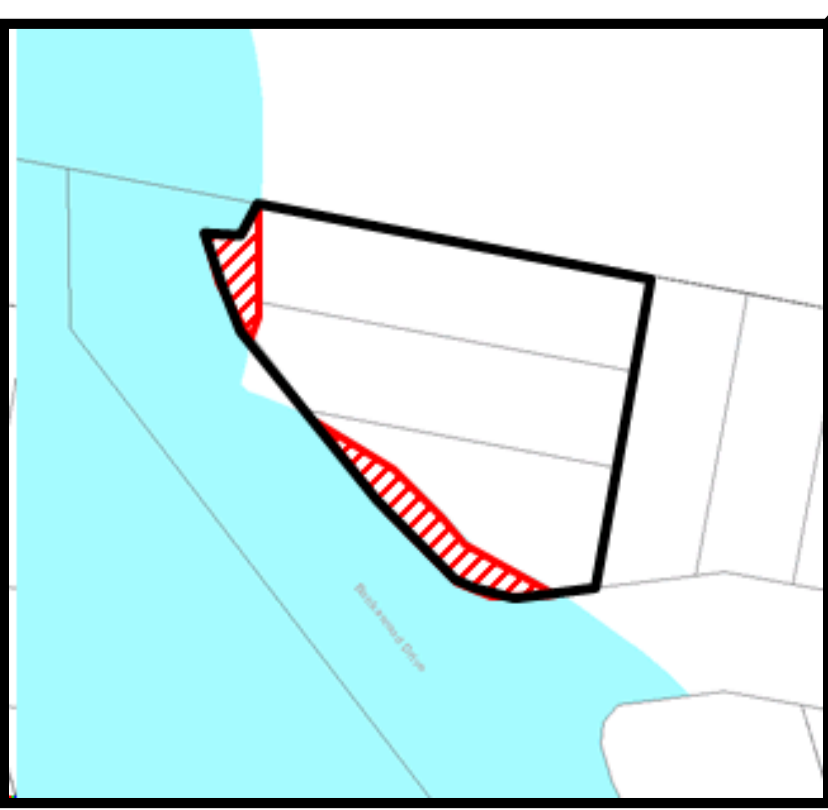
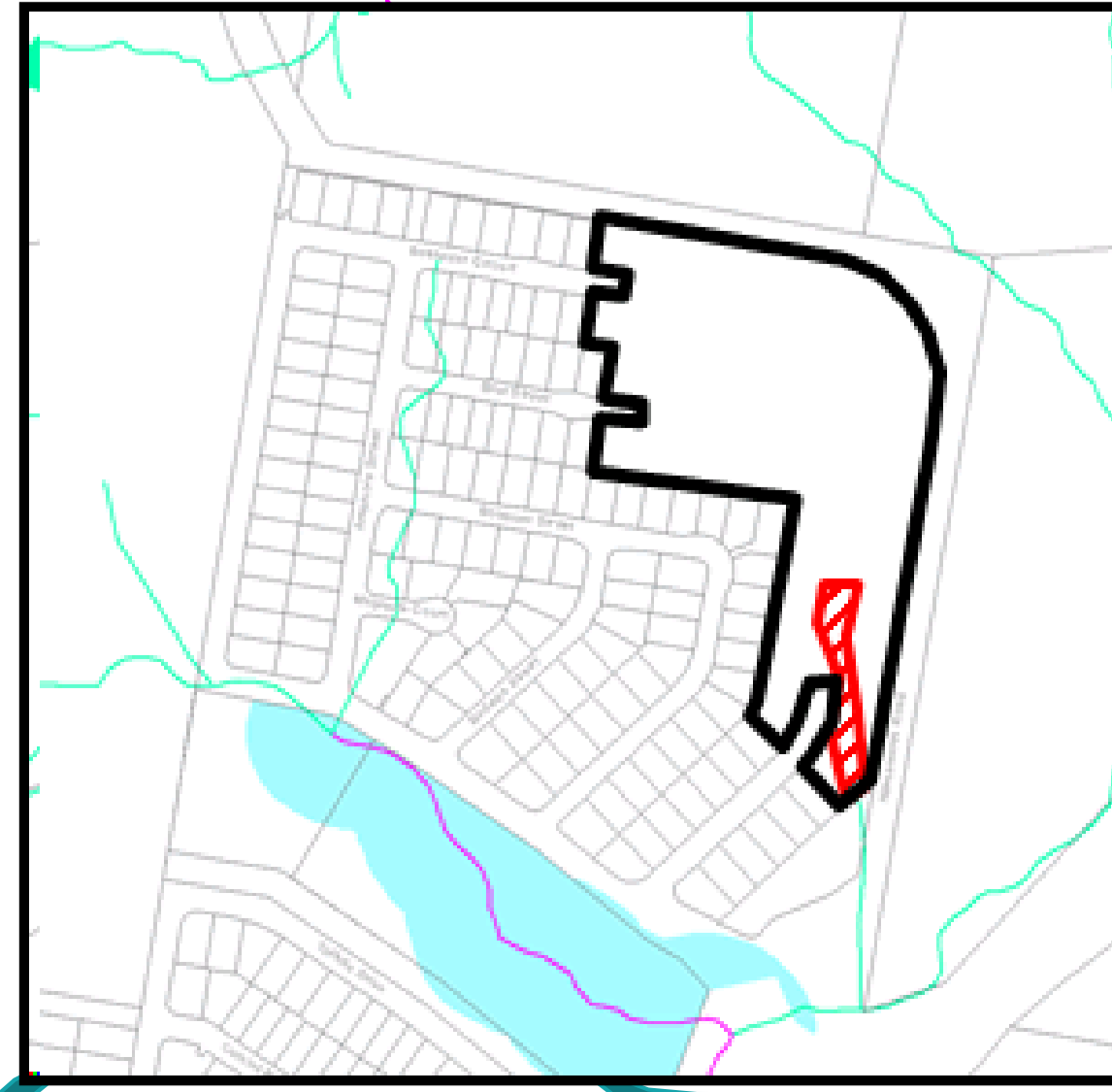


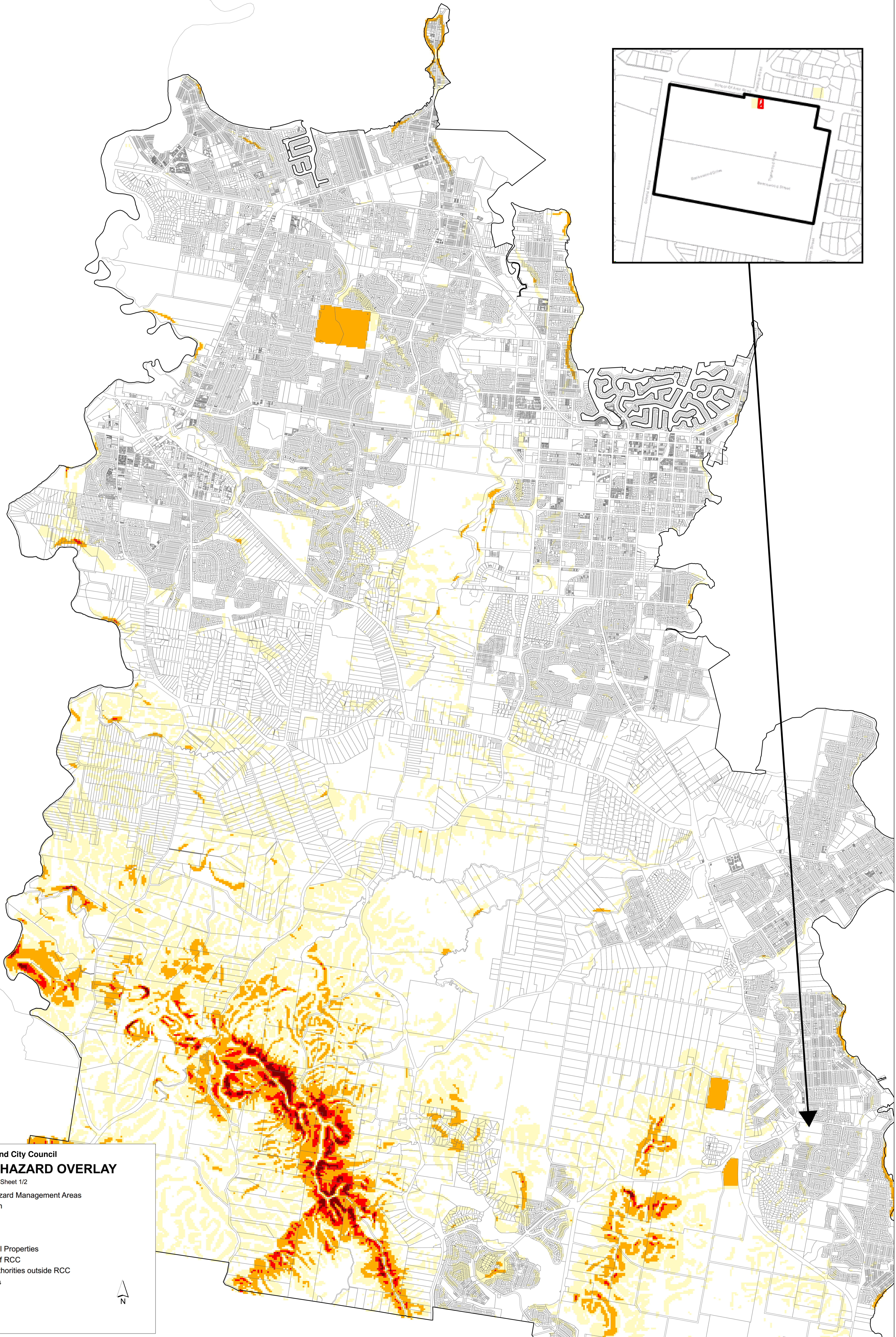


Redland City Council
WATERWAYS, WETLANDS AND
MORETON BAY OVERLAY

Sheet 1/2

- | | |
|--|---|
|  Tingalpa Reservoir |  Tidal Influence |
|  Major Waterway |  Coastal Drainage Area |
|  Minor Waterway |  Waterways and Wetland Buffer |
|  Natural Drainage Line |  Cadastral Properties |
|  Freshwater Wetland |  Outline of RCC |
|  Moreton Bay Foreshore Buffer |  Local Authorities outside RCC |
|  Removals | |





Redland City Council
LANDSLIDE HAZARD OVERLAY

Sheet 1/2

- Landslide Hazard Management Areas
- Very High
 - High
 - Medium
 - Low
 - Cadastral Properties
 - Outline of RCC
 - Local Authorities outside RCC
 - Removals



11.4 PORTFOLIO 4 (CR LANCE HEWLETT)**COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****11.4.1 SMALL BUSINESS GRANTS PROGRAM**

Dataworks Filename: ED Business Sector Development – Business Grants

Attachment: [POL-3082 Financial Assistance to the Community Sector and Small Business](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

Greg Jensen
Group Manager Community & Cultural Services

Author:

Leanne Tu'ipulotu
Service Manager Strengthening Communities

PURPOSE

The purpose of this report is to seek approval to establish a Small Business Grants Program to support innovation, expansion and employment generation in local businesses.

BACKGROUND

Redland City Council currently provides financial assistance under policy POL-3082 Financial Assistance to the Community Sector, to support local not for profit community organisations and individuals undertake projects for the benefit of the Redlands. These grants include: \$434,000 provided annually through the Community Grants Program; \$100,000 through the Regional Arts Development Fund and \$250,000 through the Councillors Small Grants. A further \$126,000 is provided annually through the Sponsorship Program. Total grant funding available to support these organisations to deliver community outcomes is \$910,000.

In July 2014 Council resolved to prioritise funding applications that “increase employment and boost the local economy” by applying a 30% weighting for this funding priority for all applications for the Community Grants and Sponsorship Program. In the first round of grants operating under this new economic priority has seen a limited up take of applications for activities that directly increase economic outcomes. This reflects the nature of the not for profit community sector with its primary focus being on service provision to support the more vulnerable residents and improving community outcomes rather than increasing economic growth. Although some economic benefit can be attributed to a number of events that are funded through the Sponsorship Program these are difficult to quantify.

It is proposed that a stronger mechanism to facilitate employment creation and encourage business growth in the Redlands could be achieved through the provision of financial assistance directly to small business.

The establishment of a Small Business Grants Program will assist Council to deliver against its future vision on economic development by providing direct financial support to local businesses and encourage business growth in the Redlands with an emphasis on local employment generation.

In recent Council workshops relating to the development of the Corporate Plan there have been discussions and draft statements that have been considered for inclusion that indicate Council's intent to support local business growth and employment generation.

At the General Meeting of 8 October, 2014 (Item 15.1.1 refers) the resolution states, "That Council resolve to convene workshop to discuss fees and charges in Council parks to be made more equitable and incentives to those promoting tourism and local economic benefit."

The subsequent workshop contained some discussion about the potential of a Council grant program that could assist small business and that a report be presented for consideration by Council.

The inclusion of a Small Business Grants Program is a definitive action that demonstrates Council's support for local small business now and into the future.

ISSUES

The Small Business Grants Program will provide a limited number of grants to small businesses located within the Redland local government area that demonstrate potential to create employment and build a resilient local economy. Grants will be awarded through a competitive merit based program held once a year.

Small Business Grant Objectives

- Support the effective implementation of the proposed Redland City Economic Development Framework.
- Encourage and promote diverse business projects that improve the Redland's competitive advantage and provide direct benefits to its people and the business community.
- Generate new employment opportunities in the Redlands by facilitating business growth.
- Support and encourage innovative businesses that demonstrate solid market potential and a sound business model.

Grant Categories

It is proposed to establish the following grant categories in which eligible businesses could only apply for one category per year.

1. **START UP** – To assist with the establishment of new, creative and innovative businesses that increase diversity of small businesses in the Redlands. This will include seed funding to support the initial establishment or trialling of new business opportunities that demonstrate a unique future potential that does not currently exist in Redlands and has potential to create both direct and spin off economic benefit. Grants up to \$5,000. Start Up total pool \$20,000.

2. **BUSINESS EXPANSION** – Targets assisting businesses that are introducing innovative services or products as part of their expansion phase. Grants up to \$5,000. Business Expansion total pool \$20,000.
3. **BUSINESS SUPPORT SERVICES** – Support locally based Not for Profit member based organisations that represent local businesses to deliver new initiatives and provide tangible benefits to their membership. Grants up to \$3,000. Business Support Services total pool \$20,000.
4. **MATCHING FUND** – Aims to stimulate and encourage diverse commerce by supporting and rewarding local business creativity and pioneering entrepreneurial activities that lead to increased sustainability and increased local employment. Grants up to \$10,000 on a dollar for dollar basis. Matching Fund total pool \$60,000.

In addition to the Small Business Grant Objectives the Matching Fund also aims to:

- Encourage research and development
- Encourage strategic alliance/partnership development for new products or markets expansion
- Activate underutilised spaces in the Redlands, e.g. shop/office fit out or refurbishments
- Support Cleveland CBD revitalisation
- Provide aesthetic improvements to improve streetscape and the overall desirability of the locality for commerce, e.g. building façade refurbishments.

A new guideline similar to the current guideline GL 3082-001 Financial Assistance to the Community Sector will be developed for the Small Business Grants Programme for approval of the General Manager Customer and Community Services that provides additional detail on the grants process.

Examples of categories that would be eligible expenditure under the Small Business Grants Program include:

- E-commerce/digital capability enhancement
- Research and Development for new products and/or services
- Strategic alliance/partnership development for new products or market expansion
- Business improvement initiatives that improve productivity and/or reduce resource usage and waste
- Feasibility assessments for local business expansion/upgrade of current facilities and for business to relocate to Redlands

Who is eligible to apply?

An applicant must:

- Demonstrate that their proposal has the direct potential to create employment opportunities and increase the level of business investment in the Redlands.
- Have a registered Australian Business Number (ABN)
- Be located within Redland City local government area

- Employ 20 people or less
- Have an appropriate legal structure such as a sole trader, an Australian registered company, business cooperative or partnership and have documentary evidence of an appropriate legal structure.
- Have the appropriate insurances, permits and licences.
- If a Sole Trader must demonstrate an ability to expand their business to generate employment outcomes.
- Locally based Not for Profit member based organisations that represent local businesses.
- Not be eligible for any of Council's other grant programmes.

Who is not eligible to apply?

- Franchisees, subsidiaries of larger companies, unincorporated associations and government departments or agencies.
- Branches of foreign companies that are not registered as an Australian company
- Individuals/organisations providing trade facilitation services to businesses
- Individuals/organisations that are currently eligible under any other Council grants programme.
- Not for Profit organisations (other than those identified as eligible above)
- Government or semi government organisations such as hospitals and libraries;
- Public and private educational institutions (primary, secondary and independent schools or tertiary institutions);
- Political parties;

Grant funds will not be provided for business operating costs (e.g. staff wages, rent, utilities, insurances, loan repayments and consumables)

All successful businesses must acknowledge and promote Redland City Council's funding support for their business project. This will include the placement of Redland City Council's corporate logo on promotional material for the business project.

Benefits

A Small Business Grants Program will enable Council to:

- Actively contribute to growing and supporting local business
- Provide support for local jobs growth
- Offer incentives to local business
- Provide increased support to local businesses
- Strengthening the partnerships between Council and the business sector
- Contributes to business retention through building a self-sustaining economy

Strategic Implications

Legislative Requirements

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

The following risks have been identified

- Inappropriate distribution of grant funds.

The Small Business Grants Program will operate under the amended Community Grants and Sponsorship Policy and Guideline (POL-3082 Financial Assistance to the Community Sector). A Business Advisory Panel will be established to enable increased governance and knowledge to be brought to the evaluation process. The Small Business Grants Program will also undergo internal audit review as with all other Council Grants Programs.

- Business ceases trading or relocates out of the Redlands before the grant is acquitted.

A Clause will be included in the funding agreement stating, that the business must remain in the Redlands for 12 months after the receipt of the grant otherwise the grants funds must be returned to Council in full.

Financial

The Small Business Grants Program will require \$120,000 annually which is a new budget consideration for the 2015/16 financial year.

Applications for the Small Business Grants Program would open in May 2015 with announcements of successful grant recipients in late July 2015. Therefore no budget is required in 2014-15. A budget of \$120,000 would be required in 2015-16 and annually each year thereafter.

Due to the proposed grant cycle, promotion of the program will need to occur prior to Council approving the budget for 2015/16.

People

The Service Manager Strengthening Communities will manage the development, implementation and evaluation of the Small Business Grants Program. The relationship with the local businesses will be managed by the Economic Development Co-ordinator. The Small Business Grant Program will be co-ordinated by the Community Grants and Sponsorship Team.

Assessment of grant applications will occur using existing Council staff and the evaluation of recommendations will be made by creation of a Business Advisory Panel consisting of senior Council staff (Group Manager Community and Cultural Services, Principal Advisor Strategic Economic Development and Service Manager Strengthening Communities) and 3 external business representatives. This is the same system used for the Community Grants Program and allows increased governance and knowledge to be brought into the evaluation processes.

Environmental

There are no environmental implications arising from this report.

Social

Business development is encouraged resulting in local residents being able to access a diversity of services provided by local businesses. The Small Business

Grants Program supports a robust living culture making the Redlands a great place to live, work and do business.

Alignment with Council's Policy and Plans

Relationship to the Corporate Plan:

- Outcome 6: Supportive and Vibrant Economy.
- Strategy 6.1: Bolster the local economy and local employment by providing business support to local companies, promoting social enterprise and providing opportunities for creativity, diversity and the entrepreneurial activity.

The Small Business Grants Program will be delivered under the amended POL-3082 Financial Assistance to the Community Sector to include the Small Business Grants Program (See attachment 1).

CONSULTATION

Consultation has occurred with the following internal officers and units:

- General Counsel
- Principal Advisor Strategic Economic Development.
- Group Manager Community & Cultural Services.
- Economic Development Co-ordinator.
- Community Grants Co-ordinator.
- Chairperson, Redland City Chamber of Commerce
- Manager Small Business Grants Program, City of Melbourne

OPTIONS

1. That Council resolve to establish a Small Business Grant Program as detailed in this report.
2. That Council approves the amendments to POL-3082 Financial Assistance to the Community Sector.
3. Council resolves to not establish a Small Business Grant Program.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Establish a Small Business Grant Program as detailed in this report; and**
2. **Approve the amendments to POL-3082 Financial Assistance to the Community Sector.**

Financial Assistance to the Community Sector and Small Business

Version Information

Head of Power

The Local Government Act 2009, Section 9 – Powers of Local Government generally and The Local Government (Finance, Plans and Reporting) Regulation 2010 ('the Regulation') section 138 requires the development of a policy governing Local Government grants to community organisations and small business including the criteria to be eligible for a grant and the procedure for approving a grant. Section 137 of the Regulation stipulates the conditions for eligibility for a local government to give a grant to a the community organisation and section 117 of the Regulation stipulates the reporting requirements for community grants.

This policy seeks to ensure Council meets its obligations as stipulated in the *Local Government (Finance, Plans and Reporting) Regulation 2010* and supports Council's Corporate Plan (2010-2015) Priority 9 – An efficient and effective organisation. This includes transparent and effective processes, good governance and a commitment to act in accordance with the 'local government principles' (see section 4 of the *Local Government Act 2009*).

Policy Objective

To achieve the objectives of the Corporate Plan by the provision of funds to organisations and small business in the city in the following ways:

- Community Grants Programme
- Small Business Grants Programme
- Other non grant Targeted Funding Allocations

Council will provide funds to the community that enhance the breadth and quality of community facilities, services, programs and events in Redland city.

The intent of the Financial Assistance Programme is to:

- assist community organisations to provide services
- empower community organisations and build capacity
- build community infrastructure
- assist disadvantaged/vulnerable groups
- provide cost-efficient initiatives
- increase leverage to gain additional funds from state/federal departments
- support small business to increase employment and boost the local economy
- create identity, a sense of place and celebration
- contribute to a sustainable environment
- support a robust living culture in the Redlands

Council will provide funding to the Community Sector and Small Business through the following mechanisms:

- a Community Grants Programme administered by a the new Grants Team Unit in Community and Cultural Services;

CMR Team use only

- a system for Targeted Funding Allocations to be administered by the unit with responsibility in that specific area. Contract Management Services Unit will provide advice on suitable type of agreement for each funding allocation; and
- a Councillors' Small Grants Programme administered by the Office of the Mayor and Councillors.
- a Small Business Grants Programme administered by the Strengthening Communities Unit in Community and Cultural Services Group.

Policy Statement

With all provision of funds, Council is committed to:

- Ensuring the equitable and impartial distribution of funds through an accountable and transparent process.
- Ensuring that all provision of funds includes clear outcome statements, and performance measures.
- Evaluating the funds provision and providing annual reports to a General Meeting of Council.
- Ensuring that funds are given in a manner appropriate to the project or service being undertaken (i.e. grant or other allocation)

In addition, Council is committed to ensuring that the Grants Programme:

- Has priorities that reflect Council's Corporate and Community Plans
- Has clear, well-advertised guidelines, application forms and closing dates
- Is accessible to all eligible organisations in the city.
- Has its objectives reviewed every three years.
- Provides value for money both in terms of the grant monies paid to organisations and the costs of administration.

Related Documents:

Guideline - GL-3082-001 Financial Assistance to the Community Sector.
Corporate POL-2701 (Risk Assessment Framework).

Version Information

Version number	Date	Key changes
4	November 2012	<ul style="list-style-type: none">• Addition of a reference to the Councillors' Small Grants Programme.
<u>5</u>	<u>November 2014</u>	<ul style="list-style-type: none">• <u>Addition of a reference to the Small Business Grants Programme.</u>

CMR Team use only

11.5 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.5.1 REDLANDS MEMORIAL PRECINCT****Dataworks Filename:** CR War Memorials**Attachment:** [Memorial Concept, Engagement Results & LMP](#)**Authorising Officer:****Gary Soutar**
General Manager Infrastructure and Operations**Responsible Officer:****Lex Smith**
Group Manager City Spaces**Author:****Cameron Mackay**
Landscape Architect**PURPOSE**

The purpose of this report is to present community engagement results of the proposed ANZAC memorial; notify Council of Kinsail Court Park Land Management Plan (LMP) as approved by the Department of Natural Resources & Mines (DNRM) and to seek Council approval for the installation of the ANZAC Memorial.

BACKGROUND

At its meeting of 16 July 2014, Council resolved that:

- 1. The Returned & Services League of Australia Redlands RSL Sub-Branch and National Servicemen Association of Australia Queensland and Council officers work together throughout the development of a revised draft concept plan and further community engagement process;*
- 2. The Returned & Services League of Australia Redlands RSL Sub-Branch and National Servicemen Association of Australia Queensland obtain approval from Council officers prior to public release of a revised draft concept plan;*
- 3. Council Officers seek formal advice and approval from the Department of*
- 4. Natural Resources & Mines regarding the revised concept prior to future community engagement activities;*
- 5. The results of community engagement on the exhibited modified design and the final draft design informed by the engagement be presented to Council for consideration prior to construction; and*
- 6. That the principal petitioner be advised in writing.*

In response to the above resolution, Council officers developed and exhibited a revised memorial concept for community comment.

The concept and community engagement were reviewed by DNRM who exercised their legislative right to request an LMP for Kinsail Court Park, Cleveland.

Council officers completed a LMP for Kinsail Court Park and submitted to DNRM for approval as requested. DNRM have since approved the Kinsail Court Park LMP.

ISSUES

- Council received 52 submissions in relation to proposed memorial precinct throughout community engagement period.
- Community engagement results indicated that 47% of respondents supported the proposal; 45% did not support the proposal; and 8% supported part of proposal or did not indicate their support or opposition.

STRATEGIC IMPLICATIONS

Planning Requirements

No requirement for planning approvals has been identified by Council planning officers.

Legislative Requirements

Council, the registered trustee for Kinsail Court Park, now holds a DNRM-approved LMP for Kinsail Court Park requested under Section 48 of the *Land Act 1994* which states:

*48. The trustee of trust land must, if asked by the Minister—
(a) prepare and give to the Minister a management plan for the trust land; and
(b) at all reasonable times, make all trust records available for inspection by the Minister and allow copies and notes of the records to be made.*

The above legislative requirements have now been satisfied.

Risk Management

Risks:

- Federal and Local Government grant funding applications are not successful.
- Memorial precinct is not constructed by ANZAC Day 2015.

Opportunities:

- Enhanced recreational opportunity within Kinsail Court Park.
- Enhanced spectator and participant experience at future ANZAC Day ceremonies.
- Provision of public space for the acknowledgement of those currently serving in the armed forces, those that fought in battle, and those that have fallen.

Financial

The project completion is subject to securing grant funding. It is anticipated that proposed memorial project will be funded by:

- Australian Government Centenary of ANZAC Grants Program - \$60000
- Local Government Major Infrastructure Grants Program - \$50000
- Remainder of expenses to be covered by the RSL.

The preparation of construction drawings and project management services are undertaken by Council under a 'Works In Kind' understanding.

At this stage, all grant funding secured by the RSL is for the construction of memorial only (and generally some auxiliary items required for construction works i.e. site management, building certifications/approvals etc).

Should additional budget be required for other auxiliary items associated with the installation of memorial, then this would need to be considered by the RSL.

Should grant funding become available and a memorial structure is constructed, Council would then be responsible for maintenance and upkeep expenses.

People

If Council approves the revised memorial precinct concept in accordance with LMP for Kinsail Court Park, landscape architects from Council's PPPU will complete construction drawings for future tendering purposes.

Environmental

Kinsail Court Park is zoned as 'Open Space' parkland and is currently grassed, with limited or no native/remnant vegetation. Council environment officers have advised that the proposed memorial precinct installation will have no impact on local koala communities. No trees have been identified as requiring removal as part of the proposed memorial precinct installation works.

Overlays triggered under the current planning scheme include:

1. Acid sulphate soils;
2. Road and rail noise; and
3. Waterways and wetlands.

The memorial proposal will be installed in accordance with the provisions of these overlays.

Council's existing Traffic Management Plan (TMP) will be updated to address potential parking and pedestrian issues. Updates to Council's TMP will include the installation of temporary vehicular barriers to the perimeter of Kinsail Court Park to prevent unauthorised vehicular access throughout ANZAC Day ceremonies.

Social

Should Council resolve to support the installation of the revised memorial precinct within Kinsail Court Park, Council officers will ensure the final memorial plan along with community feedback results are uploaded onto Council's website.

Alignment with Council's Policy and Plans

The Open Space Plan does not specify a desired recreational activity within Kinsail Court Park. The park is also zoned as 'Open Space' recreation and as previously communicated by the Acting Manager Planning Assessment - the proposed memorial is not a separate use to the existing park; it is a natural and ordinary consequence of the parkland.

CONSULTATION

- DNRM in relation to Land Management Plan;
- Council's environment officers in relation to existing koala communities;
- Council's Permit Officer in relation to TMP;
- Portfolio 5 Councillor.

Community Consultation

The proposed memorial concept plan was released for public exhibition and feedback from 29 September 2014 to 27 October 2014 (4 weeks).

Approximately 450 pamphlets (see attachments) detailing the proposed memorial were given to the Returned & Services League (RSL) for distribution. Large format concept prints were also provided to the RSL for public display within Redlands RSL.

Council also uploaded the proposed memorial concept onto Council's website along with online feedback facility.

A total of 52 formal submissions were received by Council throughout the 4-week engagement period:

- 47% of respondents approved of the proposed memorial concept;
- 45% of respondents disapproved the proposed memorial concept;
- 8% of respondents either did not specify or liked parts of proposed memorial concept.

The key issues coming out of community engagement centre on parking and traffic management. Council currently has a TMP for ANZAC Day ceremonies which will be updated as required to accommodate proposed memorial and changes to future ANZAC Day events.

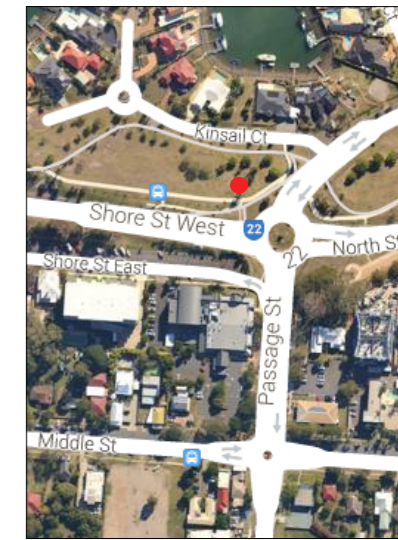
Refer to attachments for a more detailed breakdown of community engagement results.

OPTIONS

1. To approve the installation of the revised memorial proposal within Kinsail Court Park.
2. Seek alternative location and design for proposed memorial precinct.
3. Do not endorse revised memorial precinct as per current proposal.

OFFICER'S RECOMMENDATION

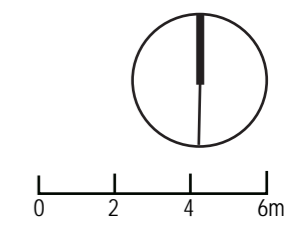
That Council resolves to approve the installation of the revised memorial proposal within Kinsail Court Park.



Locality Plan

Notes:

- a** Footpath to connect to existing network - footpath to be a maximum 3.5m wide.
- b** Proposed memorial element - Reverse Arms Soldier Statue.
- c** Proposed tilted retaining wall with etched or sandblasted descriptions of the battles fought by Australians in WWI - maximum 0.8m high
- d** Lower retaining wall - maximum 0.8m high.
- e** Concrete seating elements
- f** Three Flag Poles.







Memorial Results - Community Engagement 29 September - 27 October 2014 (4 weeks)

DW#	Rspnse	Support		Part/DNS	Extra Comments
		Yes	No		
(1) 8378204	C	1			Drainage and Skateboard considerations
(2) 8385789	C		1		Prefer another location
(3) 8392809	C		1		LMP, prefer upgrade existing cenotaph, parking, tree removal, koalas, skateboarding concerns, lighting concerns
(4) 8401068	C			1	Prefer lower side of park (natural amphitheatre)
(5) 8401384	C			1	Parking and bollard issues (did not specify, just a lot of concern around parking in Kinsail Crt)
(6) 8408693	C	1			Balustrading, more trees, funidng and maintenance
(7) 8385897/6	C	1			Petition supporting proposed memorial (from RSL) includes 30 signitures
(8) 8414593	N	1			Thinks memorial is beautiful and will enhance park
(9) 8419090	Y		1		Prefer if original cenotaph location was ugraded, parking, security, open space concerns, noise impact
(10) 8419083	N	1			Challenge holding existing ANZAC ceromonies at Existing Cenotaph Site, prefer if memorial was lower on slope
(11) 8416354	N			1	Current proposal not adequate, move memorial in western direction to flat area, plant shrubs to address sightlines
(12) 8418234	N	1			Move memorial further down hill to utilise amphitheatre
(13) 8425903	N		1		Current proposal draws attention from existing Cenotaph, park not vancant land, traffic & parking, no much concrete, not enough planting, no lighting/lighting concerns.
(14) 8425918	N		1		Prefer original design and location
(15) 8439191	Y		1		Role of Council as trustee, community enagagement methodology, questions, locations, funding, disrespect/dishonesty
(16) 8441392	Y		1		Previous petitions, Land Act compliance, complaint to Minister
(17) 8442823	N	1			Petition to support memorial (National Seniors Australia) includes 40 signitures
(18) 8445702	N	1			Prefer if memorial was placed in the location of previous design, concerns with morning sun into the eyes, access by the agec
(19) 8451884	N	1			NSAAQ (submssion)
(20) 8451876	N	1			RSL (submission)
(21) 8451937	N	1			Letter of support for proposed memorial within Kinsail Court
(22) 8450659	N		1		Does not believe the grant funds are being used effectively to comemorate WW1 Centenary (provides other examples)
(23) 8450658	N		1		Highlighting Comments against memorial (online Redlands 2030)
(24) 8382067	N	1			Support for proposal
		12	9	3	
22					

Suvey Results (online)

1	Part/DNS
16	Against
13	Support
30	

Totals	
Yes	25
No	23
Part/DNS	4
	52

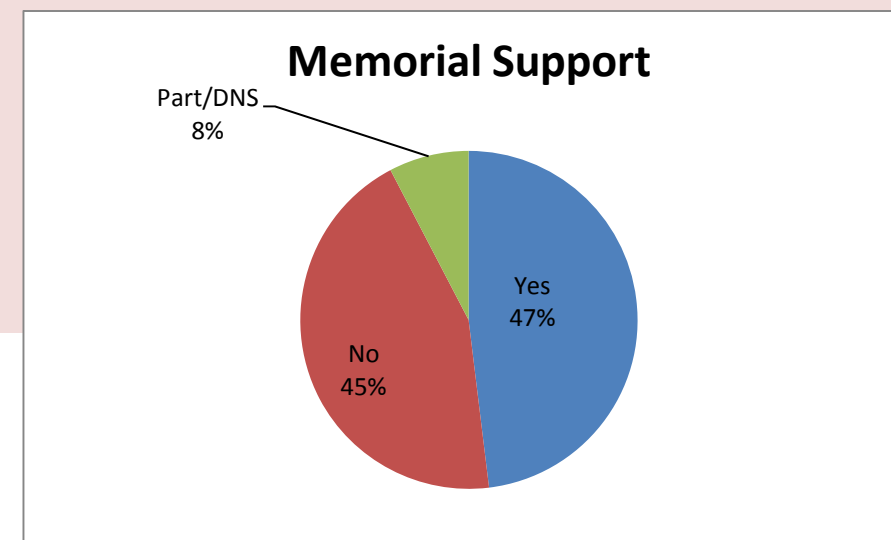
***Part/DNS - Like part of memorial or Did Not Specify**

RSL Commuity Engagement Feedback Period

RSL/NSSAQ Management Committee have been meeting with RSL members over 6 to 7 months
 75-80 RSL members voted unaminously to support all designs pur forward
 150 verbal support comments recieved by RSL/NSAAQ Committee
 100 (minimum) verbal support comments taken by reception staff
 450 pamphlets were given to RSL members
 Large format prints displayed at RSL Club attracting supportive comments

NSSAQ Community Engagement Feedback Summary

200 members of which 80 regularly attend
 Complete support for memorial within park





Artists impression of proposed memorial

Tell us what you think?

What are your thoughts on the Redlands Anzac Centenary Memorial proposal?

- How do you feel about the proposed design?
- What design features do you like?
- Why is it important for Redland City to have an ANZAC memorial?
- What does an appropriate ANZAC memorial mean to you?
- Is it important that this memorial is near our current Cleveland cenotaph?
- Does your family have a World War 1 Anzac story?

“The memorial will provide a place of peace, solace and simple beauty as we remember those who made the ultimate sacrifice.”

“An attractive and visually unobtrusive memorial to so many Australian servicemen and women who made the ultimate sacrifice for their fellow and future Australians.”

Information to help you comment on the memorial proposal will be available through your Redlands RSL Sub-Branch, Council’s Libraries, Customer Service Centres, website and Facebook.

Comments close on 27 October 2014.

You can tell us what you think by:

- taking the online survey at www.redland.qld.gov.au
- email comments to rcc@redland.qld.gov.au with ‘Anzac Memorial’ in the title
- writing to Council at PO BOX 21, Cleveland, Qld 4163

You can also provide you comments to the Redlands RSL Sub-Branch by:

- phone 07 3488 1105
- mail PO Box 1228, Cleveland, Qld 4163
- email info@redlandsrsl.com.au

ANZAC Centenary Memorial proposal

Redland City



Proposed RSL Memorial – Kinsail Court Park, Raby Bay

The centenary of World War 1 (1914-18) or the ‘Great War’ is being commemorated around the world as a period of enormous human loss, sacrifice, and courage that helped define our world today.



Redlands RSL League



Redland CITY COUNCIL

9581 10/14



Redlands RSL League



Redland CITY COUNCIL

The memory of the sacrifice, courage and honour of Australians who fought in the World War 1 is tinged with both sadness and enormous pride. The First World War campaigns, including the Gallipoli landing in which Australians fought with such unique distinction, character and bravery, are recognised as the defining moments of our nationhood and the birth of the ANZAC tradition

The Australian Government has invited every electorate across Australia to help mark the occasion through the ANZAC Centenary commemorations.

The respect and remembrance of the ANZAC tradition has growing resonance in the Redlands with as many as 10,000 people regularly attending Redland City memorial services, the third highest Anzac Day attendance in Queensland.

How should we mark this special centenary?

The Returned and Services League of Australia (RSL) Redlands Sub-Branch and National Servicemen Association of Australia Queensland (NSAAQ) are applying for government grant funding, including Australian Government ANZAC Centenary funding, for a memorial to commemorate the ANZAC Centenary.

Working with Redland City Council, the Redlands RSL and NSAAQ have proposed a new and revised concept for a special Anzac Centenary Memorial to be located in Kinsail Court, Cleveland, near to the existing RSL Cenotaph.

This new Anzac Centenary memorial concept has been proposed as a community project and is not a Redland City Council or RSL project.

The Redlands community is being asked to give its views on the proposal by 27 October 2014

“A special and dignified place to remember and reflect”



About the Redland ANZAC Centenary Memorial proposal

- The new memorial design responds to community comments on earlier design by working within the existing contours of the park.
- Its low profile sloping retaining walls offer a visually unobtrusive and sensitive reminder of the battles in which so many Australians have made the ultimate sacrifice.
- The memorial provides a low key feature that will activate the use of the park by pedestrians
- The proposed memorial will only occupy a small portion of Kinsail Park and will not impact on the existing uses of the park as a public space.
- The park will not be used for vehicle parking
- If the memorial is agreed, future tree plantings will be considered as further enhancement to the park and the memorial.

Land Management Plan Kinsail Court Park, Cleveland

Land Management Plan Duration: *5 years*

1. COMPLIANCE WITH LEGISLATION, PLANNING SCHEMES, etc

- Redland Planning Scheme Version 6.2
 - Division 16 Open Space Zone code
 - Section 6.20.4 Park Code
- Redland Open Space Strategy 2012
 - Suburb Catchment Area 3, Neighbourhood 25
- Local Government Act 2009
 - Part 3 (5) (a)
 - Redland Corporate Plan 2010-2015
 - Redland Asset and Services Management Plan
 - Redland Financial Strategy
 - Annual Budget 2014/2015
- Land Act 1994
 - Chapter 3 Part 1 Division 1

2. TRUSTEE DETAILS

Trustee's Name/s

Redland City Council

Trustee's Address/s

PO Box 21 Cleveland 4163

3. EXISTING TENURE OF THE SUBJECT LAND

Trust Land description:

Land Number 117117, Property Number 289870

Land Use – Park, Tenure - Reserve

Lot: 537 Plan: SL12771

Parish: Cleveland **County:** Stanley

Local Government: Redland City Council

Area of land (in hectares): 1.51ha

4. EXISTING DESCRIPTION OF THE SUBJECT LAND

Site Description:

- The site is an open area of parkland
- The site has over 100 mature and immature trees
- The park was formed during the 1990 as part of the Raby Bay canal estate
- The park is part of a linear open space system stretching from Cleveland Town Centre to Cleveland Point.
- The park has no cultural and historical significance beyond its 20 year existence

Local Area Description:

- The Redland Open Space Strategy indicates that Kinsail Court Park is in Suburban Catchment Area 3 which is made up of Ormiston and Cleveland.
- Ormiston and Cleveland contain established areas but in the next twenty years (from 2006) the residential population is expected to increase by 4,641 people to 24,598 residents—a 23.3% increase. Most of the population growth will occur in Cleveland (3,140) and about three-quarters of these people will live in medium density style accommodation.
- Cleveland is the civic heart of the city, a major centre and host to regional events. It is the gateway to North Stradbroke Island.
- Kinsail Court Park is located within 2km radius of are the following recreation, sporting, community and social locations and opportunities:
 - Cleveland CBD
 - Cleveland Point recreation Reserve (Destination Park)
 - GJ Walter Park (Community Park)
 - Raby Bay Foreshore Park
 - Raby Bay Boulevard Park
 - Raby Bay Esplanade Park
 - Linear Park
 - The Black Swamp
 - The Redland Performing Arts Centre
 - Cleveland Railway Station
 - McWilliam Street Boat Ramp
 - The Old School House Gallery
 - The Grand View Hotel
 - The Cleveland RSL
 - Anzac Memorial Park
 - Henry Ziegenfusz Sportsfields
 - The Cleveland Showgrounds
 - Access to the Moreton Bay Cycleway
 - The Donald Simpson Under 55 Centre
- The park is located in a central part of the city which is supplied with a significant number of activities, open space area, services and facilities.

- The Cleveland CBD Master Plan highlights a vision that includes:
 - Cleveland Centre is the vibrant and exciting gateway to Moreton Bay.
 - A destination with unrivalled attractions and exciting buildings and streets focused around Raby Bay.
 - In the Bayside Precinct a rich mix of entertainment and shopping opportunities are easily reached by foot and it provides a great environment in which to relax with friends, either in the waterside park or in one of the many cafes or restaurants that make the most of the bay views.
 - It is a centre with a village feel and is easy to make home, with a range of high quality apartments, for all ages and family size. These have been designed to enjoy spectacular views across the bay and make the most of their proximity to the services and facilities that the Centre offers, satisfying the daily needs of any family.
 - It is easy to get to, and around with an excellent and convenient public transport network that services not only the Centre but also the surrounding residential neighbourhoods and local attractions. It is admired for its safe, pedestrian and cyclist friendly streets, as well as its integrated and diverse network of parks and plazas that connect the harbour to the Centre.
 - The variety of activities that make the Centre vibrant throughout the day provide for the needs of all citizens and visitors and make Cleveland a desirable place to live, work, relax and be educated and entertained.
 - Cleveland Centre is an exemplar of environmental, economic and social responsibility and is a focus for community life and civic activity.”
- The Redland Planning Scheme
 - The park is zoned Open Space
 - The park is surrounded by Urban Residential Zoning to the north and Medium Density, Local Centre and Open Space to the south.
 - The park is surrounded by road reserve, Ross Canal and one residential block shares a boundary with the park
 - The residential housing adjacent to the park front onto Ross Canal and Cortes Canal.
 - Kinsail Court is a double ended cul-de-sac
 - The parks planning overlays include Road and Rail Noise Impact and Acid Sulfate Soils (Below 5 metres AHD)

Existing ‘Uses’ (Primary and Secondary):

- Existing Uses include:
 - A section of the Moreton Bay Cycleway is situated on the southern side of the park
 - Light vegetation offering shade to pedestrians and cyclists

- Off street car parking is situated on the southern side of the park
- There is a public fishing and viewing platform into Ross Canal on the western side of the park
- There is a bus stop with seating
- There are otherwise no picnic shelters, seating or any other parks infrastructure to encourage use
- The park primarily functions as a recreation corridor and a buffer to Shore Street North for the Kinsail Court residences

Existing Interests:

- There are no leases or licences over the park
- There is a power easement running north west across the park

Existing Infrastructure:

- Mature Trees and garden beds
- 1 bus shelter
- There is an underground power cable running north west across the park in its own easement
- There is a waste water pressure pipe running east west through the middle of the park
- 20 off road car parks
- There is a 30m timber fishing and viewing platform overlooking Ross Canal
- Lighting poles
- Approx 430m of footpath (3m wide)

Native Title Status:

Native title implications will be assessed in accordance with the State's Native Title Work procedures prior to any dealings being undertaken on the reserve.

(Insert details of Native Title considerations made. NOTE: an application cannot proceed if Native Title is an issue and it cannot be resolved.)

5. PROPOSED USE/S OF THE SUBJECT LAND

Proposed 'Use/s' of the subject land:

The proposed use of subject land is for informal recreation, including facilities for future memorial services. The proposed memorial service infrastructure within subject land is not a separate use to the existing but is considered to be an ordinary consequence of the parkland.

Q: Is the proposed or existing secondary use consistent with the primary use of the trust land?

Yes

Development intended:

The proposed memorial, which includes; ceremonial platform, 2 low retaining walls (max 800mm), 3 flag poles and access path covers approximately 400m². The proposed memorial accounts for approximately 3% of overall subject land (total area is approximately 15080m²)

Should budgets permit, additional planting including shade trees and groundcovers could be installed within subject land. Such planting would be consistent with current use of subject land as detailed within this Land Management Plan (LMP).

With exception to the current memorial proposal, no further development or building works including memorial structures are planned within subject land by Council or any other organisation.

Any new development or building works, should they occur within subject land, shall be consistent with current use, approved LMP and further consultation with the Department of Natural Resources and Mines (DNRM).

Council currently has a Traffic Management Plan (see appendices) designated to ANZAC Ceremonies held at the existing Cenotaph located corner of Shore Street East and Passage Street. The purpose of this Traffic Management Plan, which includes temporary road closures to streets adjoining the Cenotaph, is to enhance pedestrian and vehicular safety and circulation.

Car parking for previous ANZAC Day ceremonies is available within dedicated areas along Shore Street East, Passage Street, Middle Street and a number of other locations located within close proximity to ceremony space.

Cars have parked within subject land throughout previous ANZAC Day ceremonies, an occurrence which is inconsistent with current use. Conversely, the installation of proposed

memorial within subject land as per current proposal will deter unauthorised vehicular access and encourage pedestrian congregation, this being consistent with current use.

Should additional parking be required for future ANZAC day ceremonies, it will be provided in accordance with Council's updated Draft Traffic Management Plan (see appendices) in areas outside Kinsail Court Park. Temporary vehicle barriers will be installed to the perimeter of Kinsail Court Park to prevent unauthorised vehicular access.

Exclusivity & Restrictions of proposed use and associated development:

There will be no permanent fencing, gates or barriers restricting public access to subject land at any time. As crowds attending ANZAC Day ceremonies are anticipated to substantially increase, a number of additional parking and traffic controls will be employed within and around subject land in accordance with Council's Traffic Management Plan.

Commerciality

There will be no lease agreement as part of the proposed memorial. RSL (through grant application monies) will provide budget for the construction of memorial service infrastructure. Once memorial is constructed, Council will then be responsible for the maintenance and upkeep of memorial.

6. COMMUNITY CONSULTATION

The proposed memorial concept plan was released for public exhibition and feedback from 29 September 2014 to 27 October 2014 (4 weeks).

Approximately 450 pamphlets (refer appendices) detailing proposed memorial was given to the Returned and Services League (RSL) for distribution. Large format concept prints were also provided to the RSL for public display within Redlands RSL.

Council also uploaded the proposed memorial concept onto Council's website along with online feedback survey facility.

A total of 52 formal submissions were received by Council throughout 4 week engagement period.

- 47% of respondents approved of the proposed memorial concept
 - 45% of respondents disapproved the proposed memorial concept
-

-
- 8% of respondents either did not specify or liked parts of proposed memorial concept

The key issues coming out of community engagement centre on parking and traffic management. Council currently has a Traffic Management Plan (TMP) for ANZAC Day Ceremonies which will be updated as required to accommodate proposed memorial and changes to future ANZAC Day events.

Another key issue identified throughout the community engagement was the proposed location of memorial within Kinsail Court Park (subject land). The first memorial concept as released by the RSL proposed a large wall structure in the centre of Kinsail Court Park. This concept itself was opposed by a substantial number of community members and Council Officers for a number of reasons including its size in relation to surrounding park, visual impacts on existing sight lines, and it's physical disconnection from existing Cenotaph. A number of residents questioned Council as to why the existing Cenotaph site could not simply be upgraded for the ANZAC Day Centenary. Council and the RSL are of the understanding that future crowds will continue to grow, placing additional strain on existing Cenotaph which, according to the RSL and Council, will not provide adequate space or visual connection for future ceremonial spectators.

Prior to Council releasing revised memorial concept as prepared by Council, a number of alternative locations were investigated by Council Officers and the Returned and Services League (RSL) including the existing Cenotaph site, Shore Street East and Passage Street roundabout (opposite Redlands RSL), and other locations within Kinsail Court Park.

Kinsail Court Park was ultimately selected over other locations due to its accommodating topography, minimal impacts on view lines, site access, close proximity to Redlands RSL and the availability of open space for future ceremonial spectators. In saying this, the existing Cenotaph will remain in place and be incorporated into future ANZAC Day ceremonies.

Refer to appendices for a more detailed breakdown of community engagement results.

7. OBJECTIVES AND PROPOSED ACTIONS

The purpose of proposed memorial is to address the site management challenges posed by the ever growing crowds attending Anzac Day ceremonies in Cleveland.

The primary objectives of proposed memorial are as follow:

1. Provide a memorial that will address ever growing crowds
2. Provide a memorial that enhances the experience of participants and spectators alike
3. Provide a memorial that satisfies the functionality requirements of ceremony participants
4. Provide a memorial that is worthy of the ANZAC Centenary
5. Provide a memorial that is sensitively integrated within surrounding parkland and residential areas
6. Provide a memorial that meets the expectations of the RSL and wider community in general

8. MONITORING AND REVISION

Intended Monitoring and Revision Timetable: Monitoring

- The land management plan will be revised every 5 years
- The park will be inspected before and after memorial events and other community events and parks bookings
- Council will respond in a timely manner to complaints about nuisances in the park brought about by the proposed changes

9. SUMMARY AND RECOMMENDATIONS

In summary the new proposed use of Kinsail Court Park is consistent with the intent of the reserve and the Redland Planning Scheme Open Space Zone and Park Use Code.

The Redland Open Space Strategy indicates that Kinsail Court Park is in Suburban Catchment Area 3 which is made up of Ormiston and Cleveland and in neighbourhood 25. It is part of a linear open space system stretching from Cleveland Town Centre to Cleveland Point.

The purpose of proposed memorial is to address the site management challenges posed by the ever growing crowds attending Anzac Day ceremonies. Ceremonies are currently held across the road in an extremely small Memorial Park. People overflow the park onto the road reserve. The facilities will enhance the useability and visual amenity of the park.

There will be no tree removal and potentially some extra tree planting to provide shade. The memorial facilities will be low key and orientated to the south east of the park away from residences and close to the existing Memorial Park and RSL Club.

The land management plan will be monitored and reviewed every five years. In particular special events held there by the community will be monitored particularly in relation to traffic and parking issues but also noise emissions.

The community are divided over the proposal due to a number of issues particularly regarding traffic and parking on RSL event days (e.g. Anzac Day). The traffic issues can be dealt with through a traffic management plan and onsite monitoring during events.

The park will be designed and constructed to minimise inappropriate use of a war memorial venue such as skateboard riding, whilst at the same time respecting the public's right to access and use public open space for recreation and social activities.

10. APPENDICES

A1

Locality Map at a scale of 1:900 (Mandatory);

A2

Site Map at a scale of 1:900

Indicating:

1. Easement
2. Powerline
3. Waste Water Pressure Pipe
4. Contours

A3

Existing Asset Map at a scale of 1:900

A4

Zone Map as a scale of 1:900

A5

Site Context Map

A6

Sketches of plans / proposed development

A7

Tree Management Plan

A8

Community Engagement Results

A9

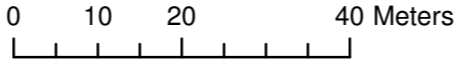
Existing Traffic Management Plan

A10

Draft Traffic Management Plan

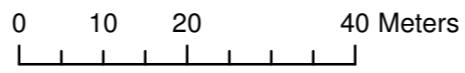
Redland City Ops & Maintenance

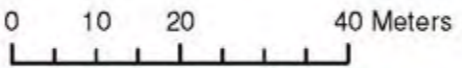
For Internal Use Only Appendix 1 - Location Map 1:900



N







URBAN RESIDENTIAL

OPEN SPACE

MEDIUM DENSITY RESIDENTIAL

LOCAL CENTRE

Ross Creek Corridor

Cortes Canal

Cortes Canal Park

Kinsail Court Park

Kinsail Court

Shore Street West

Shore Street East

Sommersee Drive

Channel Street

Passage Street

Linear - Rotary Park

Anzac Park

MDR1

Appendix 5 - Site Context Map



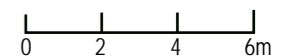
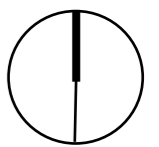
Appendix 6 - Proposed Memorial Concept



Locality Plan

Notes:

- a** Footpath to connect to existing network - footpath to be a maximum 3.5m wide.
- b** Proposed memorial element - Reverse Arms Soldier Statue.
- c** Proposed tilted retaining wall with etched or sandblasted descriptions of the battles fought by Australians in WWI - maximum 0.8m high
- d** Lower retaining wall - maximum 0.8m high.
- e** Concrete seating elements
- f** Three Flag Poles.









All existing trees to be retained unless specified otherwise. Existing site vegetation to be managed in accordance with:
1. AS4970 Protection of Trees on Development Sites
2. AS4373 Pruning of Amenity Trees

Cortes Canal

Cortes Canal Park

Kinsail Court Park

Kinsail Court

Sommersea Drive

Linear - Rotary Park

Shore Street West

Shore Street East

Ross Creek Corridor

Channel Street

Passage Street

Anzac Park

7-137-13 7-13 7-13 7-137-137-137-13 7-137-137-137-13
7-137-13 7-13 7-13 7-13 7-13 7-137-13 7-137-13
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Appendix 8 - Community Engagement Results

Memorial Results - Community Engagement 29 September - 27 October 2014 (4 weeks)					
DW#	Rspnse	Support		Part/DNS	Extra Comments
		Yes	No		
(1) 8378204	C	1			Drainage and Skateboard considerations
(2) 8385789	C		1		Prefer another location
(3) 8392809	C		1		LMP, prefer upgrade existing cenotaph, parking, tree removal, koalas, skateboarding concerns, lighting concerns
(4) 8401068	C			1	Prefer lower side of park (natural amphitheatre)
(5) 8401384	C			1	Parking and bollard issues (did not specify, just a lot of concern around parking in Kinsail Crt)
(6) 8408693	C	1			Balustrading, more trees, fundng and maintenance
(7) 8385897/6	C	1			Petition supporting proposed memorial (from RSL) includes 30 signitures
(8) 8414593	N	1			Thinks memorial is beautiful and will enhance park
(9) 8419090	Y		1		Prefer if original cenotaph location was ugraded, parking, security, open space concerns, noise impact
(10) 8419083	N	1			Challenge holding existing ANZAC ceromonies at Existing Cenotaph Site, prefer if memorial was lower on slope
(11) 8416354	N			1	Current proposal not adequate, move memorial in western direction to flat area, plant shrubs to address sightlines
(12) 8418234	N	1			Move memorial further down hill to utilise amphitheatre
(13) 8425903	N		1		Current proposal draws attention from existing Cenotaph, park not vancant land, traffic & parking, no much concrete, not enough planting, no lighting/lighting concerns.
(14) 8425918	N		1		Prefer original design and location
(15) 8439191	Y		1		Role of Council as trustee, community engagement methodology, questions, locations, funding, disrespect/dishonesty
(16) 8441392	Y		1		Previous petitions, Land Act compliance, complaint to Minister
(17) 8442823	N	1			Petition to support memorial (National Seniors Australia) includes 40 signitures
(18) 8445702	N	1			Prefer if memorial was placed in the location of previous design, concerns with morning sun into the eyes, access by the agec
(19) 8451884	N	1			NSAAQ (submssion)
(20) 8451876	N	1			RSL (submission)
(21) 8451937	N	1			Letter of support for proposed memorial within Kinsail Court
(22) 8450659	N		1		Does not believe the grant funds are being used effectively to comemorate WW1 Centenary (provides other examples)
(23) 8450658	N		1		Highlighting Comments against memorial (online Redlands 2030)
(24) 8382067	N	1			Support for proposal
		12	9	3	
22					

Suvey Results (online)

1	Part/DNS
16	Against
13	Support
30	

Totals	
Yes	25
No	23
Part/DNS	4
	52

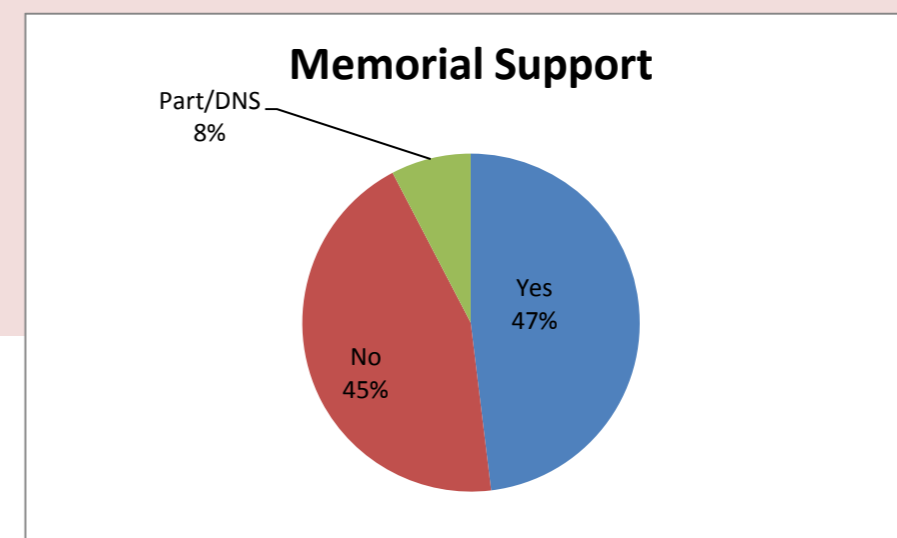
***Part/DNS - Like part of memorial or Did Not Specify**

RSL Commnuity Engagement Feedback Period

RSL/NSSAQ Management Committee have been meeting with RSL members over 6 to 7 months
 75-80 RSL members voted unaminously to support all designs pur forward
 150 verbal support comments recieved by RSL/NSAAQ Committee
 100 (minimum) verbal support comments taken by reception staff
 450 pamphlets were given to RSL members
 Large format prints displayed at RSL Club attracting supportive comments

NSSAQ Community Engagement Feedback Summary

200 members of which 80 regularly attend
 Complete support for memorial within park



Appendix 9 - Existing Traffic Management Plan

Note: This is the existing Traffic Management Plan (TMP) employed for previous Anzac Day ceremonies held at existing Cenotaph memorial.

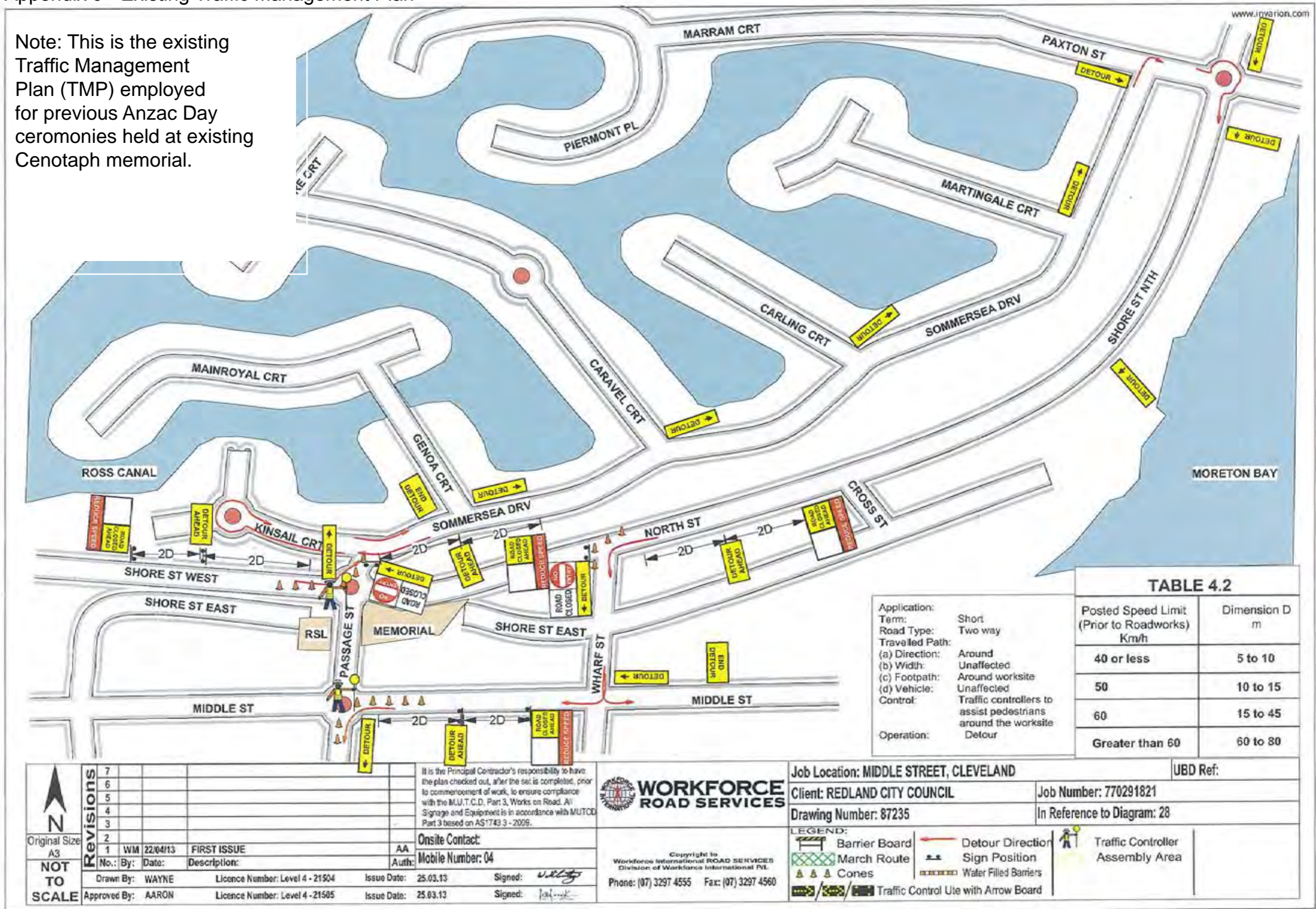


TABLE 4.2

Application:	Short	Posted Speed Limit (Prior to Roadworks) Km/h	Dimension D m
Term:	Two way	40 or less	5 to 10
Road Type:	Unaffected	50	10 to 15
Travelled Path:	Around worksite	60	15 to 45
(a) Direction:	Unaffected	Greater than 60	60 to 80
(b) Width:	Traffic controllers to assist pedestrians around the worksite		
(c) Footpath:	Detour		
(d) Vehicle:			
Control:			
Operation:			

Original Size A3
NOT TO SCALE

Revisions	No.	By:	Date:	Description:	Auth:
7					
6					
5					
4					
3					
2					
1	WM	Wayne	22/04/13	FIRST ISSUE	AA

It is the Principal Contractor's responsibility to have the plan checked out, after the set is completed, prior to commencement of work, to ensure compliance with the M.U.T.C.D. Part 3, Works on Road. All Signage and Equipment is in accordance with MUTCD Part 3 based on AS1743.3 - 2009.

Onsite Contact:
Mobile Number: 04

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Division of Workforce International NL

Phone: (07) 3297 4555 Fax: (07) 3297 4560

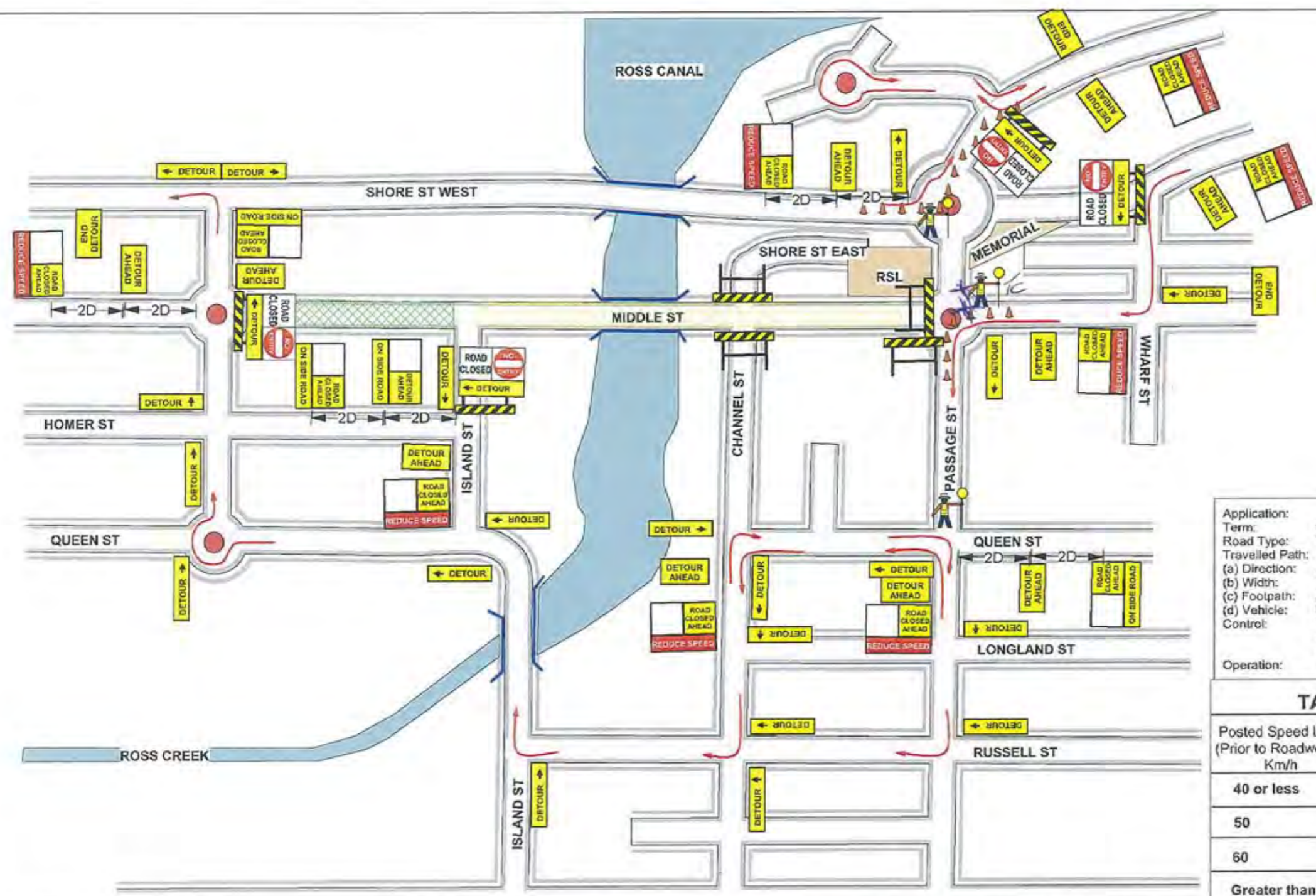
Job Location: MIDDLE STREET, CLEVELAND UBD Ref:

Client: REDLAND CITY COUNCIL Job Number: 770291821

Drawing Number: 87235 In Reference to Diagram: 28

LEGEND:

- Barrier Board
- March Route
- Cones
- Traffic Control Ute with Arrow Board
- Detour Direction
- Sign Position
- Water Filled Barriers
- Traffic Controller Assembly Area



Application: Short
 Term: Short
 Road Type: Two way
 Travelled Path: Around
 (a) Direction: Around
 (b) Width: Unaffected
 (c) Footpath: Around worksite
 (d) Vehicle: Unaffected
 Control: Traffic controllers to assist pedestrians around the worksite
 Operation: Detour

Posted Speed Limit (Prior to Roadworks) Km/h	Dimension D m
40 or less	5 to 10
50	10 to 15
60	15 to 45
Greater than 60	60 to 80

Original Size A3 NOT TO SCALE	7 6 5 4 3 2 1	1 2 3 4 5 6 7	1 2 3 4 5 6 7	1 2 3 4 5 6 7
	Revisions	No.	By:	Date:	Description:
Drawn By: WAYNE Approved By: AARON	Licence Number: Level 4 - 21594 Licence Number: Level 4 - 21505	Issue Date: 25.03.13 Issue Date: 25.03.13	Signed: <i>[Signature]</i> Signed: <i>[Signature]</i>	Onsite Contact: Mobile Number: 04

It is the Principal Contractor's responsibility to have the plan checked out, after the set is completed, prior to commencement of work, to ensure compliance with the M.U.T.C.D, Part 3, Works on Road. All Signage and Equipment is in accordance with MUTCD Part 3 based on AS 1743.3 - 2009.

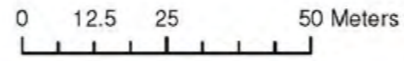
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 Phone: (07) 3297 4555 Fax: (07) 3297 4560

Job Location: MIDDLE STREET, CLEVELAND
 Client: REDLAND CITY COUNCIL
 Drawing Number: 87236
 Job Number: 770291821
 In Reference to Diagram: 28
 UBD Ref:

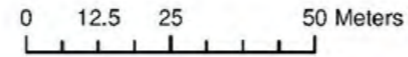
LEGEND:
 Barrier Board
 March Route
 Cones
 Traffic Control Ute with Arrow Board
 Detour Direction
 Sign Position
 Water Filled Barriers
 Traffic Controller Assembly Area

Appendix 10 - Draft Traffic Management Plan

Redland City Ops & Maintenance
For Internal Use Only



Redland City Ops & Maintenance
For Internal Use Only



Redland City Ops & Maintenance
For Internal Use Only

0 12.5 25 50 Meters



11.5.2 TRIBUTE APPLICATIONS - INTRODUCTION OF NEW TRIBUTES AND ASSOCIATED FEES & CHARGES**Dataworks Filename:** P&R Tribute Applications**Attachments:** [POL-3068 Park Naming, Memorials and Tributes](#)
[GL-3068-001 Tribute Park Seat, Tribute Plaque & Tribute Tree](#)**Authorising Officer:****Gary Soutar**
General Manager Infrastructure and Operations**Responsible Officer:****Lex Smith**
Group Manager City Spaces**Author:****Bill McDowell**
Senior Advisor Urban Landscape

PURPOSE

The Park Naming, Memorials & Tributes (POL-3068) policy & Tribute Park Bench Guidelines (GL-3068-001) have recently been amended to include tribute plaques and tribute trees to provide additional affordable options for the community to participate in the tribute program.

This report seeks approval to align Council's 2014-15 Fees & Charges to add the fee structure to reflect the modified policy and guideline and approach to the tribute program.

The report also seeks approval to reduce the fees associated with the cost of a tribute park seat in line with the current costs of installing a seat, slab and plaque without including maintenance recovery, which is currently the case.

BACKGROUND

The tribute park seat program was introduced in 2007 when the Park Naming, Memorials and Tributes Policy (POL-3068) was approved. The tribute program has been functioning on a fee structure that was set in 2007.

Over the past few years there have been some members of the community that have indicated that they would like to participate in the tribute program but felt the tribute park seat fee is too expensive. All fees mentioned in this report are GST inclusive. The initial fee structure started at \$2,500 per tribute park seat. This fee was established to include the recovery of maintenance costs for the 10-year period of the anticipated life of the asset. This fee has risen with annual CPI increases to its current amount of \$2,781.00.

A tribute tree option was introduced in recent years as an alternative to a tribute park seat, to assist persons to participate. No plaque was included in this option and no cost was incurred upon the person. There has only been a handful of tribute trees installed under the program.

Another alternative option has recently been introduced that allows a tribute plaque to be installed on an existing park seat at approved locations. A cost of \$150.00 has been applied to these applications.

In the meantime the policy (POL-3068) and supporting guideline (GL-3068-001) have been updated to include the tribute plaque and tribute tree as viable options to the tribute park seat.

The proposed fee amounts per tribute tree of \$115.00 and per tribute plaque of \$150.00 have been assessed by Council officers as being suitable to recover costs. Currently these fees do not appear in the current 2014-15 Council's Fees & Charges schedule and this report seeks formal approval of these fees.

It is also recommended that the current fee of \$2,781.00 that applies to the tribute park seat is reduced to \$1,870.00 in the current 2014-15 Council's Fees & Charges schedule.

The current basic cost for the supply and installation of a seat is \$869.00, concrete slab for the seat is \$880.00 and plaque is \$121.00. This represents a total cost of \$1,870.00.

It is recommended that the 10-year maintenance cost for each tribute park seat is removed as it has been determined by officers that the tribute park seats require little maintenance. Maintenance costs have not been included in the proposed new tribute park seat fee of \$1,870.00.

ISSUES

- Community members have indicated that they believe the fee structure for the tribute park seat is too high.
- Currently the adopted fees and charges schedule does not align with the affordable options enabled by POL-3068 and GL-3068-001.

STRATEGIC IMPLICATIONS

No strategic implications have been identified.

Legislative Requirements

Under Section 262(3)(c) of the *Local Government Act 2009*, Council is able to charge for services and facilities it supplies which are not covered under Section 97(2) of the *Local Government Act 2009*. Unlike regulatory charges, Council has the option to factor in a margin for providing a non-regulatory charge.

Council is required to approve and publish its annual fees and charges schedule.

Risk Management

No risks have been identified.

Financial

The introduction of new application fees for the tribute plaque and tribute tree, from which Council will recover the basic costs for the supply and installation of both these items.

The reduction of the tribute park seat application fee will reduce the current revenue to the basic recovery cost of supply and installation only. There will no longer be a cost recovery for the ongoing maintenance costs of each tribute park seat.

People

There are likely to be more applications received under the tribute program which will result in additional staff activities however this can be accommodated by existing staff resources.

Environmental

With the introduction of tribute trees to the tribute program there is the opportunity for individual native endemic species to be planted as tribute trees. No other environmental implications have been identified.

Social

The recommendations of the report provide the opportunity for Council to expand its capacity to offer new alternatives to the tribute park seat program, recover the costs associated with the program and provide the public with a more cost effective means of participating in the tribute park seat aspect of the program.

Council has adopted the policy of a conservative approach to increases in fees and charges with a view to minimising excessive impacts on user pays groups.

Alignment with Council's Policy and Plans

The recommendations contained in this report are to support the implementation of:

- Park Naming and Tributes Policy (POL-3068);
- Tribute Park Seat, Tribute Plaque & Tribute Tree Guideline (GL-3068-001);
- Revenue Policy (POL-1837);
- External Fees & Charges Guideline (GL-1837-002)

CONSULTATION

- Parks & Conservation Service Manager
- Portfolio 5 Councillor

OPTIONS

1. That Council resolves as follows:
 1. That the fee structure applicable to each tribute plaque of \$150.00 (GST inclusive) and each tribute tree of \$115.00 (GST inclusive) is approved and included in Council's 2014-15 Fees & Charges schedule; and

2. That the current fee structure applicable to the tribute park seat of \$2,781.00 (GST inclusive) is reduced to \$1870.00 (GST inclusive) and included in Council's 2014-15 Fees & Charges schedule.
2. That Council resolves as follows:
 1. That the inclusion of the tribute plaque and tribute tree options and associated fees in Council's 2014-15 Fees & Charges schedule is not approved;
 2. That the reduction in the fee charge applicable to the tribute park seat program is not approved; and
 3. That officers are requested to modify POL-3068 and GL-3068-001 to reflect the current adopted fees and charges schedule.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **That the fee structure applicable to each tribute plaque of \$150.00 (GST inclusive) and each tribute tree of \$115.00 (GST inclusive) is approved and included in Council's 2014-15 Fees & Charges schedule; and**
2. **That the current fee structure applicable to the tribute park seat of \$2,781.00 (GST inclusive) is reduced to \$1870.00 (GST inclusive) and is included in Council's 2014-15 Fees & Charges schedule.**

Park Naming, Memorials & Tributes

Version Information

Head of Power

Local Law No. 15 (Parks and Reserves) gives Council the power to assign or change a name to a park or reserve by resolution. The local law also provides the head of power to preserve features of the natural and built environment and other aspects of the amenity of parks and reserves; and regulate activities in parks and reserves and ensure appropriate standards of conduct.

Policy Objective

To provide guidance to the park and track naming process and to provide further guidance in relation to park furniture, memorials and tributes.

It is acknowledged that any Council decision, by resolution, will take precedence over aspects of this policy where very exceptional circumstances have been demonstrated and is consistent with the provisions of the Local Law No. 15 (Parks and Reserves).

Policy Statement

Council's position is:

As a general rule, parks and reserves will be named after the most relevant street frontage when they are created.

1. Local Recreational Parks will only be considered for tribute naming or re-naming in exceptional circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:
 - a) Provided extensive community service,
 - b) Worked to foster equality and reduce discrimination,
 - c) Risked his/her life to save others,
 - d) Prior ownership for a significant period of time,
 - e) Made a significant financial or non financial contribution to the park.

Exceptions to this position would be where land of significant area has been gifted or bequeathed (not including land dedicated as part of development application) and consideration will be given to any request for this land that forms part or the whole of any park to bear the personal name of the benefactor.

2. Regional and District Sporting Parks will only be named or re-named to identify the predominate sporting use. Where there are opportunities to sub name fields and ovals within multi field parks and this will be delegated to predominate club

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and these names will not be used as place names. There should not be any sub naming of ovals or fields within parks with only one oval or field.

3. Regional and district recreational and conservation parks will only be named or re-named to reflect the natural or geographical features, significant flora or fauna of the park. Where an opportunity to recognise Aboriginal or Post European heritage exists then a dual name will be considered. Such a proposal will require consultation with and consent of the most relevant local indigenous community group or other relevant group.
4. Conservation parks and pathways to be permitted to be named or renamed after person/s whom the community highly recognises.
5. Duplication of naming should be avoided, however it is recognised that under very exceptional circumstances such duplication would be considered appropriate.
6. No memorial naming or memorials or commemorative plaques (excluding war memorials or plaques) will be allowed in any park or on any park furniture. Existing memorials or plaques cannot be taken as precedents for future approvals. Public parklands will not duplicate the commemorative function of cemeteries. Tribute park seat, tribute plaque and tribute tree programs and supportive guidelines will be developed to provide suitable alternatives to memorials.

Version Information

Version No.	Date	Key Changes
3	October 2014	Changes to footer of document from Planning & Policy to Infrastructure & Operations & City Spaces.

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Tribute Park Seat, Tribute Plaque & Tribute Tree Guidelines

Version Information

Scope

This guideline refers to Council's Corporate Policy Park Naming, Memorials and Tributes POL 3068 which makes reference to a tribute park bench, tribute plaque or tribute tree program as an alternative to memorials and commemorative plaques.

No memorial naming or memorials or commemorative plaques (excluding war memorials or plaques) will be allowed in any park or on any park furniture. Public parklands will not duplicate the commemorative function of cemeteries.

Purpose

This guideline provides direction:

1. For receiving requests, maintaining and replacing tribute park seats, tribute plaques or tribute trees in Redland City parks and public open space and referred to as "Requested Tribute Park Seats, Tribute Plaques or Tribute Trees" relevant to the **Mainland** only.
2. For requests for the **Southern Moreton Bay Islands** and **North Stradbroke Island** please refer to Page 8 for the special conditions and relevant approvals required.
3. For the installation of a "Council Nominated Tribute Park Seat, Tribute Plaque or Tribute Tree" where Council, at its discretion and by resolution, has nominated to provide such a seat, plaque or tree to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community.
4. For inscriptions on any plaques that are placed on requested tribute park seats only.
5. For inscriptions on any plaques that are placed on existing park seats only.
6. For no plaques on tribute tree(s).

Actions and Responsibilities

Requested Tribute Park Seats - Mainland

1. Council will only accept requests for tribute park seats subject to the following conditions:
 - a) The park or open space in question has space for a seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
 - b) There is an established user need for a seat to be installed in a certain location as determined by the Public Place Projects Unit Service Manager.

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- c) It is aesthetically appropriate that a seat to be installed in a certain location as determined by the Public Place Projects Unit Service Manager.
 - d) Payment in full of the current charge for the tribute park seat is received prior to commencement of installation.
 - e) If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute park seat or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
 - f) There is no choice on the type of seat as it will need to conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
 - g) The wording on the plaque for the park seat conforms to the current inscription requirements as outlined in this guideline.
 - h) Seats are not intended as memorials. The charge associated with the seat does not give the right to scatter or bury cremated remains, nor place or attach objects on, or adjacent to, the seat. The wording of the plaque must not constitute a memorial message.
2. The Public Place Projects Unit will be responsible for receiving requests, maintaining and replacing tribute park seats in accordance with the following guidelines:
- a) The style of seat will be determined by the Open Space Strategy 2026 embellishments standards or the site specific design standards outlined in the relevant park landscape plan.

Some locations may have different seat styles as specified. The plaques will be provided by Council to the relevant standard.

The amount of text on the plaque will be specified by the Public Place Projects Unit and will reflect costs, aesthetics and physical fit to the seat.
 - b) The tribute park seat charge includes the cost of seat manufacture and installation of the plaque , and then, installation of the seat in a location mutually agreed upon by the requester and the Public Place Projects Unit..
 - c) The charge for the tribute park seat in no way constitutes ownership of the item, nor the land upon which it is situated, or the surrounding lands. **Council retains the right to use the lands adjacent to the seat as it deems appropriate, up to and including the moving of the tribute park seat to another location. Every attempt will be made to ensure seats are re-located as close to the original location as is feasible.**
 - d) The addition of a tribute park seat may be restricted in some parks as determined by the Public Place Projects Unit Service Manager from time to time in order to ensure a reasonable balance of amenities and open space.

CMR Team use only

- e) A tribute park seat charge is accepted on the basis the seat will be maintained by the Council for a minimum 10 year “term” in its original location, or in an area near its original location.

After 10 years, the seat will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) when the seat is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.

- f) If the seat is damaged, destroyed or defaced to an extent that in the opinion of the Public Place Projects Unit Service Manager replacement is required within the 10 year period; it will be replaced at no cost to the original requester.
- g) The Public Place Projects Unit Service Manager may elect to not replace a tribute park seat that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.
- h) All persons who request and make payment for a tribute park seat will be consulted to ensure confirmation of the seat terms and conditions.
3. The Public Place Projects Unit will keep a waiting list of individuals who are interested in requesting and making payment for a tribute park seat. This list will be organised in chronologically and by the site desired for the seat. The demand for some sites may imply a long wait for a tribute park seat due to the demand outpacing the supply of seat locations.

Inscription Guidelines for Tribute Park Seat Plaques

4. The Public Place Projects Unit Service Manager is responsible for approving the inscriptions on a requested tribute park seat plaque in accordance with the following guidelines:
- a) Inscriptions on the plaque that indicate lifetime may not be used and wording will be in the present tense to keep the theme of the inscriptions uplifting, while still honouring the person who is the subject of the tribute park seat.
- b) A maximum of three lines and approximately 36 characters or 12 words per line is recommended for aesthetic reasons. The size of the plaque is 50 millimetres high and the length to 100 millimetres maximum.
- c) Samples of approved inscriptions:

RON SMITH
SHARING YOUR LOVE OF THE BAY
YOUR FAMILY & FRIENDS

JAKE SMITH
COME SIT WITH ME
AND REST AWHILE

BRISK WALKS - THOUGHTFUL TALKS
REST EASY
PETER SMITH

Council Nominated Tribute Park Benches

5. The Public Place Projects Unit will install a tribute park seat where Council at its discretion and by resolution has nominated to provide such a seat to recognise individuals or organisations for their eminence and outstanding endeavour associated with the Redlands community in accordance with the following guidelines:
 - a) That the individual or organisation being recognised has:
 - i) Provided significant community service,
 - ii) Worked to foster equality and reduce discrimination,
 - iii) Risked their life/lives to save others.
 - b) The park or open space in question has space for a seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
 - c) There is an established user need for a seat to be installed in a certain location.
 - d) It is aesthetically appropriate that a seat be installed in a certain location.
 - e) The type of seat provided will conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
 - f) Council will be responsible for all costs associated with the installation, and maintenance of such a seat including its replacement, once the asset has reached the end of its term.
6. Council nominated tribute park seats may contain multiple plaques (maximum size 50 mm high & 100 mm long per plaque) with a simple two line inscription that does not indicate lifetime and keep to the theme of being uplifting, while still honouring the person or organisation, for example:

JOHN JONES
SERVICE TO THE BAY ISLANDS

CMR Team use only

Requested Tribute Plaques - Mainland

7. Council will only accept requests for tribute plaques subject to the following conditions:
- a) The park or open space in question has an existing seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
 - b) The existing seat will not be any older than 3 years from its initial installation date.
 - c) It is aesthetically appropriate that a plaque be installed in a certain location as determined by the Public Place Projects Unit Service Manager.
 - d) Payment in full of the current charge for the tribute plaque is received prior to commencement of installation.
 - e) If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute plaque or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
 - f) There is no choice on the type of seat on to which the plaque will be attached as it will need to conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
 - g) The wording on the plaque for the park seat conforms to the current inscription requirements as outlined in this guideline.
 - h) Seats with plaques are not intended as memorials. The charge associated with the plaque does not give the right to scatter or bury cremated remains, nor place or attach objects on, or adjacent to, the seat or the plaque. The wording of the plaque must not constitute a memorial message.
8. The Public Place Projects Unit will be responsible for receiving requests, maintaining and replacing tribute plaques in accordance with the following guidelines:
- a) The style of plaque will be determined by the Open Space Strategy 2026 embellishments standards or the site specific design standards outlined in the relevant park landscape plan.

Some locations may have different seat styles Plaques will be provided by Council to the relevant standard.

The amount of text on the plaque will be specified by the Public Place Projects Unit and will reflect costs, aesthetics and physical fit to the seat.
 - b) The tribute plaque charge includes the cost of manufacture and installation of the plaque on an existing seat in a location mutually agreed upon by the requester and the Public Place Projects Unit.

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- c) The charge for the tribute plaque in no way constitutes ownership of the item, nor the land upon which it is situated, nor the surrounding lands.

Council retains the right to use the lands adjacent to the seat as it deems appropriate, up to and including the moving of the tribute plaque to another location. Every attempt will be made to ensure plaques are re-located as close to the original location as is feasible.

- d) The addition of a tribute plaque may be restricted in some parks as determined by the Public Place Projects Unit Service Manager from time to time in order to ensure a reasonable balance of amenities and open space.

- e) **A tribute plaque charge is accepted on the basis the plaque will be maintained by the Council on the nominated existing seat for a minimum 10 year “term” in its original location, or in an area near its original location.**

After 10 years, the seat with plaque will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) when the seat is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.

- f) If the seat or the plaque is damaged, destroyed or defaced to an extent that in the opinion of the Public Place Projects Unit Service Manager replacement is required within the 10 year period; it will be replaced at no cost to the original requester.

- g) The Public Place Projects Unit Service Manager may elect to not replace a tribute plaque that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.

- h) All persons who request and make payment for a tribute plaque will be consulted to ensure confirmation of the plaque terms and conditions.

9. The Public Place Projects Unit will keep a waiting list of individuals who are interested in requesting and making payment for a tribute plaque. This list will be organised chronologically and by the site desired for the plaque. The demand for some sites may imply a long wait for a tribute plaque due to the demand outpacing the supply of seats.

Inscription Guidelines for Tribute Plaques

10. The Public Place Projects Unit Service Manager is responsible for approving the inscriptions of a requested tribute plaque in accordance with the following guidelines:

- a) Inscriptions on the plaque that indicate lifetime may not be used and wording will be in the present tense to keep the theme of the inscriptions uplifting, while still honouring the person who is the subject of the tribute park seat.

- b) A maximum of three lines and approximately 36 characters or 12 words per line is recommended for aesthetic reasons. The size of the plaque is 50 millimetres high and the length to 100 millimetres maximum.
- c) Samples of approved inscriptions:

RON SMITH
SHARING YOUR LOVE OF THE BAY
YOUR FAMILY & FRIENDS

JAKE SMITH
COME SIT WITH ME
AND REST AWHILE

BRISK WALKS - THOUGHTFUL TALKS
REST EASY
PETER SMITH

Requested Tribute Trees – Mainland

- 11. A tribute tree is an alternative to a tribute park seat or tribute plaque where the applicant has elected to nominate a tree because of lower fees or personal choice of a tree rather than a tribute park seat or tribute plaque.
- 12. Council will only accept requests for tribute trees subject to the following conditions:
 - a) No plaques will be allowed to be installed adjacent to or attached upon the tree planted.
 - b) Payment in full of the current charge for the tribute tree is received prior to commencement of installation.
 - c) If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute tree or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
 - d) The tribute tree species planted will be a local endemic species agreed upon following consultation with the Parks & Conservation Service Manager.
 - e) Tribute trees are not intended as memorials. The charge associated with the tree does not give the right to scatter or bury cremated remains, nor place or attach of objects on, or adjacent to, the tree.
- 13. The Parks & Conservation Unit will be responsible for receiving requests, installation, maintaining and replacing tribute trees in accordance with the following guidelines:

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- a) The tribute tree charge includes the cost of tree acquisition and installation of the tree in a location mutually agreed upon by the requester and the Parks & Conservation Unit Service Manager.
- b) The charge for the tribute tree in no way constitutes ownership of the item, nor the land upon which it is situated, nor the surrounding lands.

Council retains the right to use the lands adjacent to the tree as it deems appropriate, up to and including the moving of the tribute tree to another location. Every attempt will be made to ensure trees are re-located as close to the original location as is feasible.

- c) **After 10 years, the tree will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) if the tree is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.**
- d) If the tribute tree is damaged, destroyed or defaced to an extent that in the opinion of the Parks & Conservation Service Manager, replacement is required within the 10 year period; it will be replaced at no cost to the original requester.
- e) The Parks & Conservation Service Manager may elect to not replace a tribute tree that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.
- f) All persons who request and make payment for a tribute tree will be consulted to ensure confirmation of the tree terms and conditions.

14. **Special Conditions for the Southern Moreton Bay Islands and North Stradbroke Island**

All of the above guidelines for the Mainland also apply to the Southern Moreton Bay Islands and North Stradbroke Island with the addition of the following special conditions:

- a) Tribute park seats, tribute plaques and tribute trees may **NOT** be installed in the **Point Lookout and Cylinder Beach Foreshore Areas on North Stradbroke Island** which are protected by Cultural Heritage and Conservation Management Plans.
- b) Approval needs to be sought from Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC), the governing body for the Traditional Owners of the Southern Moreton Bay Islands and North Stradbroke Island, for the installation of a tribute park seat, tribute plaque or tribute tree in all locations **outside Point Lookout and Cylinder Beach Foreshore Areas on North Stradbroke Island.**
- c) Redland City Council will seek all relevant approvals and bear all associated costs.

Reference Documents

- Redland Open Space Strategy 2026;
- Urban Park Landscape plans;
- Corporate Policy POL-3068 - Park Naming, Memorials and Tributes;
- Redland City Council Local Law No.15 (Parks and Reserves);

Associated Documents

Tribute Park Bench Letter of Understanding between Requester and Council.

Document Control

- Only the General Manager Infrastructure & Operations can approve amendments to this guideline. Please forward any requests to change the content of this document to the Park and Conservation Services Manager.
- Approved amended documents must be submitted to the Corporate Meetings & Registers Team to place the document on the Policy, Guidelines and the Procedures Register.

Version Information

Version No.	Date	Key Changes
3	October 2014	Changed to reflect the same additions as the procedure document and make sequence of information flow.

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CMR Team use only

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11.5.3 PUBLIC TOILET BLOCK AT DUNWICH ADJACENT TO NORTH STRADBROKE ISLAND RUGBY LEAGUE AND ALLSPORTS CLUB**Dataworks Filename:** P&R Sports Fields-Ron Stark Oval NSI**Attachments:** [Site Map Ron Stark Oval](#)
[Image Ron Stark Oval](#)**Authorising Officer:****Gary Soutar**
General Manager Infrastructure & Operations**Responsible Officer:****Lex Smith**
Group Manager City Spaces**Author:****Terri McDonald**
Acting Local Sport & Recreation Officer

PURPOSE

The purpose of this report is to recommend budget allocation for the demolition of a public toilet block adjacent to the North Stradbroke Island (NSI) Rugby League and Allsports Club, at Ron Stark Oval, Dunwich, as per the Club's request.

BACKGROUND

The North Stradbroke Island Rugby League and Allsports Club (the Club) is a well established community club that has a trustee lease with Council at Ron Stark Oval, Dunwich which is due to expire on 2 June 2021.

The Club recently completed a clubhouse extension which includes new toilets on ground level (level with playing field) with an access ramp up to the Club's main entrance along Ballow Road.

The Club requested that the Council public toilet block be demolished once the new toilets were completed.

- The Club believes the Council toilet block is a barrier to the entrance to the Club and removal would improve the amenity of the area.
- The new Club toilets are capable of functioning as public toilets and will be maintained by the Club;

Records indicate the Council public toilet block was built in 1993. It is located adjacent to the Club's main entrance, along Ballow Road frontage and opposite the main business strip – refer site map attached.

A Council resolution on 27 February 2008 approved an increase of the Club's lease area to accommodate the clubhouse extension. In their application the Club explained the proposal to provide new player/public toilets on ground level to be maintained by the Club as a 'prerequisite' for demolition of the Council toilet block.

However, it is noted that the resolution of 2008 did not make a decision about the demolition of the Council toilet block.

ISSUES

Toilet block condition

The Council public toilet block is in good working condition. The building still has a useful life of 9.5 years (at which point it would be expected to be refurbished rather than demolished/replaced as it is a brick structure with a tile roof and is able to be regenerated into a more modern style.

The toilet block contains 2 female toilets, 1 male toilet and a urinal, but due to its age has no 'Person With a Disability' (PWD) toilet.

Demolition of the toilet block will result in an unbudgeted depreciation cost of \$22,587.02 (written down value as at 30/06/15). Costs to demolish the toilet block are estimated to be approximately \$20,000. This includes asbestos removal and ground reinstatement but does not include the management fees or building approvals.

Accessibility

The new Club toilets are conducive to public access, however, the Club toilets are less accessible and less visible than the existing public toilet block.

Outcomes from Council's Public Toilets Strategic Review 2011 found the Ron Stark Oval public toilet *'is the most convenient facility for visitors arriving at the island by barge. Located on the main road opposite the Dunwich shops, it is visible and accessible from the street. The alternative, the commuter facility near the barge terminal, is difficult to access for people in vehicles arriving on to the island due to traffic flow and parking limitations. Staff in the bakery, cafes and other businesses across the road direct people to this toilet.'*

Currently the public toilet on Ron Stark Oval Reserve is the first "port of call" for visitors and shoppers in Dunwich. A new toilet co-located within the sports club is unlikely to offer the same accessibility and visibility.

The Ron Stark Oval public toilet has the third highest use of the public toilets on NSI.

If the public toilet block is demolished, appropriate signage would be required to direct people to the publicly accessible Club toilets.

The tourist information centre at Dunwich does not contain public toilets, although the Public Toilets Strategic Review 2011 found that anecdotal accounts suggest that visitors have an expectation that this is an obvious location.

Amenity

The Club believes that removing the Council toilet block will improve the amenity of the area and entrance to the Club.

Outcomes from Council's Public Toilets Strategic Review 2011 found that *'the (public) toilet block is "old school", and does not reflect a beachside aesthetic'*.

The site analysis from Council's Dunwich Reserve Land Management Plan 2007 identifies the Council toilet as *'poorly located'*. The stakeholder consultation provides comments that the toilet block is an eyesore at the entry to the Club; it attracts vandalism and graffiti; and is a security concern at night time. The stakeholder consultation includes a comment to *'demolish toilet block'*.

However, over recent years vandalism has not been an issue at this site.

No agreement with wider community

Despite previous consultation outcomes (from Council's Public Toilets Strategic Review 2011 and the Dunwich Reserve Land Management Plan 2007), there has been no agreement with the wider community that the public toilet would be demolished. Feedback from the key stakeholder workshop for the Land Management Plan 2007 identifies that the *'toilet block requires a strategy at minimum'* and *'further discussion to be undertaken'*.

Trial closure of public toilet

Council ran a trial closure of the toilet block from 19 September to 19 October 2014 and used the club toilets as the alternative public access toilet during this time. The consultation brought 5 responses in total, all in support of demolition.

Any future decision to build a replacement public toilet, as a result of community pressure, would be at the expense of a planned/budgeted Council project (to the value of \$250,000 approximately).

Club expectations

The Club has an expectation that the Council public toilet block will be demolished now that they have recently completed a clubhouse extension which includes new toilets capable of being public toilets maintained by the Club.

The new Club toilets include 1 female, 1 male and 1 disabled toilet with shower.

STRATEGIC IMPLICATIONS

Legislative Requirements

The recommendation complies with legislative requirements including the *Local Government Act 2009* and *Local Government Regulation 2012*. Quandamooka Yoolooburrabee Aboriginal Corporation has no concerns in terms of adverse impacts on Aboriginal Cultural Heritage within the immediate footprint of the infrastructure.

Risk Management

Demolishing the public toilet may improve the amenity of Dunwich and the Rugby League Club, however the refurbishment works planned for the toilet block in 2017/18 will also serve to improve the amenity.

Through the Club's lease agreement, Council can require the Club to be responsible for maintaining the Club's toilets as publicly accessible toilets to counteract demolishing the Council toilet block. The Club is accepting of this, however, to amend the lease to include the new clauses will incur professional and title lodgement fees of approximately \$1,500. Alternatively a 'Memorandum of Understanding' would incur no fees but is not the preferred option for a permanent binding agreement which would result in an unregistered interest on state land.

A decision to demolish the toilet risks losing a highly visible and accessible public toilet block at the gateway to NSI. There is also a significant risk that the community will be dissatisfied with a decision to demolish the toilet block, and this may result in pressure on Council to build a replacement toilet at Dunwich (estimated cost \$250,000). There is no provision (no location plans, and no budget) for a new toilet

block at Dunwich therefore any future decision to build a replacement toilet, as a result of community pressure, would be at the expense of a planned/budgeted Council project.

By retaining the public toilet as is, the toilet block can continue to be used by visitors and residents, on game days and for events held at Ron Stark Oval. However, retaining the toilet block may delay aesthetic improvements to the Club entrance and local area.

Financial

Demolition of the toilet block will result in an unbudgeted depreciation cost of \$22,587.02 (written down value as at 30/06/15). Demolition costs are estimated to be approximately \$20,000 which includes asbestos removal and ground reinstatement but does not include management fees or building approvals. The Club expects that Council would bear the full cost of removing the asset as they believe their contribution has been met by constructing new toilets as part of the clubhouse extension as well as meeting the ongoing operational and maintenance costs.

To demolish the toilet block and have the new toilets maintained by the Club, as per the Club's request, will result in annual operational cost savings to Council of approximately \$10,263 (includes daily cleaning \$6,344 per annum; daily security patrols to lock the toilet \$2,436 per annum; and maintenance of approximately \$1,483 per annum). It will also negate the need for renewal/refurbishment in 10 years time.

Renewal cost is currently predicted at \$140,000. To refurbish the block, including replacement of the exterior with a material such as colourbond and incorporate a PWD toilet is estimated at \$95,000.

The offer from the Club to operate the new toilets at this site, as public toilets under the terms of their lease, allows Council to reduce its operating costs, reduce its renewal costs and improve the entrance statement upon arrival to the island.

Once the date of demolition is known, Facilities Services would hand back operational funding no longer required.

There is no budget for a new toilet block at Dunwich therefore any future decision to build a new toilet block (as a result of community pressure) would require the cancellation of a planned/budgeted Council project to the value of \$250,000 approximately to cover the cost of this unbudgeted replacement.

To amend the Club's current trustee lease would incur professional and title lodgement fees of approximately \$1,500. Alternatively a 'Memorandum of Understanding' would incur no fees but is not the recommended option for the permanent binding agreement as it would be an unregistered interest on state land.

Alignment with Council's Policy and Plans

The proposal to demolish the toilets may not align to Council's policy - Enterprise Asset and Services Management POL-3118, however, the offer provided by the Club is in line with POL 3122 Public Toilet Provision:

3. Delivering facilities and services at reasonable cost to Council

Cost effective alternatives to traditional provision models will continue to be explored.

Where other parties such as commercial businesses and lessees of community facilities primarily benefit from public toilet facilities on Council controlled land, Council will encourage these parties to take or share responsibility for providing and maintaining toilet facilities.

Council could enter a binding agreement with the Club that they open their toilets to the public and that they erect signage for the public so they are aware of where the toilets are. This would align with the policy by ensuring provision is in place through partnering with other parties.

CONSULTATION

The City Sport and Venues Unit consulted with the NSI Rugby League and Allsports Club and Councillor Craig Ogilvie who are both supportive of the project being undertaken at the earliest opportunity.

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) responded with no concerns in terms of adverse impacts on Aboriginal Cultural Heritage within the immediate footprint of the infrastructure.

Internal consultation was with Council's Facilities Services, Project Management Services, Financial Management, Project Delivery Group, Public Place Projects Unit and City Infrastructure Planning Unit with agreement to follow the decision recommended.

Literature Review –

- a) The Public Toilets Strategic Review 2011 draws on work by Redland City Council (RCC) officers and 3 consulting firms: Aecom, Morrison Lowe and 99 Consulting. It incorporates research reports, interviews and surveys of stakeholders.
- b) The Dunwich Reserve Land Management Plan 2007 involved consultation with RCC; Department of Natural Resources and Water; NSI Rugby League and Allsports Club; Dunwich Progress Association; Dunwich Youth Group; Queensland Police; Sport and Recreation Queensland; Quandamooka Land Council; Environmental Protection Agency; and Minjerribah / Moorgumpin Elders in Council.

OPTIONS

Option 1

1. Approve the demolition of the public toilet block on the condition that the Club's new amenities (built into the clubhouse) function as public toilets. Council to incur costs associated with demolition, asset disposal and lease amendment.
2. Approve an amendment to the Club's lease prior to demolition of the public toilet block:
 - i. The toilets are to be made available for public access each day of the year (including Christmas Day);
 - ii. The Club is responsible for opening and closing the access door to the toilets. The toilets are to be opened by 5:15am and closed no earlier than the final water transport for the day;

- iii. General cleaning and consumable stocking is the responsibility of the Club and should be completed daily prior to opening;
 - iv. Maintenance, repair, operational costs and renewal is the responsibility of the Club;
 - v. Sharps units are required in the male, female and disabled toilets and sanitary in female and disabled toilets;
 - vi. Clear signage should be erected to advertise that public toilets are located at the Club.
3. Approve an amendment to the budget for sufficient funds to undertake the demolition and fund the written down value of the block in this financial year and lease amendment.
 4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to sign all documents in regard to this matter.

Option 2

1. To retain the public toilet block and fund the refurbishment in this financial year at a cost of \$95,000.

Option 3

1. To retain the public toilet block as is and inform the club of the decision for the toilet block to remain in service.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Approve the demolition of the public toilet block on the condition that the Club's new amenities (built into the clubhouse) function as public toilets with Council to incur costs associated with demolition, asset disposal and lease amendment;**
2. **Approve an amendment to the Club's lease prior to demolition of the public toilet block;**
 - i. **The toilets are to be made available for public access each day of the year (including Christmas Day);**
 - ii. **The Club is responsible for opening and closing the access door to the toilets. The toilets are to be opened by 5:15am and closed no earlier than the final water transport for the day;**
 - iii. **General cleaning and consumable stocking is the responsibility of the Club and should be completed daily prior to opening;**
 - iv. **Maintenance, repair, operational costs and renewal is the responsibility of the Club;**
 - v. **Sharps units are required in the male, female and disabled toilets and sanitary in female and disabled toilets; and**
 - vi. **Clear signage should be erected to advertise that public toilets are located at the Club;**

3. **Approve an amendment to the budget for sufficient funds to undertake the demolition and fund the written down value of the block in this financial year and lease amendment; and**
4. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign, negotiate, make, vary and discharge all documents in regard to this matter.**

SITE MAP



IMAGES



Image 1 – Dunwich public toilet block with clubhouse in the background



Image 2 – Aerial of clubhouse prior to building extension



Image 3 – Aerial of clubhouse showing new building extension to the south and access ramp

**11.5.4 PUMP STATION EASEMENT ACQUISITION - LOT 2 ON RP126925, 92-94
KINROSS ROAD THORNLANDS****Dataworks Filename:** WW Building & Dev Apps - Pump Stations**Attachments:** [Kinross Road Structure Plan Area Overlay](#)
[Sewage Pumping Station Ecological Assessment](#)
[Sewer Layout Plan](#)**Responsible Officer:****Gary Soutar**
General Manager Infrastructure and Operations**Author:****Bradley Taylor**
Group Manager Water & Waste Infrastructure

PURPOSE

To seek Council approval to acquire an easement on Lot 2 on RP126925 for the purpose of providing sewerage infrastructure.

BACKGROUND

The Priority Infrastructure Plan and the Kinross Road Structure Plan Overlay both identify the need for a trunk wastewater pump station at the north-western side of Kinross Road. The infrastructure is needed to unlock the development potential of the western side of Kinross Road.

Churches of Christ have submitted a reconfiguration application for a 133 lot residential development at 100-102 Kinross Road, Thornlands. Part of the development requires a connection to a proposed wastewater pump station that is required to service the entire western portion of the Kinross Road Structure Planned Area (see Attachment 1).

Churches of Christ have approached the owner of the adjacent Lot 2 on RP126925 on which the proposed sewerage pump station is to be built. Unfortunately, the owner has requested a very large amount of money (\$300,000.00) for the privilege of obtaining access to the land.

Churches of Christ consider that they are unable to proceed with their development as the requested access fee is too large.

Council's valuer has considered that \$50,000 would be an upper limit and a reasonable compensation for the taking of an easement and the encumbrance of a permanent sewerage connection and associated infrastructure.

As development on the western side of Kinross Road will be curtailed by the ambitions of the owner at Lot 2 RP126925, it is proposed that Council obtains the necessary easement at Lot 2 and also permits Churches of Christ to construct the trunk infrastructure on its behalf.

ISSUES

The provision of the sewerage pump station and associated connecting rising main is considered to be trunk infrastructure as it will serve a large number of future developments. Council would normally construct the trunk infrastructure or provide a headworks credit if the developer provided the trunk infrastructure.

Consideration was given to another option of providing the pump station on the Churches of Christ site however, the topography requires that the position of the station is situated close to Hilliard's Creek in a ecological sensitive area (refer to Attachment 2). This option was not considered viable due to the difficulty of truck access and also the disturbance to sensitive ecology. The recommended easement for the pump station has very little potential for disturbance as it will be constructed across a cleared grazing area (refer to Attachment 3).

Once the pump station is commissioned, it will provide the opportunity for further development to occur in the structured area as well as add value to the lot on which it is built.

STRATEGIC IMPLICATIONS

Council's corporate plan identifies to provide essential physical infrastructure that supports community well being and coordinate effective management of all land in the Redlands.

Legislative Requirements

Under Part 2 Division 1 s5(b) of the *Acquisition of Land Act 1967*, Part 2 of Land and s6 Easements: Where land may be taken under and subject to this Act – (b) where the constructing authority is a Local Government – (i) for any purpose set out in Schedule 1 which the Local Government may lawfully carry out and s6(i) when for any purpose it is not necessary that the constructing authority should take the whole estate in any land, but it is sufficient for such purpose to take any easement. The constructing authority may take such easement only for that purpose the provisions of this Act shall apply as if the easement were land.

Risk Management

Where Council decides to acquire an easement and access the land to construct the sewerage infrastructure it will be necessary to comply with the notifications periods that are prescribed within the Act.

Financial

There will be a financial implication to Redland City Council in regard to legal fees to prepare documentation and survey plans as well as providing compensation and the cost of constructing the trunk infrastructure. It is expected that the easement acquisition costs may be approximately \$55,000. A budget will need to be prepared and money drawn from the head works account. It is anticipated that the easement will be acquired this financial year if approved.

People

Not applicable.

Environmental

The acquisition of the proposed easement and construction of the sewerage infrastructure minimises environmental harm.

Social

The landholder will still be able to continue to utilise their land for grazing.

Alignment with Council's Policy and Plans

The acquisition of the proposed easement and construction of the sewerage infrastructure supports Council's policy and plans to obtain the best return socially and economically from Council's assets.

CONSULTATION

- General Manager Infrastructure & Operations
- Group Manager City Planning and Assessment
- General Counsel
- Group Manager
- Principal Property Consultant
- Management Accountant Commercial Business

OPTIONS

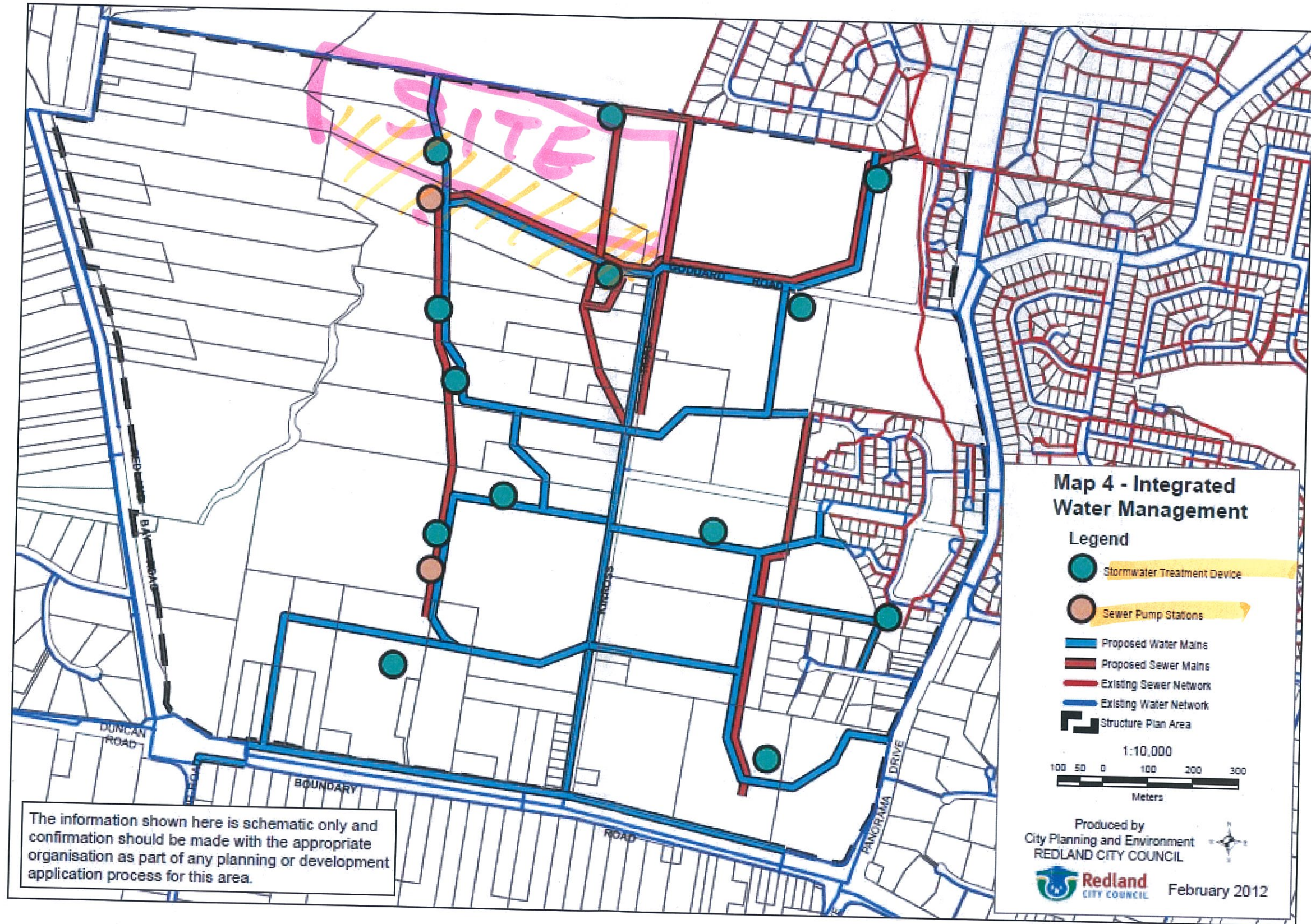
1. To acquire an easement over Lot 2 SP126925, for the purposes of constructing sewerage infrastructure generally in accordance with the Kinross Structure Planned Area.
2. To not acquire an easement.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Acquire an easement, under the *Acquisition of Land Act 1967*, over Lot 2 RP 126925, for the purposes of constructing sewerage infrastructure generally in accordance with the Kinross Structure Planned Area; and**
2. **Delegate authority to the Chief Executive Officer under section 257 (1) (b) of the *Local Government Act 2009* to implement the acquisition and to sign, negotiate, make, vary and discharge all documents, notices and proceedings relating to the above easement acquisition.**

Kinross Road Structure Plan Area Overlay



The information shown here is schematic only and confirmation should be made with the appropriate organisation as part of any planning or development application process for this area.

6 SUMMARY

This EAR was prepared by Litoria Consulting for CoCQ to assess impacts of a proposed Sewage Pumping Station (SPS), which forms part of a development on land described as 100 - 102 Kinross Road, Thornlands, 4164 (Lots 21 and 22 RP192692).

The purpose of the EAR is to:

- Describe the ecological features and processes of the development site and adjacent lands;
- Provide an assessment of the nature conservation values of these features and processes;
- Provide a description of threatening processes evident on site;
- Document potential development impacts upon these ecological values and features; and,
- Detail impact mitigation measures which will be undertaken to avoid or mitigate those impacts to an acceptable standard.

The EAR has been undertaken generally in accordance with Redland City Council's (RCC) *Planning Scheme Policy 4 - Ecological Impacts* and includes:

- Description of existing environment (vegetation, habitats, waterways, wetlands, biodiversity/conservation values etc.)
- GIS mapping of vegetation communities and habitats;
- Impact assessment (against planning scheme codes);
- Environmental management and compliance measures; and,
- Technical appendices.

Three (3) alternative and feasible locations for the SPS were identified by the project civil engineers (Bligh Tanner Consulting Engineers):

- A. Site A is located on the property to the south (Lot 2 RP126925) of the subject site,
- B. Site B is located on Lot 21 RP192692 approximately 140m to the west of the detention basin for the site;
- C. Site C is located on Lot 21 RP192692 directly adjacent to the proposed detention basin.

Identified impacts of the proposed locations, included direct and indirect impacts on waterways, vegetation and fauna. Levels of acceptable impacts on ecological values of the site were determined via assessment against the relevant performance criteria under the applicable *Redlands Planning Scheme v5.2* codes, namely:

- *Habitat Protection - Bushland Habitat Overlay Code*; and,
- *Waterways, Wetlands and Moreton Bay Overlay Code*.

Where relevant, assessment against the significant impact criteria under the SPP and Division 3 of the Koala SPRP was also carried out.

Overall results of the assessment indicated that Site A is the preferred location for the SPS in terms of avoiding and minimising significant impacts. Results of the ecological

assessment indicated that Sites B and C result in a higher level of environmental impact based on mapped and observed environmental values. The outcomes of the ecological assessment confirmed that Site A:

- 1) Is not located in the Hilliards Creek riparian zone.
- 2) Is mapped as containing *Category X area (Vegetation not regulated under the VMA)* on the Regulated Vegetation Management Map. Site B contains remnant vegetation *Category B area (Remnant vegetation)* on the Regulated Vegetation Management Map which would need to be cleared.
- 3) Is located wholly within the *Enhancement Corridor* rather than *Bushland Habitat* on the *RCC Habitat Protection - Bushland Habitat Overlay*. Both Site B and Site C are wholly located with the *Bushland Habitat* on the *RCC Habitat Protection - Bushland Habitat Overlay*.
- 4) Contains no observed remnant or regrowth vegetation, only scattered trees and grazed understorey, meaning the development could be located in existing cleared areas. Site B contained remnant vegetation, while Site C was observed to have native regrowth vegetation.
- 5) Avoids significant impacts on *MSES - Wildlife habitat* under the State Planning Policy.
- 6) Avoids potential impacts on *matters of national environmental significance* under the EPBC Act.
- 7) Subject to a minor change in location, would allow for:
 - a) The existing dam to be avoided;
 - b) Existing scattered trees to be avoided, including any trees with fauna habitat features; and,
 - c) The whole of the site to be located in the *High Value Rehabilitation* instead of the *High Value Bushland* under the Koala SPRP.
- 8) Subject to a minor change in location, is the only site that can avoid clearing of:
 - a) Native vegetation, including habitat trees.
 - b) *High Value Bushland* under the Koala SPRP.
- 9) Complies, or can be conditioned to comply with, the Redlands Planning Scheme Habitat Protection Overlay Code and the Waterways, Wetlands and Moreton Bay Overlay Code

Staging?

*- hot well
Emergency
24 hr?*

Emergency 24 hr?

*- neighbour consent?
formal land dedications?
Easement extent/dimens
as per RSC & 920 wide?
Legend.*

NOT FOR CONSTRUCTION

BLIGH TANNER
CONSULTING ENGINEERS
LEVEL 9, 269 WICKHAM STREET, PO BOX 612
FORTITUDE VALLEY QLD 4006 AUSTRALIA
T 07 3251 8555 F 07 3251 8599

REV	DATE	DESCRIPTION	DESIGN	DRAWN	CHECKED	APPROVED	RPEQ
A	28-02-2014	DEVELOPMENT APPROVAL	JL	JL	DHH	DHH	
B	03-04-2014	DEVELOPMENT APPROVAL	JL	JL	CT	CT	
C	10-04-2014	DEVELOPMENT APPROVAL	JL	JL	CT	CT	

PROJECT	KINROSS RD THORNLANDS
LOCATION	100-102 KINROSS RD THORNLANDS
CLIENT	CHURCHES OF CHRIST QLD

DRAWING TITLE	SEWER LAYOUT PLAN
ARCHITECT	TRACT CONSULTANTS PTY LTD
ASSOCIATE CONSULTANT	

SCALES	1:2000 @ A1
JOB NO	2012.381.600
DRAWING NO	C500
REVISION	C

2012/04/10 10:23:12 AM C:\Users\johnt\Documents\Projects\Kinross Rd Thornlands\DWG\C500.dwg

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12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

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

14 NOTICES OF MOTION

In accordance with s.7(3) *Redland City Council Meetings – Standing Orders*.

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****16.1.1 ESTABLISHMENT OF CAPITAL AND OPERATIONAL ADVISORY COMMITTEE**

Datworks Filename: GOV - Meetings - Capital and Operational Advisory Committee

Authorising/Responsible Officer:



Bill Lyon
Chief Executive Officer

Author:

Luke Wallace
Manager Corporate Governance

EXECUTIVE SUMMARY

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

OFFICER RECOMMENDATION

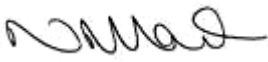
That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

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

“(e) contracts proposed to be made by it; or”

**16.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)
ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND
EMERGENCY MANAGEMENT)****16.2.1 PROPERTY COMPANY - TRANSFER OF PROPERTIES**

Datworks Filename: PDA Priority Development Areas

Authorising/Responsible Officer: 
Nick Clarke
General Manager Organisational Services

Author: Peter Kelley
Project Director Priority Developments

EXECUTIVE SUMMARY

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

OFFICER RECOMMENDATION

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

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

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

16.2.3 PRIORITY DEVELOPMENT AREAS: PDA MEMORANDUMS OF UNDERSTANDING WITH MEDQ

Datworks Filename: LUP Priority Development Areas (PDAs)

Authorising/Responsible Officer: 
Nick Clarke
General Manager Organisational Services

Author: **Peter Kelley**
Project Director Priority Developments

EXECUTIVE SUMMARY

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

OFFICER RECOMMENDATION

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

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

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

16.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****16.3.1 AMALGAMATION OF COUNCIL OWNED LAND ON THE SOUTHERN MORETON BAY ISLANDS**

Datworks Filename: Southern Russell Island Conservation Park

Authorising/Responsible Officer:



Louise Rusan
General Manager Community & Customer
Services
Brett Hookway
Strategic Planner

Author:

EXECUTIVE SUMMARY

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

OFFICER RECOMMENDATION

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

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

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

16.3.2 ROL005698/APPEAL 1760 OF 2014 – 8 LOTS WITHIN THE BOULEVARD**Dataworks Filename:** LUP – 2014/1760 – Ausbuild Pty Ltd**Authorising/Responsible Officer:** **Louise Rusan
General Manager Community & Customer
Services****Author:** **Janice Johnston
Senior Planner**

EXECUTIVE SUMMARY

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

OFFICER RECOMMENDATION

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

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

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

17 MEETING CLOSURE