



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 23 September 2015

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

The Mayor declared the meeting open at 9.30am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.38am
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mrs L Rusan	Acting Chief Executive Officer
Mr N Clarke	General Manager Organisational Services
Mr D Jeanes	Acting General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mrs L Batz	Chief Financial Officer

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers
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3 DEVOTIONAL SEGMENT

Steve Kennedy, of the Champion Church and member of the Ministers' Fellowship, led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 SMALL GRANTS FUNDING

This financial year Redland City Council will invest heavily - around \$1.4 million – in grants to and sponsorship of community and sporting groups and local residents who have achieved in their particular fields.

We offer even more in terms of in-kind support and assistance to a broad range of groups that are vital links in our community chain.

We see this as a great investment in further strengthening our lifestyle and our sense of community.

It gives me pleasure today to be able to hand over two cheques totalling around \$10,000 – one to the Donald Simpson Community Centre and the other to Special Olympics Redlands.

4.1.1 DONALD SIMPSON CENTRE

The Donald Simpson Centre needs no introduction – it's been part of our community for many years.

Listen to many of our older residents and they'll tell you they couldn't do without the Centre –they say it's a vital part of their life. Some of them make a visit part of their daily routine.

The centre has been developed and run for the benefit primarily but not exclusively of our elder residents and for members of the community looking towards retirement who may wish to join up and access activity and information programs to enable thoughtful preparation for, and experience of, a healthy and enjoyable quality of life.

The Donald Simpson Centre's aim is to help residents exercise their bodies as well as their minds.

With an assortment of activities ranging from line dancing, ballroom dancing, tap dancing, theatricals, table tennis, lawn bowls, computer workshops, classes for the vision and hearing-impaired, scrabble, yoga, pilates, tai chi, creative design, handicraft, arts classes, woodwork classes, parchment craft, quilting, music club, language classes, discounted travel trips, monthly talks and information sessions, and much more, it's no wonder it's such a popular place; and of course, U3A provides lectures on a weekly basis.

Council invests significantly in the Centre each year and we are pleased to be able to present this cheque to assist the centre in upgrading its kitchen and providing a portable PA system.

Councillors **Boglary, Bishop and Ogilvie have joined me** in providing Councillors' Small Grants funding for the Centre.

4.1.2 SPECIAL OLYMPICS AUSTRALIA - REDLANDS

The second cheque is for an organisation that may not be as well-known but certainly does work that is just as important in our community.

Councillors **Beard, Talty, Bishop, Hardman and Hewlett have joined me** in providing \$7500 in Councillor Small Grants funds for Special Olympics Australia - Redlands Club relaunch project.

The club is now a dedicated local organisation rather than being part of another group. Council is happy to assist in the relaunch of the organisation.

As part of the relaunch Special Olympics Australia - Redlands have to choose new colours, a new name and new logo, all of which they hope to roll out from the beginning of 2016.

Our Small Grants funding will assist in the purchase of polo shirts, shorts, singlets, jackets, track pants and other sporting equipment for the athletes and members.

Redland City is proud of its sporting achievements – we punch way above our weight.

As a community, we support our sportspeople and Council is pleased to be able to offer more support to Special Olympics Redlands.

4.2 RECOGNITION OF BRYAN AITKEN – RUSSELL ISLAND

Our community is shaped by those visionaries and volunteers who live amongst us and spend so much of their time helping out others and giving of themselves to improve our City. It can be humbling to see the works that others have done, usually over a lifetime, and feel that if we have some spare time ourselves then perhaps we can make a worthy contribution. To see that is the case, we need to look no further than Russell Island resident Bryan Aitkin who passed away recently.

Bryan came to live on Russell Island with his wife Anita. They had been travelling around Australia in retirement and stumbled across the islands and fell in love with the location and stayed. Bryan was a retired engineer and stock broker, who thought of life in clear cut terms. Despite his age, and dealing with cancer, Bryan decided he could contribute to the community and make a difference. Three years ago Bryan approached me to discuss his vision for Russell Island, particularly in opening up the large tracks of bushland to hikers, birdwatchers and others who wanted to enjoy nature. He established the Bay Islands Conservation group and brought in a diverse range of members. Together with myself and officers, we mapped and planned the first formalised bush walking trail through Turtle Swamp, which has become a favourite trail for people to walk.

Bryan was impatient to do more, sometimes at the frustration of officers, but Bryan pushed on and with his Conservation Group has established two more longer trail-ways through Whistling Kite Wetlands which have also become popular with locals and tourists alike.

Bryan was also concerned about the growing number of cane toads on the islands and enlisted scientific help to trial methods to break the breeding cycle. I can attest that there are very few cane toads around the street where Bryan lived. In just the three short years I came to know Bryan and form a friendship, he proved to me that anyone with a passion to help build our community can do so. Two days before he passed away, Bryan asked for me to come and see him. Bryan was accepting of his fate but not for the fate of the islands community. He spoke to me of his concern for social and environmental sustainability of the islands, what he believed could be some ways to resolve the issues and as a true engineer gave me paperwork on engineers in the industry I should contact. Bryan is an example of how all of us have the ability to help in our community no matter at what age as long as we have the passion to do so. Thank you Bryan for your contribution to Redlands.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 9 SEPTEMBER 2015****COUNCIL RESOLUTION**

Moved by: Cr A Beard
Seconded by: Cr M Edwards

That the minutes of the General Meeting of Council held 9 September 2015 be confirmed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING**

An update on the matters outstanding was provided by the Acting Chief Executive Officer.

At the General Meeting of 22 April 2015 Council resolved as follows (as part of Item 11.2.2 'Making Local Laws' resolution):

4. To commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.

A workshop has been conducted with Councillors and a report is proposed for General Meeting 7 October 2015.

7 PUBLIC PARTICIPATION**MOTION TO ADJOURN MEETING AT 9.49AM**

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

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

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

1. Ms P Spence of Birkdale and representing the Birkdale Progress Association, addressed Council in relation the history and preservation of 'Willards Farm' at Birkdale.

MOTION TO RESUME MEETING AT 9.58AM

Moved by: Cr J Talty
Seconded by: Cr C Ogilvie

That the meeting proceedings resume.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

8 PETITIONS AND PRESENTATIONS**8.1 PRESENTATION – CR OGILVIE**

Cr Ogilvie presented a Certificate of Appreciation to Redland City Council from Shigenori Ikemoto, President of the Nippon Veterinary and Life Science University for the City's contribution to their 'Australian Animal Studies Tour Program'.

9 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS**10.1 CONFLICT OF INTEREST – ITEM 11.2.5 – 257-259 WELLINGTON STREET, ORMISTON (ROL005831)**

- Cr Williams declared a conflict of interest – see item for details
- Crs Boglary, Hewlett and Gleeson declared a perceived conflict of interest – see item for details.

COUNCILLOR ABSENCES DURING MEETING

Cr Elliott entered the meeting at 9.38am at the conclusion of the Devotional segment.

Cr Ogilvie left the meeting at 10.00am and returned at 10.01am during Item 11.1.1.

Mayor Williams left the meeting at 10.12am at the commencement of item 11.2.1 and returned at 10.34am at the conclusion of Item 11.2.1. Cr Beard presided.

Cr Elliott left the meeting at 10.16am and returned at 10.18am during Item 11.2.1.

11 REPORTS TO COUNCIL

11.1 PORTFOLIO 1 (CR MARK EDWARDS) OFFICE OF CEO (INCLUDING INTERNAL AUDIT)

11.1.1 AUGUST 2015 MONTHLY FINANCIAL REPORT

Objective Reference: A262406
Reports and Attachments (Archives)

Attachment: [Monthly Financial Report August 2015](#)

Authorising/ Responsible Officer:



Linnet Batz
Chief Financial Officer

Report Author: Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

The purpose is to present the August 2015 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

ISSUES

End of Year Accounts Finalisation

Finance officers are presently finalising the 2014-2015 annual financial statements for the Queensland Audit Office review in September. As per previous years, end of year accounts finalisation involves

- accruals;
- deferrals;
- asset revaluation finalisation;
- capitalisation of work in progress to assets; and
- provision calculations and other updates.

The August monthly financial report includes balance sheet items that will be finalised over the coming weeks: changes to the 2014-2015 closing assets and liabilities will flow through to the opening balances of 2015-2016.

2015-2016 Carryover Budget – Capital Items

Council adopted a revised 2015-2016 budget on 9 September 2015 to accommodate for capital works that straddled across the two financial years. The attached monthly financial report for August includes the carryover budget although as outlined above, movements in closing 2014-2015 balance sheet accounts will influence the opening balances in 2015-2016. Until accounts finalisation and QAO certification in October, the monthly financial report will reconcile to the financial management system (and EOY accounts finalisation process), evidencing the difference between the annual revised budget adopted at carryovers.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of August 2015:

- Operating surplus ratio;
- Net financial liabilities;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio;
- Operating Performance; and
- Interest cover ratio.

The following ratios did not meet the target at the end of August:

- Asset sustainability ratio; and
- Level of dependence on general rate revenue.

The asset sustainability ratio was not met as at the end of August 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target. Council's asset project will consider appropriate measures to evidence utilisation and replacement of assets.

The second ratio moves in line with the rating cycle. Rates were levied in July and the ratio is expected to settle within the target range at the end of each quarter.

Legislative Requirements

The August 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

August 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of August 2015.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. Inclusive and Ethical Governance: Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

CONSULTATION

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Team.

OPTIONS

1. That Council resolves to note the End of Month Financial Reports for August 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves to note the End of Month Financial Reports for August 2015 and explanations as presented in the attached Monthly Financial Performance Report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



Monthly Financial Report

August 2015

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1. EXECUTIVE SUMMARY

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 August 2015. The revised annual budget referred to in this report incorporates the changes from the budget carryovers adopted by Council on 9 September 2015. The opening balances for the current year are still to be finalised and audited. As such, the financial position as at the end of August may adjust over the coming months until Council receives Queensland Audit Office certification at the end of October 2015.

Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	106	9,894	12,967	3,073	31%	✓
Recurrent Revenue	238,152	46,636	49,679	3,043	7%	✓
Recurrent Expenditure	238,046	36,742	36,712	(30)	0%	✓
Capital Works Expenditure	92,268	6,298	6,356	58	1%	🔔
Closing Cash & Cash Equivalents	84,967	133,871	140,717	6,846	5%	✓

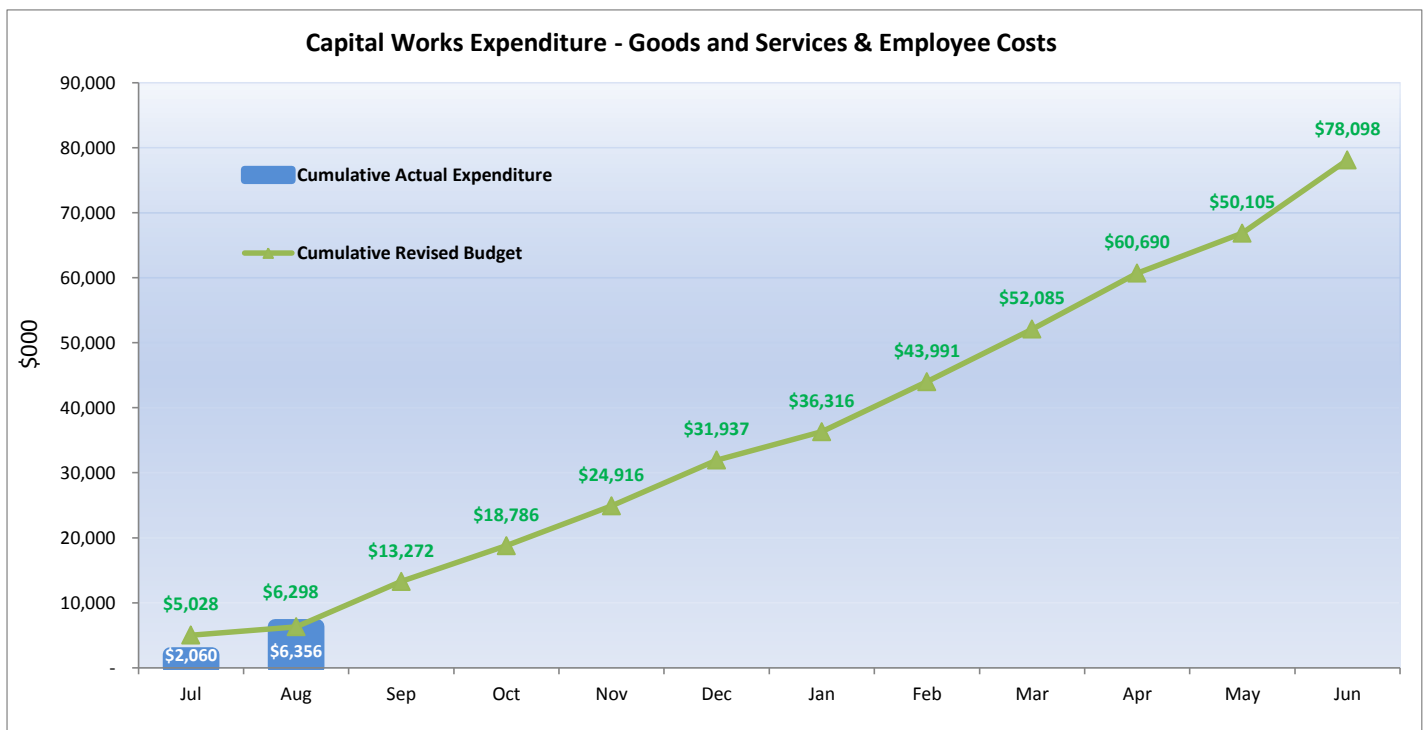
Status Legend:

Note: all amounts are rounded to the nearest thousand dollars.

Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	🔔
Below budgeted revenue or over budgeted expenditure >10%	✗

The year to date operating surplus of \$12.97M exceeded the year to date revised budget by \$3.07M. The favourable variance is primarily due a \$2.58M Financial Assistance Grant received from the Department of Infrastructure, Local Government and Planning (DILGP) during July 2015. The DILGP changed the timing for the payout of this grant post budget adoption, therefore this is a timing variance only. Also, higher than anticipated water consumption charges contributed to the \$538K favourable variance in levies and utilities charges.

Capital works expenditure appears to be on track with an unfavourable variance of only \$58K to the year to date revised budget. Developer cash contributions received during the first 2 months of the year were higher than anticipated and resulted in higher than budgeted transfers to reserves.



2. KEY PERFORMANCE INDICATORS

Key performance indicators

Financial Stability Ratios and Measures of Sustainability	Target	Revised Budget 2015/2016	August 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	0.04%	26.10%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	92.21%	26.51%	✗
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	-4.51%	-137.88%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.58%	39.79%	✗
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	2.87	3.88	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.34%	2.67%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$84.967M	\$140.717M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	5.30	8.20	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.06%	2.21%	✓
Operating Performance (%)	Target greater than or equal to 20%	18.08%	40.70%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.04%	-0.23%	✓

Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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The revised budgeted ratios for 2015/2016 incorporate the changes from the budget carryovers adopted by Council on 9 September 2015. Both budgeted and actual results are based on unaudited opening balances which are subject to change until Queensland Audit Office certification is obtained in October 2015.



3. STATEMENT OF COMPREHENSIVE INCOME

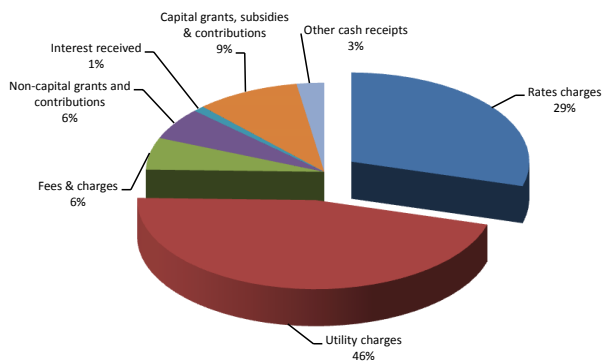
STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 August 2015					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Recurrent revenue					
Rates, levies and charges	207,421	207,421	41,342	41,680	338
Fees and charges	11,638	11,638	1,984	2,457	473
Rental income	890	890	159	166	7
Interest received	3,355	3,355	559	666	107
Investment returns	3,234	3,234	-	-	-
Sales revenue	3,385	3,385	611	743	132
Other income	645	644	66	220	154
Grants, subsidies and contributions	7,584	7,584	1,915	3,747	1,832
Total recurrent revenue	238,152	238,152	46,636	49,679	3,043
Capital revenue					
Grants, subsidies and contributions	13,176	13,176	1,840	6,089	4,249
Non-cash contributions	3,079	3,079	13	-	(13)
Total capital revenue	16,255	16,255	1,853	6,089	4,236
TOTAL INCOME	254,407	254,407	48,489	55,768	7,279
Recurrent expenses					
Employee benefits	77,404	77,404	13,287	13,334	47
Materials and services	106,010	106,010	14,527	14,368	(159)
Finance costs	4,657	4,657	599	632	33
Depreciation and amortisation	49,975	49,975	8,329	8,378	49
Total recurrent expenses	238,046	238,046	36,742	36,712	(30)
Capital expenses					
(Gain)/Loss on disposal of non-current assets	412	412	340	(482)	(822)
Total capital expenses	412	412	340	(482)	(822)
TOTAL EXPENSES	238,458	238,458	37,082	36,230	(852)
NET RESULT	15,949	15,949	11,407	19,538	8,131
Other comprehensive income/(loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	15,949	15,949	11,407	19,538	8,131

4. STATEMENT OF CASH FLOWS

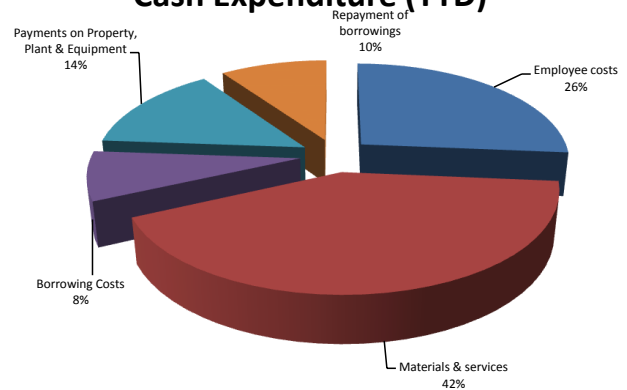
STATEMENT OF CASH FLOWS For the period ending 31 August 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	223,088	223,088	44,004	53,323
Payments to suppliers and employees	(189,183)	(189,183)	(28,326)	(30,277)
	33,905	33,905	15,678	23,046
Interest received	3,355	3,355	559	666
Rental income	890	890	159	166
Non-capital grants and contributions	7,584	7,584	1,915	3,743
Borrowing costs	(3,257)	(3,257)	(543)	(3,562)
Other cash flows from operating activities	-	-	-	(493)
Net cash inflow / (outflow) from operating activities	42,477	42,477	17,768	23,566
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(77,998)	(92,267)	(6,297)	(6,356)
Payments for intangible assets	(100)	-	-	-
Proceeds from sale of property, plant and equipment	1,716	1,716	15	482
Capital grants, subsidies and contributions	13,176	13,176	1,841	6,089
Other cash flows from investing activities	3,234	3,234	-	-
Net cash inflow / (outflow) from investing activities	(59,972)	(74,142)	(4,441)	215
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	(783)	(4,391)
Net cash inflow / (outflow) from financing activities	(4,696)	(4,696)	(783)	(4,391)
Net increase / (decrease) in cash held	(22,191)	(36,360)	12,544	19,390
Cash and cash equivalents at the beginning of the year	84,087	121,327	121,327	121,327
Cash and cash equivalents at the end of the financial year / period	61,896	84,967	133,871	140,717

Cash Funding (YTD)



Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	64,470	Total Cash Expenditure (Actual YTD)	45,080
Total Cash Funding (Annual Revised Budget)	253,043	Total Cash Expenditure (Annual Revised Budget)	289,403
% of Budget Achieved YTD	25%	% of Budget Achieved YTD	16%

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 August 2015

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	61,896	84,967	133,871	140,717
Trade and other receivables	26,046	25,017	25,017	22,638
Inventories	845	779	779	807
Non-current assets held for sale	354	1,309	8,728	10,212
Other current assets	1,154	1,104	1,104	8,226
Total current assets	90,295	113,176	169,499	182,600
NON-CURRENT ASSETS				
Investment property	893	956	956	956
Property, plant and equipment	2,118,731	2,285,276	2,239,019	2,239,387
Intangible assets	916	2,839	3,478	3,461
Other financial assets	73	73	73	73
Investment in other entities	10,063	10,063	2,644	1,160
Total non-current assets	2,130,676	2,299,207	2,246,170	2,245,037
TOTAL ASSETS	2,220,971	2,412,383	2,415,669	2,427,637
CURRENT LIABILITIES				
Trade and other payables	15,369	15,551	15,546	13,145
Borrowings	5,559	4,482	4,482	4,482
Provisions	8,053	16,689	20,755	20,196
Other current liabilities	1,282	2,694	2,694	9,183
Total current liabilities	30,263	39,416	43,477	47,006
NON-CURRENT LIABILITIES				
Borrowings	44,200	45,277	49,190	49,201
Provisions	10,769	17,745	17,598	17,897
Total non-current liabilities	54,969	63,022	66,788	67,098
TOTAL LIABILITIES	85,232	102,438	110,265	114,104
NET COMMUNITY ASSETS	2,135,739	2,309,945	2,305,404	2,313,533
COMMUNITY EQUITY				
Asset revaluation surplus	668,685	827,411	827,411	827,411
Retained surplus	1,415,250	1,436,732	1,402,471	1,401,817
Constrained cash reserves	51,804	45,802	75,522	84,305
TOTAL COMMUNITY EQUITY	2,135,739	2,309,945	2,305,404	2,313,533

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 August 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	82,760	82,760	20,690	20,439	(251)
Levies and utility charges	128,121	128,121	21,455	21,993	538
<i>Less: Pensioner remissions and rebates</i>	(3,460)	(3,460)	(803)	(752)	51
Fees and charges	11,638	11,638	1,984	2,457	473
Operating grants and subsidies	7,053	7,053	1,882	3,714	1,832
Operating contributions and donations	531	531	33	33	-
Interest external	3,355	3,355	559	666	107
Investment returns	3,234	3,234	-	-	-
Other revenue	4,920	4,920	836	1,129	293
Total revenue	238,152	238,152	46,636	49,679	3,043
Expenses					
Employee benefits	77,404	77,404	13,287	13,334	47
Materials and services	106,542	106,542	14,635	14,392	(243)
Finance costs other	1,400	1,400	56	78	22
Other expenditure	347	347	39	55	16
Net internal costs	(879)	(879)	(147)	(79)	68
Total expenses	184,814	184,814	27,870	27,780	(90)
Earnings before interest, tax and depreciation (EBITD)	53,338	53,338	18,766	21,899	3,133
Interest expense	3,257	3,257	543	554	11
Depreciation and amortisation	49,975	49,975	8,329	8,378	49
OPERATING SURPLUS/(DEFICIT)	106	106	9,894	12,967	3,073

Levies and utility charges breakup For the period ending 31 August 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse charges	20,051	20,051	3,342	3,267	(75)
Special charges	3,874	3,874	968	982	14
Environment levy	5,830	5,830	1,457	1,470	13
Landfill remediation charge	2,677	2,677	446	449	3
Wastewater charges	40,114	40,114	6,686	6,700	14
Water access charges	17,817	17,817	2,969	2,962	(7)
Water consumption charges	37,759	37,759	5,587	6,163	576
Total Levies and utility charges	128,121	128,121	21,455	21,993	538



7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 August 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of capital funding					
Capital contributions and donations	6,133	6,133	1,840	4,279	2,439
Capital grants and subsidies	7,043	7,043	-	1,810	1,810
Proceeds on disposal of non-current assets	1,716	1,716	15	482	467
Capital transfers (to)/ from reserves	14,566	26,760	(1,821)	(4,279)	(2,458)
Non-cash contributions	3,079	3,079	13	-	(13)
New loans	-	-	-	-	-
Funding from general revenue	53,336	55,312	7,047	4,836	(2,211)
Total sources of capital funding	85,873	100,044	7,094	7,128	34
Application of capital funds					
Contributed assets	3,079	3,079	13	-	(13)
Capitalised goods and services	72,366	86,536	5,741	5,458	(283)
Capitalised employee costs	5,732	5,732	557	898	341
Loan redemption	4,696	4,696	783	772	(11)
Total application of capital funds	85,873	100,044	7,094	7,128	34
Other budgeted items					
Transfers to constrained operating reserves	(11,131)	(11,131)	(2,399)	(2,669)	(270)
Transfers from constrained operating reserves	10,509	10,509	637	476	(161)
WDV of assets disposed	2,128	2,128	355	-	(355)

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the Period Ending 31 August 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	97,659	97,659	15,569	16,294	724
Total expenses	53,982	53,982	8,207	7,268	(938)
Earnings before interest, tax and depreciation (EBITD)	43,677	43,677	7,363	9,025	1,663
Interest expense	-	-	-	-	-
Depreciation	17,081	17,081	2,847	2,774	(73)
Operating surplus/(deficit)	26,596	26,596	4,516	6,252	1,736

REDLAND WATER CAPITAL FUNDING STATEMENT For the Period Ending 31 August 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	3,500	3,500	825	1,085	260
Net transfer (to)/from constrained capital reserves	(2,714)	7,533	(825)	(1,085)	(260)
Other	3,000	3,000	-	-	-
Funding from utility revenue	17,680	14,511	2,129	929	(1,200)
Total sources of capital funding	21,466	28,545	2,129	929	(1,200)
Contributed assets	3,000	3,000	-	-	-
Capitalised expenditure	18,466	25,545	2,129	929	(1,200)
Loan redemption	-	-	-	-	-
Total applications of capital funds	21,466	28,545	2,129	929	(1,200)

REDWASTE SUMMARY OPERATING STATEMENT For the Period Ending 31 August 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	21,810	21,810	3,636	3,567	(69)
Total expenses	15,678	15,678	2,669	2,614	(55)
Earnings before interest, tax and depreciation (EBITD)	6,131	6,131	967	953	(14)
Interest expense	42	42	7	7	-
Depreciation	553	553	92	87	(5)
Operating surplus/(deficit)	5,537	5,537	868	860	(8)

REDWASTE CAPITAL FUNDING STATEMENT For the Period Ending 31 August 2015

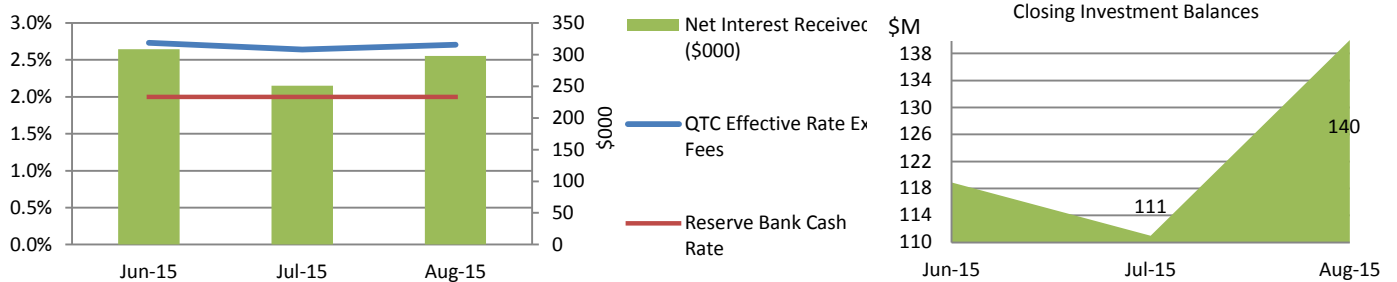
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	-	-	-	-	-
Net transfer (to)/from constrained capital reserves	-	-	-	-	-
Other	-	-	-	-	-
Funding from utility revenue	1,639	2,226	539	86	(453)
Total sources of capital funding	1,639	2,226	539	86	(453)
Contributed assets	-	-	-	-	-
Capitalised expenditure	1,570	2,157	528	74	(453)
Loan redemption	69	69	12	12	-
Total applications of capital funds	1,639	2,226	539	86	(453)



9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 31 August 2015

INVESTMENT RETURNS



Total Investment at End of Month was \$140.06M

Current Position

All Council investments are currently held in the Capital Guaranteed Cash Fund which is a fund operated by the Queensland Treasury Corporation (QTC).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis. The movement in investment balances are reflective of the rating cycle as well as end of financial year cash flow patterns.

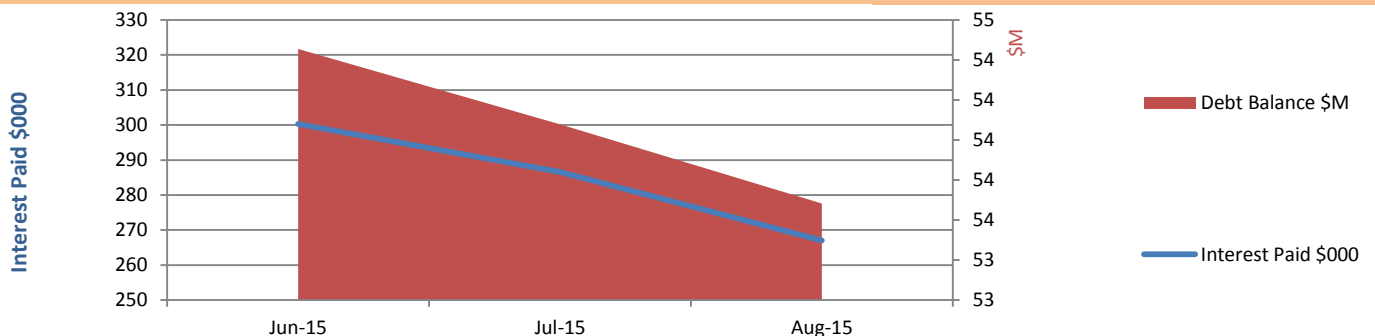
Note: the Reserve Bank reduced the cash rate down to 2% in its May sitting and maintained this position through to its September sitting.

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team has now completed procurement procedures to achieve this outcome and is reviewing term deposit rates in the market to take advantage of any opportunities.

In the meantime the Team ensures Council maximises its interest earnings on a daily basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2015 for the 2015-16 financial year

BORROWING COSTS



Total Borrowings at End of Month was \$53.68M



Current Position

Debt is split into 6, 9 and 12 year pools with repayment made *annually* in advance for 2015-16.

By prepaying the interest annually in 2015-16, it is expected that Council will save in excess of \$50,000 in interest over the financial year.

The movement in interest expense is reflective of the capitalisation of the interest each month along with market movements.

Council adopted its revised Debt Policy in June 2015 for the 2015-16 financial year

10. CONSTRAINED CASH RESERVES

Reserves as at 31 August 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,492	-	-	2,492
Red Art Gallery Commissions & Donations Res	2	-	-	2
	2,494	-	-	2,494
Utilities Reserve:				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	9,900	-	-	9,900
Constrained Works Reserve:				
Tree Planting Reserve	23	12	-	35
Parks Reserve	6,006	795	-	6,801
East Thornlands Road Infra Reserve	674	-	-	674
Community Facility Infrastructure Reserve	979	121	-	1,100
Retail Water Renewal & Purchase Reserve	7,478	194	-	7,672
Sewerage Renewal & Purchase Reserve	9,500	892	-	10,392
Constrained Works Res-Cap Grants & Contribs	1,410	-	-	1,410
Transport Trunk Infrastructure Reserve	13,565	1,282	-	14,847
Cycling Trunk Infrastructure Reserve	3,099	575	-	3,674
Stormwater Infrastructure Reserve	3,722	410	-	4,132
Constrained Works Res-Opr Grants & Contribs	1,246	-	(68)	1,178
	47,702	4,281	(68)	51,915
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,878	-	-	6,878
Environment Charge Maintenance Reserve	1,729	1,470	(391)	2,808
	8,607	1,470	(391)	9,686
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	51	(18)	33
SMBI Translink Reserve	2	240	-	242
	2	291	(18)	275
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	5,806	674	-	6,480
Aquatic Paradise Canal Reserve	2,834	220	-	3,054
Sovereign Waters Lake Reserve	487	14	-	501
	9,127	908	-	10,035
TOTALS	77,832	6,950	(477)	84,305

Closing Cash & Cash Equivalents	140,717
Reserves as percentage of cash balance	60%

Opening balances for reserves are unaudited and subject to change until Queensland Audit Office certification is obtained in October 2015.

11. GLOSSARY

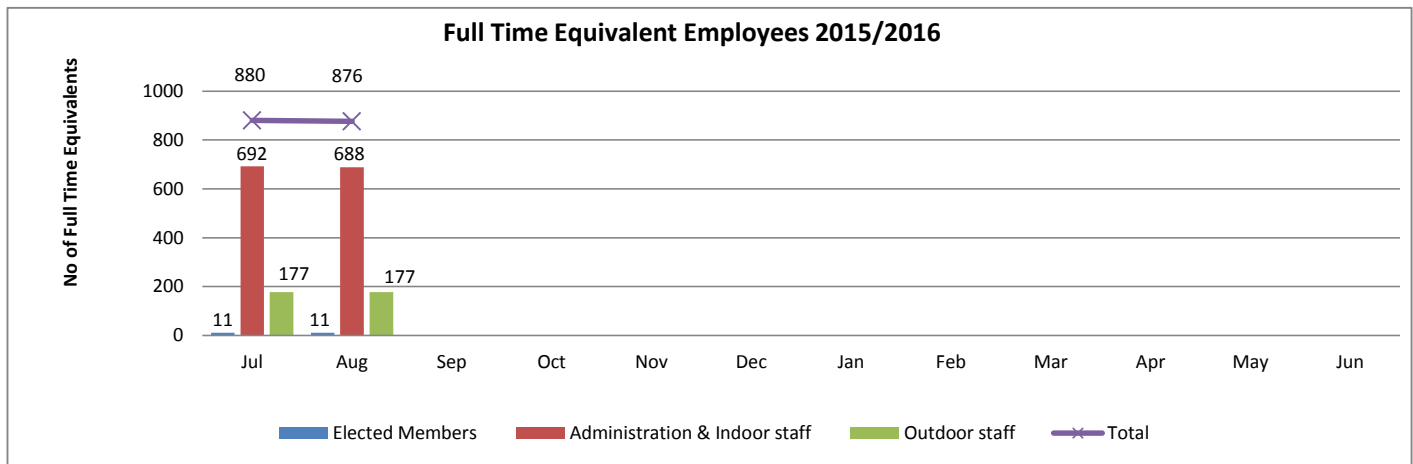
Definition of ratios

Operating Surplus Ratio*: <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*: <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Assets (Renewals)}}{\text{Depreciation Expenditure}}$
Net Financial Liabilities*: <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio: <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M:	Cash Held at Period End
Cash Capacity in Months: <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Debt to Asset Ratio: <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
Operating Performance: <i>This ratio provides an indication of Redland City Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
Interest Cover Ratio: <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$

* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce reporting



Workforce reporting - August 2015: Headcount	Employee Type						
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Grand Total
Office of CEO	17	4	81	10	9	3	124
Organisational Services	4	7	101	9	7	5	133
Community and Customer Service	31	4	248	48	26	7	364
Infrastructure and Operations	13	5	299	10	16	0	343
Total	65	20	729	77	58	15	964

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue rates debtors

Comparison August 2014 to August 2015


Days Overdue	Total					
	Aug-14	% Overdue	Aug-15	% Overdue	\$ Variance	% Variance
<90	\$5,035,556	7.87%	\$4,700,994	7.49%	-\$334,562	-0.39%
90 - 180 days	\$1,705,510	2.67%	\$1,350,347	2.15%	-\$355,163	-0.52%
>180 days	\$2,756,439	4.31%	\$3,097,501	4.93%	\$341,062	0.62%
Total	\$9,497,505	14.85%	\$9,148,842	14.57%	-\$348,663	-0.28%

Days Overdue	Mainland					
	Aug-14	% Overdue	Aug-15	% Overdue	\$ Variance	% Variance
<90	\$3,848,218	6.02%	\$3,674,068	5.85%	-\$174,150	-0.17%
90 - 180 days	\$1,169,831	1.83%	\$878,799	1.40%	-\$291,032	-0.43%
>180 days	\$1,256,639	1.96%	\$1,560,652	2.49%	\$304,013	0.52%
Total	\$6,274,688	9.81%	\$6,113,519	9.74%	-\$161,169	-0.07%

Days Overdue	Nth Stradbroke Is / Coochiemudlo Is / Garden Is					
	Aug-14	% Overdue	Aug-15	% Overdue	\$ Variance	% Variance
<90	\$170,739	0.27%	\$139,212	0.22%	-\$31,527	-0.05%
90 - 180 days	\$57,324	0.09%	\$57,356	0.09%	\$32	0.00%
>180 days	\$56,282	0.09%	\$109,208	0.17%	\$52,925	0.09%
Total	\$284,346	0.44%	\$305,776	0.49%	\$21,430	0.04%

Days Overdue	SMBI					
	Aug-14	% Overdue	Aug-15	% Overdue	\$ Variance	% Variance
<90	\$1,016,599	1.59%	\$887,714	1.41%	-\$128,885	-0.18%
90 - 180 days	\$478,355	0.75%	\$414,192	0.66%	-\$64,163	-0.09%
>180 days	\$1,443,517	2.26%	\$1,427,641	2.27%	-\$15,876	0.02%
Total	\$2,938,471	4.59%	\$2,729,548	4.35%	-\$208,924	-0.25%

11.2 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS**

Objective Reference:	A268010 Reports and Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority 23.08.2015 to 05.09.2015</u>
Authorising Officer:	 David Jeanes Acting General Manager Community & Customer Services
Responsible Officer:	Kim Peeti Acting Group Manager City Planning & Assessment
Report Author:	Debra Weeks Senior Business 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 for a decision.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Decisions Made Under Delegated Authority 23.08.2015 to 29.08.2015

Application	Description	Category	Application	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003040	Domestic Outbuilding and Retaining Wall	Category1	Vincent Pennisi	4 Charlotte Court, Ormiston QLD 4160	Code Assessment	26/08/2015	Development Permit	1
BWP003103	Design & Siting - Garage	Category1	The Certifier Pty Ltd	16 Yorston Place, Ormiston QLD 4160	Concurrence Agency Response	25/08/2015	Approved	1
BWP003105	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	28A Como Street, Ormiston QLD 4160	Concurrence Agency Response	25/08/2015	Approved	1
BWP003114	Design & Siting - Setbacks	Category1	Platinum Building Approvals	3 Dundas Street, Ormiston QLD 4160	Concurrence Agency Response	28/08/2015	Approved	1
BWP003117	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	28 Como Street, Ormiston QLD 4160	Concurrence Agency Response	24/08/2015	Approved	1
BWP003128	Building near infrastructure Sewer line Swimming Pool	Category1	Apex Certification & Consulting	60 Jacob Street, Wellington Point QLD 4160	Concurrence Agency Response	28/08/2015	Approved	1
MCU013544	Dwelling	Category1	Anthony James Fiteni	48A Sentinel Court, Cleveland QLD 4163	Code Assessment	24/08/2015	Development Permit	2
ROL005793	Reconfiguration 1 into 2	Category1	Eric Nicholas Rogers	59 Thornlands Road, Thornlands QLD 4164	Code Assessment	26/08/2015	Permissible Change	3
ROL005955	Standard Format 1 into 4 Lots	Category1	Gateway Survey & Planning	119 Panorama Drive, Thornlands QLD 4164	Code Assessment	24/08/2015	Development Permit	3
BWP003086	Design & Siting - Dwelling	Category1	Approveit Building Certification Pty Ltd	1A Base Street, Victoria Point QLD 4165	Concurrence Agency Response	28/08/2015	Approved	4

Decisions Made Under Delegated Authority 23.08.2015 to 29.08.2015

BWP003113	Boundary Relax and Carport	Category1	Applied Building Approvals	7 Sutton Street, Victoria Point QLD 4165	Concurrence Agency Response	24/08/2015	Approved	4
BWP003121	Design & Siting - Dwelling House	Category1	Approveit Building Certification Pty Ltd	1B Base Street, Victoria Point QLD 4165	Concurrence Agency Response	27/08/2015	Approved	4
MCU013276	Dwelling House	Category1	Joe Smeets	106 The Esplanade, Karragarra Island QLD 4184	Code Assessment	28/08/2015	Permissible Change	5
BWP003100	Referral Agency Response - Dwelling House	Category1	Nigel Robert Conlan	8 Citron Street, Macleay Island QLD 4184	Concurrence Agency Response	24/08/2015	Approved	5
BWP003106	Design and siting - Thatched hut	Category1	Bay Island Designs	49 Coast Road, Macleay Island QLD 4184	Concurrence Agency Response	26/08/2015	Approved	5
MCU013555	Dwelling House - ADA	Category1	The Certifier Pty Ltd	9 Susan Street, Russell Island QLD 4184	Code Assessment	24/08/2015	Development Permit	5
BWP003108	Design and Siting - Carport	Category1	Helen Lorraine Spencer	16 Camena Street, Macleay Island QLD 4184	Concurrence Agency Response	26/08/2015	Approved	5
BWP003092	Domestic Outbuilding - Shed	Category1	Anne Mcternan Phillip T Mcternan	55-59 Winston Road, Sheldon QLD 4157	Code Assessment	25/08/2015	Development Permit	6
BWP003104	Domestic Outbuilding	Category1	Kevin James Miller	29 Intrepid Drive, Victoria Point QLD 4165	Concurrence Agency Response	27/08/2015	Approved	6
BWP003112	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	9 Sarsenet Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	24/08/2015	Approved	6
BWP003131	Design & siting - Dwelling House	Category1	Platinum Building Approvals	249 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	27/08/2015	Approved	6

Decisions Made Under Delegated Authority 23.08.2015 to 29.08.2015

ROL005933	Reconfiguration of Lots - 1 into 2 - By Lease	Category1	Jensen Bowers Group	Redlands IndigiScapes Centre, 377-385 Redland Bay Road, Capalaba QLD 4157	Code Assessment	25/08/2015	Development Permit	7
ROL005959	Standard Format - 1 into 2 Lots	Category1	DTS Group Pty Ltd	4 Carlisle Street, Alexandra Hills QLD 4161	Code Assessment	26/08/2015	Development Permit	7
BWP003097	Domestic Outbuilding	Category1	Applied Building Approvals	489 Redland Bay Road, Capalaba QLD 4157	Code Assessment	26/08/2015	Development Permit	7
BWP003119	Design & Siting - Shed/ Carport	Category1	DBR Certification	69 Hanover Drive, Alexandra Hills QLD 4161	Concurrence Agency Response	24/08/2015	Approved	7
MCU013550	Dwelling House	Category1	Impact Homes Pty Ltd	27A Banks Street, Capalaba QLD 4157	Code Assessment	27/08/2015	Development Permit	9
Category 2								
MCU013444	Multiple Dwellings x 17	Category2	Platinum Design	102 Sturgeon Street, Ormiston QLD 4160	Code Assessment	25/08/2015	Development Permit	1
OPW001859	Operational Works – ROL 3 lots (Smart EDA)	Category2	Structerre Consulting Engineers	212 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	25/08/2015	Development Permit	4
MCU013486	Indoor Recreation Facility	Category2	KPW Yoga Pty Ltd As Trustee	17 Tombo Street Capalaba, Unit 4/17 Tombo Street, Capalaba QLD 4157	Code Assessment	28/08/2015	Development Permit	9
OPW001890	Landscaping (only)	Category2	Bax Investments Pty Ltd	105-107 Mount Cotton Road, Capalaba QLD 4157	Compliance Assessment	25/08/2015	Compliance Certificate	9
MC011582	Apartment Buildings x 72	Category3	Wolter Consulting Group	7 Taylor Crescent, Cleveland QLD 4163	Code Assessment	25/08/2015	Extension to Relevant Period	2

Decisions Made Under Delegate Authority 30.08.20145 to 05.09.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002675	Design & Siting - Relaxation	Category1	Complete Building Certification Fluid Approvals	20 Beachcrest Road, Wellington Point QLD 4160	Permissible Change	3/09/2015	Development Permit	1
BWP003111	Relaxation for Height	Category1	Jennifer Ann Worling	31 Lucy Court, Ormiston QLD 4160	Concurrence Agency Response	31/08/2015	Approved	1
BWP003118	Carport	Category1	DBR Certification	60 Troy Street, Ormiston QLD 4160	Concurrence Agency Response	31/08/2015	Approved	1
BWP003129	Design & Siting - Extension	Category1	The Certifier Pty Ltd	62 Wellesley Street, Wellington Point QLD 4160	Concurrence Agency Response	31/08/2015	Approved	1
MCU013545	Dwelling House	Category1	Heisig Constructions (QLD) Pty Ltd	5 Anchorage Drive, Cleveland QLD 4163	Code Assessment	3/09/2015	Development Permit	2
ROL005952	Standard Format: 1 into 2 lots	Category1	Philip Murray Impey	84 Passage Street, Cleveland QLD 4163	Code Assessment	1/09/2015	Development Permit	2
BWP003094	Design and Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	27 Moreton Road, Thornlands QLD 4164	Permissible Change	4/09/2015	Development Permit	3
BWP003123	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	5 Marjoram Street, Thornlands QLD 4164	Concurrence Agency Response	1/09/2015	Approved	4
BWP003125	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	5A Marjoram Street, Thornlands QLD 4164	Concurrence Agency Response	1/09/2015	Approved	4
BWP003126	Design & Siting - Deck	Category1	Bartley Burns Certifiers & Planners	1 Erapah Street, Coochiemudlo Island QLD 4184	Concurrence Agency Response	4/09/2015	Approved	4

Decisions Made Under Delegate Authority 30.08.20145 to 05.09.2015

BWP003122	Design and Siting - Shed	Category1	Eric Arthur Lloyd Barker	138A Main Street, Redland Bay QLD 4165	Concurrence Agency Response	3/09/2015	Approved	5
BWP003116	Design & Siting - Carport	Category1	Garry Edmunds Stephen James Gerrard	37 Aqua Crescent, Redland Bay QLD 4165	Concurrence Agency Response	31/08/2015	Approved	6
ROL005964	Reconfiguring a Lot (1 into 2 Lots)	Category1	Antech Constructions Pty Ltd	1 Madison Court, Redland Bay QLD 4165	Compliance Assessment	31/08/2015	Compliance Permit	6
ROL005965	Reconfiguring a Lot (1 into 2 Lots)	Category1	Antech Constructions Pty Ltd	10 Madison Court, Redland Bay QLD 4165	Compliance Assessment	31/08/2015	Compliance Permit	6
BWP003127	Referral Agency Response - Dwelling House - Secondary Dwelling	Category1	C & R Darvill Pty Ltd	80 Hanover Drive, Alexandra Hills QLD 4161	Concurrence Agency Response	2/09/2015	Approved	7
BWP003120	Design & Siting - Garage	Category1	Begbie Bentham Pty Ltd	16 Blaxland Street, Capalaba QLD 4157	Concurrence Agency Response	2/09/2015	Approved	9
ROL005944	Standard Format 1 into 3 Lots	Category1	Black Watch	30 Beenwerrin Crescent, Capalaba QLD 4157	Code Assessment	1/09/2015	Development Permit	9
Category 2								
MCU012366	Apartment Units x 8	Category2	Harrison Grierson Consultants Pty Limited Taila Made Developments	347 Main Road, Wellington Point QLD 4160	Permissible Change	1/09/2015	Approved	1
MCU013166	Multiple Dwelling x 9	Category2	Curo Property Solutions Platinum Design	18 Bainbridge Street, Ormiston QLD 4160	Permissible Change	4/09/2015	Development Permit	1

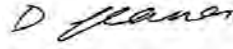
Decisions Made Under Delegate Authority 30.08.20145 to 05.09.2015

OPW001879	Operational Works – ROL 2 into 4	Category2	Hendriks House Consulting Engineers Pty Ltd	19 Fernbourne Road, Wellington Point QLD 4160	Code Assessment	3/09/2015	Development Permit	1
OPW001896	Operational Works - Domestic Driveway Crossover	Category2	Robert Timms	453A Main Road, Wellington Point QLD 4160	Code Assessment	31/08/2015	Development Permit	1
MCU013470	Mixed Use - Apartment Building and Commercial Office	Category2	Australia Wistar Pty Ltd	12-14 Wharf Street, Cleveland QLD 4163	Code Assessment	1/09/2015	Development Permit	2
ROL005916	Standard Format 1 into 5 Lots	Category2	Eagle Surveys Pty Ltd	86-90 School Road, Victoria Point QLD 4165	Code Assessment	1/09/2015	Development Permit	4
MCU013522	Multiple Dwellings x 6	Category2	Large Wooden Rabbit Pty Ltd As Trustee	190-192 James Street, Redland Bay QLD 4165	Code Assessment	4/09/2015	Development Permit	5
OPW001674	Operational Works - Apartment Building Shop and Refreshment	Category2	Civil & Property Development Consulting Pty Ltd Lib (177) Pty Ltd	Redland Bay Motor Inn, 152-158 Broadwater Terrace, Redland Bay QLD 4165	Compliance Assessment	1/09/2015	Compliance Certificate	5
OPW001895	Operational Works - Domestic Driveway Crossover	Category2	C & R Darvill Pty Ltd	80 Hanover Drive, Alexandra Hills QLD 4161	Code Assessment	31/08/2015	Development Permit	7
OPW001898	Domestic Driveway Crossover (Smart EDA)	Category2	Andrew Mark Bell	3 Pennant Court, Birkdale QLD 4159	Code Assessment	31/08/2015	Development Permit	10
ROL005960	Reconfiguring a Lot (Two (2) into Four (4) Lots)	Category2	East Coast Surveys Pty Ltd	12-14 Maud Street, Birkdale QLD 4159	Code Assessment	4/09/2015	Development Permit	10

11.2.2 APPEALS LIST CURRENT AS AT 07 SEPTEMBER 2015

Objective Reference: A268051
Reports and Attachments (Archives)

Authorising Officer:



David Jeanes
Acting General Manager Community and
Customer Services

Responsible Officer:

Kim Peeti
Acting Group Manager City Planning and
Assessment

Report 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 Infrastructure, Local Government and Planning (DILGP)

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) 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). Corner Taylor Road & Woodlands Drive, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		Settled on 26 August 2015 by consent.

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 further amended plans for the consideration of the parties. The matter has been adjourned to 30 September 2015.

3.	File Number:	Appeal 4802 of 2014 - (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		Matter progressing, set down for 6 day hearing in November 2015.

4.	File Number:	Appeals 178, 179, 180 & 181 of 2015 - (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		A directions Order was issued by the Court on 2 September. Parties are to attend a without prejudice meeting before 23 October 2015.

5.	File Number:	Appeal 795 of 2015 - (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop - 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		Orders were made on 19 August 2015 requiring the developer to undertake public notification again and for Council to write to missed submitters. The matter is next to be reviewed on 8 October 2015.

6.	File Number:	Appeals 1610 of 2015 - (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Experts were meeting during August and preparing a joint report. Mediation taking place in September and Court review on 23 September 2015.

7.	File Number:	Appeals 3118 of 2015 - (ROL005923)
Applicant:		W Stone
Application Details:		Reconfiguring a Lot (1 into 2) 35-37 Clive Road, Birkdale
Appeal Details:		Applicant appeal against refusal.
Current Status:		On 26 August 2015 received directions Order from the Court.

8.	File Number:	Appeal 3441 of 2015 - (MCU013378)
Applicant:		Urban Potentials Pty Ltd
Application Details:		Service Station 4 – 6 Government Rd, Redland Bay
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 2 September 2015.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

11.2.3 2018 COMMONWEALTH GAMES LIAISON COMMITTEE

Objective Reference: A266375
Reports and Attachments (Archives)

Authorising Officer:



David Jeanes
Acting General Manager
Community and Customer Services

Responsible Officer:

Kim Kerwin
Group Manager Economic Sustainability and
Major Projects

Report Author:

Frank Pearce
Principal Adviser Strategic Partnerships

PURPOSE

This report has been prepared in response to the Council resolution of 12 August 2015 that recommends the development of a structure for a Redlands Commonwealth Games Liaison Committee to identify and coordinate opportunities for Redland City associated with the 2018 Commonwealth Games.

BACKGROUND

On 12 November 2011 it was announced the Gold Coast had won the right to host the 2018 Commonwealth Games. Premier Anna Bligh said the Commonwealth Games could generate up to \$2 billion in economic benefit with up to 30,000 full time-equivalent jobs created between 2015 and 2020. Over \$500 million will be invested in sport and transport infrastructure as a direct result of the successful bid. The Games will include representatives from up to 71 Commonwealth countries participating in 17 different sports.

The 2018 Commonwealth Games will be run between 4 -15 April 2018. The Games Village will be the focal point of the event. The Village located at Parklands, Southport, adjacent to Griffith University and Gold Coast University Hospital, will accommodate 6,500 athletes and officials, and will be located within a 20 minute drive to most of the competition and training venues. Two exceptions to this which present opportunities to Redland City are the shooting and track cycling, which will be located at Belmont and Chandler. The shooting program is scheduled for 8-14 April, and track cycling events 5-8 April.

The Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB) has formed the 'Embracing 2018 Advisory Committee'. The Advisory Committee has a lead role in helping to achieve benefits for the state's business sector, maximise long term community, sport and health benefits and strengthen Queensland's standing as Australia's top tourism destination.

In February 2015 the Department of State Development, Infrastructure and Planning (now Department of State Development) in partnership with Regional Development Australia (RDA) Logan and Redlands formed the Logan and Redlands Economic Development Stakeholders Roundtable. Arising from that meeting, a sub-committee was formed (the Embracing 2018 Regional Working Group).

It was envisaged that this group could leverage potential opportunities for local businesses and the community arising before, during and after the Commonwealth Games.

On 4 August 2015 the DTESB Manager, Major Projects presented to the Embracing 2018 Regional Working Group and provided an update and advice on how Councils in the region could get involved in the procurement processes and legacy opportunities arising from the Commonwealth Games. The Manager advised that he would be attending Commonwealth Games Federation General Assembly in Auckland from 31 Aug to 3 September, 2015. Attending this assembly will have been representatives of all competing nations and territories, during which time an assessment will be made about their pre-games training arrangements and outline possible opportunities for Local Governments to host some pre-training activities (note: some pre-training venues have already been determined).

To provide a coordinated approach in attracting activities that could have an economic and social benefit to the City it was resolved by Council on August 12th that a Redlands Commonwealth Games Liaison Committee be formed. The committee will be responsible for scoping and prioritising projects and acting as a conduit for the potential opportunities available for the City. The resolution adopted by council was as follows:

1. Support and encourage the visitation and community engagement of Commonwealth Games sports teams and their officials within the Redlands;
2. Establish a Redlands Commonwealth Games liaison committee as the vehicle to engage with sporting teams, Commonwealth Games Committees, local community including but not restricted to sporting clubs and teams, schools, associations and any other party contributing to the City engagement with the Games;
3. Have Council officers prepare a report recommending the structure of the proposed committee which will consider membership of Council and non-Council groups such as the Redlands Chamber of Commerce, State representation, local sports groups and other persons and scope the opportunities best available for the Redlands; and
4. Include a funding request to cover the operational cost of this committee for the current financial year.

ISSUES

The 2018 Commonwealth Games could provide significant economic and social opportunities for Redlands businesses, sporting clubs and community groups. These opportunities include economic stimulus, increasing cultural awareness and the development of sport in the region. To maximise the benefit for Council and other stakeholders it would be beneficial to concentrate on those Commonwealth Games sports where there is good supporting infrastructure and/or some geographical advantage for the city.

Businesses should be encouraged and supported through development programs to take advantage of any tendering opportunities, including developing regional partnerships to provide scalability and improve their prospects for successful engagement. Tourism, in particular, could be encouraged to develop their offering and work in partnerships to provide packaged deal options for visiting teams and officials. Schools could use the opportunity to learn about the various cultural, political and geographic differences between participating countries.

The following table provides a brief and not exclusive overview of where the City could benefit from participating in opportunities that arise from the games both directly and indirectly. Engagement with Council officers, elected officials, business, sporting and community groups is now required to identify and capitalise on these opportunities.

Table 1: Summary of opportunities

Area	Opportunity	Responsibility
Business	<ul style="list-style-type: none"> Small and medium sized businesses could benefit from procurement / supply chain opportunities 	Economic Sustainability and Major Projects DTESB ¹ DSD ² Chambers of Commerce
Tourism	<ul style="list-style-type: none"> Increase in tourism from games visitors – an opportunity to develop tourism packages, infrastructure, product offering, operator skills and promote Redland as a visitor destination Accommodation for teams in pre-games training Involvement of Redlands in the Queen's baton relay RV parking for volunteering grey nomads 	Communication, Engagement & Tourism DTESB Chambers & Industry groups
Sporting	<ul style="list-style-type: none"> Increase uptake in sports profiled by the Games through visiting athletes, coaches & other pre-games associated events Cultural exchange from visiting sporting teams 	City Sport & Venues Sporting Clubs DTESB DNPSR ³
	<ul style="list-style-type: none"> Provision of pre-games training venues & accommodation for teams – this should focus on sports where there is already a good following or geographic advantage 	City Sport & Venues Sporting Clubs DTESP DNPSR
Arts & Cultural	<ul style="list-style-type: none"> Participation of local indigenous arts community in games ceremonies, artistic displays, international visitor experiences and tourism collaboration 	DTESB Senior Adviser Indigenous Partnerships Director - Redland Art Gallery
	<ul style="list-style-type: none"> Participation in the development of the Embracing 2018 Reconciliation Action Plan (RAP) 	DTESP QYAC ⁴ Senior Adviser Indigenous Partnerships
Educational	<ul style="list-style-type: none"> Establishing school links with other Commonwealth countries Supporting the development of a more multi-cultural awareness in school 	DEET ⁵ DSD DTESP Strengthening Communities
Community	<ul style="list-style-type: none"> Seek ways to involve the community and engage with people from a wide range of backgrounds and perspective Involvement of young people in games related events and employment 	DTESP Strengthening Communities

¹ Department of Tourism, Major Events, Small Business and the Commonwealth Games

² Department of State Development

³ Department of National Parks, Recreation, Sport and Racing

⁴ Quandamooka Yoolooburrabee Aboriginal Corporation

⁵ Department of Education and Training

To enable Council to identify and capitalise on potential opportunities it has been recommended that Council form a Redland Commonwealth Games Coordination Committee. Given the wide breadth of opportunities leading to a large number of stakeholders, it is proposed this co-ordination committee is initially composed of Council officers. The officers participating in this committee would then be tasked with liaising with the relevant external groups (utilising existing relationships where possible). This will allow these groups (including business and tourism organisations, sporting clubs, community and cultural groups and schools) to identify and pursue opportunities that arise through the Commonwealth Games.

This approach will ensure an efficient process where external stakeholders only have to attend meetings when absolutely necessary. The committee should include a Councillor and key Council officers who will also participate in the State Government supported Embracing 2018 Regional Working Group where they will have access to the relevant State Government officers. Local community and business representatives also have the ability to connect directly with The Embracing 2018 Regional Working Group. A representative from Redland City Chamber of Commerce has already been participating in this working group.

Once the Redland City Economic Development Advisory Board is in place the Coordination Committee will be able to report to the Board to keep them abreast of developing opportunities.

The proposed members of the committee will include:

- Group Manager Economic Sustainability and Major Projects;
- Principal Adviser Strategic Partnerships;
- Economic Development Coordinator;
- Group Manager Communications, Engagement and Tourism;
- Principal Adviser Communications, Engagement and Tourism;
- Service Manager City Sport and Venues; and
- Service Manager Strengthening Communities.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that affect the outcome of this report.

Risk Management

Opportunities

- Up skilling local business
- Increased tourism
- Increased use of local sporting facilities
- Improved local sporting facilities
- Local Indigenous cultural awareness
- Enhancing cultural and tourism outcomes that support the North Stradbroke Island Economic transition

Risks

- Visitors, athletes and officials bypass the city in favour of other regions
- Failure by local businesses to capitalise on opportunities presented by the Commonwealth Games

- Failure by the City to capitalise on the opportunities presented through the Commonwealth Games could result in lost educational, cultural and social opportunities

Financial

Requests for funding related to the program of activities would be submitted through the normal budgetary process.

People

The delivery of this policy will involve the following people:

- Group Manager Economic Sustainability and Major Projects;
- Principal Adviser Strategic Partnerships;
- Economic Development Coordinator;
- Group Manager Communications, Engagement and Tourism;
- Principal Adviser Communications, Engagement and Tourism;
- Service Manager City Sport and Venues; and
- Service Manager Strengthening Communities

Environmental

There are no identified environmental impacts.

Social

The Commonwealth Games provides the city with an increased awareness of the quality of the city's cultural and historical products, notably in relation to the City's Indigenous culture and heritage.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The recommendation primarily supports Council's strategic priority of delivering a supportive and vibrant economy. In addition, the International Relations Policy and Guidelines - Strategic Economic and Community Relations will also:

- Provide opportunity for business investment and local employment
- Develop a supportive vibrant economy that delivers business opportunities
- Strengthen the tourism industry
- Assist Council understanding and respecting the future of the Quandamooka people

CONSULTATION

The preparation of the policy document has been a collaborative effort between Officers from across the organisation including:

- Group Manager Economic Sustainability and Major Projects.
- Principal Adviser Strategic Economic Development.
- Principal Adviser Strategic Partnerships.
- Service Manager Facilities Services.
- Acting Service Manager City Sport and Venues.
- Service Manager Strengthening Communities.
- Economic Development Coordinator.

- Principal Adviser Communications, Engagement and Tourism.
- Senior Adviser Indigenous Partnerships.
- Qld Department of Education and Training.
- Qld Department of State Development.

OPTIONS

1. Under the guidance of the Economic Sustainability and Major Projects Group, form the Redland City Council 2018 Commonwealth Games Liaison Committee to include the following representatives:
 - Group Manager Economic Sustainability and Major Projects;
 - Principal Adviser Strategic Partnerships;
 - Economic Development Coordinator;
 - Group Manager Communications, Engagement and Tourism;
 - Principal Adviser Communications, Engagement and Tourism;
 - Service Manager City Sport and Venues; and
 - Service Manager Strengthening Communities.
2. Request further information on the formation of the Redland City Council Commonwealth Games Liaison Committee.
3. Refuse to endorse the formation of the Redland City Council 2018 Commonwealth Games Liaison Committee.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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


That Council resolves that under the guidance of the Economic Sustainability and Major Projects Group, to form the Redland City Council 2018 Commonwealth Games Liaison Committee to include the following representatives:

- **Group Manager Economic Sustainability and Major Projects;**
- **Principal Adviser Strategic Partnerships;**
- **Economic Development Coordinator;**
- **Group Manager Communications, Engagement and Tourism;**
- **Principal Adviser Communications, Engagement and Tourism;**
- **Service Manager City Sport and Venues; and**
- **Service Manager Strengthening Communities.**

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

11.2.4 AMENDMENTS TO ADOPTED INFRASTRUCTURE CHARGES RESOLUTION 2.1

Objective Reference:	A230504 Reports and Attachments (Archives)
Attachment:	<u>Adopted Infrastructure Charges Resolution 2.2 Markup</u>
Authorising Officer:	 David Jeanes Acting General Manager Community and Customer Services
Responsible Officer:	Kim Peeti Acting Group Manager City Planning and Assessment
Report Author:	Giles Tyler Principal Adviser Infrastructure Planning & Charging

PURPOSE

The purpose of this report is to seek Council's endorsement of an amended Adopted Infrastructure Charges Resolution (AICR) instrument to resolve a number of implementation issues, correct errors and provide greater clarity.

BACKGROUND

Council resolved to make AICR2.1 on 30 June 2014 for the purposes of satisfying subsequent amendments to the planning act through the *Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Act 2014* (SPICOLA2014) which introduced the State's statutory reforms to the local government infrastructure planning and charging framework on 4 July 2014. The more significant of those legislative changes included:

- continuing the practice of local government's funding the gap between what developers are required to pay towards new urban infrastructure (through capped charges) and the real capital costs;
 - a continuation of no indexation to the maximum rate of the capped charges;
 - introduction of conversion applications for non-trunk infrastructure to trunk, with appeal rights;
 - a process for applicant's to request recalculation of infrastructure offsets/refunds on 'actual value' rather than the default 'planned values';
 - extension of permissible change and permit extension provisions to allow amended infrastructure charges notices to be issued;
 - a process where credits must be given for existing use rights (and approvals) and any other lawful development that can be undertaken without a further permit, with new appeal rights to allow the application of credits to be challenged.
-

In implementing AICR2.1 and review of the resolution post changes to the Sustainable Planning Act (SPA), officers have identified a number of issues relating to the translation of Council's previous policy on infrastructure charges contained in AICR1.3 to the current resolution. The temporary uses of 'Display Dwelling' and 'Estate Sales Office' are no longer treated as Minor Uses and therefore attract a charge. The use 'Bed and Breakfast' was also inadvertently reclassified from a Minor Use. Errors have also been recognized by the resolutions author, CBP Lawyers, in relation to the way that the Council has been defined as a 'distributor-retailer', which strictly speaking it is not. Further, low impact leisure and recreational activities are also being unreasonably charged the highest commercial charge rate.

ISSUES

Distributor-retailer

The way that Council has been defined as a 'distributor-retailer' in the document creates some confusion which should be corrected. When the AICR was drafted there was some uncertainty under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* (SEQ Water Act) whether the Council, as a withdrawn council and successor to Allconnex, was a distributor-retailer. As a result, the resolution was drafted broadly to include a definition of distributor-retailer for the water supply and sewerage networks. It was then defined as the Redland City Council. However, upon review of the SEQ Water Act for the purpose of determining whether a participating local government of Allconnex is a distributor-retailer, it is clear that whilst it is a withdrawn council and SEQ service provider, it is not a distributor-retailer. Proposed AICR2.2 corrects this by renaming Council an 'SEQ service provider'.

Indoor Recreation

In implementing the current resolution, it has been identified that small scale leisure and sporting activities such as yoga and dance classes, as well as gyms and martial arts practiced in existing commercial industry buildings and tenancies are charged the \$200 per metre squared of GFA maximum charge rate, whereas a court is \$20/m². It is not considered that these uses place a demand upon Council's infrastructure networks that would reasonably justify the higher charge. In the assessment of all applications to date for these uses, the infrastructure charge has been challenged or relief has been sought by the applicant.

To address this issue, it is proposed to include a further definition of 'court area' that would restrict the higher GFA charge rate to those spaces used for activities other than the recreational pursuits, as follows:

***court area** means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.*

This is similar to the approach taken by Brisbane.

Minor Uses

Council's previous policy on the temporary uses 'Display Dwelling' and 'Estate Sales Office' was not to apply a charge. This position was not translated to AICR2.1. Similarly, the ancillary 'Bed and Breakfast' use to the 'Home Business' category and 'Secondary Dwelling' (relative's apartment) to a Dwelling House were not properly

converted to avoid a further charge. It is proposed that the updated resolution AICR2.2 reinstate these uses under the Minor Use category, where the charge is nil, and remove the reference to 'Relative's Apartment' in its entirety as it forms part of a dwelling.

Updated charge rates

Schedule 4 of the current resolution provides for specific Council charge rates applicable to 'Aged persons and special needs housing' that are lower than the maximum that can be applied under regulations. This has been a policy position of Council since the introduction of capped charges in July 2011 where it was decided to apply the equivalent of the former planning scheme policy rates, with annual indexation. It is prudent therefore, to take this opportunity of a revised resolution to update these rates to 2015/16 figures using the 3-year moving average annual percentage increase as required by SPA section 629.

Errors

References to specific stormwater catchments in Schedule 6 (Planned cost for trunk infrastructure networks) require correction. Further, an amendment is required to the future land value of a planned stormwater device in the Kinross Road Structure Plan Area (Schedule 6 Table I) as it was erroneously attributed to an urban residential land rate rather than the applicable open space rate.

STRATEGIC IMPLICATIONS

Legislative Requirements

The redrafted resolution 2.2 addresses implementation issues, factual errors and clarification but remains compliant with the provisions *Sustainable Planning Act 2009* (SPA).

Risk Management

The redrafted resolution 2.2 responds to a number of deficiencies in the current resolution by better managing the implementation of the infrastructure charging framework for certain uses and minimises the likelihood of challenge on the reasonableness of the applicable charge rate.

Financial

The financial impact of reducing the charge for small scale leisure and sporting activities in existing commercial industry buildings and tenancies is considered minimal as the current charge rate makes most applications unfeasible.

The reintroduction of additional temporary uses that do not attract a charge is consistent with Council's previous policy position.

People

There will be no impact on human resources.

Environmental

This proposal does not have any environmental implications.

Social

This proposal does not have any adverse social consequences.

Alignment with Council's Policy and Plans

This proposal is in line with the following outcomes of the Corporate Plan.

- 5.1 Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.

The recommendations in this report will not require amendments to the Redlands Planning Scheme.

CONSULTATION

The redrafted AICR has been developed with the assistance of the General Counsel.

OPTIONS

1. To adopt the Redland City Council *Adopted Infrastructure Charges Resolution (No.2.2) of 2015*.
2. Make no change to the current Redland City Council *Adopted Infrastructure Charges Resolution (No.2.1) of 2012*.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

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

That Council resolves as follows:

1. To adopt the Redland City Council **Adopted Infrastructure Charges Resolution (No.2.2) of 2015 as attached to this report, made under section 630 of the *Sustainable Planning Act 2009*; and**
2. That the resolution is to have effect on and from the date it is first uploaded onto Council's website as prescribed in section 634 of the *Sustainable Planning Act 2009*.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Redland City Council

| Adopted Infrastructure Charges Resolution (No. 2.21) ~~2014~~2015

Redland City Council

Adopted Infrastructure Charges Resolution (No. 2.21) ~~2014~~2015

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Redland City Council

Adopted Infrastructure Charges Resolution (No. 2.21) ~~2014~~2015

Part 1 Introduction

1. Short title

This resolution may be cited as *Redland City Council Adopted Infrastructure Charges Resolution (No. 2.21) ~~2014~~2015*.

2. Commencement

This resolution has effect on and from ~~30 June 2014~~ 24 September 2015.¹

3. Sustainable Planning Act 2009

(1) This resolution is made under the Planning Act by the Redland City Council as the following:

(a) the local government, for the local government trunk infrastructure networks;

(b) the ~~distributor-retailer~~SEQ service provider, for the ~~distributor-retailer~~SEQ service provider trunk infrastructure networks.

Editor's note—See section 630 (Power to adopt charges resolution) of the Sustainable Planning Act 2009.

• ~~For paragraph (a), see section 648D (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.~~

• ~~For paragraph (b), see section 755KA (Distributor-retailer may decide matters about adopted infrastructure charge) of the Sustainable Planning Act 2009.~~

(2) This resolution is to be read in conjunction with the following:

(a) the Infrastructure SPRP;

(b) the planning scheme.

(3) This resolution is attached to but does not form part of the planning scheme.

Editor's note—See section 634(1) (Steps after making charges resolution) ~~648D(6) and (7) (Local government may decide matters about charges for infrastructure under State planning regulatory provision)~~ of the Sustainable Planning Act 2009.

4. Purpose

The purpose of this resolution is to state the following:

¹ The making of this resolution by the local government was first uploaded to the Council's website on 24 September 2015, notified in The Redland Times on 27 June [INSERT] 2014.

- (a) the adopted charges for providing the trunk infrastructure networks for development;
- (b) the levied charges to be levied for development for the demand placed on the trunk infrastructure networks;
- (c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the trunk infrastructure networks for development.

5. Interpretation

- (1) The dictionary in schedule 1 defines words used in this resolution.
- (2) A word not defined in this resolution which is defined in the Planning Act has the meaning given in the Planning Act.
- (3) A word not defined in this resolution or the Planning Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this resolution takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* and section 14 (Applicable provisions) of the *Statutory Instruments Act 1992*.

Editor's note—Section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Part 2 Adopted charges

6. Purpose of part 2

Part 2 states the following:

- (a) the adopted infrastructure charges for providing trunk infrastructure networks for development (**adopted charge**);
- (b) the **trunk infrastructure networks**, which are the following:
 - (i) the trunk infrastructure for the transport, public parks and land for community facilities and stormwater infrastructure networks (**local government trunk infrastructure networks**);
 - (ii) the trunk infrastructure for the ~~distributor-retailer's~~ [SEQ service provider's](#) water service and wastewater service (~~distributor-retailer~~ [SEQ service provider's](#) **trunk infrastructure networks**);
- (c) the date the adopted charges take effect (**applicable date**);
- (d) the part of the local government area to which the adopted charges apply (**applicable area**);
- (e) the uses to which the adopted charges apply (**applicable use**).

7. Adopted charges

The adopted charges are stated in schedule 2 for the following:

- (a) for the local government, for providing the local government trunk infrastructure networks;
- (b) for the ~~distributor-retailer~~ [SEQ service provider](#), for providing the ~~distributor-retailer~~ [SEQ service provider](#) trunk infrastructure networks.

Editor's note—See section 630(1) (Power to adopt charges by resolution) of the Sustainable Planning Act 2009.

• ~~For paragraph (a), see section 648D(1)(a) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.~~

• ~~For paragraph (b), see section 755KA(1) (Distributor-retailer may decide matters about adopted infrastructure charge) of the Sustainable Planning Act 2009.~~

8. Trunk infrastructure networks for the adopted charges

The trunk infrastructure networks are specified in an **infrastructure planning instrument** which comprises the following:

- (a) the **local government infrastructure planning instrument**—the [priority local government](#) infrastructure plan;

- (b) the ~~distributor-retailer~~**SEQ service provider infrastructure planning instrument**—the following:
- (i) the ~~distributor-retailer's~~**SEQ service provider's** water netserv plan under the SEQ Water Act;
- ~~(ii) the interim connections policy and schedule of works under the SEQ Water Act adopted by the distributor-retailer if paragraph (i) is not applicable;~~
- (iii) the local government's ~~priority~~**local government** infrastructure plan, if paragraphs (i) ~~and (ii) are~~**is** not applicable.

Editor's note—Section 14B(1) (Use of extrinsic material in interpretation) of the Acts Interpretation Act 1954, which provides that the interpretation of a provision of an Act, consideration may be given to extrinsic material capable of assisting in the interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

9. Applicable date for the adopted charges

- (1) The applicable date for the adopted charges is ~~1 July 2014.~~ **24 September 2015.**
- (2) For the avoidance of doubt the adopted infrastructure charges for providing trunk infrastructure networks in effect immediately before the making of this resolution remain in effect immediately before the applicable date.

10. Applicable area for the adopted charges

The applicable area for the adopted charges is all of the local government area.

Editor's note—See section ~~631(3) (Contents—general)648D(1)(c) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.~~

~~Editor's note—See section 755KA(1)(b) (Distributor-retailer may decide matters about adopted infrastructure charge) of the Sustainable Planning Act 2009.~~

11. Applicable uses for the adopted charges

- (1) The applicable uses under the planning scheme to which the adopted charges apply are stated in schedule 3.
- (2) The Redland City Council is to include a use under the planning scheme which is included in the 'Other uses' charge category in schedule 3, column 1 in a charge category permitted under the Infrastructure SPRP based on an assessment of the use and the demand placed upon the trunk infrastructure networks.
- (3) The Redland City Council has indicatively included the uses under the planning scheme in schedule 3, column 3 and column 4 which are identified as an 'other use' in schedule 3, column 2 in the charge category permitted under the Infrastructure SPRP stated in schedule 3, column 1, subject to an assessment of the use and the demand placed upon the trunk infrastructure networks.

Editor's note—See schedule 1, column 2 and column 3, 'Other uses', of the State Planning Regulatory Provision (adopted charges).

Part 3 Levied charges

12. Purpose of part 3

Part 3 states the following:

- (a) the applicable development for which adopted charges may be levied by the Redland City Council for development for the demand placed upon the respective trunk infrastructure networks (**levied charge**);
- (b) the method to be applied by the Redland City Council for working out the levied charge including the following:
 - (i) the adopted charge to be applied (**applied adopted charge**);
 - (ii) the additional demand placed upon the respective trunk infrastructure networks which will be generated by the development (**additional demand**);
 - (iii) the discount to be applied for a financial contribution (**prescribed financial contribution**):
 - (A) provided for in relation to a trunk infrastructure network under a planning scheme policy of the Redland City Council;
 - (B) required by a condition of a previous development approval given by the Redland City Council before 1 July 2011 and which has not lapsed;
 - (C) which has been paid to the Redland City Council or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the Redland City Council for the provision of land, work or money for a trunk infrastructure network; and
 - (D) which has not been reimbursed or otherwise previously applied against another financial contribution;
- (c) the method to be applied by the Redland City Council for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (**automatic increase**).

13. Applicable development for the levied charge

- (1) The levied charge may be levied for the following development:
 - (a) reconfiguring a lot;
 - (b) material change of use of premises;
 - (c) carrying out of building work.

Editor's note—See section 2.2 (Development for which maximum adopted charges may be levied) of the State Planning Regulatory Provision (adopted charges).

- (2) The levied charge is not to be levied for the following:
- (a) development in a priority development area under the *Economic Development Act 2012*;
 - (b) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2012*.

Editor's note—See section [630\(2\)\(c\) \(Power to adopt charges by resolution\)](#)~~648E (When adopted infrastructure charge cannot be levied)~~ of the *Sustainable Planning Act 2009*.

14. Working out the levied charge

- (1) The levied charge for the development is to be worked out by the Redland City Council as follows:

$$LC = (AC \times AD) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

D is the discount for the prescribed financial contribution.

- (2) The levied charge is to be worked out for the respective trunk infrastructure networks as follows:
- (a) for each of the local government trunk infrastructure networks collectively;
 - (b) for each of the ~~distributor-retailer~~[SEQ service provider](#) trunk infrastructure networks.

15. Working out the applied adopted charge

The applied adopted charge for the development is to be worked out by the Redland City Council for the respective trunk infrastructure networks by applying the following:

- (a) the adopted charge in schedule 2, if paragraph (b) does not apply;
- (b) the applied adopted charge for particular uses in schedule 4, if the local government considers that it should be applied having regard to the additional demand placed upon the respective trunk infrastructure networks which will be generated by the development.

16. Working out the additional demand

- (1) The additional demand for the development is to be worked out by the Redland City Council for the respective trunk infrastructure networks as follows:

$$AD = DD - DC$$

Where:

AD is the additional demand.

DD is the demand placed upon the respective trunk infrastructure networks which will be generated by the development (***development demand***).

DC is the demand placed upon the respective trunk infrastructure networks generated by previous development if applicable (***demand credit***).

- (2) The development demand is worked out using the relevant unit of calculation for an adopted charge for the development in schedule 2 (***demand unit***).
- (3) The demand credit for previous development is to be worked out using the following:
 - (a) for a proposed material change of use or building work, the greater of the following:
 - (i) if the premises is subject to an existing use which is lawful and already taking place on the premises (***existing lawful use***) that places demand upon the respective trunk infrastructure networks, the demand generated for the existing lawful use using the applicable demand units for the use;
 - (ii) if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises (***previous lawful use***) that placed demand upon the respective trunk infrastructure networks, the demand generated for the previous lawful use using the applicable demand units for the use;
 - (b) for a proposed reconfiguring a lot, the demand generated for each existing lot of the premises which is serviced by the respective trunk infrastructure networks.

Editor's note—[See section 636\(2\) and \(3\) \(Limitation of levied charge\) of the Sustainable Planning Act 2009.](#)

~~*See section 648D(1)(d) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.*~~

- (4) The demand credit for an existing lawful use or previous lawful use under subsection 3(a) is to be worked out by the Redland City Council prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

*Editor's note—*A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the demand credit for the existing lawful use or previous lawful use is to:

- (i) give a notice in the prescribed form to the Redland City Council which provides evidence of the existing lawful use or previous lawful use and the calculation of the demand credit; and
- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include the Redland City Council's costs for determining the demand credit.

(b) the Redland City Council is to:

- (i) determine if a demand credit for the existing lawful use or previous lawful use is applicable to the development;
- (ii) work out the demand credit for the existing lawful use or previous lawful use if applicable; and
- (iii) give a notice to the applicant stating the outcome of the Redland City Council's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

- (5) A demand credit is only to be provided to a maximum amount equal to the development demand.

17. Working out the discount for the prescribed financial contribution

- (1) The amount of the discount for the prescribed financial contribution is to be worked out by the Redland City Council as follows:

$$D = PFC - (AC \times DC)$$

Where:

D is the discount which cannot be less than zero.

PFC is the amount of the prescribed financial contribution.

AC is the applied adopted charge for the proposed development worked out under section 15 (Working out the applied adopted charge).

DC is the demand credit if applicable worked out under section 16 (Working out the additional demand).

- (2) The discount for the prescribed financial contribution is to be worked out by the Redland City Council prior to the time for the giving of the relevant approval to which the levied charge applies as follows:

Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (a) an applicant which is seeking the discount for the prescribed financial contribution is to:
 - (i) give a notice in the prescribed form to the Redland City Council which provides evidence of the prescribed financial contribution and the calculation of the discount; and

- (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include the Redland City Council's costs for determining the discount for the prescribed financial contribution.

- (b) the Redland City Council is to:

- (i) determine if the discount for a prescribed financial contribution is applicable to the development;
- (ii) work out the discount for the prescribed financial contribution if applicable; and
- (iii) give a notice to the applicant stating the outcome of the Redland City Council's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

18. Working out the automatic increase

- (1) The automatic increase of the levied charge is to be worked out by the Redland City Council as the amount which is equal to the increase calculated by using the index stated in the Planning Act.

Editor's note—[See section 631\(3\)\(b\) and \(4\) \(Contents—general\) of the Sustainable Planning Act 2009.](#)

- ~~*See section 648D(9)(a) and (10) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.*~~
- ~~*See section 755KA(2) to (4) (Distributor-retailer may decide matters about adopted infrastructure charge) of the Sustainable Planning Act 2009.*~~

- (2) However the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the Planning Act.

Editor's note—[See section 631\(5\) \(Contents—general\) of the Sustainable Planning Act 2009.](#)

- ~~*See section 648D(9)(b) (Local government may decide matters about charges for infrastructure under State planning regulatory provision) of the Sustainable Planning Act 2009.*~~
- ~~*See section 755KA(3) and (4) (Distributor-retailer may decide matters about adopted infrastructure charge) of the Sustainable Planning Act 2009.*~~

Part 4 Offset and refund for trunk infrastructure

19. Purpose of part 4

Part 4 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the respective trunk infrastructure networks for development:

- (a) the criteria for trunk infrastructure to be applied by the Redland City Council in deciding if development infrastructure is trunk infrastructure (**identified trunk infrastructure criteria**);
- (b) the method to be applied by the Redland City Council for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure (**trunk infrastructure contribution**):

Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (i) **identified trunk infrastructure**—development infrastructure which is identified in the respective infrastructure planning instrument;

Editor's note—[See section 646\(2\)\(a\) \(Necessary infrastructure for LGIP-identified infrastructure\) of the Sustainable Planning Act 2009.](#)

- ~~*For the local government, see section 649(1) (Conditions local governments may impose for necessary trunk infrastructure) of the Sustainable Planning Act 2009.*~~
- ~~*For the distributor-retailer, see sections 755O (Application of particular provisions generally) and 755Q (Application of s 649) of the Sustainable Planning Act 2009.*~~

- (ii) **different trunk infrastructure**—development infrastructure which:

- (A) is an alternative to the identified trunk infrastructure; and
- (B) delivers the same desired standards of service for the network of development infrastructure stated in the respective infrastructure planning instrument;

Editor's note—[See section 646\(2\)\(b\) \(Necessary infrastructure for LGIP-identified infrastructure\) of the Sustainable Planning Act 2009.](#)

- ~~*For the local government, see section 649(2) (Conditions local governments may impose for necessary trunk infrastructure) of the Sustainable Planning Act 2009.*~~
- ~~*For the distributor-retailer, see sections 755O (Application of particular provisions generally)*~~

~~and 755Q (Application of s 649) of the Sustainable Planning Act 2009.~~

- (iii) **necessary trunk infrastructure**—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;
 - (iv) **prescribed trunk infrastructure**—development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;
- (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

20. Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (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-local government infrastructure plan; and
 - (iii) for ~~the distributor-retailer~~SEQ service provider 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~~SEQ service provider's water netserv plan under the SEQ Water Act;
 - (B) the connections area and future connections area in the ~~distributor-retailer's~~SEQ service provider's interim connections policy under the SEQ Water Act if paragraph (A) is not applicable;
 - (C) the local government's priority-local government 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.

21. Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the Redland City Council using the following:

- (a) for the calculation of the establishment cost—the method in section 22 (Calculation of the establishment cost);
- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 23 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 24 (Recalculation of the establishment cost for land).

22. Calculation of the establishment cost

(1) The establishment cost for a trunk infrastructure contribution is to be worked out by the Redland City Council using any of the following:

- (a) the planned estimate of the trunk infrastructure contribution;
- (b) a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the Redland City Council using first principles estimating;
- (c) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the Redland City Council.

(2) The **planned estimate** of the trunk infrastructure contribution is:

- (a) the whole of an item of identified trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in schedule 6;
- (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the Redland City Council to work out the planned cost of the item of identified trunk infrastructure stated in the respective infrastructure planning instrument; and
- (c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the Redland City Council to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the respective infrastructure planning instrument.

23. Recalculation of the establishment cost for work

Market cost

(1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the Redland City Council at the request of the applicant by using the market cost for the work.

- (2) The **market cost** for the work is the estimate of the cost of the design and construction of the work:
- (a) including the following:
- (i) the construction cost for the work;
 - (ii) construction on costs for the work which do not exceed the maximum construction on costs stated in schedule 7 for the following:
 - (A) the cost of survey for the work;
 - (B) the cost of geotechnical investigations for the work;
 - (C) the cost of only detailed design for the work;
 - (D) the cost of project management and contract administration;
 - (E) the cost of environmental investigations for the work;
 - (F) a portable long service leave payment for a construction contract for the work;
 - (iii) risk and contingencies which do not exceed 10% for the cost of that part of the work in a construction contract which is subject to a contingency.

Example—

- *A construction contract for a trunk road infrastructure network item may state a contingency for pavement design and service relocation.*
- *A construction contract for a trunk water supply infrastructure network item may state a contingency for design and trenching.*

- (b) excluding the following:
- (i) the planning of the work;
 - (ii) a cost of carrying out temporary infrastructure;
 - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
 - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
 - (v) a part of the trunk infrastructure contribution provided by:
 - (A) the Redland City Council; or

- (B) a person, other than the applicant or a person engaged by the applicant;
- (vi) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
- (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;
Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.
- (viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- (x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of carrying out development infrastructure in excess of the desired standard of service for the network of development infrastructure stated in the respective infrastructure planning instrument;
- (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

Determining the market cost

- (3) The Redland City Council is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
 - (a) the applicant is to:
 - (i) for a trunk infrastructure contribution up to \$5,000 (exclusive of GST)—obtain at least one written quotation for the work;
 - (ii) for a trunk infrastructure contribution more than \$5,000 (exclusive of GST) but not more than \$200,000 (exclusive of GST)—obtain:
 - (A) at least three written quotations for the work;

- (B) evidence that the supplier or contractor has appropriate insurances, licences, work health and safety and quality assurance systems in place;
 - (iii) for a trunk infrastructure contribution more than \$200,000 (exclusive of GST)—undertake an open tender process for the work;
- (b) the applicant is to:
- (i) for a trunk infrastructure contribution up to \$200,000 (exclusive of GST), give to the Redland City Council a notice in the prescribed form which states the following:
 - (A) the quotations process under paragraph (a)(i) and (ii) have been conducted;
 - (B) the quotations received;
 - (C) the evidence of the appropriate insurances, licences, work health and safety and quality assurance systems of the supplier or contractor;
 - (D) the applicant's preferred quotation;
 - (E) the applicant's reason for the preferred quotation;
 - (F) the terms of the construction contract for the work;
 - (G) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
 - (H) the applicant's calculation of the market cost for the work;
 - (ii) for a trunk infrastructure contribution more than \$200,000 (exclusive of GST), give to the Redland City Council a notice in the prescribed form which states the following:
 - (A) an open tender process required under paragraph (a)(iii) has been conducted;
 - (B) the tenders received;
 - (C) the applicant's preferred tenderer;
 - (D) the applicant's reason for the preferred tenderer;
 - (E) the terms of the construction contract for the work;
 - (F) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
 - (G) the applicant's calculation of the market cost for the work; and

- (iii) pay the prescribed fee;

Editor's note—The prescribed fee may include the Redland City Council's costs for determining the market cost.

- (c) the Redland City Council may, within 15 business days of the date the notice under paragraph (b) is received by the Redland City Council, give a notice to the applicant which states that the applicant is to provide to the Redland City Council a document to enable the Redland City Council to determine the market cost including without limitation the following:
 - (i) details in respect of a construction contract for the work;
 - (ii) a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;
- (d) the applicant is to comply with a notice given by the Redland City Council to the applicant under paragraph (c);
- (e) the Redland City Council is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the Redland City Council after determining the market cost is to as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the following:
 - (A) the Redland City Council's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.

Adjustment of the establishment cost

- (4) The Redland City Council is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
 - (a) this subsection only applies to a cost of work (***prescribed cost***) if the cost:
 - (i) would have formed part of the market cost used to work out the establishment cost for the work; and
 - (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
 - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (2)(a)(iii);

- (b) the applicant may, prior to 15 business days after the applicant has completed the work:
 - (i) give to the Redland City Council a single notice which is to state the following:
 - (A) that the applicant requests that the Redland City Council adjust the establishment cost to take account of the prescribed cost;
 - (B) all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
 - (C) the applicant's calculation of the prescribed cost; and
 - (ii) pay the prescribed fee if paragraph (i) applies;
 - Editor's note—The prescribed fee may include the Redland City Council's costs for determining whether the establishment cost is to be adjusted.*
- (c) the Redland City Council may, within 15 business days of the date the notice under paragraph (b) is received by the Redland City Council, give a notice to the applicant which states that the applicant is to provide to the Redland City Council a document to enable the Redland City Council to determine the value of an adjusted establishment cost;
- (d) the applicant is to comply with a notice given by the Redland City Council to the applicant under paragraph (c);
- (e) the Redland City Council is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the Redland City Council after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the following:
 - (A) the Redland City Council's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
 - (B) the establishment cost for the work; and
 - (ii) issue an amended infrastructure charges notice.

Dispute process

- (5) An applicant may, within 10 business days of the date of a notice under subsections (3)(f) or 4(f):
 - (a) give to the Redland City Council a notice in the prescribed form stating that it disputes the Redland City Council's recalculation of the establishment cost for the work; and
 - (b) pay the prescribed fee.

Editor's note—The prescribed fee may include the Redland City Council's costs for the dispute process including the cost of the independent registered quantity surveyor.

- (6) The Redland City Council and the applicant are to take the following action to resolve the dispute:
- (a) the Redland City Council is to appoint an independent registered quantity surveyor to determine the establishment cost for the work in accordance with this section;
 - (b) the Redland City Council and the applicant are to cooperate in good faith with the independent registered quantity surveyor;
 - (c) the Redland City Council and the applicant are to accept the independent registered quantity surveyor's determination of the establishment cost for the work;
 - (e) the Redland City Council is to, as soon as reasonably practicable:
 - (i) give to the applicant a notice which states the establishment cost for the work determined by the independent registered quantity surveyor; and
 - (ii) issue an amended infrastructure charges notice.

24. Recalculation of the establishment cost for land

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the Redland City Council at the request of the applicant using the current market value of the land.
- (2) The **current market value** of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises including the land and the value of the subject premises excluding the land.
- (3) The Redland City Council is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
- (a) the applicant is to provide to the Redland City Council the following:
 - (i) a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
 - (ii) a valuation of the land undertaken by a certified practicing valuer;
 - (iii) the prescribed fee;

Editor's note—The prescribed fee may include the Redland City Council's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.

- (b) the Redland City Council may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the current market value;
- (c) the Redland City Council is to decide whether to:

- (i) accept the valuation; or
- (ii) reject the valuation;
- (d) the Redland City Council is to, if it accepts the valuation:
 - (i) give to the applicant a notice stating the establishment cost for the land; and
 - (ii) index the establishment cost for the land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) the Redland City Council is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
 - (i) assess whether the valuation is consistent with the current market value; and
 - (ii) undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
- (f) the Redland City Council is to, upon the determination of the independent certified practicing valuer's valuation:
 - (i) give to the applicant a notice stating the establishment cost for the land;
 - (ii) index the establishment cost for the land using the CPI from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
 - (iii) issue an amended infrastructure charges notice;
- (g) the Redland City Council however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to the Redland City Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

25. Application of an offset and refund

The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the relevant approval:

Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (a) an **offset**—where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge;
- (b) a **refund**—where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

- ~~(1) For the purpose of determining the application of an offset or refund under this section and section 26 (Details of an offset and refund), the trunk infrastructure contribution and levied charge for the following:~~
- ~~(a) the local government trunk infrastructure networks are only applicable to the local government trunk infrastructure networks;~~
- ~~(b) the distributor-retailer trunk infrastructure networks are only applicable to the distributor-retailer trunk infrastructure networks.~~

~~*Editor's note—The establishment cost for the trunk infrastructure contributions for the local government trunk infrastructure networks cannot be offset against the levied charge for the distributor-retailer trunk infrastructure networks and vice-versa.*~~

26. Details of an offset and refund

- (1) If an offset applies, the establishment cost for the trunk infrastructure contribution is to be worked out by the Redland City Council in accordance with section 21 (Working out the establishment cost).
- (2) If a refund applies, the proportion of the establishment cost for the trunk infrastructure contribution that may be apportioned reasonably to users of premises other than the premises the subject of the relevant approval (**prescribed proportion**) is to be worked out by the Redland City Council using any of the following:

Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (a) an estimate of the prescribed proportion reasonably determined by the Redland City Council;
- (b) the following method for the relevant trunk infrastructure network:

$$PP = \frac{(TD - PD)}{TD}$$

Where:

- (i) For a trunk infrastructure contribution for sewerage infrastructure:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the sewerage network expressed in ET of the users of the premises the subject of the relevant approval, to be worked out by using the sewerage network demand generation rate for development stated in the distributor-retailer SEQ service provider infrastructure planning instrument.

TD is the total demand for the trunk infrastructure for the sewerage network expressed in ET of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

- (ii) For a trunk infrastructure contribution for water supply infrastructure:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the water supply network expressed in ET of the users of the premises the subject of the relevant approval, to be worked out by using the water supply network demand generation rate for development stated in the [distributor-retailerSEQ service provider](#) infrastructure planning instrument.

TD is the total demand for the trunk infrastructure for the water supply network expressed in ET of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

- (iii) For a trunk infrastructure contribution for the public parks network:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the public parks network expressed in EP of the users of the premises the subject of the relevant approval, to be worked out by using the public parks network demand generation rate for development stated in the local government infrastructure planning instrument.

TD is the total demand for trunk infrastructure for the public parks network expressed in EP of the users of premises in the park service catchment which is apportioned to the trunk infrastructure contribution, to be worked out by the Redland City Council as follows:

$$TD = \frac{PPA \times TAD}{TPA}$$

Where:

TD is the total apportioned demand.

PPA is the area of the trunk infrastructure contribution.

TPA is the total area of all identified trunk infrastructure for the public parks network in the park service catchment stated in the local government infrastructure planning instrument.

TAD is the total assumed demand at 2025 for trunk infrastructure for the public parks network in the park service catchment stated in the local government infrastructure planning instrument.

park service catchment is the service catchment for the public parks network in the local government infrastructure planning instrument in which the trunk infrastructure contribution is located.

- (iv) For a trunk infrastructure contribution for the land for the community facilities network:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the land for the community facilities network expressed in EP of the users of the premises the subject of the relevant approval, to be worked out by using the land for the community facilities network demand generation rate for development stated in the local government infrastructure planning instrument.

TD is the total demand for the trunk infrastructure for the land for the community facilities network expressed in EP of the users of premises in the community facilities service catchment which is apportioned to the trunk infrastructure contribution, to be worked out by the Redland City Council as follows:

$$TD = \frac{CFA \times TAD}{TCA}$$

Where:

TD is the total apportioned demand.

CFA is the area of the trunk infrastructure contribution.

TCA is the total area of all identified trunk infrastructure for the land for the community facilities network in the community facilities service catchment stated in the local government infrastructure planning instrument.

TAD is the total assumed demand at 2025 for trunk infrastructure for the land for the community facilities network in the community facilities service catchment stated in the local government infrastructure planning instrument.

community facilities service catchment is the service catchment for the land for the community facilities network in the local government infrastructure planning instrument in which the trunk infrastructure contribution is located.

- (v) For a trunk infrastructure contribution for the local roads network:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the local roads network expressed in nett trips per day of the users of the premises the subject of the relevant approval, to be worked out by using the local roads network demand generation rate for development stated in the local government infrastructure planning instrument.

TD is the total demand at 2021 expressed in nett trips per day of the users of premises apportioned to the trunk infrastructure contribution, to be worked out by using the Redland PIP Traffic

Model referenced in the Redland Shire Arterial Roads - Design Traffic Forecasts, Veitch Lister Consulting (April 2007), to calculate the demand of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

- (vi) For a trunk infrastructure contribution for the cycleways network:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the cycleways network expressed in EP of the users of the premises the subject of the relevant approval, to be worked out by using the cycleways network demand generation rate for development stated in the local government infrastructure planning instrument.

TD is the total demand at 2021 expressed in EP of the users of premises apportioned to the trunk infrastructure contribution, to be worked out by using the method for determining the users of the cycleways network in the local government infrastructure planning instrument to calculate the demand of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

- (vii) For a trunk infrastructure contribution for the stormwater network:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the stormwater network expressed in impervious area per hectare of the use of the premises the subject of the relevant approval, to be worked out by the Redland City Council by using the stormwater network demand generation rate stated in the local government infrastructure planning instrument.

TD is the total demand for the trunk infrastructure for the stormwater network expressed in impervious area per hectare of the use of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

27. Timing of an offset and refund

- (1) An applicant entitled to an offset or refund for the trunk infrastructure contribution is to:
- (a) give to the Redland City Council a notice in the prescribed form which states the following:
- (i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
- (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution; and

Editor's note—A relevant approval is a development approval or compliance permit under the Sustainable Planning Act 2009.

- (b) pay the prescribed fee.

Editor's note—The prescribed fee may include the Redland City Council's costs for determining the matters in subsection (1)(a).

- (2) The Redland City Council is to as soon as is reasonably practicable after receiving a notice under subsection (1):
 - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
 - (b) give to the applicant a notice stating the outcome of the Redland City Council's determination.
- (3) The Redland City Council, if satisfied of the matters in subsection (1)(a), is to unless otherwise provided for in an infrastructure agreement:
 - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
 - (b) for a refund—give the refund when stated in the infrastructure charges notice.
- (4) The Redland City Council has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the Redland City Council to achieve the following policy objectives:
 - (a) to seek to integrate the Redland City Council's land use and infrastructure plans;
 - (b) to implement the respective infrastructure planning instruments as the basis for the Redland City Council's trunk infrastructure funding;
 - (c) to implement infrastructure funding which is equitable and accountable and financially sustainable for the Redland City Council.
- (5) The Redland City Council's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by the local government and related matters is as follows:
 - (a) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided before or in the planned date or period for the trunk infrastructure contribution stated in the respective infrastructure planning instrument:
 - (i) the following payment triggers achieve the Redland City Council's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 30 September of the year following the end of the relevant planned date or period for the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 years in equal payments by 30 September in each year commencing in the year

- following the end of the relevant planned date or period for the trunk infrastructure contribution;
- (C) for a refund which is more than \$10 million—the refund may be given annually over 5 years in equal payments by 30 September in each year commencing in the year following the end of the relevant planned date or period for the trunk infrastructure contribution;
- (ii) each amount to be paid under in paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (b) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned date or period for the trunk infrastructure contribution stated in the respective infrastructure planning instrument:
 - (i) the following payment triggers achieve the Redland City Council's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 30 September of the year following the completion of the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;
 - (C) for a refund which is more than \$10 million—the refund may be given annually over 5 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;
 - (ii) each amount to be paid under paragraph (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (c) for a trunk infrastructure contribution for necessary trunk infrastructure:
 - (i) the Redland City Council is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the infrastructure planning instrument having regard to the method used by the Redland City Council to work out the relevant planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the respective infrastructure planning instrument (***specified date or period***);
 - (ii) the Redland City Council is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the respective infrastructure planning instrument;

- (iii) the following payment triggers achieve the Redland City Council's policy objectives:
 - (A) for a refund which is an amount that is \$1 million or less—the refund may be given by 30 September of the year following the end of the specified date or period for the trunk infrastructure contribution;
 - (B) for a refund which is an amount that is more than \$1 million but not more than \$10 million—the refund may be given annually over 3 years in equal payments by 30 September in each year commencing in the year following the end of the specified date or period for the trunk infrastructure contribution;
 - (C) for a refund which is more than \$10 million—the refund may be given annually over 5 years in equal payments by 30 September in each year commencing in the year following the end of the specified date or period for the trunk infrastructure contribution;
- (iv) each amount to be paid under paragraph (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (d) for a trunk infrastructure contribution for prescribed trunk infrastructure:
 - (i) the Redland City Council is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the respective infrastructure planning instrument;
 - (ii) the payment trigger for a refund of 30 September of the year following the end of the planning horizon of the respective trunk infrastructure network in the respective infrastructure planning instrument plan achieves the Redland City Council's policy objectives;
 - (iii) the amount to be paid under paragraph (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

Schedule 1 Dictionary

additional demand see section 12(b)(ii) (Purpose of part 3).

adopted charge see section 6(a) (Purpose of part 2).

applicable area see section 6(d) (Purpose of part 2).

applicable date see section 6(c) (Purpose of part 2).

applicable use see section 6(e) (Purpose of part 2).

applied adopted charge see section 12(b)(i) (Purpose of part 3).

automatic increase see section 12(c) (Purpose of part 3).

bedroom means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

community facilities service catchment see section 26(2)(b)(iv) (Details of an offset and refund).

completion means the stage in the provision of a trunk infrastructure contribution by an applicant when the ~~local government~~ [Redland City Council](#) is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for its intended purpose;
- (c) the ~~local government~~ [Redland City Council](#) determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

court area means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

CPI (an acronym for consumer price index) means the following:

- (a) the consumer price index 6401.0 All Groups Brisbane published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 24(2) (Recalculation of the establishment cost for land).

demand credit see section 16(1) (Working out the additional demand).

demand unit see section 16(2) (Working out the additional demand).

development demand see section 16(1) (Working out the additional demand).

different trunk infrastructure see section 19(b)(ii) (Purpose of part 4).

~~**distributor-retailer** means the Redland City Council which is the geographically-connected withdrawn council that is the successor to the former Southern SEQ Distributor-Retailer Authority (previously trading as Allconnex) under the SEQ Water Act.~~

~~**distributor-retailer infrastructure planning instrument** see section 8 (Trunk infrastructure networks for the adopted charges).~~

~~**distributor-retailer trunk infrastructure networks** see section 6(b)(ii) (Purpose of part 2).~~

dwelling has the meaning in the Infrastructure SPRP.

Editor's note—The term 'dwelling' is defined in the Infrastructure SPRP to mean "A building or part of a building used or capable of being used as a self-contained residence which must include the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin;
- (d) clothes washing facilities.

This term includes outbuildings, structures and works normally associated with a dwelling."

EP (an acronym for equivalent persons) means the unit of demand which is represented by a single person.

establishment cost see section 21 (Working out the establishment cost).

ET (an acronym for equivalent tenement) means the unit of demand which is represented by a single detached dwelling.

existing lawful use see section 16(3)(a)(i) (Working out the additional demand).

GFA (an acronym for gross floor area) has the meaning in the Infrastructure SPRP.

Editor's note—The term 'gross floor area' is defined in the Infrastructure SPRP to mean "The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;*
- (b) access between levels;*
- (c) ground floor public lobby;*
- (d) a mall;*
- (e) the parking, loading and manoeuvring of motor vehicles;*
- (f) unenclosed private balconies whether roofed or not."*

identified trunk infrastructure criteria see section 19(a) (Purpose of part 4).

identified trunk infrastructure see section 19(b)(i) (Purpose of part 4).

impervious area per hectare means for the stormwater quality system, means the combined pollutant load equivalent to that generated by an impervious hectare of detached residential development.

infrastructure planning instrument see section 8 (Trunk infrastructure networks for the adopted charges).

Infrastructure SPRP means the State planning regulatory provision (adopted charges).

levied charge see section 12(a) (Purpose of part 3).

[local government infrastructure plan](#) means [Redland Priority Infrastructure Plan 2011](#).

local government infrastructure planning instrument see section 8 (Trunk infrastructure networks for the adopted charges).

local government trunk infrastructure networks see section 6(b)(i) (Purpose of part 2).

market cost see section 23(2) (Recalculation of the establishment cost for work).

necessary trunk infrastructure see section 19(b)(iii) (Purpose of part 4).

offset see section 25(1)(a) (Application of an offset and refund).

park service catchment see section 26(2)(b)(iii) (Details of an offset and refund).

planned cost see section 22(2)(a) (Calculation of the establishment cost).

planned estimate see section 22(2) (Calculation of the establishment cost).

Planning Act means the *Sustainable Planning Act 2009*.

planning scheme means the *Redlands Planning Scheme*.

PPI (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the local government.

Editor's note—Where the PPI has not been published for a calculation date the change in the PPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

prescribed cost see section 23(4)(a) (Recalculation of the establishment cost for work).

prescribed fee means a cost recovery fee prescribed by the local government.

prescribed financial contribution see section 12(b)(iii) (Purpose of part 3).

prescribed form means a form prescribed by the local government.

prescribed proportion see section 26(2) (Details of an offset and refund).

prescribed trunk infrastructure see section 19(b)(iv) (Purpose of part 4).

previous lawful use see section 16(3)(a)(ii) (Working out the additional demand).

~~**priority infrastructure plan** means *Redland Priority Infrastructure Plan 2011*.~~

refund see section 25(1)(b) (Application of an offset and refund).

SEQ service provider means the Redland City Council which is a SEQ service provider and withdrawn council for the Southern SEQ Distributor-Retailer Authority (previously trading as Allconnex) under the SEQ Water Act.

SEQ service provider infrastructure planning instrument see section 8 (Trunk infrastructure networks for the adopted charges).

SEQ service provider trunk infrastructure networks see section 6(b)(ii) (Purpose of part 2).

SEQ Water Act means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

specified date or period see section 27(5)(c)(i) (Timing of an offset or refund).

suite means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

trunk infrastructure contribution see section 19(b) (Purpose of part 4).

trunk infrastructure networks see section 6(b) (Purpose of part 2).

Schedule 2 Adopted charges

Table A Adopted charge for reconfiguring a lot

Column 1 Demand unit	Column 2 Distributor-retailer <u>SEQ service</u> provider adopted charge (\$ per demand unit)		Column 2 Local government adopted charge (\$ per demand unit)
	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	Transport, public parks and land for community facilities and stormwater trunk infrastructure networks
Lot	5,040	840	22,120

Table B Adopted charge for a residential use

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Maximum adopted charge under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		Column 3 Distributor-retailer SEQ service provider adopted charge (\$)		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Residential charge category					
Dwelling house	1 or 2 bedroom dwelling	20,000	3,600	600	15,800
	3 or more bedroom dwelling	28,000	5,040	840	22,120
Dual occupancy	1 or 2 bedroom dwelling	20,000	3,600	600	15,800
	3 or more bedroom dwelling	28,000	5,040	840	22,120
Caretaker's accommodation	1 or 2 bedroom dwelling	20,000	3,600	600	15,800
	3 or more bedroom dwelling	28,000	5,040	840	22,120
Multiple dwelling	1 or 2 bedroom dwelling	20,000	3,600	600	15,800
	3 or more bedroom dwelling	28,000	5,040	840	22,120

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Maximum adopted charge under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		Column 3 Distributor-retailerSEQ service provider adopted charge (\$)		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Accommodation (short-term) charge category					
Hotel (residential component)	Suite with 1 or 2 bedrooms	10,000	1,800	300	7,900
	Suite with 3 or more bedrooms	14,000	2,520	420	11,060
	Bedroom that is not within a suite	10,000	1,800	300	7,900
Short-term accommodation	Suite with 1 or 2 bedrooms	10,000	1,800	300	7,900
	Suite with 3 or more bedrooms	14,000	2,520	420	11,060
	Bedroom that is not within a suite	10,000	1,800	300	7,900
Tourist park	1 or 2 tent or caravan sites	10,000	1,800	300	7,900
	3 or more tent or caravan sites	14,000	2,520	420	11,060
	1 or 2 bedroom cabin	10,000	1,800	300	7,900
	3 or more bedroom cabin	14,000	2,520	420	11,060

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Maximum adopted charge under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		Column 3 Distributor-retailer SEQ service provider adopted charge (\$)		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Accommodation (long-term) charge category					
Community residence	Suite with 1 or 2 bedrooms	20,000	3,600	600	15,800
	Suite with 3 or more bedrooms	28,000	5,040	840	22,120
	Bedroom that is not within a suite	20,000	3,600	600	15,800
Hostel	Suite with 1 or 2 bedrooms	20,000	3,600	600	15,800
	Suite with 3 or more bedrooms	28,000	5,040	840	22,120
	Bedroom that is not within a suite	20,000	3,600	600	15,800
Relocatable home park	1 or 2 bedroom relocatable dwelling site	20,000	3,600	600	15,800
	3 or more bedroom relocatable dwelling site	28,000	5,040	840	22,120

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Maximum adopted charge under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>		Column 3 Distributor-retailer SEQ service provider adopted charge (\$)		Column 4 Local government adopted charge (\$)
	Demand unit	(\$ per demand unit)	Sewerage trunk infrastructure network for wastewater service	Water supply trunk infrastructure network for water service	
Retirement facility	Suite with 1 or 2 bedrooms	20,000	3,600	600	15,800
	Suite with 3 or more bedrooms	28,000	5,040	840	22,120
	Bedroom that is not within a suite	20,000	3,600	600	15,800

Table C Adopted charge for a non-residential use

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Maximum adopted charge under Infrastructure SPRP	Distributor-retailerSEQ service provider adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
Sewerage		Water supply	Transport and public parks and land for community facilities			
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>				<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
Places of assembly charge category						
Club	70	13	2	55	10	10
Community use	70	13	2	55	10	10
Function facility	70	13	2	55	10	10
Funeral parlour	70	13	2	55	10	10
Place of worship	70	13	2	55	10	10
Commercial (bulk goods) charge category						
Agricultural supply store	140	25	4	111	10	10
Bulk landscape supplies	140	25	4	111	10	10
Garden centre	140	25	4	111	10	10
Hardware and trade supplies	140	25	4	111	10	10
Outdoor sales	140	25	4	111	10	10
Showroom	140	25	4	111	10	10
Commercial (retail) charge category						
Adult store	180	32	6	142	10	10
Food and drink outlet	180	32	6	142	10	10

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Maximum adopted charge under Infrastructure SPRP <i>Editor's note— See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Distributor-retailer/SEQ service provider adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP <i>Editor's note— See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Local government adopted charge
Sewerage		Water supply	Transport and public parks and land for community facilities			
Service industry	180	32	6	142	10	10
Service station	180	32	6	142	10	10
Shop	180	32	6	142	10	10
Shopping centre	180	32	6	142	10	10
Commercial (office) charge category						
Office	140	25	4	111	10	10
Sales office	140	25	4	111	10	10
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category						
Child care centre	140	25	4	111	10	10
Community care centre	140	25	4	111	10	10
Educational establishment except an educational establishment for the Flying Start for Children program	140	25	4	111	10	10
Educational establishment for the Flying Start for Queensland Children program charge category						
Educational Establishment for the Flying Start for	Nil	0	0	0	Nil	0

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
	Maximum adopted charge under Infrastructure SPRP	Distributor-retailer/SEQ service provider adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
Sewerage		Water supply	Transport and public parks and land for community facilities			
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note— See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>				<i>Editor's note— See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
Queensland Children program						
Entertainment charge category						
Hotel (non- residential component)	200	36	6	158	10	10
Nightclub	200	36	6	158	10	10
Theatre	200	36	6	158	10	10
Indoor sport and recreational facility charge category						
Indoor sport and recreation facility	200	36	6	158	10	10
	20 for court areas	4	1	15	10	10
Industry charge category						
Low impact industry	50	9	2	39	10	10
Medium impact industry	50	9	2	39	10	10
Research and technology industry	50	9	2	39	10	10
Rural industry	50	9	2	39	10	10
Warehouse	50	9	2	39	10	10
Waterfront and marine industry	50	9	2	39	10	10

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Maximum adopted charge under Infrastructure SPRP	Distributor-retailer/SEQ service provider adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Sewerage	Water supply	Transport and public parks and land for community facilities	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
High impact industry charge category						
High impact industry	70	13	2	55	10	10
Noxious and hazardous industries	70	13	2	55	10	10
Low impact rural charge category						
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution is nil. <i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>					
High impact rural charge category						
Aquaculture	20	0	1	19	Nil charge	0
Intensive animal industries	20	0	1	19	Nil charge	0
Intensive horticulture	20	0	1	19	Nil charge	0
Wholesale nursery	20	0	1	19	Nil charge	0
Winery	20	0	1	19	Nil charge	0
Essential services charge category						
Correctional facility	140	25	4	111	10	10
Emergency services	140	25	4	111	10	10

Column 1 Non-residential use under Infrastructure SPRP	Column 2 Trunk infrastructure networks other than stormwater (\$ per demand unit of m ² of GFA)				Column 3 Stormwater trunk infrastructure network (\$ per demand unit of m ² of impervious area)	
<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Maximum adopted charge under Infrastructure SPRP	Distributor-retailer/SEQ service provider adopted charge		Local government adopted charge	Maximum adopted charge under Infrastructure SPRP	Local government adopted charge
	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	Sewerage	Water supply	Transport and public parks and land for community facilities	<i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i>	
Health care services	140	25	4	111	10	10
Hospital	140	25	4	111	10	10
Residential care facility	140	25	4	111	10	10
Veterinary services	140	25	4	111	10	10
Specialised uses charge category						
Uses in the specialised uses charge category	<p>The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution are those which are applicable to the charge category that the local government decides should apply for the use.</p> <p><i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i></p>					
Minor uses charge category						
Uses in the minor uses charge category	<p>The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution is nil.</p> <p><i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i></p>					
Other uses charge category						
Uses in the other uses charge category	<p>The maximum adopted charge under the Infrastructure SPRP and adopted charges under this resolution are those which are applicable to the charge category that the local government decides should apply for the use.</p> <p><i>Editor's note—See schedule 1, column 3 of the State Planning Regulatory Provision (adopted charges).</i></p>					

Schedule 3 Applicable uses under the planning scheme

Column 1 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 3 Use under the planning scheme <i>Editor's note—See Redlands Planning Scheme.</i>
Residential use		
Residential	Dwelling house	Dwelling house
	Dual occupancy	Dual occupancy
	Caretaker's accommodation	Caretaker's dwelling
	Multiple dwelling	Multiple dwelling
	Other use	Apartment building
Accommodation (short-term)	Hotel	Hotel (residential component);
	Short-term accommodation	Bed and breakfast; Tourist accommodation
	Tourist park	Tourist park
Accommodation (long-term)	Community residence	Aged persons and special needs housing (community residence)
	Hostel	-
	Relocatable home park	Mobile home park
	Retirement facility	Aged persons and special needs housing (independent)
	Other use	Relative's apartment (not exceeding two dwelling units per lot)
Non-residential use		
Places of assembly	Club	-
	Community use	Community facility
	Function facility	-
	Funeral parlour	Funeral parlour
	Place of worship	Place of worship

Column 1 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 3 Use under the planning scheme <i>Editor's note—See Redlands Planning Scheme.</i>
Commercial (bulk goods)	Agricultural supplies store	Produce store
	Bulk landscape supplies	Landscape supply depot
	Garden centre	Garden centre
	Hardware and trade supplies	-
	Outdoor sales	Display and sales activity
	Showroom	Bulky goods showroom
Commercial (retail)	Adult store	-
	Food and drink outlet	Refreshment establishment; Drive through restaurant
	Service industry	Service industry
	Service station	Service station
	Shop	Shop; Retail warehouse
	Shopping centre	-
	Other use	Car wash facility
Commercial (office)	Office	Commercial office
	Sales office	Display dwelling; Estate sales office
Education facility except an educational establishment for the Flying Start for Queensland Children Program	Child care centre	Child care centre
	Community care centre	-
	Educational establishment	Education facility (if not for the Flying Start for Queensland Children Program)
Educational establishment for the Flying Start for Queensland Children Program	Educational establishment	Education facility (if for the Flying Start for Queensland Children Program)
Entertainment	Hotel (non-residential component)	Hotel (non-residential component)
	Nightclub	Nightclub

Column 1 Charge category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	Column 3 Use under the planning scheme <i>Editor's note—See Redlands Planning Scheme.</i>
	Theatre	Indoor recreation facility (theatre, cinema)
Indoor sport and recreational facility	Indoor sport and recreation	Indoor recreation facility (sport and recreation)
Industry	Low impact industry	Vehicle repair premises
	Medium impact industry	General industry
	Research and technology industry	-
	Rural industry	Rural enterprise
	Warehouse	Warehouse
	Waterfront and marine industry	Marine services
	Other uses	Service industry
High impact industry	High impact industry	Heavy industry
	Noxious and hazardous industries	High impact industry
Low impact rural	Animal husbandry	Agriculture
	Cropping	Agriculture
	Permanent plantations	Forestry
	Wind farms	Utility installation (wind farm)
High impact rural	Aquaculture	-
	Intensive animal industries	Intensive agriculture
	Intensive horticulture	Intensive agriculture
	Wholesale nursery	-
	Winery	-
Essential services	Correctional facility	Institution
	Emergency services	Emergency services
	Health care services	Health care centre
	Hospital	Hospital

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use under the planning scheme
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Redlands Planning Scheme.</i>
	Residential care facility	Aged persons and special needs housing (residential care facility)
	Veterinary services	Veterinary surgery
Specialised uses	Air services	Airport
	Animal keeping	Animal keeping
	Car park	Vehicle parking station
	Crematorium	Funeral parlour (crematorium)
	Extractive industry	Extractive industry
	Major sport, recreation and entertainment facility	-
	Motor sport	-
	Non-resident workforce accommodation	-
	Outdoor sport and recreation	Outdoor recreation facility (including ancillary club)
	Port services	Marine services
	Tourist attraction	-
	Utility installation	Utility installation; Minor utility; Passenger terminal
Minor uses	Advertising device	Advertising device
	Cemetery	Cemetery
	Home based business	Home business; <u>Bed and breakfast</u>
	Landing	Marine services
	Market	-
	Outdoor lighting	-
	Park	Park
	Roadside stalls	Roadside stall

Column 1 Charge category under the Infrastructure SPRP	Column 2 Use under the Infrastructure SPRP	Column 3 Use under the planning scheme
<i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See schedule 1, column 2 of the State Planning Regulatory Provision (adopted charges).</i>	<i>Editor's note—See Redlands Planning Scheme.</i>
	<u>Sales office</u>	<u>Display dwelling; Estate sales office</u>
	Telecommunications facility	Telecommunication facility
	Temporary use	Temporary use
Other uses		
Other uses	A use not otherwise listed in column 2, including a use that is unknown because the development application does not specify a proposed use	Brothel; Institution; Undefined uses; Vehicle depot; Display dwelling; Estate sales office ; Outdoor dining; Private waterfront structures; Road

Schedule 4 Applied adopted charges for particular uses

Column 1 Charges category under the Infrastructure SPRP <i>Editor's note—See schedule 1, column 1 of the State Planning Regulatory Provision (adopted charges).</i>	Column 2 Use under the planning scheme <i>Editor's note—See Redlands Planning Scheme.</i>	Column 3 Applied local government adopted charge (\$ per demand unit)	Column 4 Applied distributor-retailerSEQ service provider adopted charge (\$ per demand unit)	
Accommodation (long-term)	Aged persons and special needs housing (being semi-dependent retirement villages, nursing homes, respite centres, hostels, group homes and the like as defined in the planning scheme)	7,226-314 per suite (with 1 or 2 bedrooms)	1,921-944 per suite (with 1 or 2 bedrooms)	
		10,116-240 per suite (with 3 or more bedrooms)	2,689-722 per suite (with 3 or more bedrooms)	
			7,226-314 per bedroom (for a bedroom which is not within a suite)	1,921-944 per bedroom (for a bedroom which is not within a suite)
	Aged persons and special needs housing (being dependent retirement villages, nursing homes, respite centres, hostels, group homes and the like as defined in the planning scheme)	6,229-375 per suite (with 1 or 2 bedrooms)	1,674-695 per suite (with 1 or 2 bedrooms)	
			8,818-925 per suite (with 3 or more bedrooms)	2,344-373 per suite (with 3 or more bedrooms)
			6,299-375 per bedroom (for a bedroom which is not within a suite)	1,674-695 per bedroom (for a bedroom which is not within a suite)
Commercial (bulk goods)	Produce store (if in the Rural Non-urban Zone) where not connected to a distributor-retailer SEQ service provider trunk infrastructure network	50 per m ² GFA plus 0 per impervious m ² for stormwater	Nil	
	Produce store (if in the Rural Non-urban Zone) where connected to a distributor-retailer SEQ service provider trunk infrastructure network	48 per m ² GFA plus 0 per impervious m ² for stormwater	2 per m ² GFA	

Editor's note – The rates in this schedule are derived from typical charge for the respective use types calculated using the former Planning Scheme Policy 3 Contributions and Security Bonding (Redland Planning Scheme version 4.1).

Schedule 5 Identified trunk infrastructure criteria

Column 1 Trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
Local government trunk infrastructure networks	
Transport trunk infrastructure network	<p data-bbox="699 472 1106 499">Local roads trunk infrastructure</p> <p data-bbox="699 528 1433 618">Trunk infrastructure for the local roads system comprises land and work for the following items identified in the local government infrastructure planning instrument:</p> <ul style="list-style-type: none"> <li data-bbox="699 651 1449 712">(a) major roads being arterial, sub-arterial and major collector roads; <li data-bbox="699 745 1321 772">(b) the local function of State-controlled roads; and <li data-bbox="699 806 1449 987">(c) within a major road, associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths and cycleways within the road reserve, on road cycleways, basic revegetation including shade trees provided in accordance with Redland City Council guidelines. <p data-bbox="699 1021 1358 1081">Trunk infrastructure for the local roads system does not comprise of land and work for the following:</p> <ul style="list-style-type: none"> <li data-bbox="699 1115 1038 1142">(a) a State-controlled road; <li data-bbox="699 1176 1437 1326">(b) a major road that is primarily related to serving a development of premises, such as an acceleration or deceleration lane, turn lanes or traffic signals that primarily serve traffic entering or exiting the development project; <li data-bbox="699 1359 1246 1386">(c) an existing trunk road infrastructure item; <li data-bbox="699 1420 1398 1480">(d) a local government road other than a major road (non major road); and <li data-bbox="699 1514 1437 1603">(e) a non major road, other than work for an intersection of a major road and a non major road if the work expands the capacity of the major road. <p data-bbox="699 1637 1091 1664">Cycleways trunk infrastructure</p> <p data-bbox="699 1697 1414 1823">Trunk infrastructure for the cycleways system comprises the following land and work for primary off-road open space linkages identified in the local government infrastructure planning instrument:</p> <ul style="list-style-type: none"> <li data-bbox="699 1856 1417 1917">(a) cycleways and pedestrian pathways not within the road reserve; and <li data-bbox="699 1951 1406 2040">(b) within a cycleway or pedestrian pathway not within the road reserve, associated lighting, culverts, bridges, directional information signage; and surface marking.

	<p>Trunk infrastructure for the cycleways system does not comprise of land and work for the following local on-road and off-road cycleway and pedestrian infrastructure:</p> <ul style="list-style-type: none"> (a) cycleways and pedestrian pathways within the road reserve; and (b) within a cycleway or pedestrian pathway within the road reserve, lighting, culverts, bridges, directional signage and surface marking.
Public parks and land for community facilities trunk infrastructure network	<p>Public parks trunk infrastructure</p> <p>Trunk infrastructure for the public parks system comprises land, works and embellishments sufficient to meet the desired standards of service in the local government infrastructure planning instrument for district and regional parks for formal and informal recreation and sporting purposes.</p> <p>Trunk infrastructure for the public parks system does not comprise of land, works and embellishments for local parks for formal and informal recreation and sporting purposes which exceed the desired standards of service in the local government infrastructure planning instrument.</p>
	<p>Land for community facilities trunk infrastructure</p> <p>Trunk infrastructure for the land for community facilities system comprises land and basic works associated with site clearing and connection to services for community facilities identified in the local government infrastructure planning instrument.</p> <p>Trunk infrastructure for the land for community facilities system does not comprise of land and work for community facilities not identified in the local government infrastructure planning instrument.</p>
Stormwater trunk infrastructure network	<p>Stormwater trunk infrastructure</p> <p>Trunk infrastructure for the stormwater system comprises land and work for the following:</p> <ul style="list-style-type: none"> (a) piped drainage including pipes and culverts greater than or equal to 600mm diameter, manholes, inlets and outlets, scour protection; (b) the management of water quantity; (c) stormwater quality improvement devices, retention and detention basins and gross pollutant traps; and (d) the management of water quality. <p>Trunk infrastructure for the stormwater system does not comprise land and work for the following:</p> <ul style="list-style-type: none"> (a) infrastructure already included in local road infrastructure; and (b) bank stabilisation, erosion protection and revegetation which is the direct result of the increase in demand

	caused by the development.
Distributor-retailer-SEQ service provider trunk infrastructure networks	
Water supply trunk infrastructure network	<p>Water supply trunk infrastructure</p> <p>Trunk infrastructure for the water supply system comprises land and work for the following:</p> <ul style="list-style-type: none"> (a) water treatment plants; (b) the following distribution mains: <ul style="list-style-type: none"> (i) for the Mainland and Southern Moreton Bay Islands Scheme, all mains 300 mm diameter or more and specific mains of smaller diameter required to complete the interconnection of the trunk network; (ii) for the North Stradbroke Island Township Schemes, mains of 200mm diameter or more connecting water treatment plants to reservoir complexes or township boundaries, and mains connecting reservoir complexes and high level zones (either pump boosted zones or elevated reservoir zones); (c) for a trunk distribution main: <ul style="list-style-type: none"> (i) associated pump stations and fittings; (ii) associated pressure reducing and sustaining valves; (iii) associated monitoring systems; (d) firefighting devices; and (e) storages. <p>Trunk infrastructure for the water supply system does not comprise of land and works for minor water reticulation mains less than 300mm diameter on the mainland and 200mm diameter on North Stradbroke Island.</p>
Sewerage trunk infrastructure network	<p>Sewerage trunk infrastructure</p> <p>Trunk infrastructure for the sewerage system comprises the following:</p> <ul style="list-style-type: none"> (a) rising mains; (b) reuse transport mains; (c) gravity sewers 300 mm diameter or more on the mainland; (d) gravity sewers 225 mm diameter or more on North Stradbroke Island; (e) pump stations, manholes and fittings associated with a trunk gravity sewer; (f) odour and corrosion control systems;

	<p>(g) monitoring systems associated with a trunk item; and</p> <p>(h) sewage treatment plants, storage facilities, release systems and associated monitoring systems.</p> <p>Trunk infrastructure for the sewerage system does not comprise land and works for minor sewage reticulation mains less than 300mm diameter on the mainland and 225mm diameter on North Stradbroke Island.</p>
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Schedule 6 Planned cost for trunk infrastructure networks

Column 1 Trunk infrastructure networks	Column 2 Land	Column 3 Work
Local government trunk infrastructure networks		
Local road network	The amount in column 3 of Table C (Schedule of works summary—Local road network).	The amount in column 4 of Table C (Schedule of works summary—Local road network).
Cycleways network	The amount in column 3 of Table D (Schedule of works summary—cycleway network).	The amount in column 4 of Table D (Schedule of works summary—cycleway network).
Public parks network	The amount in column 4 of Table E (Schedule of works summary—Public parks network).	The amount in column 5 of Table E (Schedule of works summary—Public parks network).
Land for community facilities network	The part of the establishment cost stated in column 5 of Table F (Schedule of works summary—Land for community facilities network) relating to land.	The part of the establishment cost stated in column 5 of Table F (Schedule of works summary—Land for community facilities network) relating to work.
Stormwater network (excluding South-east Thornlands and Kinross Road structure plan areas)	The amount in column 4 of Table H (Schedule of works summary—Stormwater network (excluding South-east Thornlands and Kinross Road Structure Plan Areas)).	The amount in column 5 of Table H (Schedule of works summary—Stormwater network (excluding South-east Thornlands and Kinross Road Structure Plan Areas)).
Stormwater network (South-east Thornlands structure plan area)	The amount in column 4 of Table G (Schedule of works summary—Stormwater network (South-east Thornlands Structure Plan Area)).	The amount in column 5 of Table G (Schedule of works summary—Stormwater network (South-east Thornlands Structure Plan Area)).
Stormwater network (excluding South-east Thornlands Structure Plan Area and Kinross Road Structure Plan Area)	The part of the establishment cost stated in column 5 of Table I (Schedule of works summary—Stormwater network (excluding South-east Thornlands Structure Plan Area and Kinross Road Structure Plan Area)) relating to land.	The part of the establishment cost stated in column 5 of Table I (Schedule of works summary—Stormwater network (excluding South-east Thornlands Structure Plan Area and Kinross Road Structure Plan Area)) relating to land.
Distributor-retailer <u>SEQ service provider</u> trunk infrastructure networks		
Water supply network	The part of the establishment cost stated in column 3 of Table A (Schedule of works summary—Water supply network) relating to land.	The part of the establishment cost stated in column 3 of Table A (Schedule of works summary—Water supply network) relating to work.
Sewerage network	The part of the establishment cost stated in column 3 of Table B (Schedule of works summary—Sewerage network) relating to land.	The part of the establishment cost stated in column 3 of Table B (Schedule of works summary—Sewerage network) relating to work.

Table A Schedule of works summary—Water supply network

Column 1 PIP Map reference	Column 2 Zone	Column 3 Establishment cost (\$)*
8478B*	Heinemann Road ICS Zone	2,434
8478C*	Heinemann Road ICS Zone	501
272321*	Dunwich ICS Zone	69
272323*	Dunwich ICS Zone	4,579
272324*	Dunwich ICS Zone	3,977
272325*	Dunwich ICS Zone	4,152
272326*	Dunwich ICS Zone	3,625
272327*	Dunwich ICS Zone	4,334
272328*	Dunwich ICS Zone	3,855
272329*	Dunwich ICS Zone	3,430
272330*	Dunwich ICS Zone	138
FF_AUG_402_P1	Dunwich ICS Zone	29,369
FF_AUG_402_P4	Dunwich ICS Zone	5,173
FF_AUG_402_P5	Dunwich ICS Zone	5,261
FF_AUG_106_P8a_Rev1	Heinemann Road ICS Zone	55,683
FF_AUG_106_P8b_Rev1	Heinemann Road ICS Zone	61,297
FF_AUG_210_P5_Opt1_P1_Opt2	Mount Cotton ICS Zone	79,205
FF_AUG_W004_P1A_Opt2	Mount Cotton ICS Zone	180,875
FF_AUG_W004_P1B_Opt2a	Mount Cotton ICS Zone	61,914
FF_AUG_W004_P1B_Opt2b	Mount Cotton ICS Zone	2,620
PIP_IC1	Heinemann Road ICS Zone	109,087
PIP_IC10	Heinemann Road ICS Zone	180,363
PIP_IC11	Heinemann Road ICS Zone	376,206
PIP_IC2	Heinemann Road ICS Zone	619,857
PIP_IC3	Heinemann Road ICS Zone	711,785
PIP_IC4	Heinemann Road ICS Zone	787,877
PIP_IC5	Heinemann Road ICS Zone	58,591
PIP_IC6	Heinemann Road ICS Zone	71,965
PIP_IC8	Heinemann Road ICS Zone	38,321
PIP_IC9_Opt4	Heinemann Road ICS Zone	1,021,156
FF_AUG_210_Con_Opt2	Mount Cotton ICS Zone	895
PIP_IC12	Mount Cotton ICS Zone	65,000
PIP_IC13	Mount Cotton ICS Zone	204,668
PIP_IC17	Mount Cotton ICS Zone	80,591
PIP_IC18	Mount Cotton ICS Zone	28,510
PIP_IC7	Heinemann Road ICS Zone	90,398
PIP_IC14	Mount Cotton ICS Zone	109,607
PIP_IC20	Point Lookout ICS Zone	101,757
PIP_Aug40	Point Lookout ICS Zone	2,248
PIP_IC23	Point Lookout ICS Zone	3,017
PIP_IC27	Heinemann Road ICS Zone	3,603
PIP_IC29	Heinemann Road ICS Zone	3,684
PIP_Aug41	Point Lookout ICS Zone	31,358
PIP_IC21	Point Lookout ICS Zone	63,747
PIP_IC22	Point Lookout ICS Zone	44,345
PIP_IC28	Point Lookout ICS Zone	74,890
PIP_IC25	Point Lookout ICS Zone	3,805
PIP_IC26	Point Lookout ICS Zone	31,292
PIP_IC24	Point Lookout ICS Zone	33,262

Column 1 PIP Map reference	Column 2 Zone	Column 3 Establishment cost (\$)*
Point Lookout proposed reservoir No.2	Point Lookout ICS Zone	973,269
Amity Point FM	Heinemann Road ICS Zone	46,829
Heinemann Rd FM	Heinemann Road ICS Zone	41,383
Bunker Road South West FM	Heinemann Road ICS Zone	36,601
Ziegenfusz Road FM	Heinemann Road ICS Zone	67,006
Illawong Crescent No. 2	Dunwich ICS Zone	67,805
Ormiston PRV*	Alexandra Hills ICS Zone	25,658
Boundary St PRV*	Heinemann Road ICS Zone	22,693
Benfer Road PRV*	Heinemann Road ICS Zone	25,658
Serpentine Ck New PRV*	Heinemann Road ICS Zone	25,658
Victoria Pt PRV*	Heinemann Road ICS Zone	25,658
Thornlands PRV*	Mt Cotton ICS Zone	20,739
Tazi PRV	Dunwich ICS Zone	15,938
Serpentine Ck West PRV	Heinemann Road ICS Zone	47,639
Total		6,906,892
* The establishment cost is in nominal terms.		

Editor's note—The base date for the establishment cost for the water supply network is January 2010.

Table B Schedule of works summary—Sewerage network

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Establishment cost (\$)
GS1	Trunk sewer main	281,330
R7	Trunk sewer main	1,210,580
PS SE Thornlands	pump unit	226,450
SPS100	pump wet well	22,540
SPS74	pump wet well	15,050
SPS33	pump wet well	157,080
SPS35	pump wet well	116,900
SPS48	pump wet well	18,760
SPS41	pump wet well	62,650
SPS33	Emergency Storage	737,450
PS142	pump station	69,230
Dunwich STP	STP	3,103,030
GS7	Trunk sewer main	43,680
R5	Trunk sewer main	186,970
PS070	pump unit	319,410
PS071	pump unit	383,180
SPS103	pump wet well	18,760
SPS70	pump wet well	22,540
SPS71	pump wet well	18,760
SPS103	Emergency Storage	210,140
Pt Lookout STP	STP	16,592,170
PS 86 Inlet 900mm dia x 40m	Pump stn	64,498
FGTY_004A01	GRAVITY SEWER INC. MH'S	48,578
FGTY_005A01	GRAVITY SEWER INC. MH'S	13,499
FGTY_005A02	GRAVITY SEWER INC. MH'S	161,223
FGTY_005A03	GRAVITY SEWER INC. MH'S	191,619
FGTY_005A04	GRAVITY SEWER INC. MH'S	90,802
FGTY_005A05	GRAVITY SEWER INC. MH'S	126,849
S001	PUMP STATION UPGRADE	84,536

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Establishment cost (\$)
S002	PUMP STATION UPGRADE	115,799
S003	PUMP STATION UPGRADE	84,536
S005	PUMP STATION UPGRADE	311,118
S006	PUMP STATION UPGRADE	980,000
S019	PUMP STATION UPGRADE	105,207
S139	SEWAGE PUMP STATION	161,339
S147	SEWAGE PUMP STATION	172,811
SPS002	Emergency Storage	85,206
SPS003	Emergency Storage	84,815
SPS004	Emergency Storage	23,344
SPS006	Emergency Storage	213,434
SPS008	Emergency Storage	50,478
SPS011	Emergency Storage	101,289
SPS012	Emergency Storage	132,371
SPS019	Emergency Storage	185,641
SPS082	Emergency Storage	32,992
SPS86	Emergency Storage	287,822
SPS100	Emergency Storage	156,667
SPS116	Emergency Storage	12,858
SPS139	Emergency Storage	60,745
FGTY_SET	Gravity Sewer	193,673
FPM 68	Rising Main	75,915
FPM A Kinross	Rising Main	246,288
FPM B Kinross	Rising Main	93,004
FRM 147	Rising Main	8,708
PS 86	Pump Station	389,984
FPS A Kinross	Emergency Storage	184,261
FPS B Kinross	Emergency Storage	144,985
FPS A Kinross	Pump Station	184,261
FPS B Kinross	Pump Station	148,857
PS 68	Wetwell	13,263
FGM_16691	GRAVITY SEWER INC. MH'S	232,898
FGM_16693	GRAVITY SEWER INC. MH'S	67,345
FGM_16694	GRAVITY SEWER INC. MH'S	21,337
FGM_16769	GRAVITY SEWER INC. MH'S	59,066
FGM_16774	GRAVITY SEWER INC. MH'S	158,729
FGM_16799	GRAVITY SEWER INC. MH'S	54,308
FGM_31089	GRAVITY SEWER INC. MH'S	31,515
FGM_31095	GRAVITY SEWER INC. MH'S	20,165
FGM_31096	GRAVITY SEWER INC. MH'S	22,734
FGM_31098	GRAVITY SEWER INC. MH'S	27,328
FRM_035	RISING MAIN	288,597
FRM_048	RISING MAIN	4,982
FRM_052	RISING MAIN	50,285
PS 29	SEWAGE PUMP STATION	614,353
PS 33	SEWAGE PUMP STATION	505,050
PS 35	SEWAGE PUMP STATION	499,371
PS 36	SEWAGE PUMP STATION	111,600
PS 41	SEWAGE PUMP STATION	356,870
PS 43	SEWAGE PUMP STATION	79,533
PS 45	SEWAGE PUMP STATION	86,379
PS 48	SEWAGE PUMP STATION	166,085
PS 28	Emergency Storage	299,010
PS 30	Emergency Storage	40,475
PS 33	Emergency Storage	636,414

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Establishment cost (\$)
PS 34	Emergency Storage	76,868
PS 36	Emergency Storage	108,858
PS 40	Emergency Storage	52,023
PS 43	Emergency Storage	37,954
PS 45	Emergency Storage	16,579
PS 48	Emergency Storage	257,478
PS 52	Emergency Storage	100,901
PS 109	Emergency Storage	36,148
FGM_100	GRAVITY SEWER	50,869
FGM_101	GRAVITY SEWER	28,217
FGM_102	GRAVITY SEWER	18,452
FGM_103	GRAVITY SEWER	26,264
FGM_104	GRAVITY SEWER	20,608
FGM_105	GRAVITY SEWER	28,504
FGM_106	GRAVITY SEWER	32,557
FGM_107	GRAVITY SEWER	35,098
FGM_108	GRAVITY SEWER	46,263
FGM_109	GRAVITY SEWER	29,981
FGM_110	GRAVITY SEWER	19,915
FGM_111	GRAVITY SEWER	18,669
FGM_112	GRAVITY SEWER	16,107
FGM_113	GRAVITY SEWER	17,892
FGM_114	GRAVITY SEWER	25,914
FGM_115	GRAVITY SEWER	82,376
FGM_116	GRAVITY SEWER	18,872
FGM_117	GRAVITY SEWER	44,730
FGM_118	GRAVITY SEWER	28,595
FGM_122	GRAVITY SEWER	25,284
FGM_123	GRAVITY SEWER	38,738
FGM_124	GRAVITY SEWER	103,782
FGM_125	GRAVITY SEWER	74,179
FGM_126	GRAVITY SEWER	44,982
FGM_127	GRAVITY SEWER	49,847
FGM_128	GRAVITY SEWER	56,728
FGM_129	GRAVITY SEWER	53,676
FGM_130	GRAVITY SEWER	120,701
FGM_131	GRAVITY SEWER	203,196
FGM_132	GRAVITY SEWER	314,937
FGM_137	GRAVITY SEWER	105,350
FGM_146	GRAVITY SEWER	145,362
FGM_147	GRAVITY SEWER	65,443
FPM 8	Rising Main	81,984
FPM_154 (540m section)	RISING MAIN	91,196
FPM_67	RISING MAIN	253,050
FPM_61	RISING MAIN	215,488
FPM_118	RISING MAIN	42,812
FPS 8	Pump Station (future)	181,552
PS 49	SEWAGE PUMP STATION	216,160
PS 54	SEWAGE PUMP STATION	166,971
PS 55	SEWAGE PUMP STATION	46,627
PS 61	SEWAGE PUMP STATION	170,611
PS 67	SEWAGE PUMP STATION	220,920
PS 68	SEWAGE PUMP STATION	188,048
PS 90	SEWAGE PUMP STATION	193,137
PS 118	SEWAGE PUMP STATION	84,602

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Establishment cost (\$)
PS 155	SEWAGE PUMP STATION	184,485
PS 67	Emergency Storage	281,645
PS 92	Emergency Storage	199,157
PS 132	Emergency Storage	91,553
PS 68	Emergency Storage	97,272
PS 118	Emergency Storage	9,702
PS 155	Emergency Storage	14,560
PS 138	Additional Screen	175,000
FPS 5	Pump Station Augmentation	101,556
PS 134	Pump Station	119,714
PS 134	Emergency Storage	260,715
Aug-04	GRAVITY SEWER	31,249
PS 21	Pump station	51,756
PS 25	Pump station	10,756
PS 47	Pump station	75,226
PS 53	Pump station	12,769
PS 65	Wetwell upgrade	93,183
PS 21	Wetwell upgrade	121,106
PS 25	Wet Well	97,212
RM 47	Rising Main Upgrade	12,501
RM 53	Rising Main Upgrade	17,263
RM 65	Emergency Storage	45,473
PS21	Emergency Storage	115,721
PS 25	Emergency Storage	166,909
PS 47	Emergency Storage	113,884
PS 53	Emergency Storage	143,777
PS 62	Emergency Storage	143,208
PS 65	Emergency Storage	120,686
wwtp1	Capalaba STP - inlet works odour control	184,800
wwtp5	Capalaba STP - new axial blower and pipework	347,200
wwtp3	Capalaba STP - flowmeters on clarifiers	42,000
wwtp4	Capalaba STP - lab/office upgrade	153,230
wwtp6	Capalaba STP - bioreactor pipework	35,000
wwtp2	Capalaba STP - modify RAS pipework	28,000
wwtp7	Capalaba STP - plant bypass	245,000
wwtp10	Capalaba STP - use primary as sec clarifier	402,430
wwtp9	Capalaba STP - diffusers	279,300
wwtp49	Cleveland STP - gates	126,000
wwtp11	Cleveland STP - VSD aerator and PLC upgrade	84,000
wwtp13	Cleveland STP - new inlet screen	783,300
wwtp12	Cleveland STP - odour control inlet works	476,700
63033	Cleveland STP - Solar dryer	7,644,000
wwtp19	Cleveland STP - replace BFP	230,300
wwtp17	Cleveland STP - balance tank	3,321,150
wwtp21	Cleveland STP - plant bypass	250,600
wwtp20	Cleveland STP - RAS pumps	383,600
wwtp24	Thorneside STP - conversion of APT to balance tank	516,600

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Establishment cost (\$)
wwtp22	Thorneside STP - odour control inlet works	557,200
wwtp26	Thorneside STP - plant bypass	384,300
wwtp27	Thorneside STP - RAS pumps	349,300
63018	Thorneside STP - replace BFP	977,690
wwtp32	Victoria Pt STP - plant bypass	555,730
wwtp33	Victoria Pt STP - BFP	167,230
wwtp31	Victoria Pt STP - sand replacement in filters	35,000
63020	Victoria Pt STP - backup screen	277,900
wwtp35	Victoria Pt STP - balance tank	4,998,700
Total		65,650,711
* The establishment cost is in nominal terms.		

Editor's note—The base date for the establishment cost for the sewerage network is January 2012.

Table C Schedule of works summary—Local road network

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P01	Victoria Point Bypass	2,435,400	5,682,600	8,118,000
P02	Baythorn Drive	1,419,000	1,560,900	2,979,900
P03	New Trunk Collector - South East Thornlands	1,350,000	2,599,750	3,949,750
P03	Beveridge Rd	997,550	3,143,000	4,140,550
P04	Panorama Drive		5,727,100	5,727,100
P05	Wellington Street		9,675,900	9,675,900
P06	Rickertt Road - Quarry Road		13,148,900	13,148,900
P07	Wellington Street		3,931,200	3,931,200
P08	Woodlands Drive		4,470,400	4,470,400
P09	Woodlands Drive		9,466,600	9,466,600
P10	Northern Arterial Road - Sturgeon St to Wellington St		3,990,900	3,990,900
P11a	Mount Cotton Road		550,000	550,000
P11b	Mount Cotton Road	1,157,100	9,354,900	10,512,000
P12	Heinemann Road		3,263,700	3,263,700
P13a	Main Road		1,710,800	1,710,800
P13b	Main Road	10,000	500,000	510,000
P14	Bunker Road		4,453,000	4,453,000
P15	Springacre Road	1,237,600	2,802,400	4,040,000
P16	Springacre Road	1,462,000	3,488,000	4,950,000
P17	Kingfisher Road	2,378,300	5,666,700	8,045,000
P18	Bunker Road	2,150,500	6,134,500	8,285,000
P18a	Bunker Road		550,000	550,000
P18b	Bunker Road		400,000	400,000
P19	Double Jump Road	3,947,400	8,062,600	12,010,000
P20a	German Church Road		9,723,500	9,723,500
P20b	German Church Road		710,000	710,000
P21a	Sturgeon Street		750,000	750,000
P21b	Sturgeon Street	607,000	4,556,200	5,163,200
P21	Starkey Street	20,000	550,000	570,000

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P22	McDonald Road		2,751,000	2,751,000
P23	Ney Road		3,624,100	3,624,100
P24	Dinwoodie Road	716,800	3,679,200	4,396,000
P25	Giles Road		896,400	896,400
P25a	Giles Road		450,000	450,000
P26	Gordon Road	1,477,560	6,904,700	8,382,260
P27	Government Road	202,440	1,195,300	1,397,740
P28	Weinam Street	249,300	2,064,100	2,313,400
P29	German Church Road		3,845,200	3,845,200
P30	School of Arts Road	1,747,200	7,574,000	9,321,200
P31a	Collins Street	762,720	3,706,400	4,469,120
P31b	Collins Street	30,000	500,000	530,000
P33	Serpentine Creek Road	876,120	4,151,900	5,028,020
P34	Pitt Street	193,500	1,109,500	1,303,000
P35	Hamilton Street		1,198,600	1,198,600
P36	Collingwood Road		550,000	550,000
P37	Collingwood Road		400,000	400,000
P38	Pitt Road		450,000	450,000
P39	Long Street		500,000	500,000
P40	Ziegenfusz Road		500,000	500,000
P41	Ziegenfusz Road		450,000	450,000
P42	Ziegenfusz Road		450,000	450,000
P43	Benfer Road		450,000	450,000
P44	Hardy Road		300,000	300,000
P45	Old Cleveland Road East	30,000	500,000	530,000
P46	Old Cleveland Road East	30,000	500,000	530,000
P47	Bay Street		750,000	750,000
P48	Broadwater Terrace		400,000	400,000
P49	Broadwater Terrace		400,000	400,000
P50	Broadwater Terrace		550,000	550,000
P51a	Baythorn Drive		400,000	400,000
P51b	Broadwater Terrace		400,000	400,000
P52	Old Cleveland Road East		300,000	300,000
P53	Baythorn Drive		500,000	500,000
P54	Passage Street		500,000	500,000
P55	Capalaba Victoria Point Road		550,000	550,000
P56	Heinemann Road		450,000	450,000
P57	Kinross Road (Boundary Rd to R1)	103,500	1,936,500	2,040,000
P57	Kinross Road (R2 to R3)	564,000	2,551,000	3,115,000
P57	Kinross Road (Panorama Drv stub)	170,000	280,500	450,500
P58	Meissner Street	201,600	739,200	940,800
P59	Public Transport Corridor – Kinross Road SPA to South Street			0
Total				212,557,740

* The establishment cost is in nominal terms.

Editor's note—The base date for the establishment cost for the local road network is January 2012.

Table D Schedule of works summary—Cycleway network

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P01	Mooroonda Road		138,450	138,450
P02	Ferry Road		94,886	94,886
P03	Commodore Drive		52,070	52,070
P04	Agnes Street		361,226	361,226
P05	Collingwood Road		143,623	143,623
P06	Clive Road; Creek Road; and Byng Road.		438,701	438,701
P07	Burbank Road		830,590	830,590
P08	Bluebell Street		1,244,745	1,244,745
P09	Collingwood Road		1,287,855	1,287,855
P10	Allan Day Drive and Wolton Way		90,884	90,884
P11	Main Road		359,301	359,301
P12	Douro Road and Main Road		136,301	136,301
P13	Aspley Street		389,396	389,396
P14	Armagh Street		440,330	440,330
P15	Dundas Street East		177,161	177,161
P16	Bainbridge Street East		996,438	996,438
P17	MacMillan Road		1,146,965	1,146,965
P18	Oaklands Street and Cambridge Drive		163,236	163,236
P19	In park land south of Trelleck Court		32,729	32,729
P20	Bradworthy Street and Pensilva Court		53,197	53,197
P21	North Street		1,421,403	1,421,403
P22	South Street		1,097,530	1,097,530
P23	Thornlands Road		635,074	635,074
P24	Cleveland-Redland Bay Road		1,801,005	1,801,005
P25	Broadwater Road-Mount Cotton Road		1,034,418	1,034,418
P26	Redland Bay Road		1,311,518	1,311,518
P27	Ney Road		1,336,092	1,336,092
P28	Ney Road between Degen Road and Guyana Court		66,381	66,381
P29	Valley Way		444,351	444,351
P30	Link Road/Bangalow Street/Glen Road		648,210	648,210
P31	Point O'Halloran Road		531,342	531,342
P32	Masters Avenue		119,989	119,989
P33	Thompson Street		62,198	62,198
P34	Redland Bay Road		950,061	950,061
P35	Boundary Street		1,390,769	1,390,769
P36	Muller Street		1,461,311	1,461,311
P37	Cleveland Redland Bay Road		498,256	498,256
P39	Byng Rd, Clive Rd and Creek Rd		1,986,473	1,986,473
P40	Nelson Rd from Pitt Rd to Main Rd		596,379	596,379

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P41	Waterloo Street, Wellesley Street, Musgrave Street and Rye Street		813,461	813,461
P42	McCartney Street to Hilliard Street to Rose Street		972,697	972,697
P43	Dundas Street West, Bainbridge Street and Delancey Street		2,186,829	2,186,829
P44	Delancy St from Queen St to Clarke St		265,679	265,679
P45	Cleveland Point Loop Road		306,778	306,778
P46	Coolnwynpin Way		1,133,773	1,133,773
P47	Korawal St		821,849	821,849
P48	Summit St		7,824,718	7,824,718
P49	Schoeck Rd		1,523,731	1,523,731
P50	West Mount Cotton Rd		6,557,685	6,557,685
P51	Cleveland-Redland Bay Rd		398,203	398,203
P52	Point O'Halloran Rd		969,377	969,377
P53	Pitt St		1,251,692	1,251,692
P54	Muller St; Donald Rd		1,623,681	1,623,681
P55	Scenic Rd		4,062,547	4,062,547
P56	Lang Street	1,452,259	871,355	2,323,614
P57	Main and Beachcrest Roads	1,977,328	1,186,397	3,163,725
P59	Victoria Point	1,463,082	877,849	2,340,931
P60	Sel Outridge Park	783,826	470,295	1,254,121
P61	Bengston Park and Talburpin Park	261,133	156,680	417,812
P62	Hilliard Street	1,757,896	1,054,738	2,812,633
P63	Thorneside Rd – on- road: lines & signs only		1,906	1,906
P64	Thomas St; Bath St; Dorsal Dr; Mary Pleasant Dr and Agnes St. – on-road: lines & signs only		20,462	20,462
P65	Spoonbill St – on-road: lines & signs only		5,113	5,113
P66	Bailey Rd – on-road: lines & signs only		11,596	11,596
P67	Daveson Rd – on-road: lines & signs only		6,619	6,619
P68	Newhaven St – on-road: lines & signs only		6,413	6,413
P69	Winchester Rd– on- road: lines & signs only		15,236	15,236
P70	Bainbridge St West – on-road: lines & signs only		6,763	6,763
P71	Sleath St– on-road: lines & signs only		11,617	11,617

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P72	Masthead Dr– on-road: lines & signs only		8,663	8,663
P73	Shore St North – on- road: lines & signs only		10,284	10,284
P74	Waterloo St – on-road: lines & signs only		16,095	16,095
P75	Long Street – on-road: lines & signs only		6,974	6,974
P76	Enterprise St – on-road: lines & signs only		29,808	29,808
P77	Eagle St; – on-road: lines & signs only		5,576	5,576
P78	Orana Esp from Orana St to Marie Ct – on-road: lines & signs only		1,756	1,756
P79	Egret Dr – on-road: lines & signs only		2,612	2,612
P80	Colburn Ave from Wilson St to White St – on-road: lines & signs only		1,637	1,637
P81	Sycamore Pde; Magnolia Pde from Sycamore Pde to Poinciana Ave; Poinciana Ave. – on- road: lines & signs only		11,077	11,077
P82	Anita St; Penrose Ave – on-road: lines & signs only		3,212	3,212
P83	Broadwater Tce; North St; Main St from North St to Boundary Rd – on- road: lines & signs only		7,064	7,064
P84	Salisbury St – on-road: lines & signs only		5,532	5,532
P85	School of Art St from Donald Rd to Collins St; Queen St – on-road: lines & signs only		4,702	4,702
P86	Torquay Rd East from Collins St to McWilliam St – on-road: lines & signs only		3,238	3,238
P87	Pioneer Rd; Campbell Rd – on-road: lines & signs only		15,342	15,342
P89	Vehicular bridge widening: Ross Ck at Middle St		480,000	480,000
P92	Boardwalk: King St to Pinklands sportsground + bridge/path		390,000	390,000
P94	Boardwalk: Moogurrapum Ck, Salford Waters Park to Redland Bay Golf Club		1,560,000	1,560,000

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Future land (\$)	Column 4 Future works (\$)	Column 5 Total establishment cost (\$)
P95	Boardwalk: Weinam Ck, Banana St to Auster St		240,000	240,000
P96	German Church Road		504,000	504,000
P97	Redland Bay Road; Island Outlook Avenue		46,500	46,500
P98	Redland Bay Road; Tamarind Close		34,500	34,500
P99	Boundary Road; Open Space Corridor		66,000	66,000
P100	Open Space Corridor; Erapah Creek Crossing		108,000	108,000
P101	Boundary Road; Redland Bay Road		69,000	69,000
P102	Abeya Street Link		42,000	42,000
P103	Victoria Point – pedestrian bridge crossing		45,000	45,000
P104	Erapah Creek Corridor		212,100	212,100
Total				73,012,775

** The establishment cost is in nominal terms.*

Editor's note—The base date for the establishment cost for the cycleway network is January 2012.

Table E Schedule of works summary—Public parks network

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5540	Abbotsleigh Street Park	Recreation ParkLocal		36,449	36,449
5001	Ackworth Place Park	Recreation ParkLocal		9,539	9,539
5195	Adam Street Park	Recreation ParkLocal		47,641	47,641
5711	Allan Day Drive Park	Recreation ParkLocal		49,818	49,818
5003	Allenby Road Park	Recreation ParkLocal		42,390	42,390
5605	Alma Street Park	Recreation ParkLocal		42,757	42,757
5885	Amalia Street Park	Recreation ParkLocal		26,366	26,366
5541	Andrew Foster Memorial Park	Recreation ParkLocal		49,156	49,156
5542	Anniversary Park	Recreation ParkLocal		21,823	21,823
5713	Apex Park	Recreation ParkDistrict		585,950	585,950
5074	Aquatic Paradise Park West	Recreation ParkRegional		1,213,468	1,213,468
5198	Arlington Street Park	Recreation ParkLocal		1,401	1,401

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5061	Bailey Road Park	Recreation ParkDistrict		814,467	814,467
5129	Bandicoot Court Park	Recreation ParkLocal		47,088	47,088
5130	Barber Drive Park	Recreation ParkLocal		50,676	50,676
5631	Barcrest Drive Park	Recreation ParkLocal		51,213	51,213
5632	Base Street Foreshore	Recreation ParkLocal		51,213	51,213
5633	Bassil Parade Park	Recreation ParkLocal		22,362	22,362
5064	Bath Street Park	Recreation ParkLocal		1,716	1,716
5424	Baylink Drive Park	Recreation ParkLocal		31,396	31,396
5205	Beaufort Court Park	Recreation ParkLocal		51,213	51,213
5385	Beckwith Street Park	Recreation ParkLocal		49,374	49,374
5425	Bedarra Street Park	Recreation ParkLocal		46,797	46,797
5006	Bellini Court Park	Recreation ParkLocal		31,440	31,440
5608	Beth Boyd Park	Recreation ParkRegional		1,330,694	1,330,694
5636	Bill Scudamore- Smith Park	Recreation ParkLocal		17,439	17,439
5132	Blarney Street Park	Recreation ParkLocal		38,524	38,524
5211	Bonaventure Court Park	Recreation ParkLocal		49,038	49,038
5609	Boorana Street Park	Recreation ParkLocal		51,213	51,213
5807	Brewer Street Park	Recreation ParkLocal		50,929	50,929
5715	Brock Park	Recreation ParkLocal		49,012	49,012
5639	Brookvale Drive Park	Recreation ParkLocal		1,217	1,217
5134	Brosnan Drive Park	Recreation ParkDistrict		725,828	725,828
5776	Bryce Place Pocket	Recreation ParkLocal		14,523	14,523
5008	Burwood Road Park	Recreation ParkLocal		29,852	29,852
5009	Burwood Road Park 2	Recreation ParkLocal		45,748	45,748
5543	Bush Cherry Place Park	Recreation ParkLocal		48,353	48,353
5069	Byng Road Park	Recreation ParkDistrict		792,537	792,537
5149	Degen Road Park	Sport ParkDistrict		1,708,610	1,708,610

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5150	Duncan Road Sportsfields	Sport ParkRegional		2,000,000	2,000,000
5138	Capalaba Regional Park	Recreation ParkRegional		1,707,210	1,707,210
5213	Capricorn Drive Park	Recreation ParkLocal		9,740	9,740
5802	Carinyan Drive Park	Recreation ParkLocal		16,283	16,283
5644	Cascades Gardens	Recreation ParkRegional		1,003,834	1,003,834
5215	Cayman Cresent Park	Recreation ParkLocal		50,480	50,480
5072	Channel Steet South Foreshore	Recreation ParkLocal		50,141	50,141
5784	Charles Toni Reserve	Recreation ParkLocal		44,446	44,446
5432	Charlie Buckler Sportsfield	Sport ParkDistrict		1,142,425	1,142,425
5010	Chipping Drive Park	Recreation ParkLocal		24,468	24,468
5217	Cleveland Point Recreation Reserve	Recreation ParkRegional		958,390	958,390
5833	Cliftonville Place Park	Recreation ParkDistrict		857,489	857,489
5553	Conley Avenue Park	Recreation ParkLocal		39,813	39,813
5389	Counihan Street Park	Recreation ParkLocal		7,892	7,892
5075	Creek Road Park	Recreation ParkLocal		47,468	47,468
5144	Crighton Court Park	Recreation ParkLocal		16,106	16,106
5011	Crotona Road East Park	Recreation ParkLocal		15,294	15,294
5554	Crystal Waters Park	Recreation ParkDistrict		934,723	934,723
5648	Cupania Street Park	Recreation ParkLocal		31,190	31,190
5650	Daysland Street Park	Recreation ParkLocal		49,502	49,502
5226	Donald Simpson Park	Recreation ParkDistrict		564,185	564,185
5718	Doug Tiller Reserve	Recreation ParkLocal		48,188	48,188
5652	Duncan Jenkins Eucalypt Park	Recreation ParkLocal		23,585	23,585
5720	Duncan Street Park	Recreation ParkLocal		4,514	4,514
5390	Dundas Street Park	Recreation ParkLocal		51,060	51,060
5227	Dunwich Street Park	Recreation ParkLocal		43,035	43,035
5722	Egw Wood Sportsfield	Sport ParkRegional		1,000,000	1,000,000

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5012	Elmhurst Street Park	Recreation ParkLocal		48,494	48,494
5393	Empire Point Foreshore	Recreation ParkLocal		35,133	35,133
5394	Empire Vista Park	Recreation ParkLocal		51,213	51,213
5655	Ern & Alma Dowling Memorial Park	Sport ParkRegional		1,000,000	1,000,000
5612	Eva Street Foreshore	Recreation ParkLocal		51,213	51,213
5395	Fellmonger Park	Recreation ParkDistrict		461,464	461,464
5443	Fielding Park	Recreation ParkDistrict		775,702	775,702
5396	Fig Tree Park	Recreation ParkLocal		32,613	32,613
5015	Finucane Park	Recreation ParkLocal		51,213	51,213
5018	Frampton Street Park	Recreation ParkLocal		33,482	33,482
5791	Francis Street Park	Recreation ParkLocal		41,267	41,267
5437	Frederick Muller Park	Recreation ParkLocal		47,807	47,807
5079	Fuchsia Close Park	Recreation ParkLocal		23,304	23,304
5081	Galley Way Park 2	Recreation ParkLocal		48,307	48,307
5063	Gardenia Drive Park	Recreation ParkLocal		8,607	8,607
5231	Genoa Court Park	Recreation ParkLocal		50,285	50,285
5019	George Street Park	Recreation ParkDistrict		819,257	819,257
5656	Glen Road Park	Recreation ParkLocal		46,175	46,175
5850	Gloria Parade Park	Recreation ParkLocal		46,817	46,817
5021	Glover Drive Park	Recreation ParkLocal		21,923	21,923
5232	Goleby Esplanade Foreshore	Recreation ParkDistrict		888,610	888,610
5726	Goodall Street Park	Recreation ParkLocal		22,802	22,802
5618	Gradi Court Park	Recreation ParkLocal		32,560	32,560
5392	Gray Park	Recreation ParkLocal		25,655	25,655
5831	Grevillea Street Park	Recreation ParkDistrict		875,091	875,091
5810	Gundagai Drive Park	Recreation ParkLocal		51,060	51,060
5234	Haggup Street Park	Recreation ParkLocal		30,863	30,863

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5450	Hamilton Street Park	Recreation ParkLocal		51,213	51,213
5859	Hardy Road Park	Recreation ParkLocal		38,296	38,296
5314	Harold & Enid Brown Park	Recreation ParkLocal		44,477	44,477
5236	Harold Walker Park	Recreation ParkLocal		45,431	45,431
5728	Helena Street Park	Recreation ParkLocal		43,712	43,712
5237	Henry Ziegenfusz Park	Sport ParkDistrict		962,331	962,331
5154	Holland Crescent Park	Recreation ParkLocal		49,041	49,041
5156	Howletts Road Park	Recreation ParkLocal		26,847	26,847
5025	Hyde Court Park	Recreation ParkLocal		32,420	32,420
5452	Irwin Place Park	Recreation ParkLocal		28,345	28,345
5158	Jacaranda Road Park	Recreation ParkLocal		30,388	30,388
5610	Jack And Edna Finney Reserve	Recreation ParkDistrict		872,626	872,626
5403	Jack Bruce And Gwen Bruce- Chandler Park	Recreation ParkLocal		38,950	38,950
5453	Jack Gordon Park	Recreation ParkLocal		46,690	46,690
5725	Janelle Court Park	Recreation ParkLocal		6,398	6,398
5240	Janlaw Street Park	Recreation ParkLocal		44,283	44,283
5027	Jasper Street Park	Recreation ParkLocal		16,974	16,974
5565	Jewel Place Park	Recreation ParkLocal		33,409	33,409
5159	John Frederick Park	Sport ParkDistrict		478,000	478,000
5241	John Street Park	Recreation ParkLocal		51,213	51,213
5160	Jon Street Park	Recreation ParkLocal		7,756	7,756
5087	Juanita Street Park	Recreation ParkLocal		4,534	4,534
5089	Judy Holt Recreation Reserve	Sport ParkRegional		5,000,000	5,000,000
5456	Junee Street Park	Recreation ParkLocal		51,213	51,213
5161	Jupiter Street Park	Recreation ParkLocal		50,225	50,225
5242	Karen Street Park	Recreation ParkLocal		47,577	47,577
5028	Keith Surridge Park	Sport ParkRegional		1,000,000	1,000,000

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5029	Kenton Street Park	Recreation ParkLocal		38,752	38,752
5030	Keynsham Street Park	Recreation ParkLocal		30,615	30,615
5166	Krimmer Place Park	Recreation ParkLocal		38,260	38,260
5457	Lanyard Place Park	Recreation ParkLocal		4,219	4,219
5167	Lawlor Reserve	Recreation ParkLocal		47,862	47,862
5092	Leicester Street Park	Recreation ParkLocal		23,406	23,406
5665	Les Moore Park	Recreation ParkDistrict		482,415	482,415
5371	Lillypilly Street Park	Recreation ParkLocal		4,863	4,863
5731	Liner Street Park	Recreation ParkLocal		24,870	24,870
5168	Little Killarney Park	Recreation ParkLocal		39,205	39,205
5248	Long And Passage Street Foreshore	Recreation Parklocal		47,498	47,498
5170	Lyndon Road Park	Recreation ParkLocal		12,164	12,164
5096	Macfarlan Street Park	Recreation ParkLocal		39,684	39,684
5586	Manning Esplanade Foreshore	Recreation ParkDistrict		693,141	693,141
5253	Marram Court Park	Recreation ParkLocal		50,458	50,458
5097	Mary Pleasant And Dorsal Drive Park	Recreation ParkLocal		44,902	44,902
5254	Masthead Drive Park	Recreation ParkLocal		41,184	41,184
5255	Masthead Drive Park 2	Recreation ParkLocal		48,965	48,965
5812	Mcdonald Road Park	Recreation ParkLocal		37,800	37,800
5174	Mctaggart Street Park	Recreation ParkLocal		40,089	40,089
5101	Mecoli Court Park	Recreation ParkLocal		50,571	50,571
5887	Meissner Park	Recreation ParkLocal		40,632	40,632
5175	Melaleuca Drive Park	Recreation ParkLocal		15,928	15,928
5736	Mindarie Crescent Park	Recreation ParkLocal		39,749	39,749
5815	Montgomery Drive Park	Recreation ParkDistrict		747,737	747,737
5466	Moreton View Park	Recreation ParkLocal		32,481	32,481
5367	Mount Cotton Community Park	Recreation ParkRegional		1,389,034	1,389,034

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5177	Nangando Street Park	Recreation ParkLocal		30,866	30,866
5104	Nelson Road Park	Recreation ParkLocal		45,600	45,600
5467	Nev Stafford Park	Recreation ParkDistrict		628,746	628,746
BDRP1	Agnes Street Park	Recreation ParkLocal	30,350	51,213	81,563
BDSP20	New Park	Sport ParkDistrict	5,000,000	1,708,610	6,708,610
RBRP11	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
RBRP12	New Park	Recreation ParkLocal	1,500,000		1,500,000
RBRP13	New Park	Recreation ParkDistrict	5,000,000	888,610	5,888,610
RBRP14	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
RBRP15	New Park	Recreation ParkLocal	1,500,000		1,500,000
RBRP16	New Park	Recreation ParkLocal	1,500,000		1,500,000
RBRP17	New Park	Recreation ParkLocal	1,500,000		1,500,000
RBRP18	New Park	Recreation ParkDistrict	1,500,000	888,610	2,388,610
RBSP19	New Park	Sport ParkDistrict	24,000,00 0		24,000,000
TDRP11	New Park	Recreation ParkDistrict	5,000,000	888,610	5,888,610
TLRP12	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
TLRP13	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
TLRP14	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
TLRP15	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
TLRP8	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
TLRP9	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
VPRP18	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
VPRP19	New Park	Recreation ParkLocal	1,500,000	51,213	1,551,213
5468	Newlands Street Park	Recreation ParkLocal		49,945	49,945
5837	North Haven Place Park	Recreation ParkLocal		38,770	38,770
5035	O'gorman Street Park	Recreation ParkDistrict		557,463	557,463
5672	Orana Esplanade Foreshore	Recreation ParkDistrict		745,047	745,047

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5673	Orana Street Park	Recreation ParkDistrict		815,050	815,050
5374	Orchid Drive Park	Recreation ParkLocal		24,584	24,584
5405	Outlook Parade Park	Recreation ParkLocal		45,167	45,167
5265	Oyster Point Park	Recreation ParkDistrict		611,931	611,931
5105	Parakeet Street Park	Recreation ParkLocal		40,335	40,335
5675	Parklands Court Park	Recreation ParkLocal		33,731	33,731
5844	Parnell Street Park	Recreation ParkLocal		51,213	51,213
5106	Pedwell Place Park	Recreation ParkLocal		41,195	41,195
5677	Peggy Place Park	Recreation ParkLocal		45,751	45,751
5475	Penrose Avenue Park	Recreation ParkLocal		28,212	28,212
5584	Percy Ziegenfusz Park	Recreation ParkLocal		15,395	15,395
5267	Phillip Street Park	Recreation ParkLocal		42,190	42,190
5476	Pinelands Circuit Park	Recreation ParkLocal		2,899	2,899
5739	Plumer Street Park	Recreation ParkLocal		24,767	24,767
5681	Poinciana Avenue Park	Recreation ParkLocal		1,956	1,956
5460	Point Talburpin Park	Recreation ParkDistrict		676,120	676,120
5582	Portias Place Park	Recreation ParkLocal		33,382	33,382
5822	Primrose Drive Park	Recreation ParkLocal		46,267	46,267
5038	Princeton Avenue Park	Recreation ParkLocal		50,512	50,512
5741	Pye Lane Park	Recreation ParkLocal		37,181	37,181
5109	Quarry Road Park	Recreation ParkLocal		51,213	51,213
5619	Queens Esplanade Foreshore	Recreation ParkRegional		1,376,339	1,376,339
5272	Raby Bay Foreshore Park	Recreation ParkRegional		509,586	509,586
5274	Raby Esplanade Park	Recreation ParkDistrict		725,170	725,170
5621	Railway Parade Park	Recreation ParkLocal		51,213	51,213
5400	Redlands Softball Park	Sport ParkRegional		1,000,000	1,000,000
5041	Redruth Road Park	Recreation ParkLocal		48,156	48,156

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5819	Ribbonwood Street Park	Recreation ParkLocal		9,049	9,049
5583	Robert Mackie Park	Recreation ParkDistrict		755,738	755,738
5111	Robinson Park	Recreation ParkLocal		43,346	43,346
5872	Ronnie Street Park	Recreation ParkLocal		41,527	41,527
5687	Rosebud Esplanade Park	Recreation ParkLocal		11,885	11,885
5744	Rosella Street Park	Recreation ParkLocal		27,551	27,551
5247	Rotary Park	Recreation ParkDistrict		589,294	589,294
5688	Salford Waters Park	Recreation ParkLocal		1,852	1,852
5482	Sandy Cove Foreshore	Recreation ParkLocal		5,073	5,073
5804	Saranah Place Park	Recreation ParkLocal		24,537	24,537
5485	School Of Arts Sportsfield	Recreation ParkDistrict		793,603	793,603
5277	Scott Street Park	Recreation ParkLocal		31,235	31,235
5278	Seacrest Court Park	Recreation ParkLocal		48,550	48,550
5279	Seahaven Court Park	Recreation ParkLocal		45,529	45,529
5487	Sel Outridge Park	Sport ParkDistrict		1,148,225	1,148,225
5043	Sevenoaks Street Park	Recreation ParkDistrict		850,464	850,464
5838	Shelduck Street Park	Recreation ParkLocal		45,001	45,001
5186	Silvara Circuit Park	Recreation ParkDistrict		848,259	848,259
5693	Simon Street Reserve	Recreation ParkLocal		26,253	26,253
5748	Skinner Avenue Park	Recreation ParkLocal		33,912	33,912
5284	Smith Street Park	Recreation ParkLocal		45,163	45,163
5286	South Street Foreshore (North)	Recreation ParkLocal		51,213	51,213
5695	Stacey Court Park	Recreation ParkLocal		4,489	4,489
5383	Stevens Place Park	Recreation ParkLocal		27,047	27,047
5114	Sunnybay Drive Park	Recreation ParkLocal		20,596	20,596
5289	Sunshine Drive Park	Recreation ParkLocal		24,314	24,314
5045	Sussex Street Park	Recreation ParkLocal		35,369	35,369

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5116	Swordfish Court Park	Recreation ParkLocal		26,513	26,513
5697	Sycamore Parade Park	Recreation ParkLocal		22,678	22,678
5756	Sylvania Street Park	Recreation ParkLocal		31,973	31,973
5587	Sylvie Street Park	Recreation ParkLocal		50,840	50,840
5832	Talburpin Esplanade Park	Recreation ParkLocal		14,260	14,260
5190	Tauris Road Park	Recreation ParkLocal		14,206	14,206
5491	Terrier Court Park	Recreation ParkLocal		21,574	21,574
5624	Thorneside Road Foreshore	Recreation ParkLocal		48,219	48,219
5118	Three Paddocks Park	Recreation ParkDistrict		454,405	454,405
5591	Tokay Court Park	Recreation ParkLocal		16,125	16,125
5493	Toms Park	Recreation ParkLocal		30,093	30,093
5535	Tucker Reserve	Recreation ParkLocal		26,049	26,049
5119	Tulipwood Drive Park	Recreation ParkLocal		38,025	38,025
5120	Tulloch Drive Park	Recreation ParkLocal		15,858	15,858
5046	Valantine Park	Recreation ParkDistrict		51,570	51,570
5760	Vantage Crescent Park	Recreation ParkLocal		14,758	14,758
5296	Vassi Corcord Park	Recreation ParkLocal		37,495	37,495
5616	Vic Arthur Park	Recreation ParkLocal		33,919	33,919
5704	Victoria Point Recreation Reserve	Recreation ParkRegional		484,632	484,632
5705	W H Yeo Park	Recreation ParkDistrict		315,858	315,858
5761	Waterloo Bay Foreshore	Recreation ParkLocal		51,213	51,213
5299	Weber Court Park	Recreation ParkLocal		48,501	48,501
5763	Wellington Point Foreshore	Recreation ParkLocal		49,288	49,288
5303	Wellington Street Park	Recreation ParkDistrict		97,945	97,945
5192	Wentworth Drive Park	Recreation ParkDistrict		707,596	707,596
5498	Wes Armstrong Park	Recreation ParkLocal		47,121	47,121
5766	Wharton Street Park	Recreation ParkLocal		39,956	39,956

Column 1 PIP Map reference	Column 2 Trunk Infrastructure	Column 3 Park type & hierarchy	Column 4 Future land (\$)	Column 5 Future embellishment (\$)	Column 6 Total establishment cost* (\$)
5801	Willard Weber Reserve	Recreation ParkLocal		22,179	22,179
5767	William Forsythe Park	Recreation ParkLocal		45,622	45,622
5305	William Ross Park	Recreation ParkDistrict		415,278	415,278
5601	William Stewart Park	Sport ParkDistrict		1,326,996	1,326,996
5193	Wills Lane Park	Recreation ParkLocal		51,213	51,213
5708	Wilson Esplanade Foreshore	Recreation ParkLocal		51,213	51,213
5709	Wilson Street Foreshore	Recreation ParkLocal		28,230	28,230
5049	Windemere Road Park	Recreation ParkDistrict		555,662	555,662
5308	Woodward Reserve	Recreation ParkDistrict		884,440	884,440
5051	Workington Street Park	Recreation ParkLocal		36,552	36,552
5128	Wren Court Park	Recreation ParkLocal		30,539	30,539
5043	Hanover Drive Park	Recreation ParkDistrict		1,547,526	1,547,526
Total					126,269,720
* The establishment cost is in nominal terms.					

Editor's note—The base date for the establishment cost for the public parks network is January 2012.

Table F Schedule of works summary—Land for community facilities network

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Hierarchy	Column 4 Type	Column 5 Total establishment cost (\$)*
RBCF-001	Community Meeting Room/Multi Purpose Hall (Redland Bay) (.5ha)	Local	Community Facility	360,439
TLCF-001	Community Meeting Room/Multi Purpose Hall (Thornlands) (.5ha)	Local	Community Facility	396,664
NDCF-001	Grouped facility incorporating youth, seniors & a community centre (Capalaba) (2ha)	North District	Community Facility	5,199,664
NDCF-002	Community (including Disability and Cultural Activity Centre (Birkdale & Thorneside) (1ha)	North District	Community Facility	2,781,573
NDCF-004	Youth, seniors & multipurpose centre (Wellington Point) (1.5ha)	North District	Community Facility	5,204,736
SDCF-001	Grouped facility incorporating youth, seniors & community centre (Redland Bay) (2ha)	South District	Community Facility	1,420,020
SDCF-002	Disability and Cultural Activity Centre (Victoria Point) (1ha)	South District	Community Facility	1,066,826

Column 1 PIP Map reference	Column 2 Trunk infrastructure	Column 3 Hierarchy	Column 4 Type	Column 5 Total establishment cost (\$)*
SDCF-003	Grouped facility incorporating youth, seniors & community centre (Victoria Point) (2ha)	South District	Community Facility	4,707,801
SDCF-005	Grouped facility incorporating youth & community centre (Mt Cotton) (1.5ha)	South District	Community Facility	958,151
SDCF-006	Swimming Pool (Redland Bay) (1 ha)	South District	Community Facility	713,633
Total				22,809,506
* The establishment cost is in nominal terms.				

Editor's note—The base date for the establishment cost for the land for community facilities network is January 2012.

Table G Schedule of works summary—Stormwater network (South-east Thornlands Structure Plan Area)

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure	Column 4 Future land (\$)	Column 5 Future works (\$)	Column 6 Total establishment cost* (\$)
A1	Erapah Creek	Bio retention Basin A1	194,675	100,663	295,338
A2	Erapah Creek	Bio retention Basin A2	600,363	91,614	691,977
B2	Erapah Creek	Bio retention Basin B2	231,335	127,969	359,304
B3	Erapah Creek	Bio retention Basin B3	416,919	75,183	492,102
D	Erapah Creek	Bio retention Basin D	166,767	32,857	199,624
E	Erapah Creek	Bio retention Basin E	70,791	44,623	115,414
A, B, C, HW1	Erapah Creek	Drainage system 1 (pipes, pits and headwall)		680,000.00	680,000
Scour	Erapah Creek	Scour protection works		11,442.00	11,442
B1	Erapah Creek	Wetland B1 (including inlet pond)	834,323	522,887	1,357,210
C	Erapah Creek	Wetland C (including inlet pond)	1,389,733	888,776	2,278,509
GPT A	Erapah Creek	GPT A		72,114	72,114
GPT B2	Erapah Creek	GPT B2		57,815	57,815
GPT B3	Erapah Creek	GPT B3		45,470	45,470
GPT D	Erapah Creek	GPT D		37,578	37,578
GPT E	Erapah	GPT E		37,578	37,578

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure	Column 4 Future land (\$)	Column 5 Future works (\$)	Column 6 Total establishment cost* (\$)
	Creek				
Total					\$6,731,475
* The establishment cost is in nominal terms.					

Editor's note—The base date for the establishment cost for the stormwater network (South-east Thornlands Structure Plan Area) is October 2010.

Table H Schedule of works summary—Stormwater network (excluding South-east Thornlands and Kinross Road Structure Plan Areas)

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure	Column 4 Location description	Column 5 Total establishment cost (\$)
SW1	Hilliards Creek	Sturgeon/ Dundas St, Ormiston	Channel/detention	1,000,000
SW2	Southern Redland Bay Weinam Creek	Auster Street, Redland Bay	Protection Levee	391,449
SW3	Moogurrapum Creek	Gordon Road, Redland Bay	Construct a wetland (12,000m ²)	880,000
SW4	Native Dog Creek	Reaches ND1/2/3 (Valley Way, Mt Cotton)	Buffer Riparian Re-vegetation establishment	100,000
SW5	Torquay Creek	Reaches TOR1/3 (Azure Avenue and Serpentine Creek Road, Redland Bay)	Buffer Riparian Re-vegetation establishment	100,000
SW6	Tarradarrapin Creek	Valentine Park, Alexandra Hills	Flood Mitigation-reshape open drain for flow/ongoing management	400,000
SW7	Lower Tingalpa Coolnwynpin Creek	Glover Drive Flooding, Alexandra Hills	Erosion and rehabilitation	100,000
SW8	Cleveland Catchment	Cleveland	Water Quality Treatment devices program	250,000
SW9	Thornlands Catchment	Crystal Waters and downstream, Thornlands	Water Quality Treatment devices and levee	2,000,000
SW10	Erapah Creek	Victoria Point	wetland establishment and waterway rehabilitation	3,500,000

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure	Column 4 Location description	Column 5 Total establishment cost (\$)
SW11	Serpentine Creek	Redland Bay	Waterway erosion stabilisation and rehabilitation	200,000
Total				8,921,449

* The establishment cost is in nominal terms.

Editor's note—The base date for the establishment cost for the stormwater network (excluding South-east Thornlands and Kinross Road Structure Plan Areas) is June 2011/2007.

Table I Schedule of works summary—Stormwater network (~~excluding South-east Thornlands Structure Plan Area and Kinross Road Structure Plan Area~~)

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure#	Column 4 Future land (\$)	Column 5 Future works (\$)	Column 6 Total establishment cost* (\$)
A	Hilliards Creek	Bio retention Basin A	195,886	247,637	443,523
B	Hilliards Creek	Bio retention Basin B	97,943	135,924	233,867
C	Hilliards Creek	Bio retention Basin C	105,884	146,256	252,140
D	Hilliards Creek	Bio retention Basin D	1,021,650 323,400	390,735	1,412,385 714, 135
G	Hilliards Creek	Bio retention Basin G	46,324	77,061	123,385
H	Hilliards Creek	Bio retention Basin H	132,356	178,359	310,715
I	Hilliards Creek	Bio retention Basin I	164,121	211,534	375,655
J	Hilliards Creek	Bio retention Basin J	450,009	537,106	987,115
K	Hilliards Creek	Bio retention Basin K	191,820	94,624	286,444
L	Hilliards Creek	Bio retention Basin L	377,213	455,711	832,924
M	Hilliards Creek	Bio retention Basin M	105,600	144,542	250,142
GPT A	Hilliards Creek	GPT A		35,740	35,740
GPT B	Hilliards Creek	GPT B		25,799	25,799
GPT C	Hilliards Creek	GPT C		35,740	35,740
GPT D	Hilliards Creek	GPT D		49,511	49,511
GPT G	Hilliards Creek	GPT G		25,799	25,799
GPT H	Hilliards Creek	GPT H		35,740	35,740
GPT I	Hilliards Creek	GPT I		59,910	59,910
GPT J	Hilliards Creek	GPT J		35,740	35,740
GPT K	Hilliards Creek	GPT K		25,799	25,799
GPT L	Hilliards Creek	GPT L		49,511	49,511
GPT M	Hilliards Creek	GPT M		35,740	35,740

Column 1 PIP Map reference	Column 2 Catchment	Column 3 Trunk infrastructure#	Column 4 Future land (\$)	Column 5 Future works (\$)	Column 6 Total establishment cost* (\$)
D	Hilliards Creek	Detention Basin 6 (see GPT D)		356,177.00	356,177
L	Hilliards Creek	Detention Basin 7 (see GPT L)		322,332.00	322,332
J	Hilliards Creek	Detention Basin 8 (see GPT J)		413,892.00	413,892
K	Hilliards Creek	Detention Basin 8b (see GPT K)	154,290.0 0	117,303.00	271,593
TOTAL					7,287,3186,58 9,068
* The establishment cost is in nominal terms.					

Editor's note—The base date for the establishment cost for the stormwater network (~~excluding South-east Thornlands Structure Plan Area and Kinross Road Structure Plan Area~~) is ~~January 2012~~ June 2011.

Schedule 7 Maximum construction on costs for work

Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
Local government trunk infrastructure networks	
Local road network	11
Cycleways network	11
Public parks network	11
Land for community facilities network	11
Stormwater network	11
Distributor-retailer <u>SEQ service provider</u> trunk infrastructure networks	
Water supply network	11
Sewerage network	11

CONFLICT OF INTEREST

- Mayor Williams declared a conflict of interest in the following item stating that the applicant had contributed 'in-kind' support to her campaign. Mayor Williams stated that she was not required to leave the room and it was her choice to do so to provide transparency and left the room at 10.12am. Deputy Mayor Cr Beard presided.
- Cr Boglary declared a perceived conflict of interest in the following item stating that she had previously owned the property, had taken Vegetation Protection Orders for trees on the property and that she had no financial dealings with the current owner of the property as the property had been on-sold. Cr Boglary remained in the chamber voting in the community interests. Cr Boglary voted AGAINST the motion.
- Cr Hewlett declared a perceived conflict of interest in the following item as he was on the leadership committee for the koala fun run and Redlands 48 hour run for charity festival and the applicant's business had donated in kind signage for that charity. Cr Hewlett remained in the chamber voting in the community interests. Cr Hewlett voted FOR the motion.
- Cr Gleeson declared a perceived conflict of interest in the following item stating he was on the organising committee for the Capalaba Blues Festival and member of Rotary and the applicant had provided a big screen TV to the festival committee. Cr Gleeson remained in the chamber voting in the community interests. Cr Gleeson voted FOR the motion.

11.2.5 ROL005831 – 257-259 WELLINGTON STREET ORMISTON

Objective Reference: A245100
Reports and Attachments (Archives)

Attachments: [Proposal Plan](#)
[Building Location Envelope](#)

Authorising Officer: 

David Jeanes
Acting General Manager Community & Customer Services

Responsible Officer: **Chris Vize**
Acting Group Manager City Planning & Assessment

Report Author: **Scott Pearson**
Planning Officer

PURPOSE

Application Type	Code Assessment
Proposed Use	Reconfiguration of a Lot (1 into 2 lots)
Property Description	Lot 186 on RP1709
Location	257-259 Wellington Street, Ormiston QLD 4160

Land Area	8928.0 Square Metres
Zoning	EP - Environmental Protection OS - Open Space
Overlays	Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Flood Storm and Drainage Constrained Land Overlay
No. of Public Submissions	N/A
Applicant	East Coast Surveys Pty Ltd
Land Owner	Mr S H Lambourne, Mrs S C Lambourne
Properly Made Date	27/10/2014
Start Decision Stage	18/06/2015
Statutory Decision Date	23/09/2015
Assessment Manager	Scott Pearson
Manager	Chris Vize – Service Manager Planning Assessment
Officers Recommendation	Approval with Conditions
Infrastructure charges applicable	Yes

This Category 4 application is referred to Council for determination.

Council has received an application seeking a Development Permit for Reconfiguring a Lot on land at 257-259 Wellington Street, Ormiston for the purpose of a 1 into 2 lot subdivision.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to comply with the scheme. The key issue identified in the assessment is:

- Whether the proposed lot sizes meet the intent of the Reconfiguration and Zone Codes.

The application did not trigger referral to any state agencies nor require public notification. Overall, it is recommended that the application be granted a Development Permit subject to conditions identified in the Officer's Recommendation.

BACKGROUND

There are no previous town planning applications over the subject site that are relevant to the assessment of the current proposal. However, as part of the current application process the applicant made a request to Council to reclassify the site's designation under the Koala SPRP. On 20 May 2015 Council resolved to accept the officer's recommendation to assess the proposal under the High Value Rehabilitation designation rather than the High Value Bushland Habitat designation.

The Divisional Councillor has requested that this application be brought before Council for a determination.

ISSUES

SITE DESCRIPTION

The site has an area of 8928.0m² and is currently improved by a single dwelling, a tennis court, private swimming pool and sheds. The site contains a number of existing trees, some of which are koala habitat trees. The land contains a natural drainage line and generally falls from the front and rear of the site towards the middle.

The site is located on the eastern side of Wellington Street and backs onto Moreton Bay. The majority of the site is included in the Environmental Protection Zone and

approximately 1965m² is zoned Open Space. The surrounding properties to the north and south are predominantly zoned Environmental Protection and Open Space. Land west of the site is generally zoned Urban Residential and the area contains mostly single detached dwellings. Overall, the character of the area is generally consistent with that expected on the fringe of an Urban Residential neighbourhood.

DEVELOPMENT PROPOSAL

The application is for a one (1) into two (2) lot reconfiguration that will result in the creation of:

- 2 standard lots being 3053m² and 3909m², with a frontage of 48m and an access easement servicing the rear lot; and
- 1 lot with an area of 1965m² to be dedicated to Council.

The applicant has indicated that the existing dwelling is to be retained on proposed Lot 1 and all other existing structures on the new lots are to be removed.

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 Reconfiguring a Lot under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposal does not conflict with the regional plan policies associated with this classification.

State Planning Policies & Regulatory Provisions

SEQ Koala Conservation SPRP

The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP. The Applicant has supplied relevant supporting information to identify that there are no koala habitat trees to be removed as part of the proposal. It is considered that the development meets the requirements of the Koala SPRP.

It is noted that the original proposal did require the removal of koala habitat trees, which conflicted with the Koala SPRP and that the applicant made a request to reclassify the site's designation. However, through negotiations, the layout was amended and now there are no koala habitat trees that require removal.

SPRP (Adopted Charges)

The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.

State Planning Policy July 2014

The number of lots proposed does not trigger the July 2014 State Planning Policy regarding water quality. However, the site contains several other mapping constraints including:

- MSES Wildlife Habitat – this mapping is intended to reflect threatened wildlife under the Nature Conservation Act 1992 and regulated vegetation under the Vegetation Management Act 1999. The applicant has submitted an ecological report which states that there is no flora taxa recorded for the subject land that are listed under the Nature Conservation Act. Furthermore, there is no mapped remnant vegetation on the subject site either. Consequently, there are no matters of state environmental significance on this particular site that require addressing.
- Bushfire Hazard Area - High Potential Bushfire Intensity – Part E of the SPP requires development to “avoid natural hazards or mitigate the risks of the natural hazard to an acceptable or tolerable level”. The applicant’s ecology report and Council’s environmental team have noted that the sites’ vegetation has previously been affected by storm events and the level of remaining vegetation may not represent a significant bushfire risk. A Bushfire Hazard assessment report (Rob Friend and Associates Pty Ltd RF 15-024-01) was submitted to Council on 14, which concluded that the site can be considered as Low Bushfire Hazard. In this regard, it is reasonably considered that the site can be developed for a dwelling house without the need to remove any non-juvenile koala habitat trees, which would otherwise conflict with the Koala SPRP.
- Coastal Hazard - Erosion Prone Area – proposed lot 2 will be created within this mapped hazard. However, the BLE will be located outside of the mapped area and therefore does not present a risk to future buildings.
- Coastal Hazard - Medium & High Storm Tide Hazard - the latest proposal plan includes a BLE on Lot 2 which is outside the SPP mapping “Coastal Hazard Area – High Storm Tide inundation area and Council’s mapped storm tide area (being 2.4m AHD), the latter which is considered to more accurately reflect the States’ storm tide hazard mapping. Given there will be no structures or buildings within the storm tide area, this risk is considered to have been mitigated in accordance with Part E of the SPP.

It is noted that the site is not within a coastal management district (CMD), which would essentially prohibit the proposed development from occurring. The CMD mapping reflects the erosion prone and storm tide mapping, which was applied to the site after the application was lodged in October 2014. New draft CMD mapping, which identifies the site as within the coastal management district, is currently going through notification, but should not be considered in the assessment.

There are no other mapped hazards affecting the site and therefore no further provisions to assess the proposal against in this instance.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.

The application is subject to code assessment as no residential lot is within the Open Space Zone and a separate lot is proposed over this zone, which will be dedicated to Council. In this regard, the following codes are relevant to the assessment:

- Environmental Protection Zone Code;
- Open Space Zone Code;
- Reconfiguration Code;
- Development Near Underground Infrastructure Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Stormwater Management Code;
- Acid Sulfate Soils Overlay;
- Bushfire Hazard Overlay;
- Bushland Habitat Overlay; and
- Flood Storm and Drainage Constrained Land Overlay.

The most pertinent parts of this assessment are discussed below:

Minimum Lot Sizes

Probable Solution P3 of the Reconfiguration Code states the minimum lot size in the Environmental Protection Zone is 20ha. The proposed lots are 3053m² and 3909m² and therefore do not meet the Probable Solution. Notwithstanding, the proposal is considered to comply with Specific Outcome S3 which states that lots must be suitable for the future intended land use. This is informed by the Environmental Protection Zone Code, in particular Specific Outcome S1.1 which states that uses and other development maintain, enhance and protect environmental values. Each of these matters is considered below.

First, it is worth establishing what the environmental values of the site are. The applicant submitted an ecological assessment with the proposal which outlined the site is mainly grassed with scattered trees (some being *Eucalyptus tereticornis* and some exotic weed species). Surrounding the site are tidal wetlands to the east and urban residential development to the west and conservation land to the north and south. Hence, the site is constrained on both sides and the most important linkage is the north/south corridor fronting Moreton Bay.

The values of the site that led to the Environmental Protection zoning are:

- Stands of native vegetation;
- Part of a north south linkage along the foreshore; and
- Adjoining the coastline.

These values were represented in the Environmental Inventory in preparation for the 2006 Planning Scheme.

Having established what the environmental values of the site are, consideration must be given to whether the proposal maintains, protects and enhances those values.

It is considered that the proposed reconfiguration will maintain the environmental values of the site for the following reasons:

- Lot 1 will contain the existing dwelling and hence there will not be any additional impacts. The existing lot is already less than 1ha therefore the proposed reconfiguration will not result in a dramatic change in character or environmental values;
- Lot 2 is capable of accommodating a future dwelling which does not require the removal of any existing koala trees as demonstrated by the proposed building location envelope. Hence, the status quo is maintained; and

- Lot 920 will be dedicated to Council as open space and will not contain any development.

The development will help protect the sites' environmental values because:

- The BLE on Lot 2 has been setback 10m from the existing trees to ensure that there is no need for future tree removal under Local Law 6. Hence, trees will be protected by conditions of the development;
- This application provides an opportunity to regulate use of the land through other conditions that would not otherwise apply to the existing or other uses such as a domestic outbuilding. Reasonable and relevant conditions are recommended to limit the development footprint of the future dwelling on Lot 2, provide fauna friendly fencing to the open space area, provide enhancement planting and manage animals on site; and
- It is worth noting that an alternative development could result in a worse outcome. Under the Environmental Protection Zone Code, up to 30% of the site could be cleared in association with the current dwelling and in accordance with Probable Solution P3.1, which equates to a footprint of approximately 2678m². Hence, new domestic additions or an outbuilding could be proposed on site and clearing 30% of the site would be compliant with the Code. The current proposal, specifically the existing house and future BLE on Lot 2, will have a footprint of approximately 1500m² and therefore the level of development on site is considered to be less than what might be reasonable in the zone. It is noted that development that complies with this probable solution is expected to have limited adverse impacts on environmental values and landscape setting in accordance with Specific Outcome S3.1. This strengthens the position that compliance is achieved for this development as it relates to protection of environmental values under Specific Outcomes S1.1.
- The main value of the site is considered to be in the Eucalyptus tereticornis trees that are still remaining on site, which will be protected under the proposal.

The development will enhance the site's environmental values given:

- The Open Space part of the site will be dedicated to Council, which will help to enhance the most important environmental value of the site, being the north/south corridor, by ensuring no development occurs in this area. It is important to note that if the site was not reconfigured then there would not be an opportunity such as this to have the Open Space dedicated to Council at no cost. If there was no reconfiguration, Council would have to purchase the open space zoned land, which provides a buffer to Moreton Bay and a corridor along the eastern boundary for fauna movement;
- In addition to the dedication, a condition has been included requiring enhancement planting to be undertaken. There will be an ongoing maintenance cost to Council, but this is expected to be low considering all works will be done by the developer prior to dedication. This dedication is not trunk infrastructure such as park, but it is required for environmental purposes in order for the proposed development to comply with the enhancement element of Specific Outcome S1.1. This is also considered good planning to provide a buffer to Moreton Bay that is in public ownership.

Finally, in terms of dwelling design, Lot 2 is of a suitable size for a dwelling and associated structures. Lot 1 already contains a dwelling, pool and outbuilding. Proposed Lot 2 includes a BLE which has sufficient area for a large dwelling and

potential for a pool and/or outbuildings. The BLE on Lot 2 is setback a minimum 5m from the side boundaries and has sufficient area for a future house to maintain privacy, solar access, open space and service areas. Lot 2 will also be serviced by an existing sewer main. Hence, part of the necessary infrastructure is already in place and the new dwelling can maximise use of that infrastructure without the need to cause environmental impacts from providing new infrastructure. So overall, Lot 2 is suitable for the future intended land use and is therefore compliant with Specific Outcome S3 of the Reconfiguration Code.

Development Codes & Overlays

Development Near Underground Infrastructure Code – no new structures are proposed at this stage. The future house on Lot 2 will need to be designed in accordance with QDC MP1.4 or further approvals may be required from Council by concurrence agency referral.

Excavation and Fill Code – no excavation or fill is proposed at this stage. Any future filling to address the storm tide surge will be subject to a separate Operational Works application if not meeting the self-assessable criteria. A condition has also been imposed requiring any filling to facilitate a house to be within the approved BLE to ensure that future works does not result in tree removal.

Infrastructure Works Code – conditions have been imposed to ensure all necessary infrastructure is provided to each lot.

Stormwater Management Code – a legal point of discharge has been conditioned. The proposed lots are also relatively large therefore passive treatment (for example, infiltration through vegetation) would be sufficient to address stormwater quality.

Acid Sulfate Soils Overlay – the site elevation varies from just below to just above the threshold level of 5m AHD. Conventional dwellings do not disturb enough soil to warrant acid sulfate investigation and therefore the current reconfiguration is considered to comply with this Code.

Bushfire Hazard Overlay – the site is classified Medium Hazard except for the area of the existing dwelling. Severe storms in recent years have destroyed a noticeable number of trees and other vegetation. The current risk is probably no greater than in the rest of the Wellington Point urban area generally. A Bushfire Hazard assessment report (Rob Friend and Associates Pty Ltd RF 15-024-01) concluded that the site characteristics with regard to the mapping of medium bushfire hazard is not warranted and the land within and the subject site can be considered as Low Bushfire Hazard.

Bushland Habitat Overlay – the Bushland Habitat classification is over most of the site except for the area of the existing house (no overlay) and the north-east corner (Enhancement Corridor). The proposal maintains existing koala trees in the bushland habitat area and a condition has been included requiring enhancement planting in the Open Space lot. Therefore the layout and conditions are considered to achieve the purpose of the Code. This also further justifies the proposal's compliance with the Environmental Protection Zone Code in terms of maintaining, protecting and enhancing environmental values.

Flood Storm and Drainage Constrained Land Overlay – the proposal does not meet Probable Solution P1 as it creates a lot over the defined flood event (DFE) (storm tide level). S1 states:-

Uses and other development avoid the risk of flooding by not being undertaken on land below the 1 percent AEP (1 in 100 year ARI) flood and the RL 2.4 AHD (1% AEP) storm tide level;

However, will be no dwelling house and ancillary uses within the mapped area, as the affected lot will be restricted by the BLE.

Overall, the proposal is considered to comply with the Specific Outcomes of the relevant assessment Codes. The most pertinent issue is whether the reconfiguration meets the expectations and outcomes under the Environmental Protection Zone Code. The development will maintain the existing environmental values of the site by retaining trees, it will protect those trees by managing development on the site through conditions and the proposal will enhance the environmental values of the site by dedicating land to Council which will be rehabilitated. Therefore, the proposal is considered to comply with S3 of the Reconfiguration Code and S1.1 of the Environmental Protection Zone Code.

INFRASTRUCTURE CHARGES

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total Redland City Council infrastructure charge applicable to this development is \$28,000.

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.1\) July 2014](#):

The Adopted Infrastructure Charges have been calculated as followings:

2 lots X \$28,000 (charge rate) – \$28,000 (credit for 1 existing lot) x0.79 RCC Split = \$22,120.00

2 lots X \$28,000 (charge rate) – \$28,000 (credit for 1 existing lot) x0.21 RWW Split = \$5,880.00

STATE REFERRALS

The application did not trigger any referral requirements.

PUBLIC CONSULTATION

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

DEEMED APPROVAL

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

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the *Sustainable Planning Act 2009*.

Risk Management

The applicant will have appeal rights to the Planning and Environment Court against any decision.

Financial

Nil.

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

Nil.

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 Planning Assessment Team has consulted with other assessment teams where appropriate. Comments from the relevant teams have been provided in the assessment below.

A copy of the original proposal was provided to the divisional Councillor. The Councillor has requested that the application be brought to Council for determination.

OPTIONS

Council’s options are to:

1. Approve the application subject to conditions;
2. Issue a preliminary approval subject to meeting additional requirements; or
3. Issue a refusal.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves that a Development Permit Approval be issued for the Reconfiguring a Lot application for a one (1) into two (2) lots Subdivision on land described as Lot 186 on RP1709 and situated at 257-259 Wellington Street, Ormiston, subject to the following conditions:

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>		
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.			
<u>Approved Plans and Documents</u>			
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 Council approval of the Survey Plan.		
Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Subdivision Proposal	4453/A-1-P	East Coast	2/9/15

Plan (amended in red)		Surveys (Aust)	
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Table 1: Approved Plans and Documents

3.	Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.	Prior to expiry of the relevant period for the approved development.
Existing Structures		
4.	Demolish or relocate/remove all existing structures on Lot 2, including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to Council approval of the Survey Plan.
5.	Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the Survey Plan.
Utility Services		
6.	Relocate any services (e.g. water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the Survey Plan.
7.	Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur, or prior to Council approval of the Survey Plan, whichever is the sooner.
8.	Design and install underground electricity and telecommunication conduits to service proposed Lot 2 in accordance with the requirements of the relevant service providers and the Redlands Planning Scheme Infrastructure Works code and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services.	Prior to Council approval of the Survey Plan.
Land Dedication and Design		
9.	Dedicate land to the State, with Council as trustee, as shown on the approved site plan, for the following purposes: a) Open space.	Prior to Council approval of the Survey Plan.
10.	Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. a) Stormwater drainage purposes along the entire southern boundary of proposed Lot 2 in favour of the upstream property owner (i.e. proposed Lot 1); b) Access purposes over proposed Lot 1 in favour of proposed Lot 2 as shown on the approved site plan; c) Access purposes over proposed Lot 1 & 2 in favour of proposed Lot 920 in accordance with the conditions of this approval.	As part of the request for compliance assessment of the Survey Plan.
11.	Ensure that all development (buildings and structures) and any filling necessary to facilitate the construction of a Dwelling on Lot 2 are contained within the Building Location Envelope as marked on the approved plans. No part of the BLE is to be	Ongoing.

located in the Coastal Hazard Area – erosion prone area as mapped under the State Planning Policy 2014.	
12. Provide a trafficable maintenance route between Wellington Street and Proposed Lot 920 as shown indicatively on the approved plans and as per Condition 10 c). The route must be at least 3m wide and its location must not require the removal of any koala habitat trees.	As part of the request for compliance assessment of the Survey Plan.
<u>Split Valuation</u>	
13. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$34.10 per allotment (2015/2016 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.	Prior to Council approval of the Survey Plan.
<u>Stormwater Management</u>	
14. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> • A lawful point of discharge for proposed Lot 1 through an inter-lot drainage system along the southern boundary to discharge in a sheet flow to Moreton Bay. • A lawful point of discharge for proposed Lot 2 in a sheet flow to Moreton Bay. 	Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner. Ongoing condition.
15. 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 on maintenance or Council approval of the Survey Plan, whichever is the sooner. Ongoing condition.
<u>Water and Wastewater</u>	
16. Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for Operational Works showing the proposed works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to Council approval of the Survey Plan.
17. Construct a 100mm water main from the infrastructure on Wellington Street and provide a high flow bypass meter (positioned directly inside the front property boundary of the accessway easement) terminating with a fire hydrant to service proposed rear lot 2 (fire fighting provision) and a 150mm diameter sewer line from manhole 45/4 up to 1.0m passing the proposed boundary between lots. Submit to Council for approval an application for Operational Works showing the design of the works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to Council approval of the Survey Plan.
18. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.	Prior to Council approval of the Survey Plan.

19. Reconnect the existing dwelling to new sewerage and/or water connections and services and locate all private plumbing and drainage associated with the dwelling wholly within the lot.	Prior to Council approval of the Survey Plan.
<u>Sediment and Erosion Control</u>	
20. Install erosion and sediment control measures to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 4 and the Institute of Engineers’ Erosion and Sediment Control Guidelines.	Prior to commencement of civil works, earthworks and construction phases of the development.
<u>Survey Control Information</u>	
21. Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter.	As part of the request for compliance assessment of the Survey Plan.
22. Survey and present all asset infrastructure in accordance with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).	As part of the request for compliance assessment of the Survey Plan.
23. Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch: <ul style="list-style-type: none"> • the mark’s AHD Reduced Level; • the datum origin mark number; and • the datum RL adopted. <p>Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i>.</p>	As part of the request for compliance assessment of the Survey Plan.
<u>Dust Control</u>	
24. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.	During any site works and construction phase.
<u>Environmental Management</u>	
25. Provide fencing along the open space boundary (Lot 920) which is to be constructed of Koala Friendly Material as identified in Option A or B in the Koala Safety Fencing and Measures Guideline (A Guideline for the draft South East Queensland Koala Conservation State Planning Regulatory Provisions).	Prior to Council approval of the Survey Plan and ongoing.
26. Provide fauna proof fencing within the Building Location Envelope on Lot 2 where there are domestic animals to be retained within the perimeters of the building envelope.	Prior to Council approval of the Survey Plan and ongoing.
27. Tag and retain all vegetation as per the approved plans. The design and provision of all infrastructure, as per the conditions of this approval, must retain designated vegetation in a viable condition. During the construction stage establish fenced tree protection zones designed and located in accordance with Australian Standard AS4970-2009 “Protection of Trees on Development Sites”.	Prior to commencement of any approved Operational Works for construction works and maintained for the period of works.
28. Retain all vegetation in accordance with the approved plans.	Ongoing condition.

<p>29. Submit to Council for compliance assessment approval details of enhancement planting on Lot 920:-</p> <ul style="list-style-type: none"> • at a rate of one Koala Habitat tree for every 40m²; • at a rate of one shrub for every 10m²; • at a rate of one groundcover for every 5m²; and • removing any grass from the lot. 	<p>Prior to Council approval of the Survey Plan.</p>
--	--

ADDITIONAL APPROVALS

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

- Operational Works approval is required for the following works as detailed in the conditions of this approval:
 - Stormwater drainage.
 - Water and waste water reticulation.
 - Enhancement planting.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. 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.
- **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.
- **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.
- **Performance Bonding**
Security bonds may be required in accordance with the Redlands Planning Scheme Policy 3 Chapter 4 – Security Bonding. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.
- **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

- **Fauna Protection**

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

- **Environment Protection and Biodiversity Conservation Act**

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

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

- **Bushfire Hazard**

Council's Bushfire Hazard Overlay identifies the site as Medium bushfire hazard and the Australian Standard 3959:1999 - Construction Buildings in a Bushfire Prone Area is to be adhered to. Further advice on this matter should be sought from a building certifier.

- **Vegetation Protection Orders**

Vegetation Protection Orders have been placed over a number of trees on this property. While there are recent ecological reports for the purpose of this reconfiguration application, there may need to be an arborist's assessment for the purpose of retaining or revoking any individual VPO. As the original VPO resolution was made through a General Meeting of Council, any new determination will also need to be made via a General Meeting.

PROPOSED AMENDMENT MOTION

Moved by: Cr M Elliott

Seconded by: Cr M Edwards

That condition 25 be amended to read:

25. Provide fencing along the open space boundary (Lot 920) and the northern and southern boundaries of lots 1 and 2 which is to be constructed of Koala Friendly Material as identified in Option A or B in the Koala Safety Fencing and Measures Guideline (A Guideline for the draft

South East Queensland Koala Conservation State Planning Regulatory Provisions).

CARRIED 10/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson and Bishop voted FOR the motion.

Cr Williams was not present when the motion was put.

Cr Talty's motion with the amendment became the motion and was put to the vote and CARRIED 6/4

Crs Hardman, Hewlett, Edwards, Talty, Beard and Gleeson voted FOR the motion.

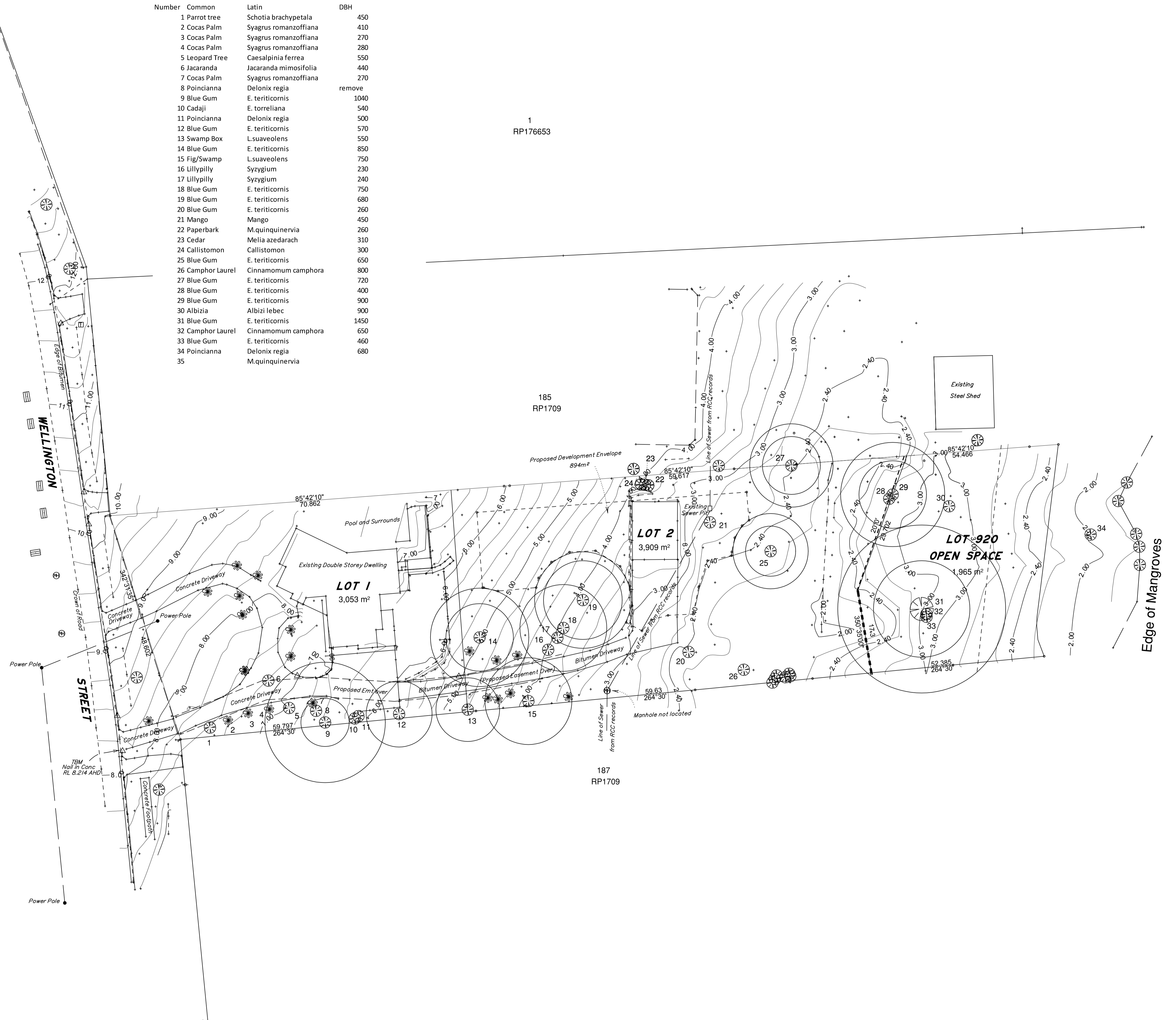
Crs Boglary, Ogilvie, Elliott and Bishop voted AGAINST the motion.

Cr Williams was not present when the motion was put.

Cr Williams returned to the meeting and assumed the Chair at 10.34am.

Number	Common	Latin	DBH
1	Parrot tree	Schotia brachypetala	450
2	Cocas Palm	Syagrus romanzoffiana	410
3	Cocas Palm	Syagrus romanzoffiana	270
4	Cocas Palm	Syagrus romanzoffiana	280
5	Leopard Tree	Caesalpinia ferrea	550
6	Jacaranda	Jacaranda mimosifolia	440
7	Cocas Palm	Syagrus romanzoffiana	270
8	Poincianna	Delonix regia	remove
9	Blue Gum	E. teriticornis	1040
10	Cadaji	E. torreliana	540
11	Poincianna	Delonix regia	500
12	Blue Gum	E. teriticornis	570
13	Swamp Box	L.suaveolens	550
14	Blue Gum	E. teriticornis	850
15	Fig/Swamp	L.suaveolens	750
16	Lillypilly	Syzygium	230
17	Lillypilly	Syzygium	240
18	Blue Gum	E. teriticornis	750
19	Blue Gum	E. teriticornis	680
20	Blue Gum	E. teriticornis	260
21	Mango	Mango	450
22	Paperbark	M.quinquinervia	260
23	Cedar	Melia azedarach	310
24	Callistomon	Callistomon	300
25	Blue Gum	E. teriticornis	650
26	Camphor Laurel	Cinnamomum camphora	800
27	Blue Gum	E. teriticornis	720
28	Blue Gum	E. teriticornis	400
29	Blue Gum	E. teriticornis	900
30	Albizia	Albizia lebec	900
31	Blue Gum	E. teriticornis	1450
32	Camphor Laurel	Cinnamomum camphora	650
33	Blue Gum	E. teriticornis	460
34	Poincianna	Delonix regia	680
35		M.quinquinervia	

1
RP176653



RABY BAY

East Coast Surveys
(Aust)
Pty. Ltd. AON 111 434 005
Licensed Surveyors & Subdivision Consultants

P.O. BOX 144 Cleveland QLD 4163
Ph (07) 3821 3473 Fax (07) 3821 3476
Email info@eastcoastsurveys.com.au

The areas and dimensions on this plan are approximate only and are subject to Local Government Approval and final survey.

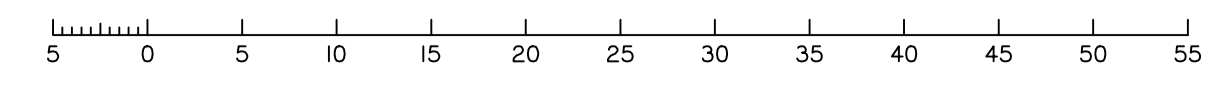
Subdivision Proposal Plan
Lot 186 on RP 1709
WELLINGTON STREET
ORMISTON
Parish of CLEVELAND
County of STANLEY
LEVEL DATUM : AHD (PSM 106931)
RL : 7.671
CONTOUR INTERVALS : 0.25m

Client: Mainer Pty Ltd
Surveyed By: P.S.R. Drawn By: P.S.R.
Checked By: Authorized By:
Date: Date:

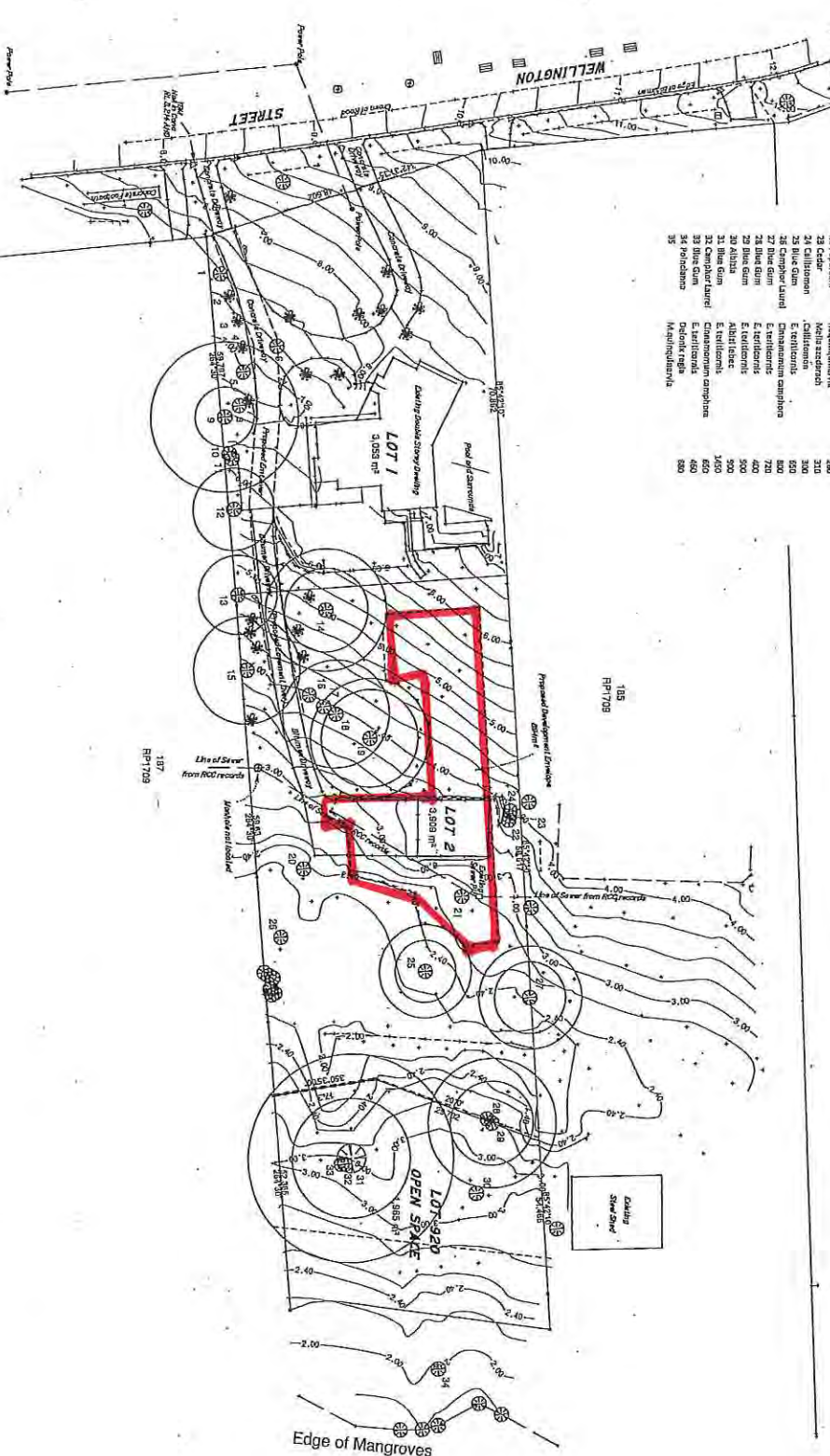
LEGEND

TBM Temporary Bench Mark	Water Meter
Gully Pit	Sewer M/H
Tree	Power Pole
Stormwater M/H	Sign Post
Power Box	Light Pole
Telstra Pit	

Our Ref.: 4453 ROL
Rev: A-1-P
Scale 1:400 Original Size: A1



Number	Common	Latin	DHF
1	Parrot tree	Scaevola taccada	450
2	Coast Palm	Syzygium reticulatum	410
3	Coast Palm	Syzygium reticulatum	270
4	Coast Palm	Syzygium reticulatum	350
5	Lemonard Tree	Chorizanthe ceras	550
6	Lemonard Tree	Chorizanthe ceras	440
7	Coast Palm	Syzygium reticulatum	270
8	Parrot tree	Scaevola taccada	450
9	Parrot tree	Scaevola taccada	300
10	Parrot tree	Scaevola taccada	500
11	Parrot tree	Scaevola taccada	570
12	Blue Gum	Eucalyptus	500
13	Swamp Bay	Eucalyptus	500
14	Blue Gum	Eucalyptus	500
15	Blue Gum	Eucalyptus	500
16	Blue Gum	Eucalyptus	500
17	Blue Gum	Eucalyptus	500
18	Blue Gum	Eucalyptus	500
19	Blue Gum	Eucalyptus	500
20	Blue Gum	Eucalyptus	500
21	Blue Gum	Eucalyptus	500
22	Parrot tree	Scaevola taccada	450
23	Parrot tree	Scaevola taccada	310
24	Parrot tree	Scaevola taccada	300
25	Blue Gum	Eucalyptus	500
26	Parrot tree	Scaevola taccada	450
27	Parrot tree	Scaevola taccada	270
28	Parrot tree	Scaevola taccada	300
29	Blue Gum	Eucalyptus	500
30	Blue Gum	Eucalyptus	500
31	Blue Gum	Eucalyptus	500
32	Parrot tree	Scaevola taccada	450
33	Parrot tree	Scaevola taccada	450
34	Parrot tree	Scaevola taccada	450
35	Parrot tree	Scaevola taccada	450



PPT/19833
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RP/1793
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RP/1793

RABY BAY

East Coast Surveys
(Ausp)
Licensed Surveyors & Stationing Consultants

P.O. BOX 144, CHATHAM, Q.L.D. 4183
Ph: (07) 3821 3473 Fax: (07) 3821 1347
Email: info@eastcoastsurveys.com.au

This area and boundaries are shown for information only and are subject to field verification.

Subdivision Proposal Plan

Lot 786 on RP 1793
WELLINGTON STREET
ORANIKO
Parish of CLEVELAND
County of STANLEY
LEVEL DATUM: AHD (PSM 106881)
R.L.: 7.871
CONTOUR INTERVALS: 0.25m

Client: Milindar Pty Ltd


Survey: 1/24
Date: 1/24
Scale: 1:400

Original Size: A1

11.2.6 MCU013494 COMMUNITY FACILITY 286 BLOOMFIELD STREET, CLEVELAND

Objective Reference: A269454
Reports and Attachments (Archives)

Attachments: [Floor Plan](#)
[Site Plan](#)
[Zone](#)
[Aerial](#)

Authorising Officer: 
David Jeanes
Acting General Manager Community and
Customer Services

Responsible Officer: Chris Vize
Acting Group Manager City Planning and
Assessment

Report Author: Adam Webb
Senior Planner

PURPOSE

Application Type	Impact Assessment
Proposed Use	Community Facility
Property Description	Lot 1 on RP82896
Location	286 Bloomfield Street Cleveland QLD 4163
Land Area	809.40 Square Metres
Zoning	UR - Urban Residential
Overlays	Acid Sulfate Soils Overlay Road and Rail Noise Impact Overlay Urban Footprint
SEQ Regional Plan 2009-2031 - Land Use Category	
No. of Public Submissions	1 submission and 1 petition with 23 signatures
Applicant	Working Against Violence Support Service Inc
Land Owner	Ms L M Raeside
Properly Made Date	03/06/2015
Start Decision Stage	11/08/2015
Statutory Decision Date	05/10/2015
Assessment Manager	Adam Webb
Officer's Recommendation	Approval
Infrastructure charges applicable	No

This application is referred to the Council for determination.

The development application is for a Community Facility for Working Against Violence Support Service (WAVSS). The key issues for consideration relate to car parking and co-locating with other retail, commercial or similar uses. The application has been assessed against the relevant planning instruments and the proposed development is considered to comply with these provisions, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be approved.

ISSUES

Development Proposal & Site Description

Proposal

The application is for a Material Change of Use for a Community Facility that will provide face-to-face and telephone counselling and support services, information, administrative functions, referral and support to women and children (aggrieved) experiencing domestic and family violence. Services for perpetrators of domestic violence and behaviour change programs will be facilitated at other premises.

Hours of operation

9am to 5pm weekdays, with periodic evening services for small groups and monthly board meeting completing around 7pm.

Staff and Clients

Five to six staff will undertake counselling, management and administration functions. Two agency partners will attend the site as required.

It is anticipated that there will be 5-10 clients per day on an individual basis (a number of visits will be adult and child during the same visit).

No one will be living at the premises.

Site & Locality

The site has an area of 809m² and is currently improved by a single dwelling. The site is predominantly clear of vegetation and the land has a gentle slope to the east.

The site is located on the north-eastern corner of Bay and Bloomfield Streets. The site gains access from the lower order Bay Street and is surrounded by Urban Residential zoned properties in all directions. Directly north and east is an adjoining unit development. The surrounding neighbourhood is an established residential area with a mixed density ranging from single dwelling houses to multiple dwellings.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposal is for a community facility that complies with the Urban Footprint designation of the lot.

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP. The Applicant has supplied relevant supporting information to identify that there are no koala habitat trees located on, or adjacent to, the development site. In this instance there are no requirements under the SPRP. Furthermore there is no change to the built form that will inhibit Koala movement.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. There are no applicable charges for this development.
State Planning Policy July 2014	The proposal complies with all interim development requirements in relation to all state interests.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are relevant to the application:

- Urban Residential Zone Code;
- Access and Parking Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code;
- Stormwater Management Code; and
- Overlay Codes - Acid Sulfate Soils Overlay and Road and Rail Noise Impact Overlay.

The subject site is zoned Urban Residential. Community Facility is a consistent form of development in this zone, subject to planning approval. The proposed development has been assessed against the RPS and is considered to comply. The most relevant parts of this assessment are discussed below.

Non-Residential Use

The Probable Solution P1.3(1) of the Urban Residential Zone code states that the non-residential use is:

- located on the corner of a collector or higher order road; and
- where a community facility is 400m² or less in gross floor area; and
- is co-located with other similar uses or retail or commercial uses.

The proposal complies with the first two dot points as it is less than 400m² in floor area and is located on the State controlled Bloomfield Street. Achieving the probable solution of less than 400m² in gross floor area demonstrates that the proposal is

consistent with the scale envisaged in the zone for non-residential uses in providing for the needs of the local community.

Although there are other uses in the general locality (such as chiropractor, hairdresser and costume hire) the proposal is not co-located with other similar uses or retail or commercial uses. In this regard, the development does not achieve the Probable Solution or Specific Outcome S1.3, which also seeks the co-location of non-residential uses.

As such an assessment of the Overall Outcomes is required to demonstrate that the proposal meets the purpose of the code. The Overall Outcomes (1)(a)(ii) are of particular relevance to this discussion.

(a) Uses and Other Development

(ii) Provide for a limited range of non-residential uses that -

- a. fulfill a local community need and provide opportunities for social interaction and activity;
- b. are highly accessible to the residents served;
- c. are located on the major road network rather than local residential streets;
- d. do not compromise the role and function of centres;
- e. do not result in commercial ribbon development.

In satisfying the above Overall Outcomes, it is considered that the proposal generally complies with the intent of the provisions with regards to non-residential uses operating in the Urban Residential Zone. The proposal is considered to fulfil a local community need for such services in a secure private relaxed location with convenient access to a sub arterial road with public transport services available. In terms of (d), the proposed use will not compromise the role and function of centres because of its unique characteristics. The use is reliant upon anonymity for it to function effectively and does not compete with traditional businesses and services due to the discreet nature of the facility. Similarly, in addressing (e), traditionally, businesses and services tend to co-locate in centres to increase exposure and provide for convenience shops and services. The discreet and low-key nature of the proposed use is such that it will not attract other services to co-locate in the area as this would detract from the anonymity it proposes to provide.

Therefore, in satisfying the relevant Overall Outcomes, it is considered that the intent of the provisions is to restrict non-residential uses which would be better suited to centre zonings. The proposed use serves a unique public service which is able to co-locate with other residential uses without compromising the role and functions of centres or resulting in commercial ribbon development. It is therefore considered to comply in this regard.

Amenity

In relation to amenity and noise, the proposal of telephone counselling and support services, information and administrative functions inside a building, with no one living in the premises is considered to be consistent with the residential experience and existing noise levels. Whilst it is noted that the vehicular movements will differ from a usual family unit, the overall traffic generation is low. Additionally, the background noise level generated by the State controlled road is considered to prevail over any noise levels generated by the proposal. The indoor nature of the use and hours of operation as reflected in the conditions of the approval will ensure that the use is conducted during less sensitive times of the day (9am – 7pm) to ensure compliance with the code. As such it is considered that the proposal complies with the Specific

Outcome S3.8 of the zone code which provides for noise generated by the use to be compatible with that experienced in a residential development.

Car Parking

Access and Parking Code – Probable Solution P1.(1)(a) refers to Part 9 - Schedules, Schedule 1 - Access and Parking, Table 1 (Minimum On-Site Vehicle Parking Requirements) which seeks the following for Community Facility:

- As determined by the local government.

The proposal includes four on-site car parking spaces that includes one disabled car parking space. Three car parks can be accommodated on Bloomfield Street and two can be accommodated on Bay Street directly in front of the subject site. As the site adjoins a State controlled road, the application was referred to the State government for concurrency agency conditions. The State only regulated the access location to the site and provided no objections to the shoulder of the State road being used for car parking. The car parking demand for the use includes staff, client appointments, agency partner visits and group meetings with the following details:

Staff

The applicant has identified that the development will involve 5 to 6 staff. As potentially 6 staff will support the site it is recommended that 6 staff car parks be accounted for. It is considered that 3 car parks can be provided for on-site with an additional 3 on the road frontage of Bloomfield Street.

Client Appointments

WAVSS open door policy means that clients can call or arrive unannounced during regular work hours. In Logan this usually means an average of 1-2 drop in clients per day. Clients arrive by different means including private vehicle, taxi or public transport. Clients attending regular counselling are booked for one hour sessions, with a half hour break in-between. This usually means 4-5 counselling clients per day arriving individually on the 1.5 hour mark. In the event that there was overlap between a scheduled and walk-in clients, it is considered that the on-site carparking is sufficient to accommodate multiple clients. In any event, the additional on street car parking space that is available to the road frontage of the site will accommodate any potential further demand generated by the use.

Agency Partner visits

An agency partner may bring a client for a warm referral 'drop off' - short visit only. For service meetings, most agency partners will attend one at a time, in one vehicle, for less than one hour per day. At times there may be two agency visitors in a day, however, more usual will be one to two agency partner visitors per week.

As agency partner visits generally do not overlap, one parking space is considered sufficient for agency partners. The Bay Street frontage can cater for this parking demand.

Group Meetings

Client groups or partner meetings may be held once per month or once a week for approximately two (2) hours each, with an average of 8-12 persons in attendance. Groups are not usually held mid-year (June) or end of year (December, January).

It is considered that for group meeting the 9 car parks that are available on-site and on the road within the frontage of site would accommodate 8-12 persons who may share a lift or use public transport.

Overall the desired car park numbers are 6 staff, 1 agency, 1 client car park totalling 8 with provision for the use of bus services and taxi cab charge arrangements.

The site has on-site car parking for 4 vehicles (3 staff and 1 client) and wheel stops limit access via the existing driveway crossover that is distant from the intersection. The corner site is benefited with road frontage and associated street parking. The Bloomfield Street frontage to the subject lot has street parking for 3 vehicles and the Bay Street frontage has parking for 2 vehicles. Therefore a total of 8 car parks is considered reasonable and a total of 9 car parking spaces are available in the locality, in addition to bus services and Taxi cab charge processes. For this reason the proposal is considered to comply with the Specific Outcome S1 (1) of the Access and Parking Code.

Furthermore, the proposal complies with probable solution P3.8 of the Urban Residential Zone code which stipulates that the use achieves the acoustic quality objectives stated in Schedule 1 of the Environmental Protection (Noise) Policy 2008. As the proposal complies with the probable solution it is subsequently supported.

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 \$0.00.

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (No. 2.1) July 2014:

Redland City Council

Non-Residential Component	
(237.01m ² Community Facility X \$70/m ²) X 0.79 (RCC Split)	\$13,035.55
Stormwater Infrastructure	
278.6m ² Impervious Area X \$10/m ²	\$2,786.00
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.79 (RCC Split))	\$22,120.00
Total Council Charge:	\$0.00

Redland Water

Non-Residential Component	
(237.01m ² Community Facility X \$70/m ²) X 0.21 (RW Split)	\$3,555.15
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.21 (RW Split))	\$5,880.00
Total Redland Water Charge:	\$0.00

State Referral Agencies

SARA provided a referral agency response dated

6 July 2015 and 7 September 2015 in regards to State controlled road. The Department indicated no objection to parking on the State controlled road or the proposed development as the existing access was being maintained. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

Public Consultation

The proposed development is Impact assessable and required public notification. The application was publicly notified for 17 business days from 15/7/15 to 7/8/15. A notice of compliance for public notification was received on 7/8/15.

Submissions

There were two (2) properly made submissions received during the notification period. One of the submissions was a petition that included 22 additional signatures. The matters raised within these submissions are outlined below:

1.	<p>Parking The intersection of Bloomfield and Bay Streets is over-loaded and un-safe and is not suitable to handle any future motor vehicle growth. Clients would require taxis which would further stress and place over demand on local parking.</p> <p>Applicant Response Clients use public transport or cab charge service and there is off street and on-street car parking available on both sides of Bloomfield Street.</p> <p>Officer's Comment The impact of the proposal will have a negligible impact on the intersection that is designed to cater for thousands of vehicle movement per day. SARA has approved the application after considering the impact on their State-controlled road. Taxis services drop people and leave within short timeframes and as such do not utilise parking spaces and therefore are not considered to place demand on parking.</p>
2.	<p>Urban Residential Zone Code –out of centre development The use is better suited to the Cleveland CBD. The activity being out of centre is inconsistent with the intent of the zone code.</p> <p>Applicant Response The use is ideally suited outside of busy CBD areas, to create the safe and secure environment WAVSS offers its clients. Locating it outside of the main centre will not compromise the centres function.</p> <p>Officer's Comment The proposed community facility use is not an inconsistent use in the Urban Residential zone. The proposed use is a non-profit community service that will not adversely compromise the role and function of the City's network of centres. Furthermore, the nature of the business requires a secure private relaxed location which can provide a safe environment for the clients, which could not be obtained in a more formal commercial / CBD setting. The singular community facility will not result in commercial ribbon development and is located on the State controlled road with bus services. The use is not retail and will not result in ribbon development.</p>
3.	<p>Impact on residential amenity The circumstances of the clientele may result in confrontation between clients and others. A social impact assessment should be carried out to determine the extent of impact on the local residential amenity.</p> <p>Applicant Response The one to one counselling and smaller support group sessions is about removing at risk women and children from violent situations and is not likely to place them in a situation where they are subject to more violence. The address details of the facility are not available publically. Perpetrator programs (which increase the risk of violence and confrontation) will not occur at this facility.</p>

	Officer's Comment Council officers concur with the applicant's response.
4.	Hours of operation The proposal states group meetings to 7pm but does not state how many meetings or on which days.
	Applicant Response Group meetings will be once per month or once a week for two hours each for an average of 8-12 persons in attendance. Meetings are not usually held in June or December/January.
	Officer's Comment The attendees are accompanied by children that could reach up to 12 people at a time. As such 6 parking spaces plus one for staff being a total of 7 parking spaces is anticipated. As detailed in the body of the report a total of 8 parking spaces is provided for on-site or on the street within the frontage of the site. It is noted that no one will be living in the building that once housed a family with associated vehicle movements. As such the parking demand will be less during the evening (excluding meeting nights) and higher during the day. Overall the proposal meets the requirement of access and parking code as outlined on the car parking section of the report.
5.	Negative impact on property values. Material change to what land is zoned for does have an impact on real estate values.
	Applicant Response The value of an adjoining property does not form part of an assessment for a material Change of Use application. That being said the impact of the proposal on the surrounding property values is generally a perceived notion and it is difficult to predict the opinion of a future purchaser. Given the low impacts the applicant does not believe the local sales will be affected.
	Officer's Comment Impact on property values is not a relevant planning consideration.

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 V7 and other relevant planning instruments. The decision is due on 5/10/2015.

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. A submitter also has appeal rights.

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.

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 (grounds of refusal would need to be established).

OFFICER’S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves that a Development Permit Approval be issued for the Material Change of Use application for a Community Facility on land described as Lot 1 on RP82896 and situated at 286 Bloomfield Street Cleveland, subject to the following conditions:

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
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.	
<u>Approved Plans and Documents</u>	
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the	Prior to the use commencing and

conditions of this approval and any notations by Council on the plans.	ongoing
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Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Site Plan	A	Working Against Violence Support Service Inc	04/09/01
Floor Plan	A	Working Against Violence Support Service Inc	04/09/01
Street Elevation	MCU013494-A	Working Against Violence Support Service Inc	04/09/01
RH Side / Rear Elevation	MCU013494-A	Working Against Violence Support Service Inc	04/09/01

Table 1: Approved Plans and Documents

<u>Design</u>		
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 and ongoing.
<u>Access, Roadworks and Parking</u>		
4.	Provide 4 car parks in accordance with approved plan Site Plan-A. The total number of car parks must include: <ul style="list-style-type: none"> 3 staff parking spaces, minimum 5.4m long by 2.5m wide; and 1 client parking space. Access to car parking spaces, vehicle loading and manoeuvring areas and driveways must remain unobstructed and available during the approved hours of operation. Loading and unloading operations must be conducted wholly within the site.	Prior to the use commencing and ongoing.
<u>Hours of Operation</u>		
5.	Operate the approved use between the hours of 9am to 5pm Monday to Friday, with the exception of evening group meetings and board meetings, which are permitted Monday to Friday from 5pm to 7pm.	Ongoing.
<u>Stormwater Management</u>		
6.	Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> A lawful point of discharge. 	Prior to the use commencing and ongoing.
7.	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.
<u>Infrastructure and Utility Services</u>		
8.	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.	At the time of works occurring.

ADDITIONAL APPROVALS

There are no further Development Permits and/or Compliance Permits necessary to allow the development to be carried out.

Please be aware that further approvals, other than a Development Permit or Compliance Permit, may still be required for your development. This includes, but is not limited to, the following:

- Road Opening Permit – for any works proposed within an existing road reserve.
- Food Business Licence – for any development proposing to conduct a food business under the *Food Act 2006*.

REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP)
Refer to the attached correspondence from the DTMR dated 6 July 2015 and 7 September 2015 (DSDIP reference SDA-0615-021651).

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.

- **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.

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

- **Survey and As-constructed Information**
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

- a) 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.

 - **Fauna Protection**
It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

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

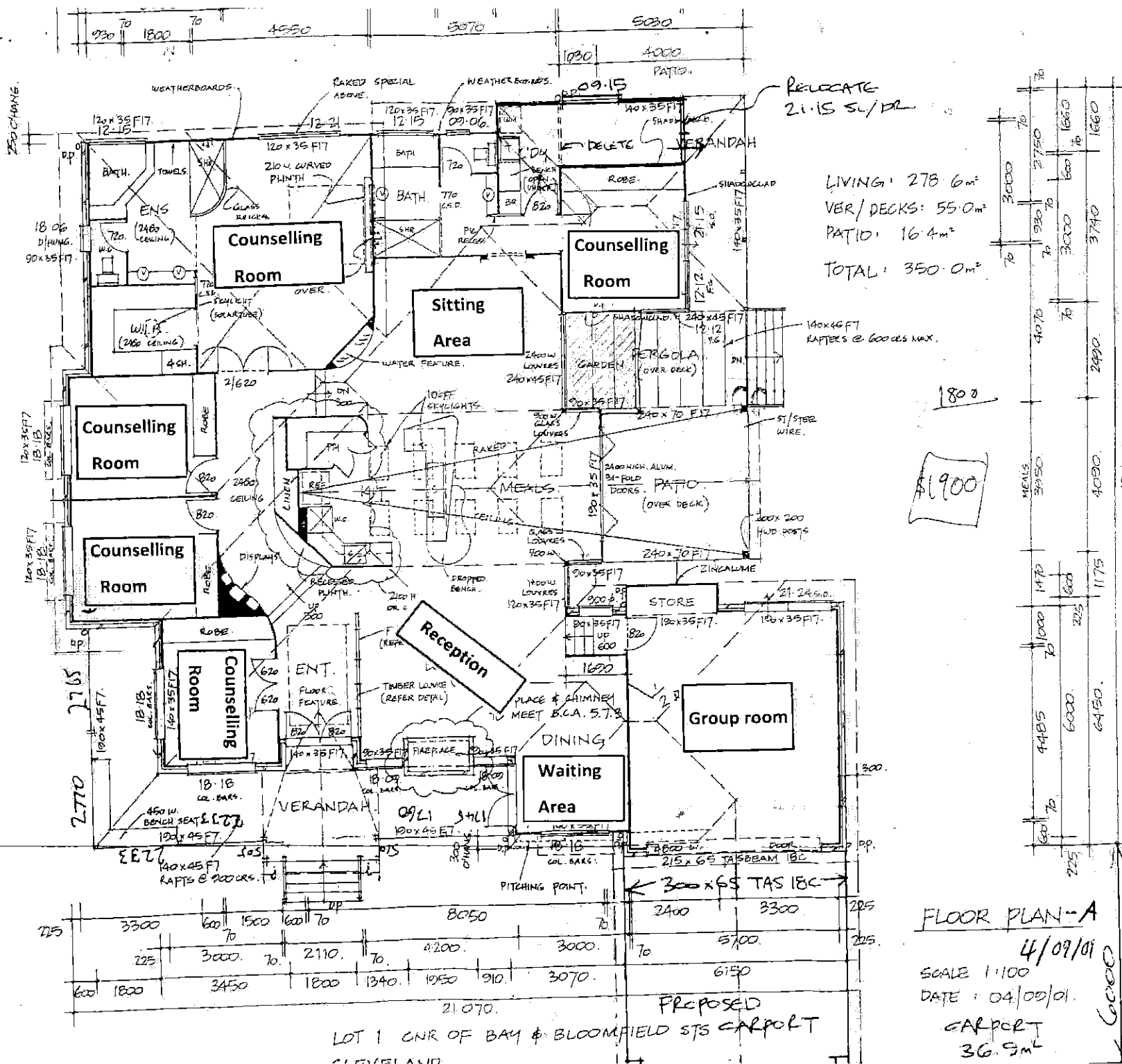
Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

CARRIED 10/1

Crs Boglary, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Ogilvie voted AGAINST the motion.

MEASURE HANDRAIL.



LIVING: 278.6m²
 VER/DECKS: 55.0m²
 PATIO: 16.4m²
 TOTAL: 350.0m²

\$1900

FLOOR PLAN - A

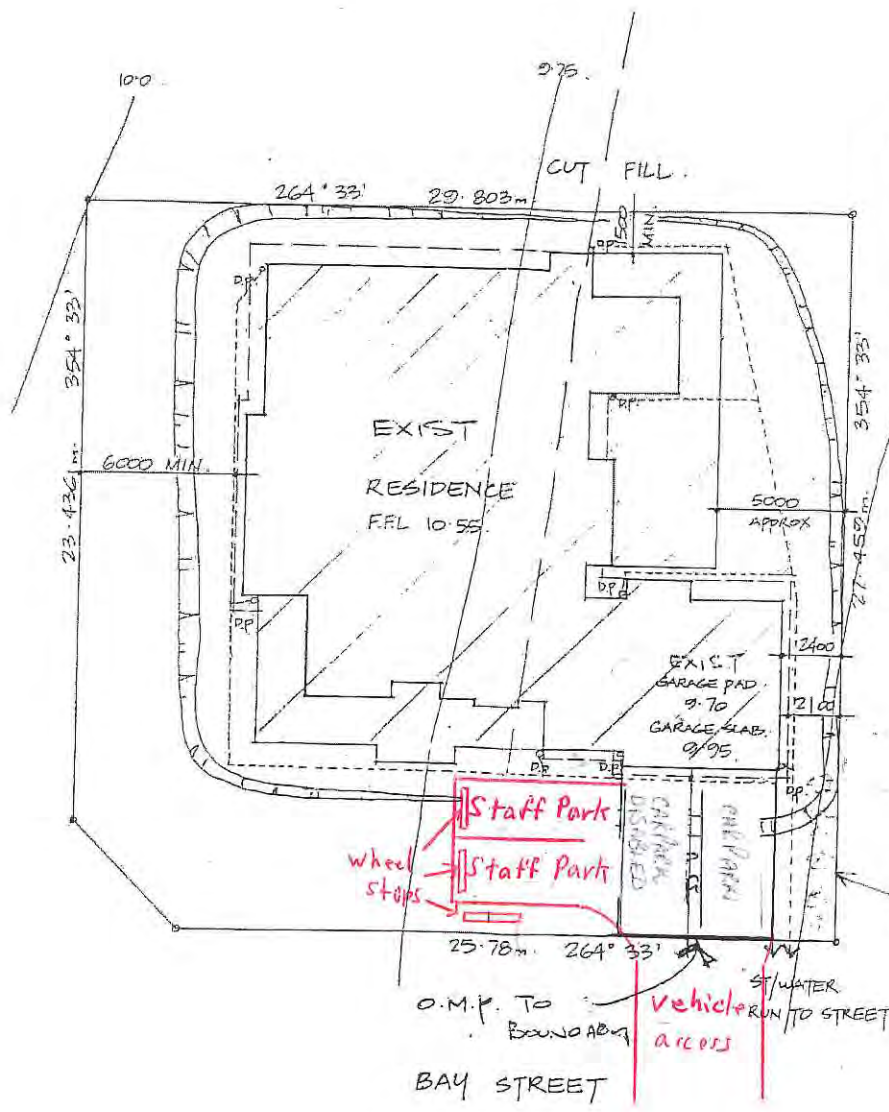
4/09/01
 SCALE 1:100
 DATE: 04/09/01

CARPET
 36.9m²

PROPOSED
 LOT 1 CNR OF BAY & BLOOMFIELD STS CARPORT
 CLEVELAND

CHECK ON SITE

BLOOMFIELD STREET



LOT 1 R.P. 82896
AREA: 810 m²



SITE PLAN - A

SCALE 1:200
DATE: 04/09/01

LOT 1 ONR OF BAY & BLOOMFIELD STS
CLEVELAND.



12 MAYORAL MINUTE

Nil

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

14 NOTICES OF MOTION**14.1 NOTICE OF MOTION – CR OGILVIE****14.1.1 POSSIBLE COLLABORATION WITH LOCAL AQUACULTURE BUSINESS UTILISING COUNCIL LAND**

In accordance with notice given on 10 September 2015, Cr Ogilvie moved as follows:

PROPOSED MOTION

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

That Council resolves as follows:

1. That Council officers investigate a possible collaboration with local aquaculture business 'Fishprotech' utilising Council land;
2. Consider the 'Runnymede' site for the set-up of such activities; and
3. Report back to Council on progress before December of this year.

PROPOSED AMENDMENT MOTION

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

That Council resolves as follows:

1. That Council officers investigate a possible collaboration with local aquaculture business 'Fishprotech' utilising Council land; and
2. That the report when prepared be presented to Council.

LOST 4/7

Crs Hardman, Edwards, Talty and Beard voted FOR the motion.

Crs Boglary, Ogilvie, Hewlett, Elliott, Gleeson, Bishop and Williams voted AGAINST the motion.

MOTION TO SUSPEND STANDING ORDERS AT 11.17AM

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

That Standing Orders be suspended to allow further discussion on this matter.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

MOTION TO RESUME STANDING ORDERS AT 11.20 AM

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

That Standing Orders be resumed.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

After the discussion, the following motion was moved.

COUNCIL RESOLUTION

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

That Council resolves as follows:

1. That Council officers investigate a possible collaboration with local aquaculture business 'Fishprotech' utilising Council land; and
2. Conduct a workshop before December of this year.

CARRIED 10/1

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Bishop and Williams voted FOR the motion.

Cr Gleeson voted AGAINST the motion.

15 URGENT BUSINESS WITHOUT NOTICE

Nil

16 CLOSED SESSION**16.1 INFRASTRUCTURE & OPERATIONS****16.1.1 SMBI LAND ACQUISITION FOR TRAIL NETWORK**

Objective Reference: A181718
Reports and Attachments (Archives)

Authorising Officer:


Gary Soutar
General Manager Infrastructure and Operation

Responsible Officer:

Lex Smith
Group Manager City Spaces

Report Author:

Angela Wright
Principal Advisor

EXECUTIVE SUMMARY

A confidential report from General Manager Infrastructure & Operations was presented to Council for consideration.

COUNCIL RESOLUTION

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

That Council resolves as follows:

- 1. To proceed with the land acquisitions for the SMBI Trail Network as detailed in this report;**
- 2. That the Chief Executive Officer be delegated authority, under s.257(1)(b) of the *Local Government Act 2009* to sign all documentation associated with acquisition of properties; and**
- 3. That this report remains confidential until any acquisitions have been successfully completed or rejected subject to redacting as necessary private and commercial in confidence information.**

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

17 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.21am.

Signature of Chairperson: _____

Confirmation date: _____