



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 6 June 2018
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Order Of Business

1	Declaration of Opening	1
2	Record of Attendance and Leave of Absence	1
3	Devotional Segment	1
4	Recognition of Achievement	1
5	Receipt and Confirmation of Minutes	1
6	Matters Outstanding from Previous Council Meeting Minutes	1
7	Public Participation	1
8	Petitions and Presentations	2
9	Motion to Alter the Order of Business	2
10	Declaration of Material Personal Interest or Conflict of Interest on any Items of Business	2
11	Reports from the Office of the CEO	4
12	Reports from Organisational Services	5
12.1	Adoption of Redland City Brand.....	5
12.2	Outcomes from the Canals and Lake Consultation Process.....	21
12.3	2018-2019 Investment Policy, Constrained Cash Reserves Policy and Application of Dividends and Tax Equivalent Payments Policy.....	119
12.4	2018-2019 Revenue Policy	128
13	Reports from Community & Customer Services	136
13.1	RAL17/0026 - 46-68 Muller Street, Redland Bay - Schedule 11 Request - Koala Habitat Value Report	136
13.2	Decisions Made under Delegated Authority for Category 1, 2 & 3 Development Applications	246
13.3	List of Development and Planning Related Court Matters as at 15 May 2018	254
14	Reports from Infrastructure & Operations	258
15	Mayoral Minute	258
16	Notices of Motion to Repeal or Amend a Resolutions	258
17	Notices of Motion	258
18	Urgent Business Without Notice	258
19	Confidential Items	259
19.1	Redland Investment Corporation – Quarterly Report March 2018.....	259
19.2	Future of Home Assist Bulky Item Collection for Seniors	259
20	Meeting Closure	259

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 23 May 2018

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject

- c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

- a) The petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration;

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

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

Under s.175C *Local Government Act 2009*, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*
- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.

Record of material personal interest

*Under s.175J of the Local Government Act 2009, if a councillor has a material personal interest under section 175C of the Local Government Act 2009, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—*

- (a) the name of the councillor who has the material personal interest in the matter;*
- (b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*
- (c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.*

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

The councillor must, under s.175E of the Local Government Act 2009, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- *The nature of the interest;*
- *If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-*
 - *The name of the other person;*
 - *The nature of the relationship or the value and date of the receipt of gift; and*
 - *The nature of the other person's interest in the matter.*

If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:

- *Whether there is a real or perceived conflict; and*
- *If the councillors decide that there is a real or perceived conflict, whether the councillor-*
 - *Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or*
 - *May participate in the meeting in relation to the matter, including voting on the matter.*

Record of conflict of interest

*Under s.175J of the Local Government Act 2009, if a councillor has a conflict of interest under section 175E, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—*

- (a) the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;*
- (b) the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;*
- (c) the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;*
- (d) whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;*

(e) *if the councillor voted on the matter—how the councillor voted on the matter;*

(f) *how the majority of councillors who were entitled to vote at the meeting voted on the matter.*

Duty to report another councillor's material personal interest or conflict of interest

Section 175G of the *Local Government Act 2009* imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

If a councillor at a meeting reasonably believes, or reasonably suspects:

- *That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and*
- *The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);*

The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.

Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G

11 REPORTS FROM THE OFFICE OF THE CEO

Nil

12 REPORTS FROM ORGANISATIONAL SERVICES

12.1 ADOPTION OF REDLAND CITY BRAND

Objective Reference:**Authorising Officer:** John Oberhardt, General Manager Organisational Services**Responsible Officer:** Tracey Walker, Group Manager Communication, Engagement and Tourism**Report Author:** Melissa Brooks, Senior Communications Advisor**Attachments:** 1. Redlands Coast Place Brand [↓](#)

PURPOSE

The purpose of this report is to seek Council's endorsement and adoption of a place brand strategy and identity for Redland City. It includes use of the name "Redlands Coast" for marketing, tagline "Naturally Wonderful" and logo. The brand strategy will support economic development through trade, investment and tourism attraction as well as further develop city pride.

BACKGROUND

Developing a branding identity for Redland City was resolved in 2016 as one of Council's priority areas. This project supports the delivery of this priority.

The *Redland City Tourism Strategy and Action Plan 2015-2020* identified that a lack of a clear identity, discernible image and limited branding was impacting the city's ability to position itself for tourism opportunities. An action from *Redland City Tourism Strategy and Action Plan 2015-2020* is: *Development of identify for the Redlands local government area.*

Similarly, the Redland Economic Development Advisory Board (REDAB) identified that a place brand strategy and identity would help support and achieve goals under the Economic Development Framework.

The city branding project was one of the largest community consultations by a local government for a place brand and included more than 10 months of market research involving almost 5,000 community members, visitors, businesses, industry, government and key stakeholders involved in the development and testing of the project.

The new place brand does not replace the Redland City Council logo. The new place brand is for the city, not for Council.

ISSUES

Place branding is recognised worldwide as an important tool to support the functions of government in achieving economic goals, job creation and the right type of growth to match community values and culture. Without a strong place brand for the Redlands, it can be challenging to compete with other areas in attracting trade, investment, talent and tourism visitation. There is also a general lack of awareness of where the Redlands is located and confusion between Redlands and Redcliffe.

Brand Strategy

The brand strategy informs the management of the brand.

The Redlands Coast brand strategy identifies key features of the city that make up the city's brand essence, promise, values, attributes and pillars:

- brand essence - "alive and connected to the rhythm of its people and nature"
- brand promise - "discover the rhythm for the most naturally wonderful life"
- brand attributes and personality of the place – "calm, spirited, energised, creative and good-natured"
- brand values – "connected, ingenuity, discovery and grounded/genuine".

Naming Strategy - Redlands Coast

Establishing a new naming convention for the Redlands for marketing purposes, "Redlands Coast", was suggested by Redlanders during the consultation process and strongly supported by both Redlanders and visitors. Redlands Coast was the most preferred name over Redland Coast, Redlands and Redland City.

Positioning Statement – Naturally Wonderful

A range of positioning statements were tested, with the market research groups independently developing the tagline, "Naturally Wonderful". It was subsequently the most preferred tagline receiving strong support.

Identity & Logo - RC

The qualitative research revealed the logo (attachment 1) was most preferred. It included depiction of a connection to Quandamooka culture, an inclusive community representing the mainland and islands and a connection to the local water lifestyle. The logo was favoured as a modern and vibrant representation that captures the future opportunities of the area.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements relating to this report.

Risk Management

The adoption of a place brand plays an important role in supporting economic development activities. There is a risk that Redlands will be less able to compete with other areas in South-East Queensland for its share of economic activity and tourism growth without a strong place brand.

Financial

The cost for research and development of the brand was \$223,990 spent across 2016/17 and 2017/18.

Additional funding will be required to support the success of the place brand and to measure outcomes.

People

Council and other Redland city organisations and businesses will be encouraged to embrace the new place brand.

Environmental

The positioning statement of “Naturally Wonderful” highlights the importance of the city’s natural assets as well the city being “Naturally Wonderful” for a range of other reasons such as its people.

Social

A strong place brand will further develop community pride. The place brand represents inclusivity including through integration of a Quandamooka element in the logo. Council worked with acclaimed Quandamooka artist Delvene Cockatoo Collins who included the depiction of sea shells in the logo. The logo also represents the mainland and islands.

Alignment with Council's Policy and Plans

The recommendation of this report delivers recommendations of the Redland Economic Development Advisory Board, an action in the *Redland City Tourism Strategy and Action Plan 2015-2020*, and a Council priority project.

CONSULTATION

Almost 5,000 community members, visitors, businesses, industry, government and key stakeholders have been involved in the development and testing of the project over a 10-month period.

Key stakeholders include Councillors, Council’s Executive Leadership Group, Redland Economic Development Advisory Board, Tourism Sub-Committee, local Chambers of Commerce, Queensland Government Departments, Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and Brisbane Marketing.

OPTIONS

Option One

That Council resolves to endorse and adopt the Redlands Coast place brand including the name “Redlands Coast” for marketing, the positioning statement “Naturally Wonderful”, the brand strategy and visual identity (logo) to support implementation activities.

Option Two

That Council resolves to not endorse and adopt the Redlands Coast place brand including the name “Redlands Coast” for marketing, the positioning statement “Naturally Wonderful”, the brand strategy and visual identity (logo) to support implementation activities.

OFFICER’S RECOMMENDATION

That Council resolves to endorse and adopt the Redlands Coast place brand including the name “Redlands Coast” for marketing, the positioning statement “Naturally Wonderful”, the brand strategy and visual identity (logo) to support implementation activities.







Brand Strategy **Brand on a page**

Overview of the brand and acts like a checklist to ensure every activity is linked back to supporting the brand





Our VALUES

We looked really carefully to uncover who we are and what we stand for. The values that we found best represent our community, our culture and our natural energy, all at once.

Connected
Ingenuity
Discovery
Grounded/Genuine



Our ATTRIBUTES

With the diversity of our landscape and its people, we are many things. But we looked really carefully to uncover who we are and what we stand for. There is a handful of attributes that we found that represent our community, our culture and our natural energy, all at once.

RC is CALM
RC is Spirited
RC is Energised (adventurous)
RC is Creative
RC is Good -natured



This is NOT about Council's brand

Council Corporate brand is not changing. This is about positioning the Redlands in the hearts and minds of our community, visitors and others.

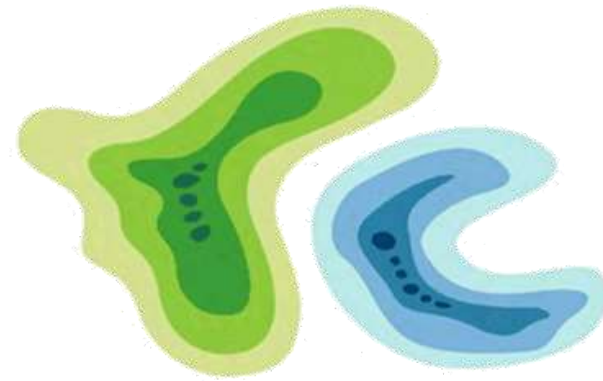






The identity

A place brand is more than just a logo but a logo helps us to create recognition



Redlands
c o a s t



The identity





What does the logo mean?

The design is an expression of the contours of land and sea and the important relationship between them both. The concentric circles represent water ripples, our relationship to our coastline as water people and the connection we feel to the rhythm of the tides as well as the audible echoes of our past.

It visually represents the relationship within and across our community and the natural environment.

The design represents our islands but also mainland which abuts the bay.

At the heart of our city is the coastline and the importance of water to us all which is reflected in the Indigenous symbolic representation of sea shells in the centre of both the “r” and the “c”.



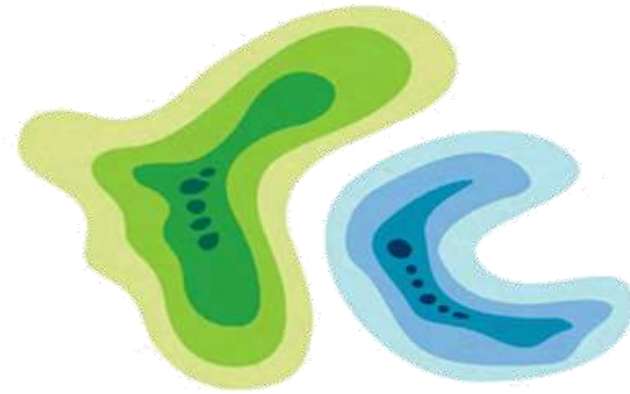
What does the logo represent?

- The coastline and the reflection of land and sea
- Our mainland and island communities
- It's a nice discovery that it is an abbreviation of Redland Coast as an RC shape
- The colours represent the landscape of the area and our calm personality
- The layers means connection and inclusiveness and show all our villages, urban areas and islands – our community coming together
- A vibrant and modern future for the Redlands
- Integration of the Indigenous culture and heritage through artistic interpretation of footprints walking softly on country and a dolphin



Tag line

The positioning



Redlands
c o a s t

naturally
wonderful



naturally
wonderful

redlandscoast.com.au



Redlands
c o a s t

12.2 OUTCOMES FROM THE CANALS AND LAKE CONSULTATION PROCESS

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tracey Walker, Group Manager Communication, Engagement and Tourism

Report Author: John Dujmovic, Senior Advisor Community Engagement

Attachments:

1. Citizens' Advisory Panel and Association Streams Report [↓](#)
2. Appendix - Citizens' Advisory Panel and Association Streams Report (under separate cover) [⇒](#)
3. Citywide Consultation Report [↓](#)
4. Market Research [↓](#)

PURPOSE

The purpose of this report is to provide to Council the reports outlining the outcomes of community consultation on the management and funding of canal and lake revetment wall and waterway maintenance activities.

BACKGROUND

At Council's Special Meeting on 26 June 2017, Council resolved to hold consultation with the wider Redlands community during the 2017-2018 financial year about the best way to manage and fund canal and lake revetment wall and waterway maintenance activities.

The Canals and Lake Consultation was undertaken between the period December 2017 and March 2018 and comprised three key streams:

1. Series of meetings with the Ratepayers Associations and other ratepayer representatives;
2. Citizens' Advisory Panel; ('Involve' level on IAP2 spectrum); and
3. Citywide consultation including those surveyed through Market Research Survey.

ISSUES

Citywide community consultation was undertaken as all Redland ratepayers contribute to funding canals and lake activities through their general rates.

Canal and lakefront property owners also pay a special charge.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council has obligations in relation to delivering canal and lake maintenance under *the Coastal Protection and Management Act 1995*.

Risk Management

Council contracted community engagement experts Articulous Communications and Max Hardy Consulting to design the community consultation process and deliver the Citizens' Advisory Panel as well as the meetings with ratepayers associations and other ratepayer representatives. Independent research company, Deb Wilson Consulting Services, was contracted to conduct market research, including telephone surveys.

Financial

The cost of this community consultation was \$240,000 (GST exc). Costs included Citizens' Advisory Panel and ratepayer association engagement conducted by Articulous Communications and Max Hardy Consulting; telephone survey of 400 residents conducted by Deb Wilson Consulting Services; print, distribution and production costs of materials; and, costs associated with additional staffing during the consultation period.

Costs will vary from year to year but overall the maintenance and construction costs for canal and lake revetment wall and waterway maintenance activities had a total 2017-2018 budget of \$6,457,157.

People

Approximately 2000 people participated in public consultation activities across a 15-week period.

Environmental

Council has an obligation under Section 121 of the *Coastal Protection and Management Act 1995* to 'maintain and keep clean' each canal in its local government area.

Social

The canals and lake are areas used by more than just those who live on them and pay additional charges.

Alignment with Council's Policy and Plans

The report has a relationship with the Corporate Plan.

CONSULTATION

The following key themes identified through community consultation are presented for the purpose of providing guidance to Council on the future funding and management of canal and lake maintenance activities, and will form part of the 2018-2019 Budget deliberations. These themes and ideas are not mutually exclusive and need to be considered in the overall context of the conversation.

1. Maintain status quo

The idea that everyone should contribute, but those who enjoy the greatest benefit should contribute most was supported by:

- Citizens' Advisory Panel;
- Citywide consultation (including those surveyed through Market Research);
- Some ratepayer associations including Raby Bay Ratepayers Association (latest submission received 22 March 2018), Edgewater Community Title Scheme and Raby Bay Quays Community Title Scheme (latest joint submission received 15 March 2018).

Aquatic Paradise Residents' Association and the Sovereign Waters representative (latest submission received 13/2/18) were against a Special Charge.

2. Change funding mix

The idea that funding should be fair and calculated using objective, measurable methods was broadly supported and the following ideas developed:

- Consider basing funding on quay line length
- Consider the greater benefit received by those who have a pontoon or boat when calculating the funding
- Consider a solution in which 'dry' and 'wet' Community Title Scheme units pay proportionate to the benefit they each receive
- Consider a solution in which berth owners pay proportionate to the benefit they receive (berth owners contest that they receive benefit from waterways only)
- Consider all beneficiaries of these parks and waterways, not just those contributing financially, e.g. consider waterfront businesses and businesses using the parks or waterways for commercial benefit
- Consider the general public's use of canal and lake parks and waterways in the estates when determining general ratepayer contribution
- Consider differing levels of general ratepayer use of Raby Bay, Aquatic Paradise and Sovereign Waters
- Consider tourism and other citywide benefits derived from the parks and waterways in these estates
- Consider all drivers, not just benefits (eg consider those whose actions may adversely affect revetment walls, i.e. those who have developed within 9m of walls)

3. Maintenance activities

There was little support for any organisation other than Council to manage waterway and revetment wall maintenance, even by the ratepayer association that originally proposed the idea. There was support for continuing with current management practices including:

- Qualitative early detection programs
- Moderate investment in trialling of new methods
- Regular (quarterly) expenditure reporting
- Maintenance of Service Levels to a level consistent with other assets

Consultation included:

- Citizens' Advisory Panel. The panel was deliberately over-represented with residents paying canal and lake special charges in recognition that this group would be the most impacted by decisions. Approximately 2% of the city's ratepayers pay canal or lake special charges, but this group comprised 25% of the Citizens' Advisory Panel;
- Citywide consultation (including those surveyed through Market Research);
- Raby Bay Ratepayers Association, Aquatic Paradise Residents' Association, Sovereign Waters Ratepayer representatives, Edgewater Community Title Scheme, Raby Bay Quays Community Title Scheme and Raby Bay Marina Berth Owners Representative Group; and
- The Communication, Engagement and Tourism Group consulted with General Counsel, Financial Services and City Infrastructure Group within Council.

OPTIONS**Option One**

That Council resolves to note the following reports outlining the key outcomes of each consultation stream:

1. Citizens' Advisory Panel Ratepayer Association Consultation Streams Report
2. Citywide Consultation Stream Report
3. Market Research Report

Option Two

That Council requests additional information in relation to the attached reports.

OFFICER'S RECOMMENDATION

That Council resolves to note the following reports outlining the key outcomes of each consultation stream:

1. Citizens' Advisory Panel Ratepayer Association Consultation Streams Report
2. Citywide Consultation Stream Report
3. Market Research Report

Redland City Council Canal and Lake Special Charges Review

Citizen Advisory Panel Report

1. Summary

Articulous Communications and Max Hardy were proud to partner with Redland City Council on the Canal and Lake Special Charges Review.

Feedback received at the conclusion of the panel sessions from participants indicated that those who participated in the Citizens Advisory Panel were satisfied on all measures regarding the management and delivery of this activity.

Of note, and importantly, several panel members commented on 'how much they had learnt' and 'how their views had changed' over the three panel sessions.

Over the course of the panel sessions, panelists were provided with ten presentations including:

- Five presentations from separate ratepayer associations and estate residents;
- Three presentations from Redland City Council officers (excluding welcome and closing formalities);
- Local Government Association of Queensland; and
- University of Queensland.

A written statement was provided from the Queensland Department of Environment and Science.

Five representatives of the ratepayer associations and estate ratepayers were invited to present. Three were from formalised resident groups, those being Raby Bay Ratepayers Association (RBRA), Community Title Scheme (CTS), Aquatic Paradise Residents' Association (APRA); and two were individuals, [REDACTED] a resident of Sovereign Waters and [REDACTED] resident of Raby Bay who council requested be part of the consultation.

The panel understood and acknowledged the concerns presented to them by the canal and estate ratepayers, including the challenges of Raby Bay residents where the failure of revetment walls occurs. They also understood and acknowledged the challenges faced by Council, in maintaining the canals and waterways, and maintaining and repairing the revetment walls at Raby Bay.

The majority of panel members felt that those who use the canals derive more benefit from them than other residents, and that those who benefited more should pay more. They felt

that the special charge was more applicable for maintaining revetment walls, than for canal maintenance activities, however they did not generally support property owners having to pay for all the repairs on revetment walls. Panelists generally supported Council paying towards the maintenance of both the canals and waterways, as well as the revetment walls. The Panelists also supported a broader definition of benefit to include users who do not currently contribute to the upkeep of these estates.

The panel also felt that the current 20% discount on rates for higher valued properties should not remain if the special charge is removed.

The panel broadly supported Council's current infrastructure management activities and they felt that Council should invest moderately in emerging methods and technologies for maintaining this infrastructure. The panel believed Council should commit to early qualitative detection of revetment wall failures because this could reduce the costs of repairs. There was some discussion about how Council could establish a clearer process for managing the canals and revetment walls, such as through a Council group with a singular focus.

2. Background and scope

Redland City Council has two canal estates and one lake estate. These estates require regular maintenance and repair to:

- Keep their waterways navigable
- Repair revetment walls that protect land from erosion
- Maintain water quality
- Maintain and repair navigation aids
- Clear the waterways of litter
- Remove unwanted mangrove trees

In January 2017 Redland City Council committed to a city wide engagement program around the best way to manage and fund these maintenance activities.

Historically, the cost of this maintenance program has been shared between Redland City Council and canal and lake residents. Redland City Council contributes to these costs from general rates, and canal residents contribute through a special charge. In June 2017 Council resolved to engage the city on these questions.

1. How should we manage canal and lake maintenance activities such as dredging and bedleveling to ensure the canals and lake can be navigated, not only by residents of Raby Bay, Aquatic Paradise and Sovereign Waters, but also by a broader group of residents and visitors to the city?
2. How should canal and lake maintenance activities such as dredging and bedlevelling be paid for to ensure the canals and lake can be navigated, not only by canal and lake residents but also by a broader group or residents and visitors to the city?

3. How should upgrade, maintenance and monitoring of revetment walls of properties on the canals and lake be managed? (e.g. should Council continue to deliver these services, or should residents take responsibility with Council overseeing via a compliance system?)
4. How should upgrade, maintenance and monitoring of revetment walls of properties on the canals and lake be paid for?

Articulous and Mr Max Hardy were contracted to:

- Facilitate three Citizen Advisory Panel meetings
- Meet three times with community groups and estate ratepayers representing each of the three areas impacted by this decision.

3. Timeline and Methodology

Please see appendix 10

a. Ratepayer Associations and Estate Ratepayers meetings

Engagement with the ratepayer associations and estate ratepayers established the parameters for which these individuals and groups could contribute to the engagement process and facilitated discussions between the Citizens Advisory Panel and Redland City Council.

Ratepayer associations and estate ratepayers were advised they could contribute to the engagement process through many channels including:

1. Direct stakeholder meetings
2. Present to the Citizen Advisory Panel
3. Request further information from Redland City Council
4. Provide unedited written statements and ancillary information to the Citizen Advisory Board as they saw fit
5. Make a submission on their proposed solution for the funding and maintenance of Redland's canals and lakes; how it would be applied and what would the impact of it be on different groups within the community
6. Contribute via the city-wide engagement

Outcomes of these direct meetings are summarised in the Redland City Council Special Charges Review - Stakeholder Engagement Report.

b. Citizen Advisory Panel

To provide an additional layer of independence from Council, Q&A Research was independently commissioned to recruit a Citizen Advisory Panel of 40 residents broken down into:

- 10 residents who currently pay the special charge
- 10 residents who live in mainland coastal areas
- 10 residents who live on the islands

- 10 resident from other parts of the city

In addition to reflecting the city's geographic diversity, Q&A Research was commissioned to recruit a panel that represented a diversity of ages and gender.

Approximately 2% of the city's population live in the canal and lake estates however these same residents comprised 25% of the community panel. The panel was deliberately weighted with more residents who live in the canal/ lake areas because these residents are most impacted by the decision.

c. Evidence submitted to the Citizen Advisory Panel

The Panel considered a wide variety of evidence including:

- Presentations by ratepayer associations and estate ratepayers
- Presentations by independent experts on subjects raised as being of interest by members of the Citizen Advisory Panel
- Presentations by key Council staff on subjects of interest to members of the Citizen Advisory Panel
- Written submissions and statements from ratepayer associations, or ratepayer representatives from the three estates
- Fact sheets prepared by Redland City Council
- Relevant engineering reports

d. Ratepayers Association and Estate Ratepayers Information to the Citizen Advisory Panel

Ratepayer Associations and Estate Ratepayers were invited to:

- Present to the panel in person
- Have their presentations printed and distributed if desired
- Provide other materials to the panel without approvals or vetting from Redland City Council
- Speak at the very first session, if available, to ensure that the panelists were made aware of resident groups' concerns and frustrations early in the process
- Present at another panel meeting if they were unavailable for the first session
- Provide their preferred solution to how these estates should be managed to the panel in a provided template (see appendix 1)

All panel meeting dates were provided to ratepayer associations and participating estate ratepayers at the beginning of this engagement program.

The following residents and ratepayer associations presented to the Citizen Advisory Panel:

- The Raby Bay Ratepayers Association (2 December 2017)
- Raby Bay Resident [REDACTED] (2 December 2017 and 19 January 2018)
- [REDACTED] representing Raby Bay community title scheme residents (20 January 2018)
- The Aquatic Paradise Residents Association (10 February 2018)
- [REDACTED] representing Sovereign Waters residents (10 February 2018)

All presenters were asked to present for 20 minutes and were encouraged to focus their presentations on helping the panelists with their discussions, which concentrated on the following four key areas listed on the Redland City Council Your Say website:

1. What the issues faced by canal and lake residents are
2. What is required to maintain these estates
3. How we got to where we are
4. What is the best way forward.

Copies of their presentations were provided to the Citizen Advisory Panel for their consideration.

All presentations are included in appendix 2 of this report, with the exception of the report from Aquatic Paradise Residents Association (APRA). Following their address to the panel on 10 February, an APRA representative was asked if they would like a copy of their presentation included in this report. He declined this invitation however, it should be noted that all panelists received hard copies of APRA's presentation documents.

The panel were also provided a number of additional documents for their consideration. Copies of these documents can found in appendix 5.

e. Other presenters

The Panel requested additional information on a number of topics including siltation studies engineering reports, local government responsibilities, State legislation and Council policies. Where possible, independent experts were sourced to provide objective advice.

The University of Queensland Coastal Engineering Group - Dr Dave Callaghan

Dr Callaghan presented on:

- How are revetment walls generally constructed - what is best practice?
- What forces generally act upon revetment walls (tide, wash etc) and what impact does this have on the wall?
- How does siltation generally occur in waterways that enter Moreton Bay?
- What are the findings of the Aquatic Paradise siltation study and how do these results compare with siltation in other estuaries that enter Moreton Bay?

Local Government Association of Queensland - Mr Mark Leyland

Mr Leyland presented on:

- How are local governments allowed to raise money for infrastructure works?
- What are the key principles that underpin each of these funding methods?
- What are the advantages and disadvantages of each method?
- How can Council reduce the cost of infrastructure maintenance?

Copies of these presentations can be found in appendix 4.

The Panel also requested additional information from key Council officers.

Senior Adviser Marine Projects Redland City Council - Mr Rod Powell

Mr Powell presented on:

- How is Redland City Council maintaining the canal and lake estates?
- How is Redland City Council monitoring the condition of infrastructure in these estates
- How has Redland City Council managed expenditure associated with these works?

Finance Manager, Financial Operations Redland City Council - Ms Noela Barton

Ms Barton presented on:

- Redland City Council's rating policies
- An explanation on Council's current special charges for canal and lake estates
- The current contribution residents in these estate these make toward infrastructure management
- The legislative principles that underpin how Council applies the general rate
- The financial impact on residents of removing the special charge

Copies of these presentations can be found in appendix 3.

f. Ratepayer association and estate ratepayer submissions

Ratepayer associations and estate ratepayers were invited to make a submission to the Citizen Advisory Panel for the third and final panel session.

The submissions, were completed on a template that asked these questions:

1. What is your proposed solution for the funding and maintenance of Redland's Canal and Lakes?
2. Does your solution relate to the canals and waterways, to the revetment walls or to both?
3. How would your solution be applied?
4. What would the impact of your solution be on different groups within the Redlands community – i.e. ratepayers in different areas of the city, council, business owners, transport operators etc?
5. What is the rationale or principles used in drafting this solution?

These questions were based on discussions raised during the first two Citizen Advisory Panel meetings. These submissions were provided to all members of the Panel for consideration ahead of the final panel meeting.

Copies of these submission can be found in appendix 9.

g. Other submissions

The Queensland Government Department of Environment and Science provided a written submission in response to these panel questions:

- Why is Council repairing revetment walls and dredging canals - under what legislation (if any) does this occur?
- How were the canal estates (especially Raby Bay estate) approved?
- Any engineering/building standards that were applicable to their construction
- What were the transfer conditions for Redlands when the State delegated their management to Local Government

A Copy of this submission can be found in appendix 4.

h. Citizen Advisory Panel Meeting Agendas

Citizen Advisory Panel Meeting 1 (2 December 2017)

Agenda:

- Remit and objectives of the day
- Canals tour by bus with Q&As by Redland City Council
- Presentation and Q&A by Raby Bay Ratepayers Association
- Presentation and Q&A by [REDACTED] Raby Bay resident)
- Activity: Questions from Citizen Advisory Panel to Council - these questions were addressed by a panel of senior Council officers
- Activity: Summary and actions for next meeting

Please see appendix 7 for full report

Citizen Advisory Panel Meeting 1A (19 January 2018)

The first panel meeting was originally scheduled for 25 November. Unfortunately, the 2017 Queensland Government election was subsequently announced for this same date causing the late rescheduling of this meeting. Eight of those originally recruited to participate in the advisory panel discontinued their participation and Q&A research was re-engaged to recruit matched replacements.

An additional panel meeting was hosted for the additional 8 panelists, which replicated the 2 December meeting.

Agenda:

- Remit and objectives of the evening
- Canals tour by video with Q&As by Redland City Council
- Tabled presentation from Raby Bay Ratepayers Association
- Presentation and Q&A by [REDACTED] Raby Bay resident)
- Summary and actions for next meeting

Please see appendix 7 for full report

Citizen Advisory Panel Meeting 2 (20 January 2018)

The agenda for the second panel meeting responded to the outcomes of the first panel meeting (2 December 2017). The panel members were especially interested to hear more about:

- How does Council maintain its canal and lake estates and how does this compare with how these areas are managed in other places?
- How is money spent on maintaining these estates and what is the projected expenditure?
- How can Local Governments raise money for infrastructure works?

Agenda

- Questions and recap
 - Objectives for the day
 - Presentation and Q&A by [REDACTED] on behalf of Raby Bay Title Scheme residents
 - Presentation and Q&A by Dr Dave Callaghan - The University of Queensland Coastal Engineering Research Group
 - Presentation and Q&A by Mr Rodney Powell Senior Adviser Marine Project, Redland City Council
 - Activity: Principles for maintenance and funding
 - Presentation and Q&A by Mr Mark Leyland Local Government Association of Queensland
 - Activity: Deliberation and close
- Please see appendix 7 for full report

Citizen Advisory Panel Meeting 3 (10 February 2018)

Agenda

- Questions and recap
 - Objectives for the day
 - Activity: Infrastructure Principles
 - Presentation and Q&A by the Aquatic Paradise Residents Association
 - Ratepayer association and estate ratepayer submissions
 - Presentation by and Q&A with Ms Noela Barton Finance Manager, Financial Operations Redland City Council
 - Presentation and Q&A by [REDACTED] a Sovereign Waters resident
 - Activity: Develop funding options
 - Activity: Ranking of funding options
- Please see appendix 7 for full report

i. Live polling software

The panelists used live polling software to individually vote on a range of questions throughout the sessions. The live polling software allowed Panel members to anonymously record their preferences and comments on questions, and for the results to be automatically shared with the group. This software was set so panelists could only submit one answer to each question. Answers cannot be associated with any individual.

In the third and final session, Panel members developed their own options for funding of the revetment walls and canals and waterways for each of the three estates. Panelists then ranked the options that they had generated, as described in the findings section (5) of this report. Panel members who did not feel comfortable or confident in using their own phones for the live polling, were provided the option of using a paper-based version of the questions, or using a phone owned by one of the facilitators or support staff.

4. Top line findings

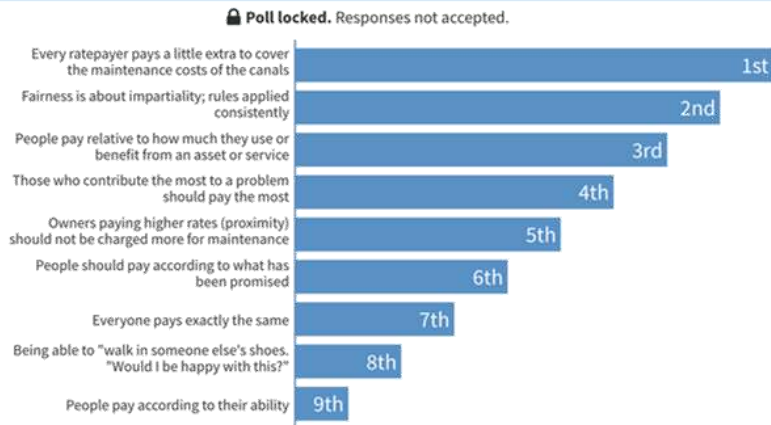
Fairness

All panel members understood the concerns and frustrations raised by the ratepayers representatives.

In the second panel meeting, Panelists were asked to rank principles of "fairness". The options that were ranked, were co-created by panelists before they were ranked. Panelists felt that it was 'fair' that every rate payer contributed to maintaining infrastructure in the canal and lake estates.

Graph 1

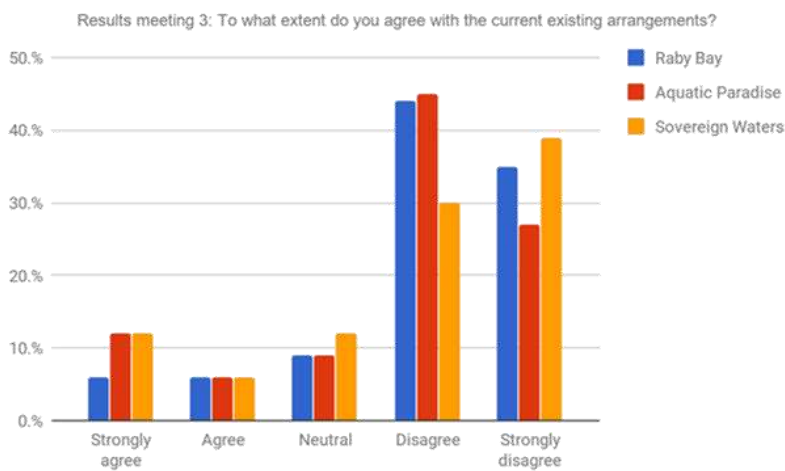
Rank these in order of how closely they align with your views. Most aligned at the top. **FAIRNESS** means:



Change to the Existing Arrangements

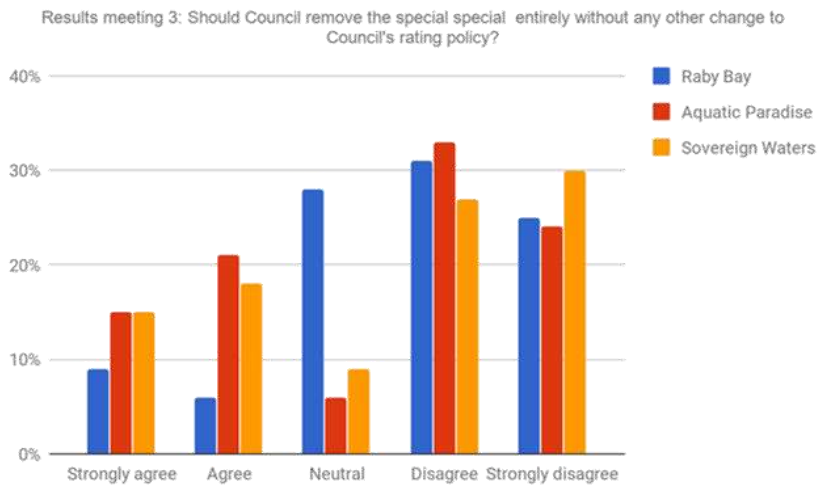
The panel did not agree with the existing arrangements for any of the estates.

Graph 2



However, the panel did not support simply removing the charge. They felt that estate residents should directly contribute something toward maintaining infrastructure in these areas.

Graph 3



5. Infrastructure management principles

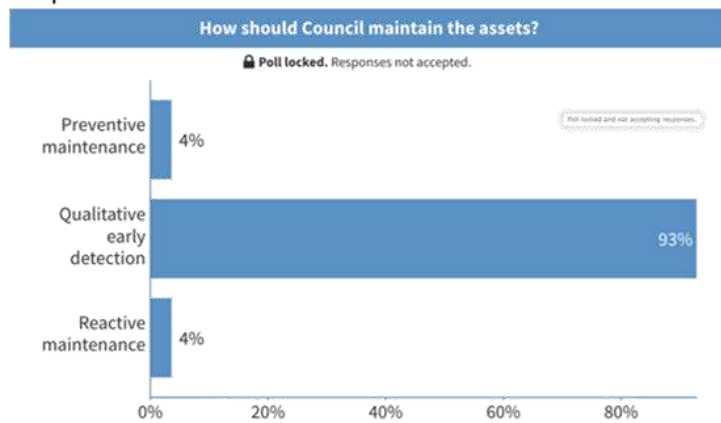
a. Revetment walls

The panel identified the following infrastructure management principles.

i. Qualitative early detection

The panel strongly supported Council's current program of early warning monitoring and intervention to prevent major revetment wall failures.

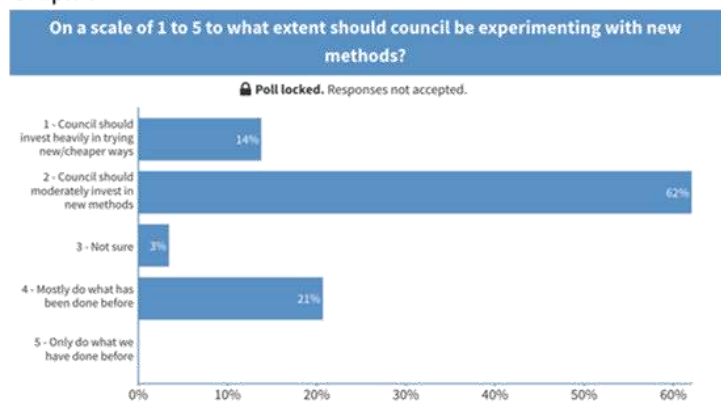
Graph 4



ii. Trial emerging technologies

The panel also felt that Council should trial new repair methods.

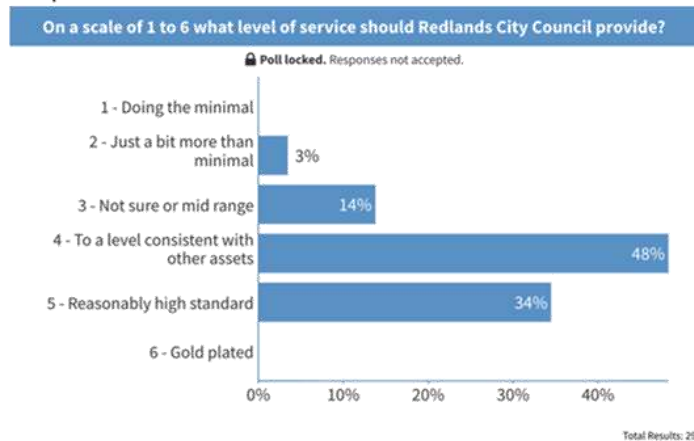
Graph 5



iii. Walls should be maintained at a consistent level with other assets

Half the panel felt that Council should maintain canal walls to a level consistent with other assets, with an additional third responding the walls should be maintained to a reasonably high standard.

Graph 6



b. Canals and lake dredging and maintenance

During Panel meetings 1, 1a and 2, Mr Powell (Senior Adviser Marine Project, Redland City Council) gave detailed explanations on how Council currently dredges, cleans and maintains the waterways in all three estates. He also described other waterway maintenance activities such as rubbish removal, weeding and repair of navigational aids.

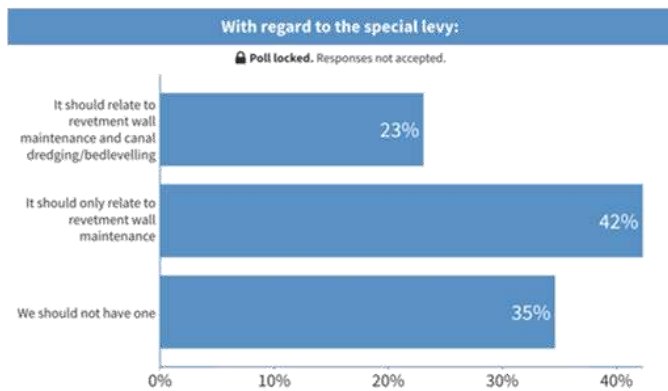
The panel made no recommendations on how Council maintains waterways in these estates.

6. Funding principles

The panel identified these funding principles.

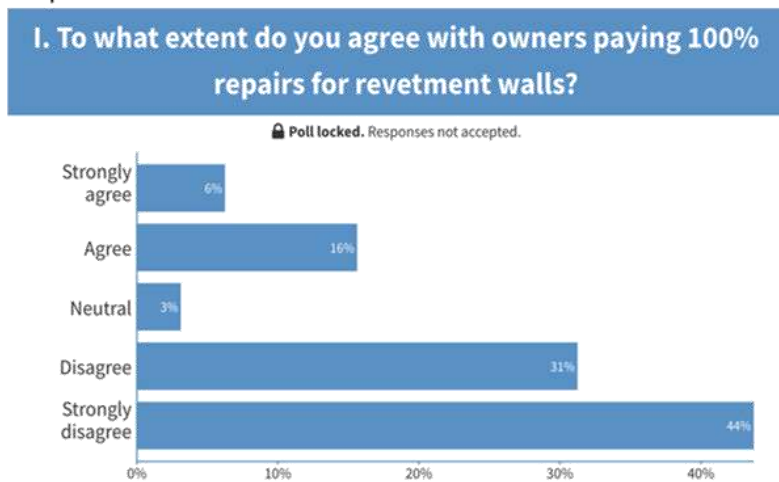
- a. The special levy is more relevant to maintaining revetment walls than canal maintenance activities.**

Graph 6



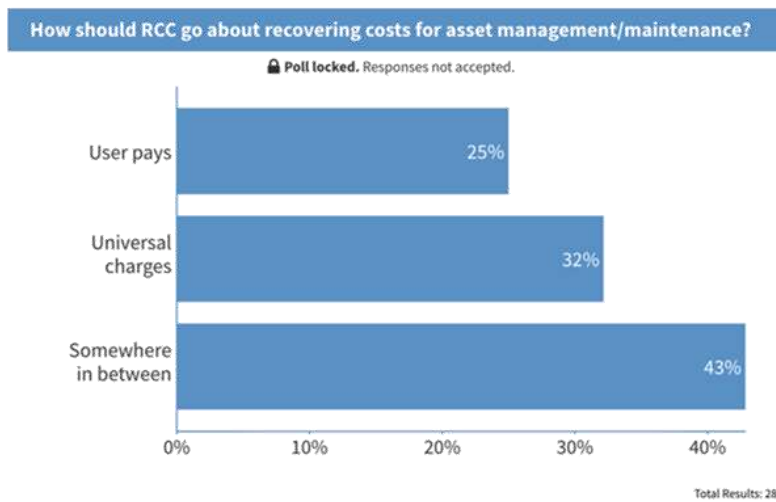
b. However, all ratepayers should contribute something to maintaining the city's canal walls.

Graph 7



Further, the greatest support was given to a cost recovery program that lay between direct user pays and the maintenance and repair program being entirely funded through the general rate (described as universal charges).

Graph 8



c. Those that directly benefit from the walls and waterways or who negatively impact them should pay more for their upkeep.

This principle was highlighted in several ways.

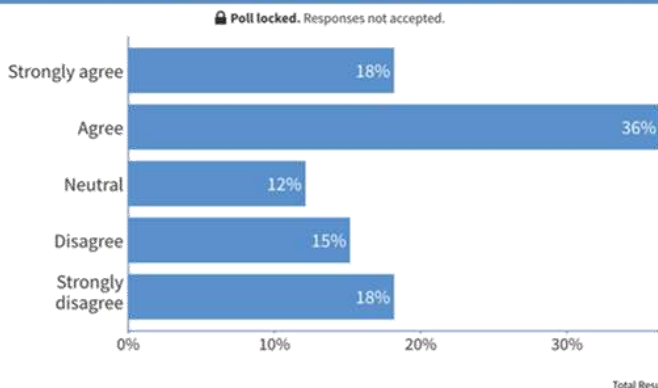
In their presentation on 2 December 2017, the Raby Bay Ratepayers Association claimed that building activities within 9m of the Raby Bay revetment wall may compromise the integrity of this wall.

The panel felt that these property owners, as well as businesses with waterfront views who do not currently pay the levy but whose trade is benefited by their location, should contribute more to the upkeep of the walls and waterways. They also felt that other users such as boat owners and properties with a pontoon could contribute more.

The following funding option was developed by the Panelists.

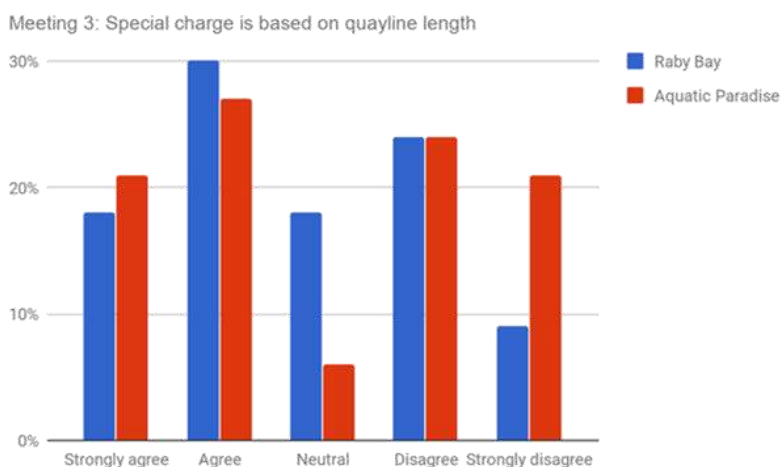
Graph 9

E. Special levy points system, based on views, business benefits, pontoons, buildings encroaching 9m mark, boat owners - RB



Secondly, there was general support for a special levy based on the length of a property’s waterfront boundary, although this support is stronger when applied to Raby Bay. It should be noted that this funding option was developed by the panelists during the third session and was only applied by the panelists to Raby Bay and Aquatic Paradise.

Graph 10



7. Definition of benefit

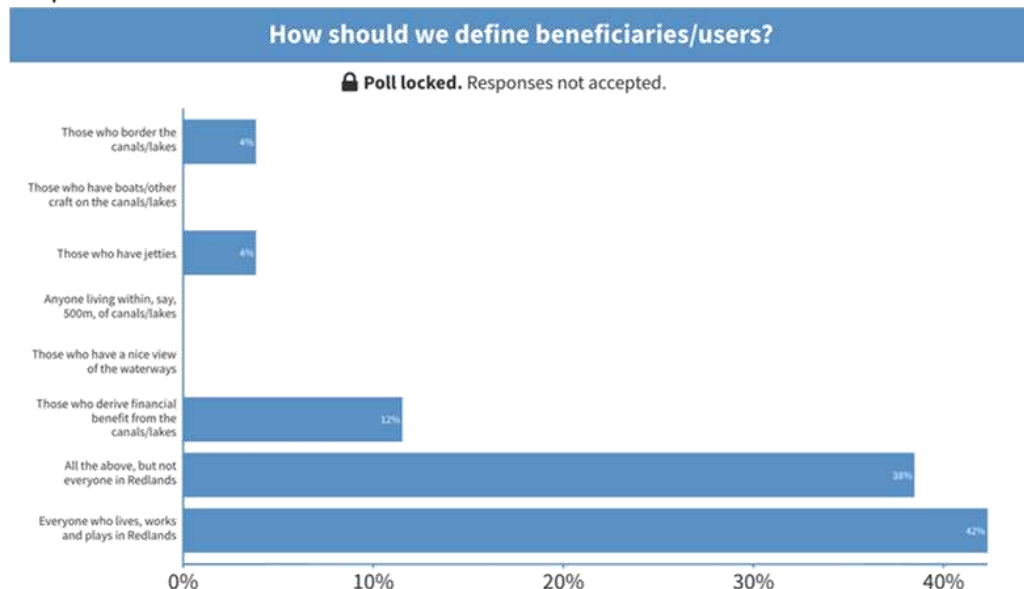
Who Benefits?

Council and ratepayer presenters recognised that the canals are publicly accessible and used by people who do not live in the estates for activities such as fishing, canoeing, kayaking and other activities.

Panelists defined a broad range of beneficiaries / users. When asked to define beneficiaries / users, panelists generated a number a wide number of options.

42% of the panel felt the canals benefited everyone who lived, worked or played in the Redlands, however 58% felt that those who lived in these estates or who used the waterways enjoyed a greater benefit.

Graph 11



The panel also felt that the walls and waterways benefited other users such as boaties, transport operators and homes with a pontoon (see 6.c). Panelists felt that waterfront restaurants and cafes were advantaged by their location, and commented during session 2 and 3 that the definition of benefit could be extended to include these users.

Who benefits more?

As highlighted in section 6.c The panel supported the idea that the charge could be based on the length of waterfront property and that those who threaten the wall by building within 9m of the wall should pay more.

What Constitutes Benefit?

The Panel was provided with the legal definition of special benefit defined under the Queensland Government legislation that allows Council to charge a special levy.

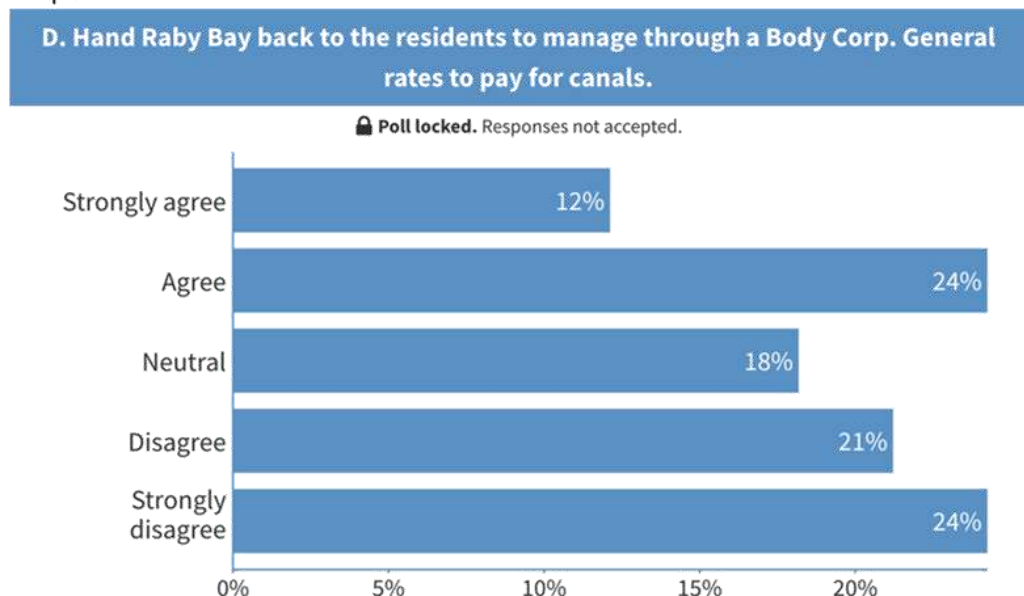
Panelists identified a broader range of beneficiaries, and discussed how some users derived a greater benefit or use than others. In particular, they discussed how

properties with more waterfront can build more pontoons and so derive greater use from the waterways, those who had built pontoons have greater benefit, those who build close to the revetment wall are more likely to use from Council's repair and maintenance services, and that boats use the public waterways and waterfront businesses use their location to attract trade. In developing the special levy points system, Panelists also discussed how some apartment owners paid the levy but did not have a waterfront view.

8. Management principles

The panel was asked if the Raby Bay revetment walls should be managed by an independent body corporate. As illustrated in this graph the majority of the panel did not support this idea, which was developed by some of the Panelists.

Graph 12



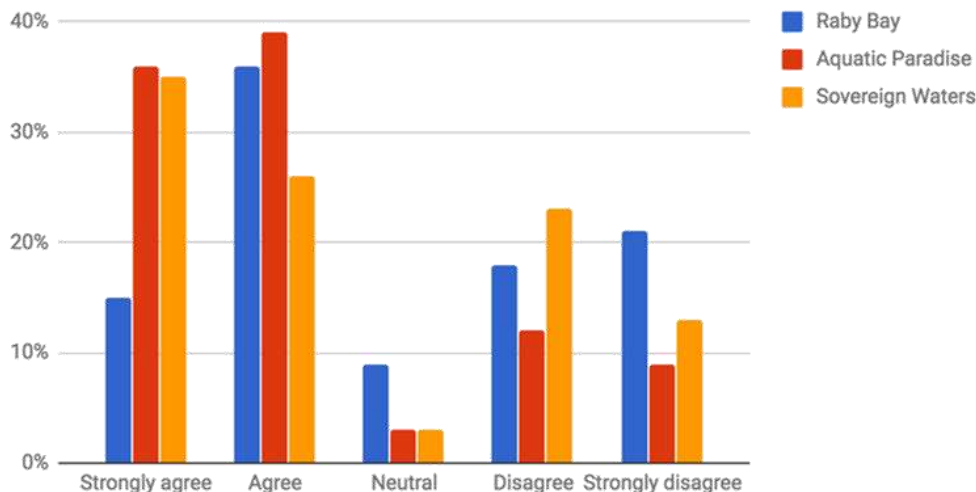
9. 20% rate reduction to higher valued properties

Following Ms Barton's Redland City Council presentation on 10 February 2018 about how Council charges rates and how changes to the levy system could impact on council rates, there was considerable discussion amongst the panel about Council's rating policy and current 20% rate reduction on higher valued properties. Many panelists disagreed with this policy and some expressed strong feelings. Panelists developed a funding option to remove the rate reduction on higher valued properties.

The panel only supported removing the special levy on canals and lake estate properties if this 20% rate discount was also removed.

Graph 13

To what do extend do you support removing the special charge? (20% discount removed)



10. Ranked funding options by estate

As described in 3.i the panel develop a range of management and funding options for each of the three estates. In the third workshop sessions panelists were asked to individually rank these funding options on a response form. These results were entered into Excel in presence of two panel witnesses one of whom was a Justice of the Peace.

The following options were developed by the panelists and then ranked by the panelists, with 1 being the most favourable ranking.

Raby Bay

1. Business with walkways pay, units with no view don't pay
2. Remove levy & remove 20% discount
3. Levy based on points system
4. Special levy includes businesses and dry blocks
5. Tiered system based on quay line
6. Owner pays 50%
7. Remove levy & retain 20% discount
8. Self managed body corporate
9. Owner pays 100%
10. Base case

Aquatic Paradise

1. Remove levy & remove 20% discount
2. Annual fee for pontoons
3. Remove levy & retain 20% discount
4. Tiered system based on quay line
5. Base case

Sovereign Waters

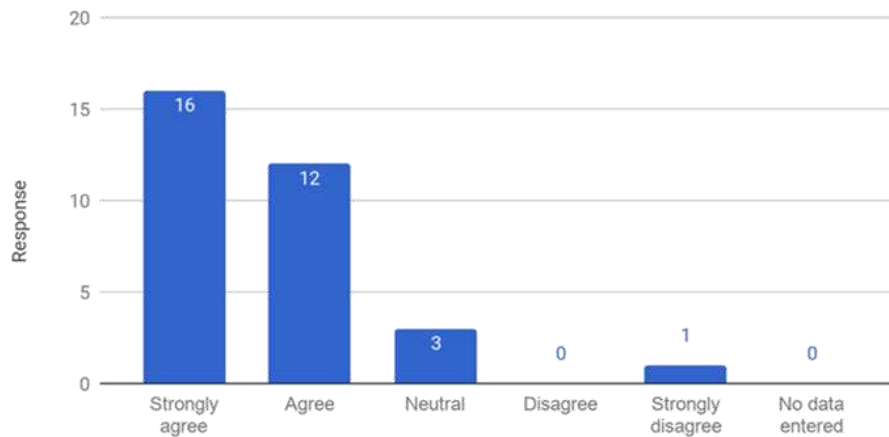
1. Base case
2. Remove levy & retain 20% discount
3. Remove levy & remove 20% discount

11. Evaluation

Those who participated in the Citizen Advisory Panel agreed that Mr Max Hardy and Articulous managed the sessions well, that their views were appreciated and that they had access to a range of information. The majority of the panel also felt that Redland City Council entered this consultation process without a predetermined solution and would genuinely consider their advice.

Graph 14

Q1 I believe I have a clear understanding of the task given to me as a panellist



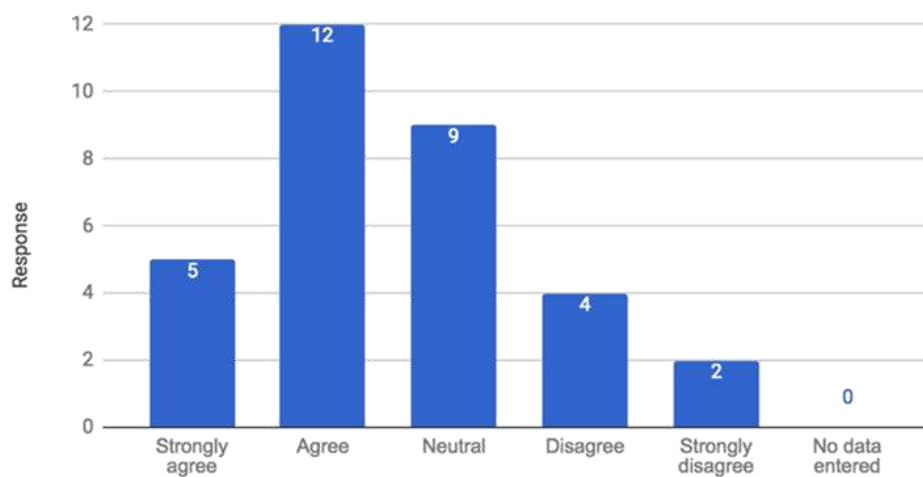
Comments

Five panelists supplied written comments:

- “Maybe information overload but will informed nonetheless”
- “We have been given lots of information”
- “I feel that some information could have been clearer. Needed more time to read documentation.”
- “Well described and researched”
- “Overheads not easy to read”

Graph 15

Q2 I believe that Redland City Council is genuine in their desire to consider the advice from panellists



Comments

Three panelists made written comments.

Those who agreed with this statement said:

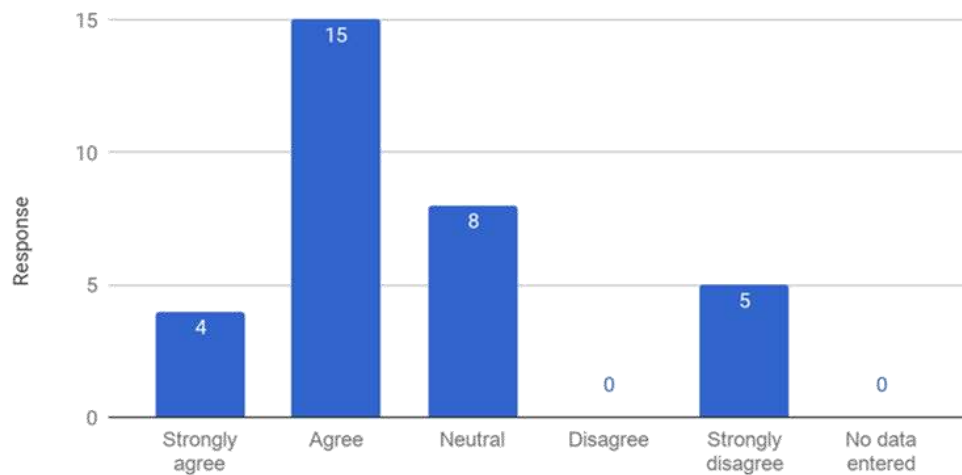
- “They (Council) need some assisted direction”
- “Hopeful not the same situation as public meeting/display occurred on russel island at Rec Hall Re: bridge to mainland. Info was not current (figures) and displays confused. Residents (SMBI) ans impression I got was RCC against bridge and that is why 6yr old figures used.”

One who was neutral said:

- “Due to this issue being going on for a long time period. I'm not confident council will use this advice”

Graph 16

Q3 I believe that the Citizen's Advisory Panel was organised and facilitated in an unbiased way



Comments

Seven panelists gave written comments.

Those who agreed with the statement said:

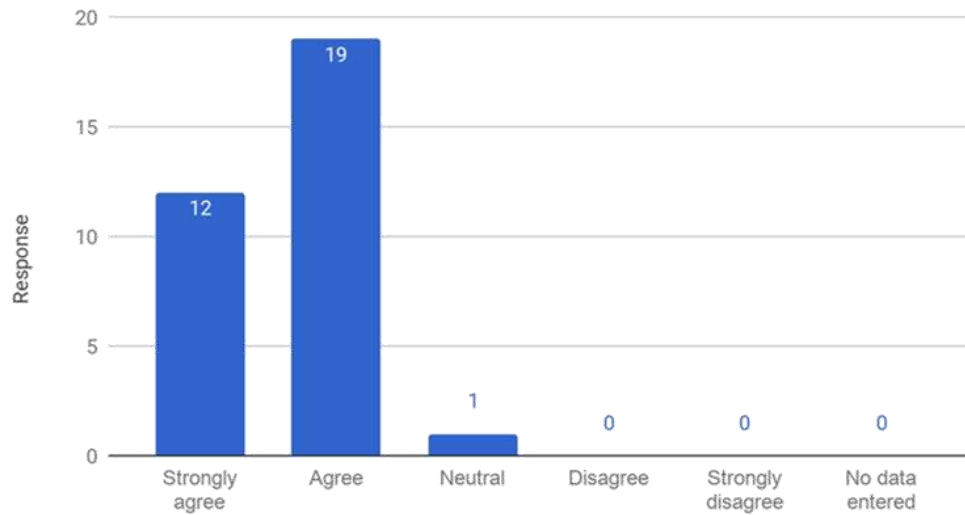
- "Hopefully it will be taken onboard"
- "Proportionally organised as ratepayers"
- "Good cross the shire group"
- "Good Job"
- "All parties were represented"
-

Those who were neutral said:

- "Disproportionate representation from Raby Bay and canals"
- "I felt at times people were shut down when their points were of great interest."

Graph 17

Q4 I felt comfortable sharing my opinions/views

**Comments**

Five panelists gave written comments.

Those who agreed with the statement said:

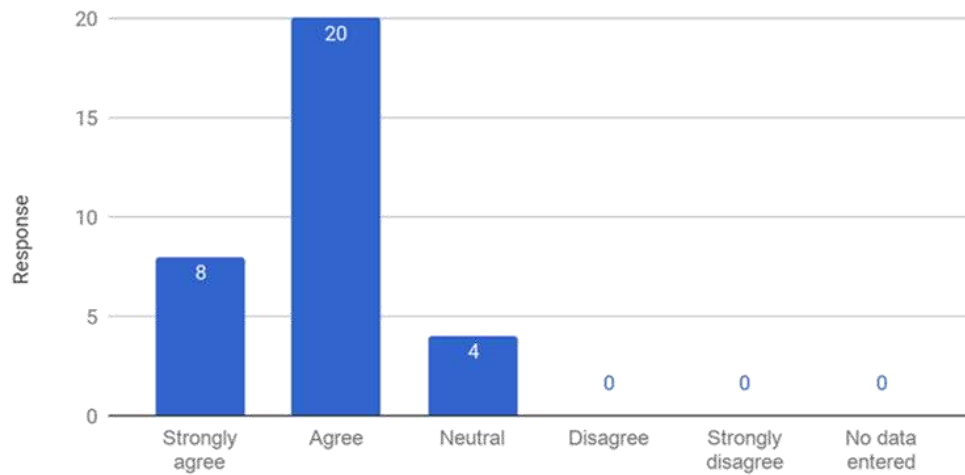
- “We had interesting discussions”
- “Good panelists”
- “No criticism here”

One who was neutral said:

- “Afraid to talk sometimes due to personal emotions and views of some panelists”

Graph 18

Q5 I believe that other panel members respected what I had to offer



Comments

Four panelists gave written comments.

Those who agreed with this statement said:

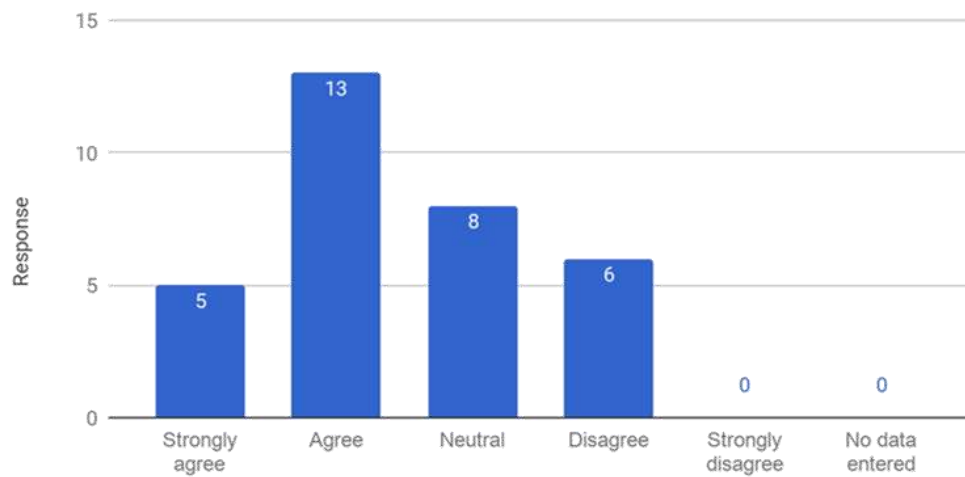
- "There was no nastiness"
- "Most Definitely"

One who was neutral said:

- "Many seemed to have preconceived opinions"

Graph 19

Q6 I believe we had a reasonable amount of time to complete our task



Comments

Seven panelists gave written comments.

Those who agreed with the statement said:

- “Too long a day though for me personally had enough after five or six hours”
- “In some ways yes. We could spend many more hours on this but the problem will continue to get worse”

Those who felt neutral said:

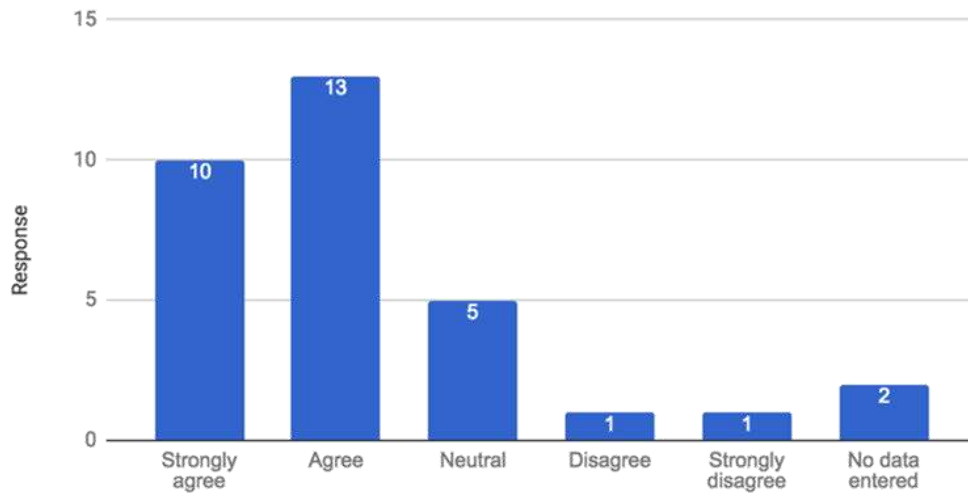
- “Nowhere near enough. Needed another day”
- “We did not have enough time to discuss management of the canals, only the financial question”

Those who disagreed said:

- “I feel at times it was far too rushed”
- “Another day would have been good”

Graph 20

Q7 I believe I was presented with a wide range of views and information



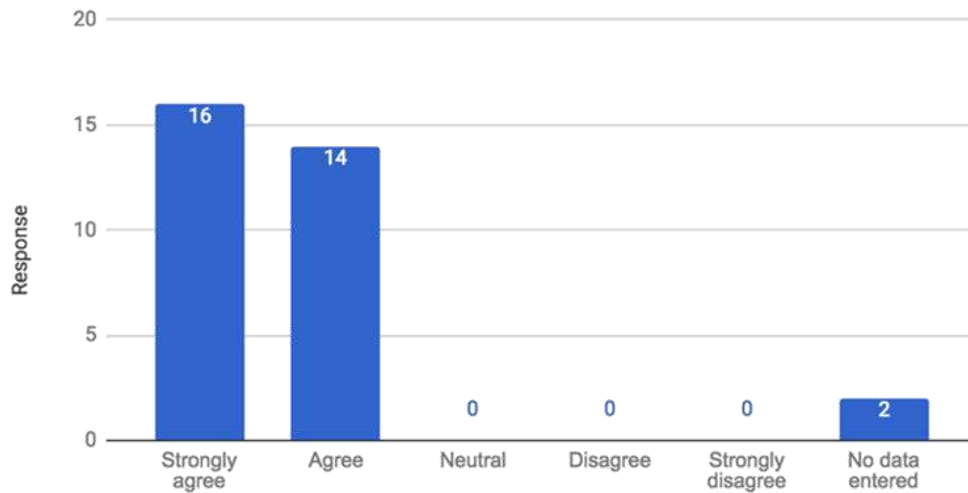
Comments

Six panelists gave written comments. These six panelists all agreed with this statement.

- "Needed more time to read documentation. Too much to read. Information overload. I believe most people are not interested in reading so much boring information which is hard to retain anyway."
- "Excellent"
- "Great information"
- "Excellent to hear from all sides"

Graph 21

Q8 I have learned a great deal about Redlands Canals and Lake Waterways and their maintenance from this process



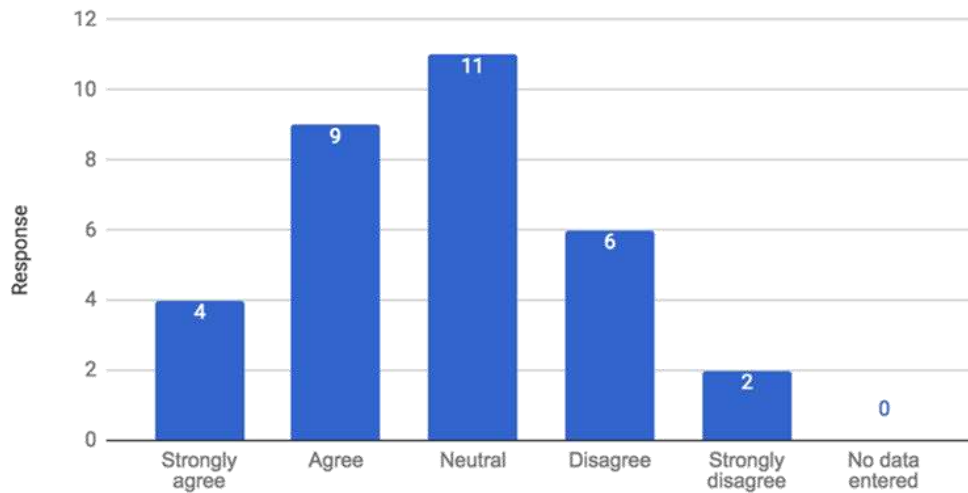
Comments

Seven panelists made written comments. All those who commented agreed with this statement.

- "I am much more informed about the problem"
- "More than I know - which was very little"
- "Very informative"
- "Now I'm an expert! (a drip under pressure)"
- "From council and reps of various three areas discussed"
- "Very educating. Very grateful for the chance to be included"

Graph 22

Q9 I believe Council entered this consultation process without a predetermined solution



Comments

Five panelists made written comments.

Those who agreed with this statement said:

- “Of course or why would they bother with a panel”

Those who were neutral said:

- “One has one’s suspicions but hopefully it is all good.”
- “Unsure - I believe they probably would prefer to keep status quo or raise ownership responsibility but want to deflect decision-making”
- “Everyone has an agenda”

Those who disagreed:

- “There was no community discussion that this process was going to be done”

Appendix 1 – Template for Association Submissions

Appendix 2 – Ratepayer Association and Ratepayer Presentations To Panel

Appendix 3 – Council Officer Presentations To Panel

Appendix 4 – Other Presentations To Panel

Appendix 5 – Materials Provided by Associations To Panel

Appendix 6 – Other Materials Provided To Panel

Appendix 7 – Panel Workshop Reports

Appendix 8 – Ratepayer Associations and Ratepayer Meeting Reports

Appendix 9 – Ratepayer Association and Other Submissions

Appendix 10 - Project timeline

Attachment 2

Appendix to Citizen's Advisory Panel and Association Streams Report

UNDER SEPARATE COVER

Canal and lake waterways and revetment walls – managing and funding maintenance

Community Engagement Report: Citywide Stream

Date: March 2018

Overall engagement methodology

Between November 2017 and March 2018, Council consulted with the Redlands community on management and funding of canal and lake maintenance activities.

Consultation occurred in three streams:

1. Ratepayer associations – Articulous Communications (Articulous) facilitated a series of meetings with ratepayer associations and, where no association existed, ratepayers, to uncover their issues and thinking concerning the management and funding of canal and lake maintenance activities.
2. Citizens' Advisory Panel – Max Hardy Consulting and Articulous facilitated a series of deliberative workshops with a sample or 'mini public' representative of Redland City's population. Recruitment for the panel comprised 10 ratepayers from the mainland, 10 from the islands, 10 from coastal areas and 10 from the canal/lake estates who pay the special charge.
3. Citywide consultation – RCC officers engaged ratepayers from across the city, including those who pay the canals/lake special charge, and the general ratepayer base, who also contribute to, and to some extent benefit from, Council's maintenance of the canals and lake revetment walls and waterways. Non-ratepayers and visitors were also surveyed to ascertain how widely used are the city's canal and lake estate parks and waterways.

The Citizens' Advisory Panel stream relied primarily on qualitative research methods to explore the problem and identify opinions, motivations and trends in thought.

These qualitative methods provided panellists with a 'dense' understanding of the situation, and informed the design of the quantitative *Poll Everywhere* survey, which was conducted at Workshop 3 of the Citizens' Advisory Panel.

The *Poll Everywhere* survey, along with ratepayer association submissions and the citywide usage survey reported in this document, informed the design of the market research questionnaire.

The purpose of the market research was to test findings from each of the streams of engagement, quantify attitudes and generalise results from a larger sample of the city's rates base.

This report is concerned with the third stream – citywide consultation.

Citywide consultation steam

Canal and lake estate revetment walls and waterways cost money to maintain.

Ratepayers who own canal or lake waterfront property with revetment walls protecting their land from erosion pay the most (70% to 80%) for Council's maintenance activities at the canal and lake estates.

However, there are also public parks with revetment walls in these estates, and because the waterways are open to the general public, all other ratepayers in the city also contribute a little each year though their general rates.

As all ratepayers contribute, all ratepayers were invited to contribute to the discussion.

Engagement objectives

Communication, Engagement and Tourism was tasked with consulting citywide on the management and funding of canal and lake maintenance activities.

The specific objectives of the citywide stream of engagement were to:

Inform ratepayers and other residents of the key facts, and how they could find out more, and have their say.

Consult with ratepayers and other residents concerning their use of the canal and lake estate parks and waterways, and gauge their thoughts concerning management and funding of canal and lake maintenance activities.

Informing the community - methods

The first challenge with this citywide stream of engagement was to create awareness of the issue's relevance to a cohort of people who could easily dismiss it as being irrelevant to them – i.e. only affecting those who own canal or lake waterfront property.

To this end, messaging designed to create awareness of the contribution of all ratepayers was featured in all materials.

Council received some criticism from the ratepayer associations concerning this message but without it Council would not have met its objective of engaging the broader city, including those residents and ratepayers who lived in areas geographically removed from the canal and lake estates.

Awareness objectives were met through distribution of press releases, responses to *Letters to the Editor*, paid media (including Snapshots and a quarter page display advertisement in *Redland City Bulletin*), consultation activity signage, a series of estate-specific newsletter updates, and direct mail.

Council's free channels, including *Pulse* email newsletter, web-sliders on the corporate site, and email broadcasts to registered Your Say participants were also used.

A comprehensive set of fact sheets, studies and reports were made publicly available to inform and educate stakeholders.

Materials included Q&As on *Background, Community Consultation, Development Applications, Engineering, Maintenance Costs and Activities, Regulatory and How some neighbouring councils manage their canals and lakes*.

A range of engineering reports, asset management plans and other relevant background studies and information were also made available to educate participants and enable them to make informed decisions.

Consultation materials

Document	Distribution
Background – Q&As	Admin Centres, Libraries, Events, Online
Engineering – Q&As	Admin Centres, Libraries, Events, Online
Regulation – Q&As	Admin Centres, Libraries, Events, Online
Maintenance Costs & Activities – Q&As	Admin Centres, Libraries, Events, Online
Community Consultation – Q&As	Admin Centres, Libraries, Events, Online
Development Applications – Q&As	Admin Centres, Libraries, Events, Online
What other LGAs do – Fact Sheet	Admin Centres, Libraries, Events, Online
Community Consultation Approach – Q&As	Online
Community Consultation Cost – Q&As	Online
4pp A4 Project Overview – Fact Sheet	Admin Centres, Libraries, Events, Online, Council collateral distribution stands in shopping centres
6ppDL Sovereign Waters Newsletter – Dec Update	Sovereign Waters resident letterboxes
6ppDL Aquatic Paradise Newsletter – Dec Update	Aquatic Paradise resident letterboxes
6ppDL Raby Bay Newsletter – Dec Update	Raby Bay resident letterboxes
6ppDL Sovereign Waters Newsletter – Feb Update	Sovereign Waters resident letterboxes
6ppDL Aquatic Paradise Newsletter – Feb Update	Aquatic Paradise resident letterboxes
6ppDL Raby Bay Newsletter – Feb Update	Raby Bay resident letterboxes
6pp DL Ratepayers' letter	Mailed to all out of city ratepayers
2ppDL User Survey	Admin Centres, Libraries, Events, Online
A3 Have your say here CTA poster	Libraries, Events
A1 maps of Raby Bay, Aquatic Paradise and Sovereign Waters estates	Libraries, Online
A3 maps of Raby Bay, Aquatic Paradise and Sovereign Waters special benefit areas	Libraries, Online

2m Spyder pull-up banner – History of the estates	Libraries, Events
2m Spyder pull-up banner – Fast Facts	Libraries, Events
Max Hardy on Citizens’ Advisory Panels - Video	Online
Virtual Lake and Canals Tour - Video	Online
Key Background Studies & Reports	
Community Engagement Consultant’s Brief	Online
Aquatic Paradise Siltation Study	Online, Citizens’ Advisory Panel Events
Sovereign Waters Lake Management Plan	Online, Citizens’ Advisory Panel Events
Aquatic Paradise Maintenance Model (KBR)	Online, Citizens’ Advisory Panel Events
Aquatic Paradise Siltation Study (Kinhill)	Online, Citizens’ Advisory Panel Events
Aquatic Paradise Siltation Study (KBR)	Online, Citizens’ Advisory Panel Events
Raby Bay Batter Stability (2013 KBR)	Online, Citizens’ Advisory Panel Events
Raby Bay Batter Stability (2010 KBR)	Online, Citizens’ Advisory Panel Events
Raby Bay Geotechnical Assessment Peer Review (GHD)	Online, Citizens’ Advisory Panel Events
Raby Bay Repair Trial – Risk assessment	Online, Citizens’ Advisory Panel Events
Raby Bay Repair Trial – Technical Specifications	Online, Citizens’ Advisory Panel Events
Sovereign Waters Sedimentation Study (KBR)	Online, Citizens’ Advisory Panel Events
Links	
Canal and Lake Special Charges	Online
Redland City Council Rate Information	Online
Redland City Council Operation Plan	Online
Special Meeting Minutes	Online

A multi-channel communications platform was devised to leverage the communications strengths of each channel.

Awareness-building channels such as press were used to drive web visits, and web and Direct Marketing were used to carry content and drive activity and engagement.

A cornerstone of the communications platform was the DM campaign, with all highly impacted stakeholders – i.e. those on canal and lake waterfront property – receiving a series of community update newsletters.

A letter with similar content was mailed to owners of affected properties who resided outside of the city.

The other body of activities designed to inform, educate and consult on the management and funding of canal and lake maintenance was a schedule of public consultation activities.

Consulting with general ratepayers - methods

While the primary engagement channel for general ratepayers was Council's *Your Say Redland City* site, to ensure engagement was accessible to as broad a cross-section of the community as possible, other participation opportunities were also offered, including:

- Information rich installations at Cleveland, Victoria Point and Capalaba libraries.
- Pop-up displays and intercept surveys in shopping centres at Capalaba, Victoria Point, Mount Cotton, and Alexandra Hills.
- Distribution of consultation material through Council administration centres at Cleveland, Victoria Point and Capalaba.

Engagement activities

Your Say Redland City	Date	Time
Survey	10 November–9 March	24/7
Brainstormer Tool	10 November–9 March	24/7
Library Displays		
Cleveland Library	5–11 February	Open hours
Victoria Point Library	12–18 February	Open hours
Capalaba Library	19–25 February	Open hours
Customer Service Centre Displays		
Cleveland Customer Services	5 February onward	Open hours
Victoria Point Customer Services	5 February onward	Open hours
Capalaba Customer Services	5 February onward	Open hours
Pop-ups		
Capalaba Park Shopping Centre	Wednesday, 24 January	9.30am–12.30pm
Alexandra Hills Shopping Centre	Tuesday, 30 January	9.00am–1.00pm
Victoria Point Shopping Centre	Wednesday, 31 January	9.30am–12.30pm
Mount Cotton IGA	Wednesday, 14 February	10.00am–12.00pm
Shopping Centre distribution stands		
Consultation materials were also distributed through Council Shopping Centre distribution stands at Capalaba, Victoria Point and other smaller outlets		

The citywide survey was the primary mechanism through which feedback was captured.

The online version and hardcopy version asked the same questions.

This survey was primarily designed to capture usage data, including:

- Who used the canal and lake parks and waterways.
- Which parks or waterways they used.
- How often they used them.
- What they did there.

Survey respondents were also asked what they liked most about these parks and waterways and who else they thought benefited from them.

Respondents were also prompted to tell us about anything else they thought was relevant, including how they thought maintenance of the canal and lake estate waterways and revetment walls should be managed and funded.

Evaluation of Communication and Engagement Activities

Evaluation of public consultation communications and engagement activities is made against the engagement objectives of informing and consulting.

Evaluation of how effectively key stakeholder groups were informed is made, in the first instance, through the assessment of 'reach'.

The media measure 'reach' refers to the number of different people exposed at least once to a medium during a given period – i.e. the number of people given the opportunity to see or hear an advertisement.

With a readership of 93,000, the ¼ page advertisement in *Redland City Bulletin* had a 'reach' of 93,000. What this means is that 93,000 people, or 62% of the population of the city, had the opportunity to see this advertisement in *Redland City Bulletin*.

The same media reach was leveraged through mentions in Council's weekly *Snapshots* column, editorial support, and responses to *Letters to the Editor*.

All 1,200+ households in Raby Bay, Aquatic Paradise, and Sovereign Waters were letterbox dropped a series of Community Updates introducing the community consultation and advising how they could get involved.

All 160+ owners of property in Raby Bay, Aquatic Paradise or Sovereign Waters who resided outside of the city were mailed with advice concerning the community consultation, and how they could get involved.

To create awareness of this community consultation, Council's key free distribution channels were also leveraged.

Web-sliders on our corporate site were used, as were email broadcasts to the *Pulse* and Your Say database (with list sizes of 2,000 and 200 respectively).

To leverage high foot traffic locations owned by Council, libraries and administration centres were also used.

While the above-mentioned communications activities were designed to reach as many ratepayers and residents as cost-effectively as possible, the ultimate test of any action are the outcomes.

Without communication activities driving awareness of the consultation and promoting visitation of the consultation project page at yoursay.redland.qld.gov.au, the site would have received few visits.

At the time of writing, over 1,000 people have visited the YourSay site. While there, these participants downloaded more than 300 documents and completed more than 100 surveys.

The total number of completed surveys from the citywide stream of engagement was 170, and the total number of participants delivered through YourSay, library and local shopping centre pop-ups and other activities is estimated to be well in excess of 1,500. Including the formal Market Research component, approximately 2,000 people participated in community consultation through this stream.

Citywide stream survey results

The following analysis is of survey responses captured through the YourSay project page, intercept surveys at shopping centres, and responses received through the mail. They exclude the market research telephone survey results, which are reported separately.

Survey results for general ratepayers, and ratepayers paying a canal or lake special charge, are reported separately, but are in some instances compared and contrasted to better illustrate results.

Of the total number of surveys completed, 153 respondents completed the question indicating where they lived (and if they paid the special charge).

44% of surveys were completed by respondents paying a special charge, and 56% were completed by those not paying a special charge (comprising owners of property elsewhere in the Redlands (44%), Redlands renters (9%), and visitors to the Redlands (3%).

General ratepayer, resident and visitor use of canal and lake parks and waterways

Of the parks and waterways in Raby Bay, Aquatic Paradise and Sovereign Waters, those most used by citywide respondents were in Raby Bay (52% of 'citywide' participants who responded to this question, reported using the parks or waterways there).

16% of citywide respondents reported using Aquatic Paradise parks or waterways, and 8% reported use of Sovereign Waters lake or parks.

24% of citywide respondents reported that they did not use the parks or waterways in Raby Bay, Aquatic Paradise or Sovereign Waters at all.

Usage by this citywide group was infrequent, with 8% reporting daily use, and 27% reporting weekly use. The balance, nearly two thirds of respondents reported using the parks or waterways in these estates infrequently (monthly or rarely), or never.

This is in contrast to those living in canal and lake waterfront properties who reported being frequent park users, with 69% reported daily use, and 19% reporting weekly use.

The most frequently nominated use by the citywide group was visiting the park. The next most popular uses were visiting the playground or exercising.

The citywide group did not report being heavy users of the waterways in these estates, with fishing, swimming, paddling and boating accounting for less than a third (30%) of all uses nominated by this group.

General ratepayer, resident and visitor thoughts concerning managing and funding maintenance

Of the citywide respondents who made comment concerning the solution they would prefer to see, most (55%) were of the opinion that those in waterfront properties should pay all associated costs.

The next most popular response from citywide respondents (31%), was that while those in waterfront properties should carry most of the burden all other ratepayers should also contribute.

14% of the citywide stream was of the view that everyone should contribute equally.

Please see sample of verbatims from citywide respondents:

14% of the opinion that everyone should pay equal amounts

- *This debate is very disappointing, soon we will be asked who plays football or who swims or who uses the library and will we each be asked to share the costs...user pay system? NO this is the City Of Redlands and this debate is dividing the community. The whole City benefits, as do visitors from all over the city, the state and the country...*
- *Not fair - everyone should pay.*
- *I don't use them and I should pay.*
- *They're free for everyone to use - everyone should pay the same.*
- *The council is obligated to fix the canal walls. Redlands community as a whole benefits.*

31% thought that waterfront properties should pay more, but everyone should contribute

- *Residents who live there should pay most, but available for everyone to use, so all should contribute a little.*
- *It's a luxury for them, they should pay more – they have chosen to live there, but current arrangement where everyone contributes a bit is ok.*
- *Fair enough that we contribute approx \$50 – it's a community resource.*
- *Rates should be calculated as per other residents to cover basic services and then a body corporate type fee applied to cover the majority of the maintenance and upkeep. A small percentage come from general rates as some canals front public land. The residents benefit most and choose to live there so can carry the majority of the burden for doing so.*
- *I feel that those who live on the canals should contribute to the upkeep of the walls. They knew when they purchased that this upkeep would be a part of their responsibility of maintaining their property. Surely they can't expect to have the benefit of living on the water for absolutely nothing. I also feel that as a resident of the Redlands and able to use the parks in these areas...and all areas within our city that we all should contribute towards their upkeep.*
- *Don't mind my rates being spent on parks and paths and walls to support publicly owned land. I do have issue paying for maintenance of private sea walls. If error in council approvals causes a problem then a one off rectification is fine but not maintenance. Should be like on Brisbane river where its responsibility of land owner not the public or river users.*

55% thought that that those on canal or lake waterfront properties should pay all costs

- *Those who can afford to live in canal estates shouldn't expect to be subsidised by those who can't afford it, or who have more sense. Just ask the canal estate residents to subsidise our SMBI levies & note the reaction! We don't even have reticulated sewerage or water treatment plants, & most island roads are still gravel or grass, although that is rapidly changing after decades of total neglect by Redlands Councils. The systems are not designed for non-residential power boats to visit. There is little access for canoes, kayaks, or swimmers as well, so they remain as exclusive semi-closed enclaves. Adjacent park maintenance should be treated just like every other park within*

Redlands, not connected with canal maintenance to justify charging all the remaining Redlands residents. SMBI ratepayers are still being hit with our unique "Translink levy" but every other Redlands ratepayer has access to the ferry system & they should have all been charged, not just island residents.

- *Would rather my financial contribution would go towards a more public benefit. Or pay no contribution.*
- *Don't enjoy much. This is the only way – i.e. circled "City of GC places onus for maintenance on the landowners".*
- *Maintenance costs for canals and waterways are up to special levies to the people owning waterfront properties using them and also boaties using the facilities or own with waterfront land with a pier or berth. This is not a burden by the standard ratepayer.*
- *Residents of the Bay islands have little opportunity to visit the recreational parks that our rates are contributing to due to the logistics of actually getting there from the islands. It is therefore fundamentally unethical for the Council to be using islander's rates monies for this purpose while re-allocating a tiny proportion of funds collected from islanders as rates towards the many works actually needing doing on the islands. These works include sealing many roads, provision of safe car parking, provision of island bus services, improving access to the mainland, improving basic amenities and services and in particular, reconfiguring the extremely poor town planning that has resulted in this mess. While we watch the values of our properties being eroded to below replacement cost, the Council concerns itself with maintaining the wealthy area of Raby Bay to make the wealthy wealthier. Council's priorities are unfair, biased and unethical and their misuse of monies collected from islanders in the form of rates, car parking fees and fines, is a form of corporate abuse. Our voices are simply being ignored while the Council collects our monies and reinvestments them in projects close to councillor's hearts, ignoring our invocations for funding for basic services. While council claims a high usage of the canals and parks of Raby Bay, this excludes islanders but they remain part of the Redland Shire funding pool while benefiting little from monies spent within the shire. While Raby Bay residents enjoy the benefits of having council funding directed at their already wealthy areas, we are not even considered for the basic humane funding it takes to spray for midges and mosquitos that live in plague proportions on the islands.*
- *Let the owners of Baby Bay pay for their own amenity. After all their benefit outweighs by far the benefit to the rest of Redlands ratepayers.*
- *The people who benefit are the owners of the properties in the canal estates or lakes. The benefits are obvious in that, from the canals they gain direct access to the bay. They enjoy the serenity and peacefulness of the waterway. The general public have little or no direct access to the waterways other than when the canal waterway meets the bay. I think in Sovereign Lake there is no public access to the lake. This question is being asked so that the struggling residents of the canal estates can come up with some wonderful ideas on how the shire council picking up their bills for maintenance of the canal walls provides a great benefit to mankind and in particular the other ratepayers of the Redlands who are forced to subsidise their extravagant lifestyle. Lets not pretend that the use of the Aquatic Paradise park has anything to do with the issue. The issue is should the council subsidise to an unlimited extent the cost*

of maintaining the canal walls of properties that the owners have freehold title to. Surely the only reason to collect this park data is to cloud the issue. Lets say I have a retaining wall and people walk past my house using the footpath does that mean that the council should pick up 30% of the bill to maintain the wall? I see in your information sheet of Jan 2018 that there is no reserve fund. I also note that the liability of the Redland City Council is unlimited. The owners of the properties can be sure that once the maintenance levy is expended the Council is liable for everything else irrespective of the amount. In worst case scenario this risks making the council insolvent. The solution is obvious adopt the policies of the Gold Coast and in that way relieve the Council of any financial responsibility. The question needs to be asked why the council felt (at any time) to relieve the private landholders from the burden of the maintenance of the canals was a good idea. Also the Council needs to ask why are they subsidising the costs of the 1200 wealthiest households in the Redlands and not extending this benefit to any other. Responsibility for revetment walls rests with the adjoining waterfront property owner: Refer to: COASTAL PROTECTION AND MANAGEMENT ACT 1995 -- SECT 124 Obligation to keep particular structure in safe condition; NOT Section 121, as per your Q&A [.pdf] document that you have published to the rate payers of Redland City Council. If the revetment wall is completely or partly on freehold land -- private land owners who own land that adjoins the revetment wall(s) and which receive a benefit from them are under an obligation pursuant to Section 124 of the CPMA Act (1995) to maintain the walls in a safe condition. Private waterfront property owners. NO ONE ELSE! Q: HOW? A: By increasing the private waterfront property owners house value and by providing the tenant with exclusive private enjoyment. It is NOT reasonable to pass these obligations on to anyone other than the owners of these properties; otherwise it may result in : - mass attention from media outlets; - a public outcry; - a potential class action lawsuit against Redland City Council from its non-Raby Bay ratepayers. PRECEDENT: - <http://www.goldcoast.qld.gov.au/documents/bf/revetment-walls-8-05-15.pdf> -- > refer particularly to Q2. & Q3; -

<http://www.goldcoast.qld.gov.au/documents/bf/revetment-wall-report.pdf> - <http://www.goldcoast.qld.gov.au/documents/bf/ll17-works-waterways-2012.pdf>

- *I am not sure why I, as a ratepayer, should be responsible for the upkeep of the revetment walls as I have absolutely no access to them. The only people who benefit from the canals are the home owners, so why should the rest of the community be held responsible for the upkeep of the walls.*
- *It is absolutely appropriate for the residents of Raby Bay to pay for Raby Bay canals to be dredged and their property boundaries maintained. It is entirely unfair to distribute that cost across the entire Redland council area. If Raby Bay residents don't wish to pay the council maintenance then the council should allow them to form a residents association to pay or their own private maintenance and dredging. It is ridiculous to increase everybody's rates to reduce the rates of rich people with 2million dollar plus properties. If they can't afford it they can sell their homes and move away from the canals. The resident of the area clearly benefit the most from the canals and park*

Special Charge ratepayer findings

Use of canal and lake estate parks and waterways, by those paying the special charge is reported by way of comparison in the earlier citywide section.

Virtually all (95%) respondents paying the special charge who offered an opinion regarding who benefited from the canal and lake estate parks and waterways thought that many people and groups in the community benefited. Only 5% of respondents paying the special charge thought that they enjoyed the main or greatest benefit (which contrasts with 35% of citywide respondents who were of the opinion that those on waterfront canal and lake blocks enjoyed the greatest benefit).

A popular funding solution (among those special charge ratepayers who offered any ideas on this issue) was that everyone should contribute equally.

Please see sample of verbatims below:

- *...In my view the cost of maintaining the canals and harbours should be born evenly by all ratepayers of Redlands City, as are other public facilities such as roads, parks, libraries etc. The harbour and canals are public access facilities available for the use and enjoyment of all residents and visitors.*
- *When conditions are bad in the bay, the canal system provides an alternative location for kayaking etc. The cost of maintaining all other public facilities in the city is covered by all ratepayers and so should our waterways.*

Many of those paying the special charge were of the opinion that their higher general rates should be enough to pay for these maintenance costs.

Please see sample of verbatims below:

- *I am of the opinion that the Redland City Council should maintain the canals as the rate revenue collected is high (compared to other areas) because of the value the canals have created. If the maintenance is up to the owners it won't be done and the valuations will drop and rates collected will be less. These canals are public waterways and should be maintained like any streets and parks. At Raby Bay the Endeavour Canal is extensively used for commercial enterprises. We have Charter Boats, Ferries to Stradbroke Island at times, Public Marina, Marine Fuel services, Large Ferries built at Thornlands are commissioned and tested here. We also have triatholons on a regular basis.*
- *The canals and walls should be maintained and funded in the same way as roads, beaches, parks etc throughout the Redlands. Residents in Raby Bay already pay a disproportionate amount in rates alone because of the property valuations. They should not be required to pay additionally for infrastructure maintenance which is accessible to and used by both other ratepayers and visitors from outside the Redlands. If the gutter on the road side fails that is a*

Council responsibility to fix. If the canal wall on the canal side needs repair then the Council should be effecting this in the same way.

- The following statement is misleading "At the moment every ratepayer in Redland City contributes towards the cost of maintaining the canals, lake and revetment walls. Those who own canal or lakefront property in our canal and lake estates enjoy the greatest benefit and pay the most, but everyone else also contributes through their General Rates." Just how much do other residents of the shire contribute? Owners of canal or lakefront property pay probably 4x the rates of many other property owners in the shire + the current extra 'canal' fees. They would not pay this significant extra amount if the canals were not there so these additional funds should be used to maintain the canals and canal side parks and not the broader shire. Beyond this the shire does not provide extra services to residents of canal and lakefront estates to require extra costs. The rates have increased significantly over the years - but the services have not. Regarding who benefits: Residents of the canals, residents of the city, and Cleveland as it draws people to the area for shopping and eating, everyone who visits the shops and restaurants of the harbour district, everyone who participates or supports the triathalons held there, people who ride their bikes through the area, walk their dogs, paddle their kayaks/SUPs/outrigger canoes, jet ski operators, fishermen/women who fish from the many spots along the shore or from their boats in the canals, people who enjoy charter boat experiences, the entire shire benefits from the attraction of visitors to the area to spend money and the higher rates paid by the canal/lakefront residents.*
- While Raby Bay ratepayers have born the greatest share of the costs for maintaining the canals, there is a strong element of "double dipping" on the part of the council in the continued imposition of special canal levies. The council receives much higher rates from Raby Bay ratepayers than most other areas of the city. This is a bonus to Council that is solely attributable to the higher values of properties which are located on the canals. If the canals were not there the city would receive much lower rates from these properties. It is not unreasonable to expect the council to use these extra rates for the purpose of maintaining the canals in the first instance rather than arguing that special levies are necessary.*
- The whole world benefits from these areas, they are not gated communities or canals, any person is free to come and go and do as they please within the law, the people who happen to live on the canals or lakes have paid a hefty price to do so which also included the infrastructure completed by the developer and signed off and handed over to the council to maintain, the council was happy to take the developers fees at the time to do so and been taking the excessive rates for years to do so, the residents also pay very expensive rates due to the value of their properties, way more than any other rate payer of the Redlands but still only receiving the same service as any*

other rate payer, the residents have the privilege of actually living on the water because they have paid the purchase price and the exorbitant rates to do so. If the council was ever to shirk their duty of maintaining the revetment walls/canals etc as every owner has paid dearly for the council to do the land values and quality of these areas would deteriorate very quickly as I doubt many of the home owners would be able to afford the repair costs, their properties would then become worthless and unsaleable, this would likely cause a much greater problem for council. The cost of maintaining these areas should be shared amongst all the residents of the Redlands as per all the other infrastructure such as roads, parks, paths etc I also think the State government should also be contributing as they receive many millions of dollars in land tax in these areas, land tax now includes the improvements to the land such as revetment walls etc.

Dissatisfaction was reported by some survey participants paying into Community Title Schemes, who were of the opinion that they received no special benefit, and/or that they paid disproportionately more per metre than others paying the special charge.

Please see sample of verbatims below:

- *The canal estate special charge is I can understand very necessary to ensure our city remains beautiful however clearly the way in which it is calculated for our community at Raby Bay quays requires review by way of example the average waterfront prosperity appears to pay approx \$117 per waterfront meter whilst we pay \$ 587 per waterfront meter. Whilst the figures are based on a rough average and could be argued as to accuracy clearly there is a problem here which requires the council to articulate the real figure and address any inconsistencies for fairness.*
- *I am in a community title scheme and do not have any view of the waterway. I in fact, back on a noisy train line. For access to water, I have to access the Harbour View Marina property, so I really do not have any access other than any other member of the public. For actual water access I would have to access through someone else's private dock (trespassing). I am forced to pay the levy, which I think is EXTREMELY UNFAIR. There are many other properties (Shore Street) which enjoy a water view and do not have to pay the levies. The levies we pay at Harbourview are disproportionate to other properties (3x per meter). Levies are fair for waterfront properties, but not for those whose properties have no water frontage or views.*
- *Whilst we appreciate the costing model of council in general, some fairness is desperately necessary in the calculation of canal levies. Make it simple, charge per meter frontage to the waterway. Not massive amount to Raby Bay Quays in comparison to other homes with water frontage.*
- *There are many people that receive a benefit from the canals, just imagine what Cleveland would be like now if Raby Bay development had not proceeded. The high rates that the Raby Bay home owners pay have boosted the income to the council over the last 30 plus years by tens of millions, possible well over 100m dollars of extra income had Raby Bay not existed.*

This extra council income has benefited all the Redlands. The cost of maintaining the canals is an extra substantial cost to the Raby Bay home owners. The work currently underway by the Raby Bay Ratepayer's Association and council to reduce these costs seems to be paying dividends and we look forward to some of the new revetment wall repair techniques being implemented at a substantial cost reduction to current methods. It is hoped that this will at least half the current canal special charge as the new construction techniques are rolled out.

- *Raby Bay canals and waterways are public parks and therefore Council and the various State and Federal bodies have responsibility for their care and maintenance. The survey boundary of the private property is on the inside of the revetment skirt wall. The revetment rock wall is Council's responsibility and, as difficult as it has been, Council has handled its responsibility and managed this very well to date [in my opinion]. Residents pay a higher rate due to higher values than the average Redland Rate and right from the very first release of land we understood a levi would be placed to contribute towards the cost of dredging the canal entries when required. One should understand the Development Approval that created Raby Bay.*
- *The charge on Raby Bay Canal levy, this is well over price compared to houses that are on the water. In a unit at Raby Bay Quays with NO water views I have to pay. When we first moved in there was NO levy, the body corp changed to one body corp now we are charged. Nothing has change from when we first move in, only change was body corp, now we are charged a levy (5 times more per meter) WITH NO WATER VIEWS*
- *As a owner of [REDACTED] in Edgewater am somewhat bewildered that my costs associated with living here attract a levy far exceeding the \$/ metre rate of canal front mansions , . With recent admissions of suspect 'canal levies' I still am unable to understand the costs associated with living in a non waterfront unit. PLEASE EXPLAIN!*

The need for different solutions for the different estates was critical for some respondents.

Please see sample of verbatims below:

- *Aquatic Paradise has no problems with canal walls. it is unjust to make us pay for raby bay wall problems. cannot group us together for maintenance projections. 2/. boaties and water police use aquatic Paradise waterways. it's unjust council only contribute to 20 to 30% of dredging costs. this needs to be reviewed. 3/. voting on maintenance should heavily involve canal owners only to understand what is really going on. council really needs to listens to us and pass problems aside. getting 20 random Redlands property owners to help council to vote on canal maintenance is very biased and really unfair. we pay so hi rate as it is. council needs to meet with all wet block owners all of us in a meeting to discuss maintenance and who should pay.*
- *Combining Aquatic, Sovereign and Raby Bay as one precinct is crazy, we are all separate small communities looking after our own backyards and dealing with our own issues that all differ in each of the 3 areas, it should remain that*

way! It would seem everyone benefits from the excessive rates we pay to maintain these water ways and channels.

Use of citywide consultation findings

These citywide consultation findings (along with the other streams of consultation) have informed the market research which has tested use (i.e. who benefits) of the estate parks and waterways as well as a range of funding and management options; and, generalised these results from a larger sample of the city's rates base.



Survey on Maintenance of Waterways and Canal and Lake Estates, 2018

Prepared by
Deborah Wilson Consulting Services

20 March 2018

Contents

1. Executive Summary 1

2. Project Activities 6

 2.1 Project Aims 6

 2.2 Project Activities 6

3. Household Characteristics 7

4. Resident Visits to Canal And Lakefront Estates 8

 4.1 Frequency of Visits 8

 4.2 Activities in Canal and Lake Estates 10

 4.3 Other Benefits from Canal and Lake Estates 12

5. Views on Cost Sharing Options 14

 5.1 Rating of Cost Sharing Options 14

 5.2 Respondents who Changed their Views 23

 5.3 Best Approach to Managing Costs 24

 5.4 Comments from Canal and Lake Estate Property Owners 26

 5.5 Comments from City Residents 31

APPENDIX 1 – SURVEY QUESTIONNAIRE 37

1. Executive Summary

Introduction

This report presents the findings of a survey of 99 waterfront property owners in Redland City's canal and lake estates and 300 residents of Redland City. These respondents provided feedback on community views on the best way to manage and fund the maintenance required for Redland City's canals and lake at Raby Bay, Aquatic Paradise and Sovereign Waters.

Survey results in this report are included for these groups:

- Waterfront property owners in canal and lake estates.
- A Citywide random sample of residents excluding property owners in canal and lake estates. This sample is weighted to reflect age group and geographic regions in the City.
- A combined total sample weighted to reflect age group and geographic regions in the City.

Canal/waterway property owners and City residents were asked whether they were in favour of or opposed to 10 options for covering the cost of maintenance of waterways and the revetment walls in canals and lake estates.

Main Findings

There is highest level of consensus support for sharing of maintenance costs – outlined in option 10:

Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways.

The level of support recorded in the survey was:

- Three quarters of City residents surveyed (77%) were in favour.
- Over half of canal and lake property owners surveyed (55%) were in favour.

Views differ between the property owners and City residents surveyed on the other options canvassed in the survey:

- Canal and lake property owners surveyed gave stronger support for the Council paying all of the costs.
- Residents surveyed were more in favour of options where waterfront property owners in canal and lake estates pay more or all of the costs.

Views on Options for Cost Sharing on Canal and Lake Estate Maintenance

Views of Canal and Lake Waterfront Property Owners Surveyed

The top three options for sharing maintenance costs that canal and lake waterfront property owners supported were:

- Option 2. The City (through all ratepayers' general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates (81% in favour).

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- Option 3. The City should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone (77% in favour).
- Option 1. The City (through all ratepayers' general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates (71% in favour).

There was strong support for Council paying all of the costs.

Canal and lake waterfront property owners surveyed expressed lowest support for these options:

- Option 4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion (only 12% in favour).
- Option 8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls) (13% in favour).
- Option 7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary (27% in favour).

Property owners were opposed to paying all of the costs and to a decrease in funding by Council.

Property owners surveyed reported that the best approach (most frequently mentioned (24%)) was Option 1 - The City should pay all the costs.

The additional comments from property owners and City residents surveyed show that the issue is a complex one.

Comments from canal and lake estate property owners surveyed focused on the following themes:

- Costs (rates, land and maintenance) are already too high for property owners in canal and lake estates.

- Council has responsibilities as the original constructor/builder of the canals and in ensuring that there is ongoing effective management of waterways and revetment wall maintenance and its costs.
- Costs of maintenance should be shared and some commented that Council should pay all of the costs.
- Council performance on maintenance needs to improve.
- Greater transparency is needed.
- A few people mentioned concerns about Council payment for markers in the Bay, the impact of boating traffic on waterways and the need for more trees in parks.
- The survey was seen as complex and a waste by some.

Full details of comments from property owners are covered in section 5.4.

Views of City Residents Surveyed

The top three options for sharing maintenance costs that City residents supported were:

- Option 7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary (85% in favour).
- Option 10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways (77% in favour).
- Option 4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion (75% in favour).

City residents surveyed supported options where waterfront property owners pay more or all of the maintenance costs.

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

City residents surveyed expressed lowest support for these options:

- Option 1. The City (through all ratepayers' general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates (26% in favour)
- Option 2. The City (through all ratepayers' general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates (26% in favour).

City residents are not in favour of Council paying all of the costs.

The best approach (most frequently mentioned (20%)) was Option 6 - all rate payers should pay something but people with canal or lake waterfront property should pay more.

Comments from City residents surveyed focused on the following themes:

- Waterfront property owners have exclusive access to the canals/lake and were aware of the maintenance costs when they bought the property – they should pay most or all of the costs. Council should pay for maintenance of public use areas.
- Some felt there is a case for sharing the costs – 'everyone should chip in'. There was some support for keeping the current cost sharing arrangements.
- Some people felt that Council should pay all of the costs.
- A few commented that developers or the State Government should pay the costs.
- Council has responsibilities for maintaining the waterways and there are a lot of waterways in the City.
- Council performance on maintaining waterways and areas or facilities near waterways needs to improve.
- A transparent approach and consultation is important.
- Environmental impacts and pollution need to be addressed.

- One person commented that the survey was not useful.

Table 1.1 on the following page gives a summary of the proportion of people in favour of each of the 10 options covered in the survey with results for canal and lake property owners surveyed and City residents surveyed.

When given a chance to review their rating of options, only 4 City residents and one property owner made a change – having very little impact on the original results.

Table 1.1 – Comparison of Results - Total in Favour of Options - Canal/Lake Property Owners and City Residents

Legend	Canal/Lake Property Owners more in favour	Canal/Lake Property Owners less in favour
--------	---	---

Cost Sharing Options	Canal /Lake Property Owners – total in favour	City Residents – total in favour	Difference
1. The City (through all ratepayers’ general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates	71%	26%	45%
2. The City (through all ratepayer’s general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates	81%	26%	55%
3. The City (through all ratepayer’s general rates) should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone	77%	47%	30%
4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion, while Council will pay for revetment wall repairs on public property	12%	75%	-63%
5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity	16%	55%	-39%
6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more	46%	72%	-26%
7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary. This means if they have no wall they don’t pay, and if they have a longer waterfront wall they pay more	27%	85%	-58%
8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls)	13%	62%	-49%
9. Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates (with canal and lake waterfront properties paying the remaining 60%)	51%	39%	12%
10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	55%	77%	-22%

Visits to Parks or Waterways in Canal and Lake Estates

Four in ten (43%) of City residents visit canal and lake estates weekly or monthly and a third (36%) of residents rarely or never visited these areas.

Only 7% of residents visited these parks and waterways on a daily basis.

Activities in Parks or Waterways

Recreation and fitness were the main activities reported when people used parks and waterways in canal and lake estates.

Recreation activities included picnics, play, eating at restaurants, fishing, taking in the view, and sailing or using a boat.

The top three most frequently mentioned activities were:

- Fitness or exercise (21.2%).
- Picnics or catch up with friends or family (18.4%).
- Play in the parks (16.7%).

Other Benefits to the City

People surveyed reported that canal and lake estates provide these main additional benefits to the City:

Tourism and visitor benefits (mentioned by 53.6% of people surveyed)

- Attract visitors (23.6%).
- Provide scenic views of waterways and the Bay (18.0%).
- Provide access to the natural Bay environment (12.0%).

Recreation (19.1%)

- Provide an area for boating (12.3%).
- People like to fish there (6.8%).

Environmental (13.8%)

- Creates a place for sea and land wildlife (10.8%).
- Beautiful place (3.0%).

Lifestyle and personal benefit (8.3%)

- It increases value of my property (5.3%).
- Lifestyle choice (3.0%).

City growth (8.1%)

- Attracts new residents (4.3%).
- Attracts new investment (3.8%).

2. Project Activities

2.1 Project Aims

The research was conducted for Redland City Council in late February and early March 2018 to provide feedback on:

- Frequency and visitation.
- Canal and lakefront estates.
- Activities residents undertook when visiting canal and lakefront estates.
- Views of ten options for sharing costs of maintaining waterways that everyone can access and costs of maintaining revetment walls that protect private property and public areas in the canal and lakefront estates.

2.2 Project Activities

Survey Coverage

This report presents the findings of a telephone survey of 399 people covering:

- 300 residents of Redland City.
- 99 property owners who own property in canal and lakefront estates – Raby Bay, Aquatic Paradise and Sovereign Waters.

The survey of City residents was undertaken using random digit dialling telephone numbers across postcodes in Redland City.

Redland City Council provided a contact list of property owners living in canal and lakefront estates and property owners who lived in other locations.

Questionnaire

Appendix 1 of this report contains the survey questionnaire used in the survey of residents and owners of waterfront property in canal and lake estates.

Survey Sampling

As with all surveys, results are subject to sampling error. For instance, the proportion of people in favour of option 4 on sharing of costs of maintaining waterways that everyone can access, and the cost of maintaining revetment walls that protect private property and public areas in the canal and lakefront estates, was 74%. The true value lies within a 95% confidence interval of 69% to 79%. The relative standard error for survey estimates is 2.5%.

Caution should be used when analysing survey results – very small percentage results are subject to higher sampling errors.

Weighting of Survey Estimates

Sample results have been weighted using the population (*Source: Australian Bureau of Statistics Census Data, 2016*) in each region to produce estimates that are representative for Redland City.

The Citywide sample results and the combined results for the Citywide and canal and lake property owners are almost identical.

The reason for this is that the population base in the canal and lake estates totalled about 2,410 people) is very small compared to the City's population at the 2016 Census (183,819 people).

3. Household Characteristics

Characteristics of the sample of 399 residents surveyed included the following:

- The majority of residents surveyed (79%) owned their residence and 21% were renting.
- The survey covered female (59%) and male (41%) participants.
- The majority of respondents were aged 55 years and over (67%) and between 40 to 54 years (22%) and 11% of respondents were aged 40 years and under.
- One in five households surveyed (22%) had children aged less than 18 years in the household.

Half the residents surveyed (54%) had lived in Redland City for 20 years or more.

A further 20% had lived in the City for 10 to 19 years.

Only 12% of residents surveyed had lived in the City for less than 5 years and just under one in ten (8%) had lived in the City for 5 to 9 years.

4. Resident Visits to Canal And Lakefront Estates

4.1 Frequency of Visits

Four in ten (43%) City residents visit canal and lake estates weekly or monthly and a third (36%) of residents rarely or never visited these areas.

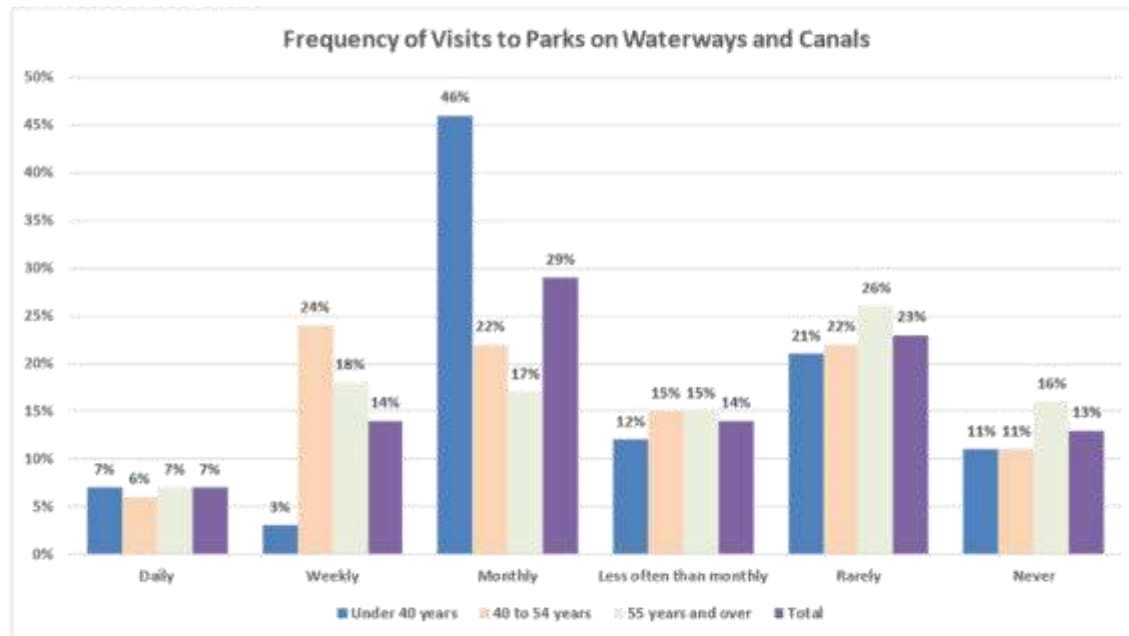
People surveyed in the wider Redland City (excluding canal and lakefront estates) were asked how often they visited the parks or waterways in the canal and lakefront estates of Raby Bay, Aquatic Paradise or Sovereign Waters.

Residents reported that they visited canal and lake estates with the following frequency:

- Daily (7%).
- Weekly (14%).
- Monthly (29%).
- Less often than monthly (14%).
- Rarely (23%).
- Never (13%).

Groups more likely to visit these areas included the following:

- People aged under 40 years (43%) and residents for 5 to 9 years were more likely to visit monthly (46%)
- People aged 40 to 54 were more likely to visit weekly (24%).
- People living in Redlands for under 5 years were more likely to visit daily (16%).



2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Table 4.1.1 – Frequency of Visits to Canal and Lake Parks and Waterways by Age Group

Frequency of Visits to Parks on Waterways and Canals	Under 40 years	40 to 54 years	55 years and over	Total
Daily	7%	6%	7%	7%
Weekly	3%	24%	18%	14%
Monthly	46%	22%	17%	29%
Less often than monthly	12%	15%	15%	14%
Rarely	21%	22%	26%	23%
Never	11%	11%	16%	13%
Total	100%	100%	99%	100%

Table 4.1.2 – Frequency of Visits to Canal and Lake Parks and Waterways by Age Group

Frequency of Visits to Parks on Waterways and Canals	Under 5 years	5 to 9 years	10 to 19 years	20 or more years	Children in the household	No children in the household	Total
Daily	16%	-	8%	6%	10%	5%	7%
Weekly	12%	4%	14%	18%	12%	16%	14%
Monthly	33%	43%	25%	25%	34%	26%	29%
Less often than monthly	5%	24%	20%	13%	14%	14%	14%
Rarely	21%	23%	16%	26%	19%	26%	23%
Never	14%	6%	17%	12%	12%	13%	13%
Total	101%	100%	100%	100%	101%	100%	100%

4.2 Activities in Canal and Lake Estates

Recreation and fitness were the main activities reported when people used parks and waterways in canal and lake estates.

Recreation activities included picnics, play, eating at restaurants, fishing, taking in the view, and sailing or using a boat.

Fitness activities included exercise, swimming, canoeing or kayaking and walking.

City residents and waterfront property owners in canal and lake estates were asked about the types of activities they liked to do when they visit parks and waterways in canal and lake front estates.

These activities included:

- Fitness or exercise (mentioned by 21.2% of people surveyed – City and canal/lake property owners).
- Picnics or catch up with friends or family (18.4%).
- Play in the parks (16.7%).
- Eat at the restaurants (13.3%).
- Swimming (10.2%).
- Canoeing or kayaking (9.6%).
- Fishing (9.3%).
- Take in the view or scenery (7.3%).
- Sail/use a boat (6.2%).
- Walking (5.4%).
- Walk the dog (3.7%).

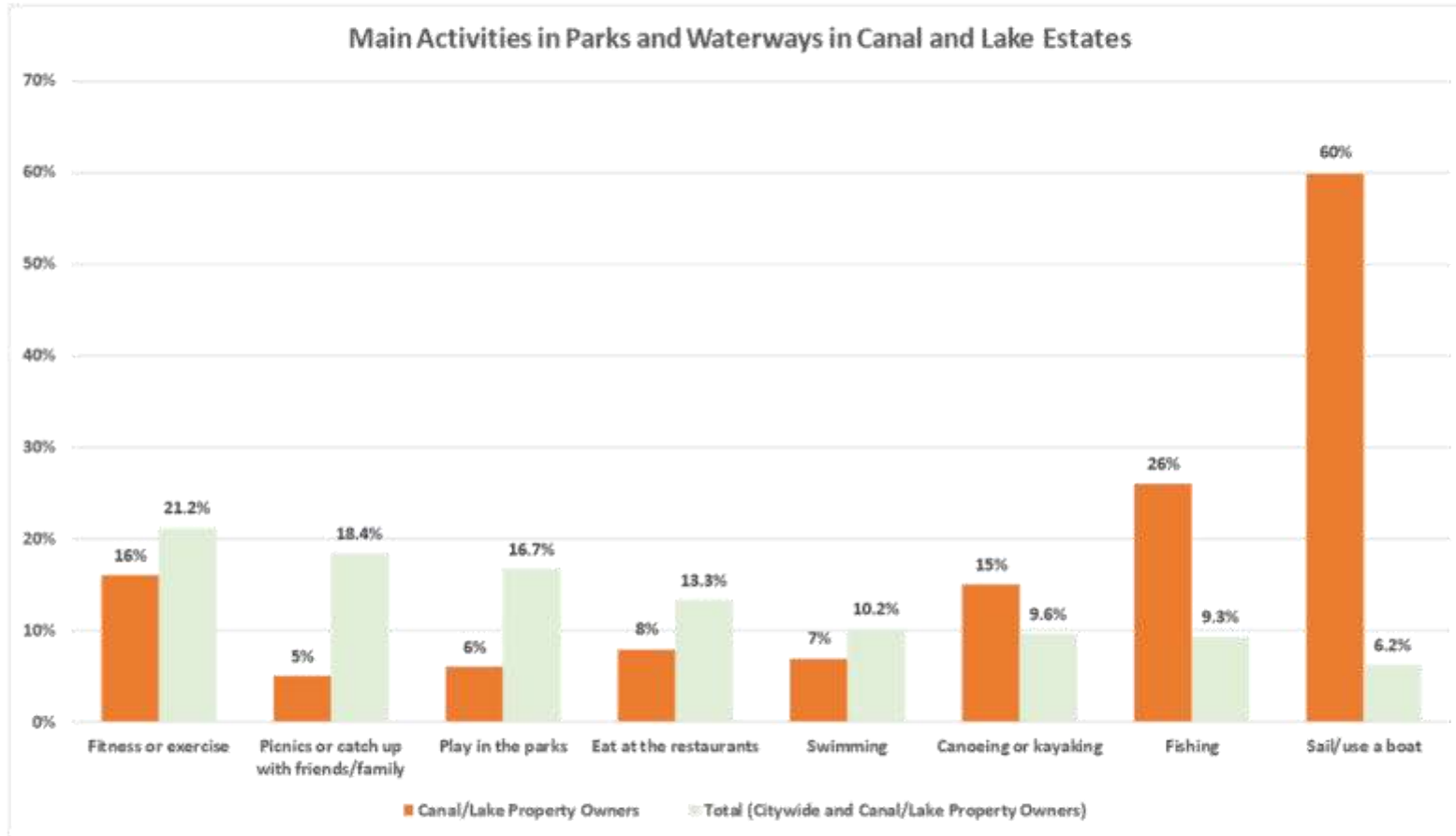
The chart on the following page compares the main activities reported by waterfront property owners in canal and lake estates with the combined results for the Citywide survey including canal and lake waterfront property owners.

Table 4.2.1 – Activities when People Surveyed Visited Canal and Lake Parks and Waterways

Activities when visiting Canal/Lake Estate Parks and Waterways	Total (Citywide and Canal/Lake Property Owners)
Fitness or exercise	21.2%
Picnics or catch up with friends/family	18.4%
Play in the parks	16.7%
Eat at the restaurants	13.3%
Swimming	10.2%
Canoeing or kayaking	9.6%
Fishing	9.3%
Take in the view/scenery	7.3%
Sail/use a boat	6.2%
Walking	5.4%
Walk the dog	3.7%

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates



Final Report

4. Resident Visits to Canal And Lakefront Estates

4.3 Other Benefits from Canal and Lake Estates

Canal and lake estates attract visitors (23.6%), provide scenic views of waterways and the Bay (18.0%), provide an area for boating (12.3%), provide access to the natural Bay environment (12.0%) and create a place for sea and land wildlife (10.8%).

City residents and waterfront property owners in canal and lake estates identified these other benefits that canal and lakefront areas bring to the City:

- Attract visitors and tourists (mentioned by 23.6% of people surveyed – City and canal/lake property owners).
- Scenic views of waterways and Moreton Bay (18.0%).
- People like to paddle, sail or use their boats there (12.3%).
- Access to the natural Bay environment (12.0%).
- Creates places for wildlife (sea and land) (10.8%).
- People like to fish there (6.8%).
- It increases value of my property (5.3%).
- Attracts new residents (4.3%).
- Attracts new investment (3.8%).
- Lifestyle choice (3.0%).
- Beautiful place (3.0%).

Other benefits mentioned by less than 3% of people surveyed included:

- Recreation or sports.
- Used to market or promote Redland City.
- Socialising and community activities.
- Walking including walking the dog.
- Access to restaurants and hotels.

- Parks.
- Beaches.
- A place to live.
- Peace and quiet.

Overall, one in five people surveyed (19.0%) felt that these areas did not bring any other benefits to the City.

Table 4.3.1 – Other Benefits Canal and Lake Estates bring to the City

Other Benefits Canal and Lake Estates bring to the City	Total (Citywide and Canal/Lake Property Owners)
Attract visitors/tourist	23.6%
Scenic views of waterways and Moreton Bay	18.0%
People like to paddle or sail/use their boats there	12.3%
Access to the natural Bay environment	12.0%
Creates places for wildlife (sea and land)	10.8%
People like to fish there	6.8%
It increases value of my property	5.3%
Attracts new residents	4.3%
Attracts new investment	3.8%
Lifestyle choice	3.0%
Beautiful place	3.0%

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

The chart shows the main benefits mentioned by waterfront property owners in canal and lake estates, and the combined sample of City and canal/lake property owners.



5. Views on Cost Sharing Options

5.1 Rating of Cost Sharing Options

Over half of residents (77%) and canal and lake property owners (55%) supported option 10 that Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways.

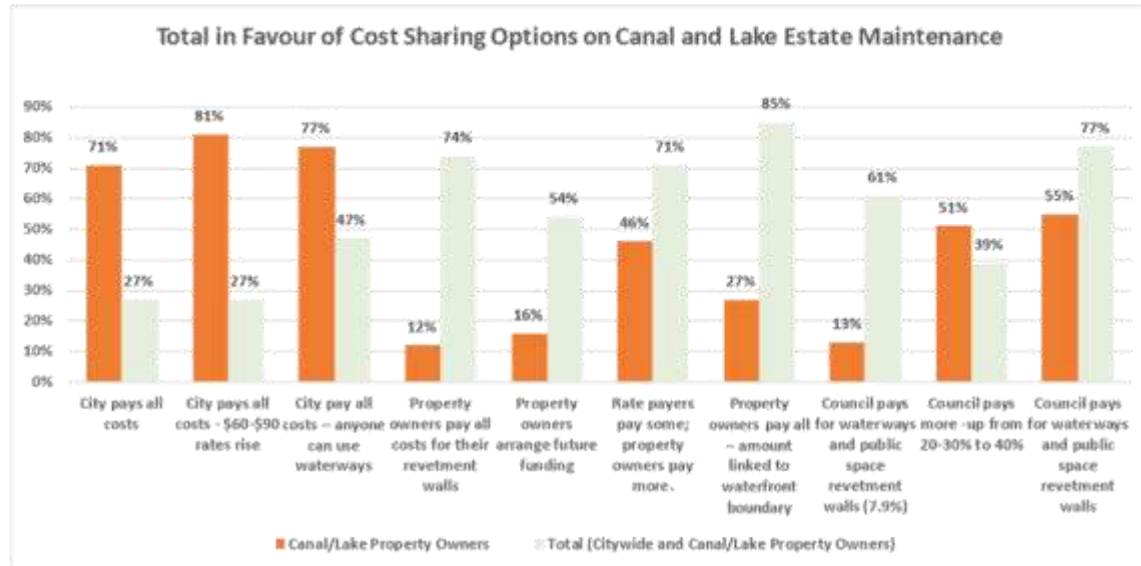
When assessing other options to share costs, canal and lake property owners surveyed gave stronger support for the City paying all of the costs.

Residents surveyed were more in favour of options where waterfront property owners in canal and lake estates pay more or all of the costs.

Survey respondents were asked to indicate whether they were in favour or opposed to ten options which gave different ways of sharing costs covering:

- The maintenance of waterways that everyone can access.
- The cost of maintaining revetment walls that protect private property and public areas in the canal and lakefront estates.

Each of the ten options were read out to respondents and they were then asked to indicate whether they were in favour (strongly in favour or somewhat in favour), neutral or opposed (somewhat opposed or strongly opposed) to each of the options.



Tables on the following pages give detailed results for three different groups:

- Owners of waterfront property in canal and lake estates.
- Citywide residents (excluding canal and lakefront property owners).
- A combined total which is weighted to reflect the population size of the canal area compared to the City overall.

Due to the area representative weighting of the combined total, these results are within 1% of the results for the Citywide residents sample.

The option with the highest levels of support from canal and lake estate property owners and City residents is:

Option 10- Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways.

Canal and Lake Estate Waterfront Property Owners' Views

These options received highest levels of support from canal and lake waterfront property owners surveyed:

2. The City should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates (81% in favour).

3. The City should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone (77% in favour).

1. The City should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates (71% in favour).

There was mid-range support for these options:

10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways (55%).

9. Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates (51%).

6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more (46%).

For this option, property owners suggested that property owners contribute 41% to pay for costs.

Fewer property owners surveyed were in favour of these options:

7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary (27%).

5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity (16%).

8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls) (13%).

4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion (12%).

City Residents' Views (excluding Canal/Lake Property Owners)

These options received highest levels of support from City residents surveyed:

7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary (85%).

10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways (77%).

4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion (74%).

6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more (71%).

For this option, residents suggested that property owners contribute 74% to pay for costs.

8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls) (61%).

There was mid-range support for these options:

5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity (54%).

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

3. *The City should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone (47% in favour).*

Fewer residents surveyed were in favour of these options:

9. *Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates (39%).*

2. *The City should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates (27% in favour).*

1. *The City should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates (27% in favour).*

Table 5.1.1 gives results for the combined sample of City residents and canal and lake property owners and residents.

Table 5.1.2 gives the results for the sample of City residents surveyed, excluding canal and lake estate property owners.

Table 5.1.3 gives the results for the sample of canal and lake property owners surveyed.

Table 5.1.1 – Views on Maintenance Options – Combined Sample of Canal/Lake Property Owners and Citywide Residents

Legend	High – 70% or higher in favour	Low – Less than 50% in favour
--------	--------------------------------	-------------------------------

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
1. The City (through all ratepayers’ general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates.	12%	15%	27%	8%	21%	43%	64%	2%
2. The City (through all ratepayers’ general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates	11%	16%	27%	4%	22%	46%	68%	1%
3. The City (through all ratepayers’ general rates) should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone.	19%	28%	47%	12%	16%	22%	38%	3%
4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion....	56%	19%	74%	6%	10%	9%	19%	1%
5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity.	31%	23%	54%	16%	14%	14%	28%	2%
6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more.	41%	30%	71%	7%	8%	14%	22%	*

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary....	57%	28%	85%	4%	4%	6%	10%	1%
8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	30%	32%	61%	8%	10%	19%	29%	1%
9. Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates...	18%	21%	39%	9%	18%	32%	50%	2%
10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	40%	37%	77%	7%	4%	10%	14%	1%

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Table 5.1.2 – Views on Maintenance Options –Citywide Residents Sample (excludes Canal/Lake Property Owners)

Legend	High – 70% or higher in favour	Low – Less than 50% in favour
--------	--------------------------------	-------------------------------

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
1. The City (through all ratepayers’ general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates.	11%	15%	26%	8%	21%	43%	64%	2%
2. The City (through all ratepayers’ general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates	10%	16%	26%	4%	22%	46%	68%	1%
3. The City (through all ratepayers’ general rates) should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone.	19%	28%	47%	12%	16%	22%	38%	3%
4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion....	56%	19%	75%	6%	10%	8%	18%	1%
5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity.	31%	24%	55%	16%	14%	14%	27%	2%
6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more.	42%	30%	72%	7%	8%	14%	21%	*
7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary....	57%	28%	85%	4%	4%	5%	10%	1%

Final Report

5. Views on Cost Sharing Options

Page 19

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	30%	32%	62%	9%	10%	18%	29%	1%
9. Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates...	18%	21%	39%	9%	18%	32%	50%	2%
10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	40%	37%	77%	7%	4%	10%	14%	1%

Final Report

5. Views on Cost Sharing Options

Page 20

Table 5.1.3 – Views on Maintenance Options – Canal/Lake Waterfront Property Owners

Legend	High – 70% or higher in favour	Low – Less than 50% in favour
--------	--------------------------------	-------------------------------

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
1. The City (through all ratepayers' general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates.	60%	11%	71%	10%	9%	10%	19%	-
2. The City (through all ratepayers' general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates	64%	17%	81%	5%	6%	8%	14%	-
3. The City (through all ratepayers' general rates) should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone.	67%	10%	77%	3%	2%	15%	17%	3%
4. People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion....	4%	8%	12%	2%	10%	74%	84%	2%
5. Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity.	11%	5%	16%	5%	9%	67%	76%	3%
6. All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more.	24%	22%	46%	5%	7%	40%	47%	1%
7. Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary....	13%	14%	27%	11%	9%	51%	60%	2%

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Cost Sharing Options	Strongly in favour	Somewhat in favour	Total in Favour	Neutral	Somewhat opposed	Strongly opposed	Total opposed	Cannot say
8. Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	8%	5%	13%	7%	5%	74%	79%	1%
9. Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates...	32%	18%	51%	8%	5%	31%	36%	5%
10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	38%	16%	55%	8%	7%	27%	34%	3%

Final Report

5. Views on Cost Sharing Options

Page 22

5.2 Respondents who Changed their Views

Having heard the options and provided ratings on each, 4 City residents and one canal/lake property owner decided to change their rating.

The four City residents made these changes:

- Two City residents changed from being in favour to being opposed to 'the City should pay all costs'.
- One City resident changed from being opposed to being in favour of 'people who own canal/lake waterfront property should pay all costs for their revetment walls'.
- Two City resident changed their views on whether 'waterfront property owners should have direct responsibility for coordinating and funding future costs' – one now in favour, one now opposed.

The property owner who made a change to be somewhat in favour of 'the City should pay all of the costs even if this means I have to pay \$60-\$90 a year through my general rates.

These changes are very small and do not significantly change the results presented in section 5.1

5.3 Best Approach to Managing Costs

Residents and canal/lake waterfront property owners were asked to nominate the best approach to managing the cost of maintaining the revetment walls and the waterways of the canal and lake estates.

Best approaches nominated by residents focused on sharing costs between ratepayers and property owners (option 6); and property owners paying more or all revetment wall costs (options 2 and 7). Property owners support Council paying all the costs (options 1, 2 and 3) and sharing costs between rate payers and property owners (option 6).

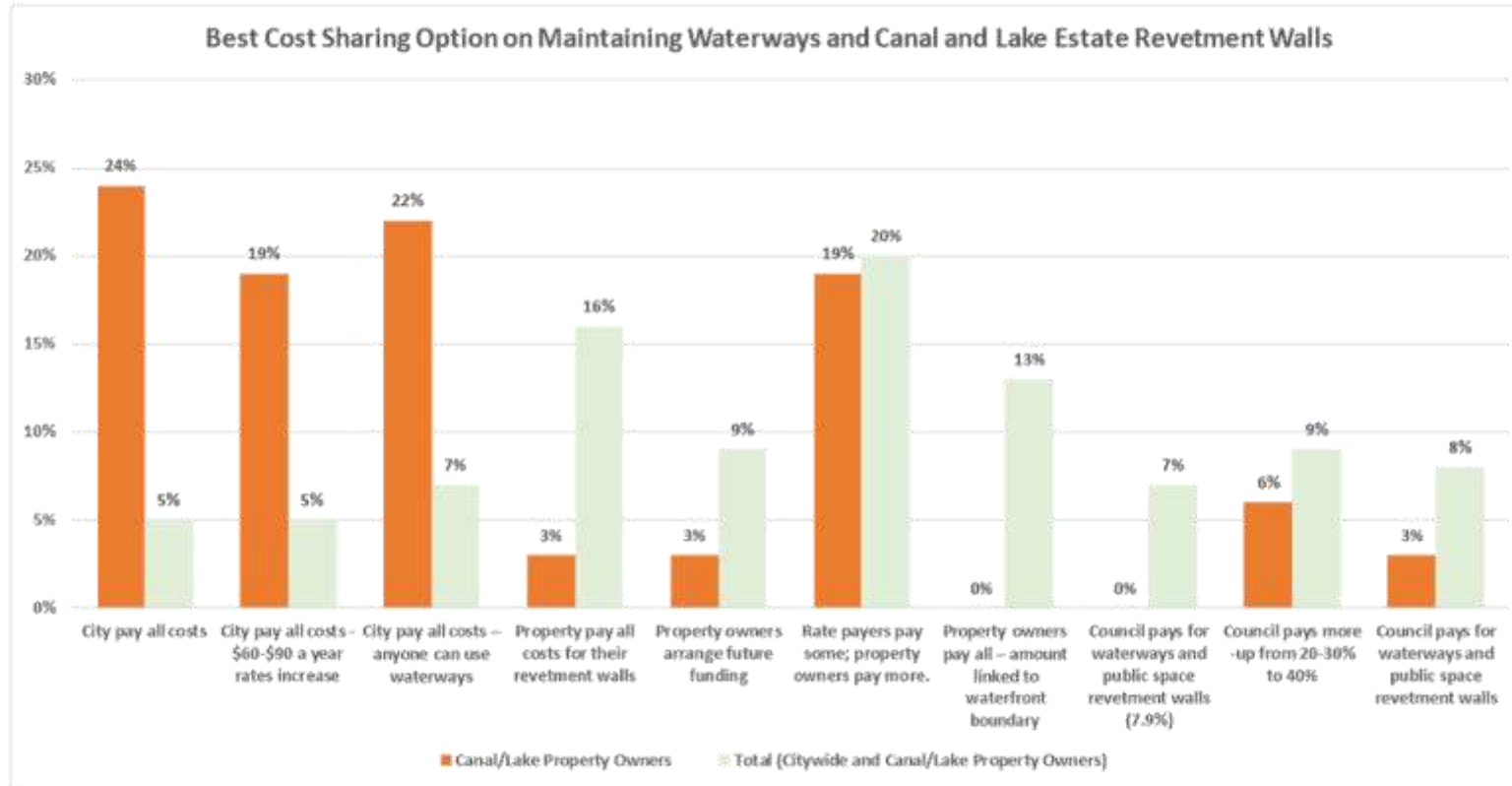
Table 5.3.1 – Best Approach to Manage Costs

Legend	Top 3	Lowest 3
--------	-------	----------

Best Cost Sharing Option on Canal and Lake Estate Maintenance	City Residents	Canal Property Owners	Combined Total
1. The City should pay all the costs.	5%	24%	5%
2. The City should pay all the costs even if this means I have to pay \$60-\$90 a year through my general rates	5%	19%	5%
3. The City (through all ratepayer's general rates) should pay all costs for maintaining the waterways of the canal and lake estates because they can be used by anyone.	7%	22%	7%
4. People who own canal or lake waterfront property within the estates should pay all costs for their revetment walls.	16%	3%	16%
5. Canal and lake waterfront property owners should have direct responsibility for coordinating and funding all future works through an independent corporate entity.	9%	3%	9%
6. All rate payers should pay something but people with canal or lake waterfront property should pay more.	20%	19%	20%
7. Canal and lake property owners should pay all costs but the amount they pay should be linked to the length of their waterfront boundary.	13%	-	13%
8. Council should pay only for maintaining waterways and revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	7%	-	7%
9. Council should increase its funding for the maintenance from its current level of 20-30% to 40% for all estates (with canal and lake waterfront properties paying the remaining 60%).	9%	6%	9%
10. Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	8%	3%	8%
Total	100%	100%	100%

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates



Final Report

5. Views on Cost Sharing Options

5.4 Comments from Canal and Lake Estate Property Owners

Respondents were also able to provide additional comments about how Council manages the cost of maintaining canal and waterway revetment walls and waterways.

Comments from canal and lake estate property owners surveyed focused on the following themes:

- Costs (rates, land and maintenance) are already too high for property owners in canal and lake estates.
- Costs of maintenance should be shared and some felt that Council should pay all of the costs.
- Council has responsibilities as the original constructor/builder of the canals and in ensuring that there is ongoing effective management of waterways and revetment wall maintenance and its costs.
- Council performance needs to improve.
- Greater transparency is needed.
- Some people had concerns about Council payment for markers in the Bay, the impact of boating traffic on waterways and the need for more trees in parks.
- The survey was seen as complex and a waste by some.

The verbatim comments from canal and lake estate property owners recorded in the survey included the following:

Costs are too high

- Raby Bay vs Sovereign Point costs are much higher for the former than the latter, we should be paying less than them.
- As a rate payer, Council takes responsibility for fixing roads outside my house but as a rate payer they expect me to pay for it which is hypocritical; we live on a canal and the values of property reflect so council charges higher rates.
- As a rate payer, the land is very high in value so we are already paying higher rates than others; we are already paying more than our fair share, so the Council should contribute more; there should be more maintenance on cleaning up plant debris and waste debris in the canals.
- I just think that we're paying too much to live there but too much to repair as well.
- I'm happy to pay the rates at this point in time- don't want any rates to increase.
- People who live on the canal pay a lot more in general rates in QLD because their valuation is a lot higher than those that don't have canal frontage. If their valuation is higher they pay the general rates so they have the money for the maintenance of repairs from the canal owners.
- The cost of purchasing a house in Raby Bay is already expensive. People who want to buy don't want to buy because the rates are so high - our house has been on for 18 months.
- The extra charges come on top (levy) of a higher rate band and extra rates. It's like a double charge - degree of unfairness.
- The rates are too high, so the Council should take care of everything.

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- The rates are far too expensive in the Redlands City. Compared to Melbourne and Sydney we pay a lot more than those major cities. In relation to the value of the properties we are paying a lot more.
- They've been ripping themselves off; they were made to payback all the money.

Share the cost

- At the moment the majority of the costs are passed on to the rate payers which is accepted.
- Everyone should share costs evenly even if they have to pay extra.
- Given that it's actually a part of the storm water system which every rate payer should contribute towards and it's a public park we shouldn't have to pay for the lawns to be mowed.
- Happy with the rate currently; don't agree if there is a sudden change and increase in the amount they have to pay in the future - leave it as it is.
- I believe in the concept user pays. I never use them.
- I believe that I am already paying higher rates because of the unimproved value of my land and the Council at the moment are double dipping because I'm paying extra for my rates and for the maintenance of the waterways.
- I think a shared approach is the right way to go. The canal precincts are a major attraction of commerce, and they are there because of the harbourside precinct. Markets are made more attractive because of harbourside. The calculation of sharing cannot be measured by just the people who use the parks and restaurants. The Council should be paying what they pay now or more as a shared cost. The survey is poorly designed - there are multiple questions within questions.
- If a resident has caused a problem to the revetment wall through development they have paid for or authorised they need to be totally responsible for any costs that result from damages to the revetment

wall; any costs for repairing of revetment walls that have been caused by a Council decision the City needs to pay for.

- If someone had a deck, and the retaining wall fell down - they should front that cost. However, if isn't related to the deck - the Council should front that cost.
- It's a public place so the cost should be divided by everyone since they all have equal rights to use it – it's not an exclusive area.
- People think we live on the canal and no one comes down. Boats come down - lots of sightseers that come down the canal; put gates if the Council making the owners only pay - put gates in the canals so sightseers can't come down.

Council should pay

- Historically, Council previously accepted responsibility for repairs and waterways and it should be maintained for the future.
- I just think that the Council should pay for all the revetment wall expenses because all ratepayers pay to maintain the footpaths and public spaces. On one side of my house there's a canal and the other side a kerb.
- The Council should be paying for all costs.
- Why do you have 7 million dollars in a slush fund for works that need to be done - it should all come out of the public purse - Council fees.

Council responsibilities

- Believe the council is remiss in their responsibilities for public infrastructure in the canals.
- Council is going wriggle out of taking responsibility for it.
- Council should take responsibility for the maintenance of the canal and revetment wall that they approved 25 to 30 years ago. However, distributing those costs between visitors should be a Council responsibility. Landowners should contribute to canal and revetment walls - we should contribute something.

Final Report

5. Views on Cost Sharing Options

Page 27

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- Council's responsibility for the maintenance of revetment walls, canals and waterways.
- I think the first point to make is Redland Shire Council was responsible for construction and oversight of the Raby Bay canals. Second, for the last 22 years they have accepted responsibility for managing and maintaining the Raby Bay canals. Redlands City Council has not accepted any responsibility for the publicly owned area other than those walls it owns. Redland City Council owns the revetment slopes with the rocks and should accept repairing failures to this area. Redland City Council levies land holders for the total repair cost of canal revetment failures including the council owned revetment slope which is unfair. Council should accept responsibility for the repairs to the revetment rock slope as the property owner accepts responsibility for the concrete wall. They don't accept the responsibility for the revetment slope. As a property owner, I am just looking for a fair and reasonable outcome.
- It's a builder's liability and the Council is in the builder's liability. The canal developer went bankrupt, but they were underwritten by a bank and Council paid out the bank for the right to own the canal estate, so taking on the responsibility of the canal.
- It seems like a poor move if they try to reduce their commitment because they're the ones who approved the operations and let the developers walk away.
- Well I believe it is Council's responsibility to maintain the canals and revetment wall as they have; they are doing a good job. Everyone should contribute to the maintenance, however people on the canal should pay a greater proportion. We always paid a levy living on these estates and I think we all expect to pay a levy. However, I think it has started to get a little bit high. I'm happy to speak to any of the councilors. I'm not part of any activist group – I'm just a resident.

Council performance

- For one, they should be much more efficient - they've wasted hundreds of millions of dollars on things that don't work and wasted money on surveys. They should take a 70% pay cut, go back to barebones staffing and go back to managing things they are supposed to such as roads, waterways, schools, parks and recreational areas.
- Get a new council.
- I believe Council has handled this inappropriately, incompetently, and unprofessionally, with little or no due diligence or accountability and has now been found wanting. Council is now trying to make ratepayers and Raby Bay land owners foot the bill for their poor management. Council approved the construction of these waterways and should therefore be responsible for their ongoing maintenance. Their attempt in the formation of a rate payers committee to disguise their incompetence is nothing but a ruse. Ratepayers will not be fooled.
- I don't know what the committee is and there are the people that looked into payment of our rates. There was a law where the Council had been charging us extra money as ratepayer's percentage and we got a refund. The committee is doing a really good job and keeping the Council on game.
- I think it's not been well handled; Council has failed at this task up to now. Money hasn't been spent in the past; the annual operational plan has not been delivered - an independent body corporate needs to do it.
- Poorly managed - there's reluctance on behalf the Council on the maintenance of waterways and revetment walls. Always issues - costs should be coming out of the Council finances and no additional costs should be charged to residents.

Final Report

5. Views on Cost Sharing Options

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- The Council changed the planning rules which enabled property owners to build out to their revetment walls. That is deleterious to maintaining revetment walls. It would appear that they're doing piece meal work - they don't have a proper contractor.
 - The Council does a poor job - lack of consultation with the residents.
 - The Council is in total control all the way and why should we pay when it's their work.
 - The Council is not managing the work involved in an effective way; the Council is spending too much money and wasting too much time on the work.
 - The Council's effort has been hopeless – it's mitigating the problem. When they have to fix it, it actually costs more. The Redlands waits too long to fix things compared to Gold Coast Council where they think - no beaches, no water, no tourism, and no money. Compare this Redlands where they do not think like this. Council should adopt a different rating for all the estate river property areas; adopt a differential rating system. Keith is a user pays person.
 - They built it incorrectly in the first place. They should be responsible for fixing it; they should use the money they are using for this survey for better things in the region.
 - They need to decide what they going to do.
 - When the Raby Bay was first built, the Council engineer supervised construction and footings were never put down on revetment walls. I think the canals have been dug too deep, so surrounding soil will keep sliding down and hence causing failure to the revetment walls. They have been poorly built under Council supervision.
- Poor performance on maintenance**
- Process that they have previously used has been very expensive. They haven't developed for the cost of their repairs. Revetment walls Council took over; canal development is being used by many other people that don't live there.
 - Mismanaged it - collected lots of dollars from owners that wasn't legally allowed. Haven't kept up the maintenance of walls - too expensive repairing walls not efficient.
 - The Council has done a terrible job of managing these waterways.
 - The maintenance of the water ways is zero to none in the 18 months I've been there. The treatment and cleanup of water ways and the creeks are not being maintained as they are full of rubbish.
 - Council should maintain the revetment walls to maintain consistency so it's the same standard throughout the shire.
 - They are not looking after the canals very well. For at least thirty years. they have let other people build up to the revetment walls.
 - They have maintained the roads.
 - We haven't seen any repairs done in Raby Bay; used to be a team of councillors that came around that would clean the plastic bags - haven't seen active council work in last 3 years.
- Transparency**
- I think it's abominable and you hide all the financials.
 - I think it should be a tender and the public should be open to scrutinize. Public should be able to review tenders; should be open book and the rate payers should see how the money is spent.
 - It's very difficult for the Council to be retrospectively changing how they've been doing things and not taking into consideration prior arrangements from the original developer. The costs are already reflected in higher rates due to increased valuation of property due to it being on a canal estate - it appears that the Council is double dipping.
 - The property owners who are paying 70-80% should have more direct representation and consideration of the spending of the contribution of the costs of maintaining canal and waterway revetment walls - more consultation needed.

Final Report

5. Views on Cost Sharing Options

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- There should be transparency. The engineering was right that they approved.
- They need to consult with the residents more than they currently do.
- Whatever the funding model is it needs to be done with transparency, so we know how our funds are being used. They should stop double dipping - their rates are astronomically higher than the rest of Redlands. Double dipping on general rates as well as canal levy - there's a big difference between aquatic paradise and Raby Bay. Raby Bays revetment walls are much worse than aquatic paradises so we shouldn't have to be funding their problems.

Markers and beacons

- At one point in time the Council stuck beacons out in Raby Bay; he thinks the Council should point out to the state government that they should not be paying for that.
- No mention of channel markers; they're paid out of the canal levy - they should be paid by the council or state government. They are hardly used by the residents; largely used by the public - who don't even live in Redland City.

Boating traffic issues

- Big commercial boats (ferry) go way over the speed limit and do more damage than anyone in the area; they should be charged more than anyone else as their wash and speed is horrendous; Council needs to be more a little bit more open with what they tell the ratepayers.

Parks

- The Council should plant more trees and picnic areas around this area.

Views on the survey

- I don't understand why the Council are wasting so much money doing surveys. This is ridiculous that rate payers are paying.

- The Council is all talk and no work, and this survey is a great example of it. Everyone is just talking and hearing the same over and over again.
- The survey is very complicated.
- This investigation is useless because only a little amount of people live here.

Final Report

5. Views on Cost Sharing Options

Page 30

5.5 Comments from City Residents

Respondents were also able to provide additional comments about how Council manages the cost of maintaining canal and waterway revetment walls and waterways.

Comments from City residents surveyed focused on the following themes:

- Waterfront property owners have exclusive access to the canals/lake and were aware of the maintenance costs when they bought the property – they should pay most or all of the costs. Council should pay for maintenance of public use areas.
- Some felt there is a case for sharing the costs – ‘everyone should chip in’. There was some support for keeping the current cost sharing arrangements.
- Some people felt that Council should pay all of the costs.
- A few commented that developers or the State Government should pay the costs.
- Council has responsibilities for maintain the waterways and there are a lot of waterways in the City.
- Council performance on maintaining waterways and areas or facilities near waterways needs to improve.
- A transparent approach and consultation is important.
- Environmental impacts and pollution need to be addressed.
- One person commented on the survey.

Comments from City residents included:

Sharing costs

- All ratepayers should pay the same amount.
- Make sure everybody chips in and Council make sure it is actually maintained.
- Some family members use it when they go fishing; all people should pay for the rates - probably the fairest.

- Fundraisings or raffles for the local people - increase their funding through this way since the rates are very high as they are.
- I think it's a good idea for the canal and state owners pay for their bit and also via the council.

Property owners should pay more or all

- At least 3 quarters should be paid for by waterfront properties.
- If you buy a block you're liable for all the maintenance costs - it should be no different for waterfront properties.
- People on the canal should bear the cost of maintenance like I do for myself.
- There is a difference between waterways and canals - canals are for houses; canals are private and should be paid for accordingly.
- Water front should bear the costs of their own maintenance just like I bear the cost of my own.
- Don't contribute any more money on maintaining the walls and the canals. The Council allowed the developers to build the walls which are unnecessary. You let it be and don't play with nature.
- Generally, what I see it's in good condition. The walls and water ways appear to be in good condition – that's a credit to the Council. The value of properties are generally higher so landowners that have access to canals should certainly pay their fair share for the lifestyle they have and the capital gains that they enjoy.
- People who live there should pay more. Should stop building since it costs more to maintain.
- Thinks people who own property close to water/estate should pay more. People who don't own property there shouldn't pay more than 20% since they probably won't use it much.
- I believe in the concept user pays. I never use them.
- I don't live really close to it so I can't comment, but I know about who should pay for what.

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- Property owners that have the privilege should pay more for the maintenance, but everyone should pay something.
- I think that the canal front owners should pay the vast majority of the costs, probably about 95% and the balance 5% to be paid for by other rate payers. Of the 95% it should be proportional based on the length of their frontage - if they have more wall they should pay for more. They are the ones who get the property value increases - their property values are higher therefore they should pay.
- I think the Council should totally pay for the general area for public use and people who live on it and paying higher rates can't expect other rate payers to subsidise.
- If it's public use, I wouldn't mind having some input to the payment. But if it's private they should pay for it all.
- If new house is bought into area, need to take responsibility for a larger proportion since all the rates are coming in from new people; more effort should be put in according to the amount that people use the canals and lakes.
- If there on 80 percent on the total for people who live on the lake and waterfront that is good.
- If you live on the waterfront you have to be prepared to pay for your own wall.
- Important that the council helps out with the public areas; canals - not everyone is going to go down the canal where the private areas are because they look at you strangely.
- It has nothing to do with me - doesn't care as not her problem; the people who want to live near fancy things should pay for all these things themselves as the council gets nothing done; pay 700 plus per QUARTER.
- It's an important part of the region and I think they should be funding a fair amount.
- Council should only pay for what the public uses or can use.
- If you use it you should pay for it.
- If anyone is rich enough to afford a waterfront property, they should maintain at their own cost.
- The property owners should be responsible for their own land.
- People who live there should pay for everything that they have near their property; Council should pay public stuff.
- People that live there chose to - hence they should pay for it.
- People who own properties should pay for it; parks and beaches Council should look after. People who buy it should have full upkeep.
- Public don't get the sale of the canals. They shouldn't be paying for anything that benefits the owners. Half the canals can't be accessed, and they are privately owned.
- The people in the property know they have responsibility for maintaining; other ratepayers use it sometimes, but ratepayers can't really use it. The people who own that property should pay the most.
- The people who live in multimillion dollar house should pay 100%. It's a premium estate - not poorer areas having to contribute in their rates. The estates should pay for their own lifestyles that they have chosen.
- The people who own properties should pay more. Not everyone who pays gets to use it, since the water ways aren't actually accessible to everyone.
- The residents with waterway estates should be paying for their responsibility and maintaining it not rate payers.
- We're paying pretty high rates and the people on Raby Bay and Aquatic Waters is an upper-class area but when it comes down to funding maintenance they expect us to pay. If you can't afford to live there, then get out.
- If own it, they should pay it.
- Those people chose to buy to live there and as such they should bare 100% of the maintenance costs.

Final Report

5. Views on Cost Sharing Options

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- The people have responsibility to pay for public properties; for private ownership, they should pay for their own land including the property of the wall.

Residents should not pay more

- As long as my rates don't go up; I don't want to pay for someone else's luxuries.
- Costs should not be passed to residents that do not have a waterfront property.
- Doesn't really use it - if the rates aren't affected she has no issue.
- If you don't live there you shouldn't have to pay to maintain it.
- As a rate payer we already pay enough as it is for our rates; adding \$60-\$90 would be unaffordable as its already tough as it is as I am on a single person income. I think they need to find better ways to manage without upping the rates that people pay.

Keep the current cost sharing

- I'm not happy with the options on the previous questions. I'm happy with things the way they are with waterfront properties paying 70-80%.
- I'm happy with what I see; happy with how it's being managed right now.
- I think what they are doing now is right.
- It is important that we subsidise these parks as we do the Public Parks.
- Keep the rates the same - Council pays 70%. Council should control their funds so that additional cost is not passed onto the residents. The survey shouldn't be an excuse for them to pass on responsibility.

Council should pay

- I think the council passed them, so I think they should pay for them. They passed the developer's plans, so they must have thought they could keep them going.

- I think the council should pay a little but for public use; the landowner should pay the majority.
- The Council should maintain everything.
- The Council should pay more for fixing it.
- They get rates and they should be paying them themselves - should come out of general revenue for the rates.

Developers should pay

- The rates are there to maintain the waterway revetment wall and waterways. Property developers should maintain the waterway revetment walls especially as they developed it. No one is doing the maintaining of the walls. Developer held accountable who developed the place.

State funding needed

- State funding is needed. Areas of erosion needs to be looked at - State funding could be very helpful for these areas.
- Day to day maintenance and long term should be considered like pollution - State Government involvement.

Council responsibilities

- Council responsibilities
- Council's own engineering department approved and signed off and are ultimately responsible - there should be no difference in the Council costs as there is for a public road.
- The Council never did enough planning originally and it's a bit late to do something about it now.
- As long as Council looks after public land, revetment walls, access to water ways and maintenance of them.
- Council has a lot of water ways including island and coastal properties not just now. Council should not jump into the vocal lobby group; many islanders face similar issues but are disenfranchised when dealing with Redlands City Council. They should make a draft thorough policy that covers all water ways rather than dealing with

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

things on an issue by issue basis and the top of agenda to be sewerage because no one wants to talk about poo.

- Council should not have allowed Raby Bay development to happen; it was not properly engineered at the time and as result the Council or state government were wrong in signing off. Hence locals should not have to pay for it - can't blame people who have bought properties there.
- That the Council should oversee the whole process as opposed to delegating to other parties to ensure the job is done properly.
- It's a complicated issue, best left in the hands of the technical officers.

Council performance

- Council has made many mistakes and done a deal with the developers many years ago where they were responsible (the Council) for the waterways and this was wrong.
- I don't agree with any approval for Toondah at Cleveland; it will destroy the area and environment and we need to take more care of wildlife. No approval of the bridge - it would destroy a lot of vegetation and animal environments.
- If they can't fix Curlew Creek I can't trust them to fix the waterways. It is stagnant, and it stinks and reeds twice the height of the average person.
- Major - before they approve, make sure they get the best advice, best engineering solutions. Wasn't done properly; people don't own the revetment walls, so not the owners fault.
- Think they are fairly well managed.
- The canals are not fully maintained, and the Council is not doing their job on the canals.
- Received rebate - Council had illegally done something. Reinstated extra levy but there are failures because previous Council had agreed

to certain stipulations. Stop running away from and find a proper solution.

- The Council created this problem - they can manage it. However, not at the expense of other people of the Redlands. It is a very bad development - no one should be able to build on the water front anywhere and then expect for other people in the Council to pay for their rates.
- The Council should return/refund/ all the money they took from owners who live in the estate; money taken from developers - 100% of all money should be refunded to owners; was over millions of \$\$\$ - should be paid back 100% plus interest on this. Council has not held up their part of bargain and charge homeowners a fee for maintenance. Where is the millions of dollars they took??

Comments about Council

- It's all good.
- Doing a decent job.
- I think they're doing ok.
- Do a good job of it.
- They're doing a good job.
- I think the Council should be investigated for corruption; too many envelopes being handed out.
- The Council generally do a very good job.
- Rates are expensive & should not go up

Transparency

- Council meets with local residents - proceed with figuring a solution with people who live in that area.
- Glad it's under review; has been ambiguous. Redland Bay area needs to be managed by Council older people have been over charged in the past.
- The waterways seem to get more share of maintenance money and attention compared to older areas such as Cleveland.

Final Report

5. Views on Cost Sharing Options

Page 34

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

- Needs further discussion and more debate - very substantial for the community.
- I don't know the ins and outs, so I can't tell you that. Don't know how much I pay for the upkeep of the waterways.
- Important to do independent auditing; council had 30 million dollars of rate payers money - not right way to manage the funds and can't be audited within council.
- Maybe to make it clear to people that buy the properties what they are up for instead of finding out later.

Waterways and facilities near waterways

- The creeks leading into the lakes need maintenance, cleaning.
- The Council does not spend enough time looking after the Redland Bay waterways.
- Council should put more parking at Cleveland - more around the waterfront areas. Stop splitting blocks and increasing residential density.
- Cleveland Point needs to expand their parking; put gardens where people normally park.
- Perception of water ways being private - only 2 spots where you can access without a boat. Seems to be a total impression that people who live there are exclusive.
- Lakes become overgrown with algae and weed; see more swimming areas along the bay.
- Like to tidy up the creek - mow the park area but the leave the creek area untidy.
- Making more space for public - would be great if the Council could buy more land at Cleveland Point and Wellington Point and having that space for families.
- Maybe they could put more effort into cleaning all the water ways creeks; I'm close to the creek that crosses through Boundary Street, creek there gets blocked from all the debris of trees falling etc. so the

water sits. If they had community workers to clear a bit of it; causing damage to walkways and bridges. Council should clear a little and tidy it up.

- More money and equipment on the waterway; similar waterparks to Redcliffe; more BBQ areas and places to fish off.
- More waterparks within the area.
- My interest is in the creeks which the Council does nothing about. Anyway, and is not in this survey, I would like to see a walkway along Hillier Creek.
- If you want to have an event down there you pay 180 dollars; when you get there, it is not private, and they get money for nothing.
- She doesn't see much activity of Council doing stuff along the sea front. It depends on the cost - the parks are well kept but for the sea front there is lots of rubbish lying around.
- What is the hold up for the kayaking pontoon in the main canal of Raby Bay.
- What was mentioned at the beginning of the survey where the Council's responsibilities of dredging and maintaining the navigable waterways are currently not being done. My boat coming in at low tide, I touch the bottom of the canal because of the shallow water.
- Bullshit - a lot of them have no infrastructure - big problems.

Costs are high

- My friend on the waterfront pays very high rates - for artificial vs natural it's the same; aquatic life needs to be looked after better and be a bigger focus.
- Already thought they paid a levy but their rates are too high - not happy with rates.
- I just don't think it's fair to change the contribution after the resident had purchased a property. Also, I think that if the council wants to make changes to make residents pay more I think it should be linked

Final Report

5. Views on Cost Sharing Options

Page 35

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

to new residents so people who buy new property it should be a part of the condition of sale.

- Rates are too high for pensioners, but they are doing a good job so maybe that's why the rates are so high. Need better management of rates - we can't afford for them to keep going up.
- The extremely high rates that landowners pay more than covers the cost of maintenance for canals and water ways. The difference between dry and wet block owner more than covers the cost of canal maintenance and repairs.
- The Redlands Council seems to be the most expensive in QLD, regardless of waterfronts.
- Look we pay 30 to 50 per year - it seems to be a lot of money and how much they put into it; maybe a bit of maintenance and mowing and garbage - doesn't sound right to me - it's a bit more than I thought.

Environment impacts

- They're doing damage to the environment and knocking down trees.
- Liked how it was natural - don't like anything to be built on it.
- If you're reclaiming land - do the infrastructure and moving the natural land - think about the animals and nature.
- To make sure that the pollution and environmental standards are upheld and are healthy.

Views on the survey

- This survey is absolutely useless.

Final Report**5. Views on Cost Sharing Options**

Page 36

APPENDIX 1 – SURVEY QUESTIONNAIRE

Survey on Canal and Waterway Use and Charges, 2018

Draft No. 10
26 February 2018

INTRODUCTION

Good morning/afternoon/evening, my name is ... from National Field Services calling on behalf of Deborah Wilson Consulting Services, a Brisbane market research firm. We are conducting an important survey for Redland City Council on community views on the best way to manage and fund the maintenance required for our City's canals and lake at Raby Bay, Aquatic Paradise and Sovereign Waters.

To maintain these estates, Council dredges the waterways so they remain navigable and repairs the revetment walls that protect houses canal waterfront land from erosion.

Your feedback will help Council understand community views on managing and funding maintenance for these waterways.

FOR REDLAND City RESPONDENTS

(Quotas were used covering gender and broad age groups to select a representative sample)

FOR OWNERS OF CANAL AND WATERWAY PROPERTIES WHO PAY THE SPECIAL CHARGE

Redland City Council has provided your contact information for the purpose of a telephone survey of a sample of special charge ratepayers.

This ensures that ratepayers affected by maintenance charges for revetment walls have a say through this survey.

All information provided is to be managed in accordance with Council's Information Management Policy, Information Privacy Policy and Privacy Statement. I will read out this Privacy Statement:

The security of our customer's personal information is our priority and when we use other companies to provide services, we require them to protect the confidentiality of personal information".

FOR ALL

The interview will take about 9 minutes. Do you have time now to participate?

The information you provide will be used for research purposes only and we do not keep any individual responses after we finish the survey.

SAY IF NECESSARY: This survey is solely for research purposes and your replies will, of course, be treated in complete confidence with no information provided being linked to your name or household.

During the course of this interview, my supervisor may listen to check the quality of my work.

FOR REDLAND City RESPONDENTS

Can I confirm that you live in Redland City? **(If no, thank and end interview)**

Can I just confirm you are aged 18 years or over?

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

FOR ALL**A. Views on the Redlands**

A1 What is your postcode? **(Record postcode)**

Postcode _____

A2 What is your suburb? **(DO NOT READ OUT)**

Thorneside	1
Birkdale	2 (Go to A3)
Erobin	3
Ormiston	4
Wellington Point	5 (Go to A3)
Cleveland	6 (Go to A3)
Raby Bay	7 (Go to A3)
Point Halloran	8
Redland Bay	9
Victoria Point	10
Victoria Point West	11
Capalaba	12
Sheldon	13
Alexandra Hills	14
Burwood Heights	15
Thornlands	16
Mount Cotton	17
Amity Point	18
Dunwich	19
Point Lookout	20
Coochiemudlo Island	21
Karragarra Island	22
Lamb Island	23
Macleay Island	24
Russell Island	25
Other (Specify)	26

FOR REDLAND CITY RESPONDENTS and A2 answers of codes 1, 3, 4, 8 to 26 – Go to A5

FOR OWNERS OF CANAL AND WATERWAY PROPERTIES WHO PAY THE SPECIAL CHARGE - Go to A3

A3 Do you own a canal or lakefront waterfront property in one of Redland's canal and lake estates at Raby Bay, Aquatic Paradise, or Sovereign Waters, and pay the special charge? **(Record one answer)**

Yes 1 **(Go to A4)**

No 2 **(Go to A5)**

A4 In which of these canal or waterway areas do you ~~in-er~~ own a property? **(Read out and record one answer)**

Raby Bay 1

Aquatic Paradise 2

Sovereign Waters 3

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

A5 What was your age group last birthday? **(Read out and record one answer)**

18 – 24	1
25 – 29	2
30 – 34	3
35 – 39	4
40 – 44	5
45 – 49	6
50 – 54	7
55 – 59	8
60 – 64	9
65 and over	10

A6 Sex **(Record automatically)**

Male	1
Female	2

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

1. Use and Views of Canal and Waterway Areas**ASK FOR CITYWIDE SURVEY RESPONDENTS ONLY**

1.1a On average, how often do you visit the parks or waterways in the canal and lake front estates of Raby Bay, Aquatic Paradise, or Sovereign Waters? **(Read out and record one answer)**

Daily	1 (Go to 1.1b)
Weekly	2 (Go to 1.1b)
Monthly	3 (Go to 1.1b)
Less often than monthly	4 (Go to 1.1b)
Rarely	5 (Go to 1.1b)
Never	6 (Go to 1.2)

ASK ALL

1.1b What type of activities do you like to do when you visit canal and lake front estates? **(Do not read out, Record all answers)**

Play in the parks	1
Eat at the restaurants	2
Sail/use a boat	3
Fishing	4
Fitness or exercise	5
Canoeing or kayaking	6
Swimming	7
Picnics or catch up with friends/family	8
Other (specify)	9

1.2 Apart from being places that residents can use and visit, what other benefits do these canal and lake front areas bring the City? **(Do not read out. Record all answers)**

None – do not bring any benefits	1
Attract visitors/tourist	2
People like to fish there	3
People like to paddle or sail/use their boats there	4
Scenic views of waterways and Moreton Bay	5
Access to the natural Bay environment	6
It increases the value of my property	7
Used to market/promote Redland City	8
Attracts new residents	9
Attracts new investment to the City	10
Creates places for wildlife (sea and land)	11
Other (specify)	12

2018 Survey Survey on Charges for Maintenance in Canal and Lake Estates

2. Use and Views of Canal and Waterway Areas

2.1 Canal and lake estate revetment walls and waterways in Redland City cost money to maintain. The residents who live in these estates and who own canal or lakefront waterfront property with revetment walls that protect their property from erosion pay for most of the maintenance (70-80%), but because there are also public parks with revetment walls in these estates and because the waterways are open to the general public, all ratepayers also contribute between \$30-\$50 a year through their general rates.

I will read out some cost sharing options that cover costs of maintaining waterways that everyone can access, and the cost of maintaining revetment walls that protect private property and public areas in the canal and lakefront estates.

Are you in favour or opposed to these options on cost sharing on canal and lake estate maintenance costs? Are you strongly in favour, somewhat in favour, neutral, somewhat opposed, strongly opposed to these options: **(Read out each option and record one answer)**

Options	Strongly in favour	Somewhat in favour	Neural	Somewhat opposed	Strongly opposed	Cannot say
(1) The City (through all ratepayers' general rates) should pay all the costs for maintaining the revetment walls and the waterways of the canal and lake estates.	1	2	3	4	5	6
(2) The City (through all ratepayer's general rates) should pay all the costs for maintaining the walls and the waterways of the canal and lake estates even if this means I have to pay \$60-\$90 a year through my general rates	1	2	3	4	5	6
(3) The City (through all ratepayer's general rates) should pay all costs for maintaining the waterways of the canal and lake estates (not the revetment walls) because waterways can be used by anyone.	1	2	3	4	5	6
(4) People who own canal or lake waterfront property within the canal and lake estates should pay all associated costs for maintaining the revetment walls that protect their land from erosion, while Council will pay for revetment wall repairs on public property.	1	2	3	4	5	6
(5) Canal and lake property owners should have direct responsibility for coordinating and funding all future works for their own revetment walls through an independent corporate entity.	1	2	3	4	5	6

2018 Survey Survey on Charges for Maintenance in Canal and Lake Estates

(6) All rate payers should pay something toward maintaining the revetment walls and the waterways in the canal and lake estates but people with canal or lake waterfront property should pay more.	1	2	3	4	5	6
(6a) If all rate payers pay something, what percentage of the total costs should people with canal or lake waterfront property in the canal or lake estates pay (they currently pay between 70-80%)?	_____ %					
(7) Canal and lake property owners should pay all costs for maintaining their revetment walls but the amount they pay should be linked to the length of their waterfront boundary. This means if they have no wall they don't pay, and if they have a longer waterfront wall they pay more.	1	2	3	4	5	6
(8) Council should decrease its current funding to pay only for maintaining waterways and the revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	1	2	3	4	5	6
(9) Council should increase its funding for the maintenance of canal and lake revetment walls and waterways from its current level of 20-30% to 40% for all estates (with canal and lake waterfront properties paying the remaining 60%).	1	2	3	4	5	6
(10) Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways						

2.2 Having heard all of the options, do you want to change whether you are in favour or are opposed to some options?

- Yes 1 (Go to the statement mentioned below and revise as needed. Then go to 2.3)
- No 2 (Go to 2.3)

IF YES, RECORD NEW ANSWER BELOW. READ OUT THE SHORT OPTION DESCRIPTION IF THE RESPONDENT NEEDS PROMPTING.

2018 Survey

Survey on Charges for Maintenance in Canal and Lake Estates

Options	Strongly in favour	Somewhat in favour	Neural	Somewhat opposed	Strongly opposed	Cannot say
(1) The City should pay all the costs.	1	2	3	4	5	6
(2) The City should pay all the costs even if this means I have to pay \$60-\$90 a year through my general rates	1	2	3	4	5	6
(3) The City (through all ratepayer's general rates) should pay all costs for maintaining the waterways of the canal and lake estates because they can be used by anyone.	1	2	3	4	5	6
(4) People who own canal or lake waterfront property within the estates should pay all costs for their revetment walls.	1	2	3	4	5	6
(5) Canal and lake waterfront property owners should have direct responsibility for coordinating and funding all future works through an independent corporate entity.	1	2	3	4	5	6
(6) All rate payers should pay something but people with canal or lake waterfront property should pay more.	1	2	3	4	5	6
(7) Canal and lake property owners should pay all costs but the amount they pay should be linked to the length of their waterfront boundary.	1	2	3	4	5	6
(8) Council should pay only for maintaining waterways and revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	1	2	3	4	5	6
(9) Council should increase its funding for the maintenance from its current level of 20-30% to 40% for all estates (with canal and lake waterfront properties paying the remaining 60%).	1	2	3	4	5	6
(10) Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways						

2018 Survey Survey on Charges for Maintenance in Canal and Lake Estates

2.3 Of all of the options, which do you think is the best approach to managing the cost of maintaining the revetment walls and the waterways of the canal and lake estates. **(Read out and select one option)**

Options	Best Option
(1) The City should pay all the costs.	1
(2) The City should pay all the costs even if this means I have to pay \$60-\$90 a year through my general rates	2
(3) The City (through all ratepayer’s general rates) should pay all costs for maintaining the waterways of the canal and lake estates because they can be used by anyone.	3
(4) People who own canal or lake waterfront property within the estates should pay all costs for their revetment walls.	4
(5) Canal and lake waterfront property owners should have direct responsibility for coordinating and funding all future works through an independent corporate entity.	5
(6) All rate payers should pay something but people with canal or lake waterfront property should pay more.	6
(7) Canal and lake property owners should pay all costs but the amount they pay should be linked to the length of their waterfront boundary.	7
(8) Council should pay only for maintaining waterways and revetment walls adjacent to parks and public walkways (this is 7.9% of revetment walls).	8
(9) Council should increase its funding for the maintenance from its current level of 20-30% to 40% for all estates (with canal and lake waterfront properties paying the remaining 60%).	9
(10) Council should pay for maintenance of the waterways and revetment walls to a level that matches public use of the parks and waterways	10

2.4 Do you have any other comments you would like to make about how Council manages the cost of maintaining canal and waterway revetment walls and waterways? **(Record all answers)**

ASK ALL

3. Demographics

Finally, a couple of questions to make sure we are talking to a cross section of people.

3.1 How long have you lived in Redland City? **(Record number of years and record 1 if less than 1 year)**

_____ years

3.2 How many people live in the household in the following categories? **(Read out and record an answer for each)**

- Adults in the household aged over 18
- Children aged 12 to 18
- Children aged 5 to 11
- Children aged under 5
- Total people

2017 Survey

Redland City Council Community Satisfaction Survey

3.3 What is your occupation? **(If respondent is unemployed/not in labour force, ask...)** What is the main income earner in the household's occupation? **(Do not read out. Record using the reference list.)**

Manager/administrator	1
Professional	2
Associate professional	3
Tradespersons and related workers	4
Advanced clerical and service worker	5
Intermediate clerical, sales and service worker	6
Elementary clerical, sales and service workers	7
Labourers and related workers	8
Unemployed	9
Retired	10
Student	11
Other (specify	12

ASK IF 3.3≠10

3.4 (a) Do you work outside Redland City?

Yes	1
No	2

(b) Do you use public transport to get to work?

Yes	1
No	2

ASK IF 3.3≠10

3.5 Do you own or manage a business in the Redlands? **(Record one answer)**

Yes	1
No	2

ASK ALL

3.6 Do you own your residence or are you renting? **(Record one answer)**

Renting	1
Own or paying off the residence	2

3.7 Do you identify as **(Read all and record one answer)**

An Aboriginal or Torres Strait islander	1
A traditional owner	2
Other non-English speaking background	3
None of the above	4

Thank you for your help with this survey.

Just to remind you, my name is from National Field Services and our telephone number is We remind you that the information you provided will only be used for research purposes. We do not keep any individual responses after we finish the survey.

12.3 2018-2019 INVESTMENT POLICY, CONSTRAINED CASH RESERVES POLICY AND APPLICATION OF DIVIDENDS AND TAX EQUIVALENT PAYMENTS POLICY

Objective Reference:

Authorising Officer: Deborah Corbett-Hall, Chief Financial Officer

Responsible Officer: Deborah Corbett-Hall, Chief Financial Officer

Report Author: Katharine Bremner, Acting Finance Manager Financial Planning

Attachments:

1. POL-3010 Constrained Cash Reserves [↓](#)
2. POL-3013 Investment [↓](#)
3. POL-3117 Application of Dividends and Tax Equivalent Payments [↓](#)

PURPOSE

The purpose of this report is to present the Investment Policy, Constrained Cash Reserves Policy and Application of Dividends and Tax Equivalent Payments Policy for 2018-2019.

BACKGROUND

Council annually reviews its Investment Policy, Constrained Cash Reserve Policy and the Application of Dividends and Tax Equivalent Payments Policy as part of the budget development process.

Council reviewed these policies on 22 March 2018 as part of a budget development workshop for the 2018-2019 annual budget.

Council is required by the *Local Government Act 2009* to have an investment policy, as part of Council's system of financial management.

The requirements of constrained cash reserves were previously outlined in the *Local Government Act 2009*. Whilst there is no longer the legislative requirement to gain council resolutions for establishment, utilisation and closure of reserves, Council reserves are reconciled and reported on a monthly basis. Additionally, the Queensland Audit Office expects annual financial statements to demonstrate that reserves are a subset of cash balances at year end.

The Application of Dividends and Tax Equivalent Payments Policy was created to capture the utilisation of returns from Council's commercial business activities and other commercial opportunities of council.

ISSUES

Council discussed the attached policies as part of its 2018-2019 annual budget development process. The policy intent remains unchanged for all three financial policies.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Investment Policy outlines Council's investment objectives and overall risk philosophy, and Council's procedures for achieving the investment goals stated in the policy. Surplus funds can either be invested or utilised to accelerate debt reduction (with possible early repayment penalties) or a combination of the two approaches.

Council continues to document its policy position on constrained cash reserves to demonstrate accountability and transparency to the community on cash balances that are constrained for particular purposes.

Council receives dividends and tax equivalent payments from its commercial business activities (namely Redland Water and RedWaste). All financial returns to Council will be applied to the provision of a community benefit.

Legislative Requirements

Section 104(5) of the *Local Government Act 2009* and Section 191 of the *Local Government Regulation 2012* require a Local Government to have and adopt an Investment Policy as part of its financial management system. The policy must be regularly reviewed and updated as necessary and Council reviews and updates its key financial policies at least annually. Under Section 191 of the *Local Government Regulation 2012*, an investment policy is required to outline a local government's investment objectives and overall risk philosophy, and procedures for achieving the goals related to investment stated in the policy.

Section 104 of the *Local Government Act 2009* requires that a local government establishes a system of financial management to ensure financial sustainability. A local government is financially sustainable if the local government is able to maintain its financial capital and infrastructure capital over the long-term.

Risk Management

Council's Long-Term Financial Strategy contains risks, issues and mitigation strategies aligned to the investment of surplus funds, revenues, expenditures and cash balances influencing the reserve balances and associated movements in reserves.

These risks are reviewed at least annually and no material risks are currently identified with respect to managing Council's investments.

Council reports full details of its reserve balances and movements on a monthly basis to monitor reserve usage and also provide the community with transparency.

Council receives revenue streams from its commercial business activities in accordance with the Local Government Tax Equivalent Regime and may also receive dividends and other returns from investments in associates, subordinates or other entities.

Financial

There are no direct financial impacts to Council resulting from this report. The 2018-2019 Investment Policy continues to include options for investing in commercial opportunities, joint ventures, associates and subsidiaries in the future. Prior to investment, a comprehensive analysis will be undertaken to ensure the benefits of the investment outweigh the risks and costs. The analysis will ensure any proposal for investment outside a financial institution/fund manager will maintain or improve all relevant financial ratios and measures of sustainability within adopted Financial Strategy targets. Any investment outside of a financial institution/fund manager must also be consistent with the principles and objectives contained in Council's Revenue and Dividend Policies.

Reserve movements are transfers in community equity and only constrain cash for particular works that feature in annual or long-term operational or capital programs.

People

Nil impact expected as the scopes of the attached policies are investment of surplus funds, constrained cash reserves and dividends and tax equivalents.

Environmental

Nil impact expected as the scopes of the attached policies are investment of surplus funds, constrained cash reserves and dividends and tax equivalents.

Social

Nil impact expected as the scopes of the attached policies are investment of surplus funds, constrained cash reserves and dividends and tax equivalents.

Alignment with Council's Policy and Plans

The review of these policies aligns to Council's Corporate Plan key outcome 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 visions and goals.

CONSULTATION

Consultation with Finance Officers, Executive Leadership Team and Councillors culminated in a workshop on 22 March 2018.

OPTIONS**Option One**

That Council resolves to adopt the attached policies for 2018-2019:

1. Investment Policy;
2. Constrained Cash Reserves Policy; and
3. Application of Dividends and Tax Equivalent Payments Policy.

Option Two

That Council resolves to request additional information or amends the attached policies prior to adoption.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the attached policies for 2018-2019:

- 1. Investment Policy;**
- 2. Constrained Cash Reserves Policy; and**
- 3. Application of Dividends and Tax Equivalent Payments Policy.**

policy document



Corporate POL-3010

Constrained Cash Reserves

[Version Information](#)

Head of Power

Section 104 of the *Local Government Act 2009* requires a local government to establish a system of financial management to ensure financial sustainability. Under section 104(2), a local government is financially sustainable if the local government is able to maintain its financial capital and infrastructure capital over the long-term.

Policy Objective

To ensure Council's constrained cash reserves:

- are only restricting funds for identified planned expenditure; and
- do not exceed cash balances at the end of the financial year, to align with the disclosure requirements of the Department of Local Government, Racing and Multicultural Affairs and the Queensland Audit Office.

Policy Scope

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

Policy Statement

- Council's philosophy is to ensure funds held in constrained cash reserves are restricted to deliverables consistent with the:
 - *Planning Act 2016* (sections 120 and 143) which requires that a levied charge may be only for extra demand placed on trunk infrastructure that development will generate, and may only be used to provide trunk infrastructure;
 - Long-Term Financial Strategy;
 - Long-Term Asset and Service Management Plan;
 - Corporate Plan; and
 - Annual Operational Plan and Budget.
- Council is committed to achieving this goal by:
 - reporting on constrained cash reserves on a monthly basis as part of the monthly financial reports to General Meeting;
 - reporting constrained cash reserves as a subset of cash balances in annual

CMR Team use only

Department: Organisational Services
 Group: Financial Services
 Approved: General Meeting
 Date of Approval: 21 June 2018

Effective date: 1 July 2018
 Version: 5
 Review date: 30 June 2019
 Page: 1 of 2

policy document



Corporate POL-3010

statutory reporting;

- ensuring constrained cash reserves do not exceed cash balances at the end of the financial year;
- conducting an regular reviews of all constrained cash reserves for relevance and future requirements in accordance with the Long-Term Financial Strategy and other appropriate strategies and plans;
- ensuring that infrastructure charges are constrained for the purposes of new trunk infrastructure and not renewal work;
- reviewing forecast reserve movements as an integral part of the annual budget development process; and
- transferring funds from constrained cash reserves back to retained earnings when the purpose of the reserve is no longer valid or required or when the funds have been expended on planned works.

Version Information

Refer to Corporate Registers and Meetings Team for previous versions

Version Number	Date	Key Changes
4	April 2017	<ul style="list-style-type: none"> • Updated for Budget 2017-2018 process
5	March 2018	<ul style="list-style-type: none"> • Updated for the Budget 2018-19 process • Addition of comments regarding trunk infrastructure and application to new infrastructure only • Inclusion of Policy Scope to clarify RIC is a separate legal entity • Updated State Government Department name from Department of Infrastructure, Local Government and Planning to Department of Local Government, Racing and Multicultural Affairs • Head of Power updated to reference Local Government Act 2009 • Policy Statement amended to clarify <i>Local Planning Act 2016</i> references

[Back to top](#)

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved: General Meeting
Date of Approval: 21 June 2018

Effective date: 1 July 2018
Version: 5
Review date: 30 June 2019
Page: 2 of 2

policy document



Corporate POL-3013

Investment

[Version Information](#)

Head of Power

Section 104 of the *Local Government Act 2009* (Act) requires a local government to establish a system of financial management that includes various financial policies, including an investment policy. In turn, section 191 of the *Local Government Regulation 2012* requires a local government to prepare and adopt an investment policy for a financial year. The Act also defines Council as a statutory body and subsequently Council must also consider the *Statutory Bodies Financial Arrangements Act 1982*.

This policy applies to Council's investment in wholly owned subsidiaries.

Policy Objective

To maximise earnings from authorised financial investments of surplus funds after assessing and minimising all associated risks in accordance with the annually revised and adopted Long-Term Financial Strategy (Financial Strategy). Further, to comply with section 191 of the *Local Government Regulation 2012*, this policy outlines Council's investment objectives and overall risk philosophy, and procedures for achieving the goals related to investment stated in this policy.

Policy Scope

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

Policy Statement

1. Council's philosophy for investments is to protect the capital value of investments with the goal of maximising returns through an active investment strategy within this overall risk philosophy.
2. Council is committed to achieving this goal through the following procedures:
 - investing only in investments as authorised under current legislation;
 - investing only with approved institutions;
 - investing to facilitate diversification and minimise portfolio risk;
 - investing to protect the capital value of investments (balancing risk with return opportunities);
 - investing to facilitate working capital requirements;
 - reporting on the performance of its investments on a monthly basis as part of the monthly financial reports to Council;
 - conducting an annual review of all investments and associated returns as part of the annual

CMR Team use only

Department: Organisational Services
 Group: Financial Services
 Approved: Special Budget Meeting
 Date of Approval: 21 June 2018

Effective date: 1 July 2018
 Version: 10
 Review date: 30 June 2019
 Page: 1 of 2

policy document



Corporate POL-3013

review of the Long-Term Financial Strategy; and

- ensuring no more than 30% of Council's investments are held with one financial institution, or one fund manager for investments outside of the Queensland Treasury Corporation or the Queensland Investment Corporation cash funds or Bond Mutual Funds.
3. Council will follow an active investments management strategy over the next ten financial years in order to maximise the returns generated from investing cash balances. Council's investment objectives are to exceed the benchmark of the Bloomberg AusBond Bank Bill Index.
 4. Council may also consider investing in commercial opportunities, joint ventures, associates and subsidiaries. Prior to investment, a comprehensive analysis will be undertaken to ensure the benefits of the investment outweigh the risks and costs. The analysis will ensure any proposal for investment outside a financial institution/fund manager will maintain or improve all relevant financial ratios and measures of sustainability within adopted Financial Strategy targets. Any investment outside of a financial institution/fund manager must also be consistent with the principles and objectives contained in Council's Revenue and Dividend Policies.

Version Information

Refer to Corporate Registers and Meetings Team for previous versions

Version Number	Date	Key Changes
9	April 2017	<ul style="list-style-type: none"> • Updated for Budget 2017-2018 process (only approval, effective and review dates changed) • Updated Head of Power to add sentence regarding application to subsidiaries. • Changed 'UBS Bank Bill Index' to 'Bloomberg AusBond Bank Bill index'
10	March 2018	<ul style="list-style-type: none"> • Updated for Budget 2018-2019 process (only approval, effective and review dates changed) • Inclusion of Policy Scope to clarify RIC is a separate legal entity • Update for consistency with other financial policies and referencing the Regulation

[Back to top](#)

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved: Special Budget Meeting
Date of Approval: 21 June 2018

Effective date: 1 July 2018
Version: 10
Review date: 30 June 2019
Page: 2 of 2

policy document



Corporate POL-3117

Application of Dividends and Tax Equivalent Payments

Version Information

Head of Power

The establishment of this policy is consistent with *the Local Government Act 2009, Local Government Regulation 2012* and also the Local Government Tax Equivalent Regime (LGTER).

Policy Objective

The objective is to clarify Council's intention for its use of financial returns received from commercialised or corporatised business activities and any subsidiaries or associates.

Policy Scope

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

Policy Statement

Council:

- receives dividends and tax equivalent payments from its commercialised business activities;
- receives dividends from its wholly owned subsidiary RIC; and
- will look to receive dividends and tax equivalent payments from any corporatised business activities, subsidiaries or associates in the future.

Council is committed to:

1. transparently accounting, reconciling and reporting the receipt of such financial returns in accordance with the Australian Accounting Standards, the LGTER and, where applicable, the *Local Government Regulation 2012* (including, in particular, section 25 and schedule 4, section 8); and
2. applying all financial returns to the provision of community benefit.

Associated Documents

- Long-Term Financial Strategy
- Annual Budget
- Annual Report
- Dividend Policy – Significant and Prescribed Business Activities (POL-0019)

CMR Team use only

Department: Organisational Services
 Group: Financial Services
 Approved by: Special Budget Meeting
 Date of Approval: 21 June 2017

Effective date: 1 July 2018
 Version: 5
 Review date: 30 June 2019
 Page: 1 of 2

policy document

Corporate POL-3117

Version Information

Refer to Corporate Registers and Meetings Team for previous versions

Version No.	Date	Key Changes
4	April 2017	<ul style="list-style-type: none"> Updated for Budget 2017-2018 process (only approval, effective and review dates changed) Document control section deleted
5	March 2018	<ul style="list-style-type: none"> Updated for Budget 2018-2019 process (only approval, effective and review dates changed) Inclusion of Policy Scope to clarify RIC is a separate legal entity Added in reference to RIC dividend received Added in reference to regulation in policy statement

[Back to Top](#)

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: Special Budget Meeting
Date of Approval: 21 June 2017

Effective date: 1 July 2018
Version: 5
Review date: 30 June 2019
Page: 2 of 2

12.4 2018-2019 REVENUE POLICY

Objective Reference:

Authorising Officer: Deborah Corbett-Hall, Chief Financial Officer

Responsible Officer: Deborah Corbett-Hall, Chief Financial Officer

Report Author: Noela Barton, Finance Manager, Financial Operations

Attachments: 1. POL-1837 Revenue Policy [↓](#)

PURPOSE

The purpose of this report is to present to Council for adoption the Revenue Policy for 2018-2019.

BACKGROUND

Council reviews its Revenue Policy (Policy) annually in sufficient time to allow an annual budget, which is consistent with the policy, to be adopted for the next financial year.

The Revenue Policy was tabled at a budget workshop held 3 May 2018.

ISSUES

In accordance with section 193(1)(a) of the *Local Government Regulation 2012* (Regulation), the policy outlines the principles Council intends to apply in a financial year for:

- levying of rates and charges
- granting concessions for rates and charges
- recovering overdue rates and charges and
- cost-recovery methods

Further, pursuant to sections 193(1)(b) and (c) of the Regulation, this policy also covers the purpose why concessions are granted and the extent to which physical and social infrastructure costs for new development are funded by charges for the development.

STRATEGIC IMPLICATIONS

Legislative Requirements

According to Section 104(5)(c)(iii) of the *Local Government Act 2009*, the system of financial management established by Council must include a Revenue Policy.

Section 169 of the *Local Government Regulation 2012* requires that a local government's budget for each financial year must contain a Revenue Policy.

Section 193 of the *Local Government Regulation 2012* requires the Revenue Policy to be reviewed annually and in sufficient time to allow an annual budget to be adopted for the next financial year. This section also provides the list of content that must be covered in a Revenue Policy.

Risk Management

Council's Long Term Financial Strategy contains risks, issues and mitigation strategies aligned to revenue and pricing. Additionally, the Financial Services Group quarterly reviews its risk register to ensure policies and practices are current and responsive to corporate revenue risks.

Financial

The financial implications and intent contained within the attached policy have been workshopped with Councillors and the Executive Leadership Team in sufficient time to allow an annual budget, which is consistent with the policy, to be adopted for the next financial year.

People

Nil impact is expected as the purpose of the report is to present the Revenue Policy for 2018-2019 to Council for adoption.

Environmental

Nil impact is expected as the purpose of the report is to present the Revenue Policy for 2018-2019 to Council for adoption.

Social

Nil impact is expected as the purpose of the report is to present the Revenue Policy for 2018-2019 to Council for adoption.

Alignment with Council's Policy and Plans

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

8 Inclusive and Ethical Governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of 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

The following stakeholders have been consulted with as part of council's annual review of the attached Revenue Policy.

- Councillors
- Executive Leadership Team
- Financial Services Group representatives.

OPTIONS

Option One

1. That Council resolves to adopt the attached 2018-2019 Revenue Policy pursuant to section 193(3) of the *Local Government Regulation 2012*.

Option Two

2. That Council resolves to amend the attached 2018-2019 Revenue Policy prior to its adoption.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the attached 2018-2019 Revenue Policy pursuant to section 193(3) of the *Local Government Regulation 2012*.

policy document



Statutory POL-1837

Revenue

Version Information

Head of Power

According to section 104(5)(c)(iii) of the *Local Government Act 2009* (Act), the system of financial management established by Council must include a revenue policy.

Section 169(2)(c) of the *Local Government Regulation 2012* (Regulation) requires a local government to include in its financial budget a revenue policy. Section 170 of the Regulation requires a local government to adopt a budget each financial year.

Section 193(3) of the Regulation requires a local government to review its revenue policy annually in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year.

Policy Objective

In accordance with section 193 of the Regulation, this Revenue Policy states:

- (1) The principles that Council intends to apply in the 2018-2019 financial year for:
 - a) levying of rates and charges
 - b) granting concessions for rates and charges
 - c) recovering overdue rates and charges and
 - d) cost-recovery methods.
- (2) The purpose for concessions that Council intends to grant for rates and charges.
- (3) The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

This Revenue Policy also states principles that Council intends to apply in a financial year for:

- community service obligations
- applying user pays models
- raising revenue from commercial activities and
- raising revenue from other external sources.

Policy Statement

(1) Principles that Council intends to apply in the 2018-2019 financial year

(a) Principles for levying of rates and charges

Council will be guided by the following principles in relation to matters under this Part 1(a).

- **Accountability** — Council will be accountable to the providers of funds to ensure those funds are applied efficiently and effectively to satisfy the objective for which the funds were raised.
- **Transparency** — Council will be transparent in its revenue raising activities and will endeavour to use systems and practices able to be understood by the community.
- **Representation** — Council will act in the interests of the whole community in making decisions about rates and charges.

CMR Team use only

Department: Organisational Services
 Group: Financial Services
 Approved by: General Meeting
 Date of Approval: 20 June 2018

Effective date: 1 July 2018
 Version: 17
 Review date: 30 June 2019
 Page: 1 of 6

policy document



Statutory POL-1837

- **Sustainable financial management** — Council will ensure it manages revenue diligently and that the application of funds is founded on sustainable strategic objectives that result in timely and optimal investment in identified priorities.
- **Fairness** — While the rating legislation requires Council to use property valuations as the basis for raising rate revenue, Council will monitor the impact of valuation changes and moderate increases where possible.
- **Differentiation of categories** — Council will apply different rates to various categories of property that will reflect the particular circumstances of the categories and Council's policy objectives related to those categories.
- **Special needs and user pays** — Council will draw from various revenue sources to fund special needs including (but not necessarily limited to):
 - separate rates or charges for whole of community programmes
 - special rates or charges for recovery of costs from beneficiaries
 - utility charges for specific services based generally on usage
 - statutory fees and charges in accordance with legislation, regulation or local laws
 - commercial fees and charges where users can clearly be identified and
 - where practicable recovering credit card fees through a surcharge on credit card transactions.
- **Social conscience** — Council will apply a range of concessions (e.g. for pensioners and institutions) and will accommodate special circumstances where hardship can be demonstrated.

In levying rates and charges, Council will schedule the issue of rate notices quarterly in the months of July, October, January and April.

Differential General Rates

General Rate revenue provides essential whole of community services not funded through subsidies, grants, contributions or donations received from other entities, or not provided for by other levies or charges.

Council will consider full cost recovery options before calculating the differential general rate.

Rating legislation requires the general rate to be calculated on the value of the land. However, Council recognises that various sections of the community impact on the delivery of, and use services, activities, and facilities differently.

Separate multipliers, established on the rate in the dollar applied to rating category 1a, will be assigned to all rating categories to maintain consistency in the distribution of revenue across financial years.

When determining differential rating categories, the ongoing changes to community characteristics will be considered along with revaluations, which can have a significant impact on properties.

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: General Meeting
Date of Approval: 20 June 2018

Effective date: 1 July 2018
Version: 17
Review date: 30 June 2019
Page: 2 of 6

policy document



Statutory POL-1837

Separate and Special Charges

Where it is appropriate, Council will use separate and special charges to recover the cost of the delivery of services, activities, and facilities that benefit the whole community generally, or which benefits specific rateable land or owners of such land within the community, respectively.

Utility Charges

In setting Utility charges, Council will take into consideration factors such as:

- legislative requirements, including National Competition policy
- Council policy objectives
- recovery of sufficient revenue to cover costs and a return on assets and
- other sources of revenue where appropriate.

(b) Granting concessions for rates and charges

Chapter 4, Part 10 of the Regulation provides Council with the powers to grant concessions to individuals and classes of land owners.

In granting concessions for rates or charges, Council will comply with the criteria in section 120 of the Regulation and will be guided by sustainable financial management practices and the principles of:

- **Transparency** — Council will be transparent and endeavour to use systems and practices able to be understood by the community.
- **Representation** — Council will act in the interests of the whole community in making decisions about concessions for classes of ratepayers.
- **Fairness** — Council will consider all reasonable concessional requests in a consistent non-biased manner.
- **Social conscience** — Council will apply a range of concessions (e.g. for pensioners and institutions) and will accommodate special circumstances where hardship can be demonstrated.

(c) Recovering overdue rates and charges

In accordance with section 120(1)(c), 121(b) and 122(1)(b) of the Regulation, Council will continue to provide flexibility to rate payers and sundry debtors experiencing demonstrated financial hardship by entering into short to long term concessional arrangements.

Interest will be charged on rates and charges outstanding past the due date unless a mutually agreed arrangement is in place and is honoured. If an arrangement defaults, it will be cancelled and interest charged.

Cost effective processes will be applied in the recovery of overdue rates and charges.

(d) Cost-recovery methods

Section 97 of the Act allows Council to set cost-recovery fees.

Council recognises the validity of fully imposing the user pays principle for its cost-recovery fees, unless the imposition of the fee is contrary to its express social, economic, environmental and other corporate goals (such as, for example, the community service obligations outlined below). This is considered to be the most equitable and effective revenue approach, and is founded on the

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: General Meeting
Date of Approval: 20 June 2018

Effective date: 1 July 2018
Version: 17
Review date: 30 June 2019
Page: 3 of 6

policy document



Statutory POL-1837

basis that the City's revenue base cannot subsidise the specific users or clients of Council's regulatory products and services.

However, in setting its cost-recovery fees, Council will be mindful of the requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies.

Other Matters

(e) Community service obligations

In accordance with Corporate Policy POL-2658 Community Service Obligation, Council may subsidise the operations of commercialised business units or activities in order to achieve social, economic, environmental or other objectives associated with, or incidental to, the delivery of services by those business units or activities.

Council may charge for such activities at a rate less than the full cost price of a service. The difference between the full cost price and the actual charge will be treated as a Community Service Obligation (CSO). CSOs must be transparent, fully costed, and funded. Each CSO will be funded from an identified budget.

Council will continue to support existing community service obligations for Water and Wastewater charges provided for under:

- Corporate Policy POL-3028 — Application of Water Charges
- Corporate Policy POL-3027 — Application of Wastewater Charges
- Corporate Policy POL-1234 — Trade Waste.

These CSOs will be reviewed regularly to ensure they continue to form part of Council's strategic objectives.

In addition Council will provide the following Water Charge Remission Policies:

- Corporate Policy POL-2592 Concealed Leaks
- Corporate Policy POL-0027 Water Charge Rebate for Home Dialysis Machine Users.

(f) Applying user pays models

Council supports the principle that there is an increased focus on user pays models and that these will be developed where they are considered appropriate and in accordance with policy, including where practicable, Council will recover credit card fees through a surcharge on credit card transactions.

Council has adopted the policy of a conservative approach to increases in fees and charges with a view to minimising excessive impacts on user pays groups. There is also a need to consider Community Service Obligations when considering this principle.

(g) Raising revenue from commercial activities

In order to minimise price increases on residents through the General Rate, Council is committed to exploring additional or alternative revenue streams through the establishment of business activities under the National Competition Policy framework where this is appropriate and in accordance with policy.

In doing this the following principles will be considered:

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: General Meeting
Date of Approval: 20 June 2018

Effective date: 1 July 2018
Version: 17
Review date: 30 June 2019
Page: 4 of 6

policy document



Statutory POL-1837

- Council will comply with the Act's and Regulation's requirements in relation to the application of the competitive neutrality principle to significant business activities, and the code of competitive conduct where applicable.
- The adoption of a business activity recognises the activity is conducted, or has the potential to be conducted, in competition with the private sector giving greater transparency to the community over the activity and clarity of the revenue stream.
- The determination of the standard and quality of each business activity required is based upon community/customer expectations and achieving best value for money, irrespective of whether the service is delivered by an internal or external provider.
- By concentrating upon outcomes rather than processes, service specification is likely to encourage innovation and new solutions to meeting the needs and expectations of the community and customers.

(h) Raising revenue from other external sources

Where possible, Council will seek to supplement revenue through application for external grants and subsidies. Every opportunity will be taken to maximise revenue in support of capital and operational spending. External funding, however, must be strategically targeted and in alignment with community and corporate objectives.

(2) Purpose of concessions for rates and charges

Council has determined that pensioner owner occupiers as defined by the *Local Government Regulation 2012* are entitled to receive concessions on rates and various other services that Council provides to the community. Other charitable organisations, community groups, sporting associations and independent schools may also be entitled to concessions (or exemptions under section 93(i)(ii) of the Act and section 93 of the Regulation).

The purpose of these concessions is to:

- ease the cost of living for approved pensioners living in their own homes who have limited financial capacity
- acknowledge the role that qualifying charitable and community organisations, associations, independent schools and groups perform in the community through concessions on rates and charges

Pursuant to sections 120(1)(d) and (f) of the Regulation Council will provide a concession to ratepayers whose land is being exclusively used for the purpose of farming (primary production) to assist and encourage endurance in that particular industry. The purpose of this concession is to acknowledge the economic benefit that such an industry provides for the City as a whole.

(3) Infrastructure cost recovery

Council will levy adopted infrastructure charges for trunk infrastructure with approvals for new development. The amounts of those adopted infrastructure charges are determined by Council resolution made under the *Sustainable Planning Act 2009* or the *Planning Act 2016*.

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: General Meeting
Date of Approval: 20 June 2018

Effective date: 1 July 2018
Version: 17
Review date: 30 June 2019
Page: 5 of 6

policy document



Statutory POL-1837

Version Information

Refer to Corporate Meetings and Registers Team for prior versions

Version number	Date	Key Changes
16	May 2017	<p>Following legal review, as recommended:</p> <ul style="list-style-type: none"> • Amended overall structure of document by introducing new headings and sub-headings. • Amended policy objective to comply with section 193 of the Local Government Regulation 2012. • Added Head of Power reference to section 104(5)(c)(iii) of Local Government Act 2009. • Minor changes to Separate and Special charges paragraph • Added purpose of providing concessions to section (b) Granting concessions for rates and charges. • Replaced paragraph for Infrastructure cost recovery with wording supplied by legal review.
17	May 2018	<ul style="list-style-type: none"> • Moved principles to sub-section Levying Rates and Charges • Replace paragraph on 'monitoring of distribution' with a paragraph on the effect of the multiplier • Introduce principles for granting concessions taken from the principles for Levying Rates and Charges • Amend sentence on business activities for understanding • Introduce a purpose for concessions • Updated for 2018-19 Budget process

[Back to Top](#)

CMR Team use only

Department: Organisational Services
Group: Financial Services
Approved by: General Meeting
Date of Approval: 20 June 2018

Effective date: 1 July 2018
Version: 17
Review date: 30 June 2019
Page: 6 of 6

13 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

13.1 RAL17/0026 - 46-68 MULLER STREET, REDLAND BAY - SCHEDULE 11 REQUEST - KOALA HABITAT VALUE REPORT

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

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

Report Author: Brett Dibden, Planning Officer

Attachments:

1. **Aboricultural Report** [↓](#)
2. **Ecological Report** [↓](#)

PURPOSE

This proposal seeks to amend the koala habitat classification for Lots 13, 14, 15, 16, 17, 18, 19, 42, 44, 45 on SP277369, from High Value Bushland and Medium Value Rehabilitation Habitat to an Area of Koala Habitat Value, through a request under Schedule 11 Part 4 of the *Planning Regulation 2017*. It is referred to Council for determination. Council must determine whether it agrees with that request. The request is made as part of an application to change an existing approval. The assessment of that change application is not part of the assessment of the current request to amend the koala habitat classification. Given the related application involves changes to the original subdivision approval, Schedule 11 applies.

BACKGROUND

Planning History

A decision notice was issued by the Court granting a Development Permit for a Reconfiguring a Lot and Material Change of Use for a residential subdivision on land at 46-68 Muller Street Redland Bay (SB005137/MC009618). The development was undertaken and Dwelling Houses have been established on many of the lots. This approval established covenants on some lots as per Condition 4.3. Council has subsequently received a request to change the original approval to remove the covenants on lots 13, 14, 15, 16, 17, 18, 19, 42, 44, 45 (RAL17/0026). This application is currently being assessed. The assessment of this application is not part of the current request to amend the koala habitat mapping.

ISSUES

Site & Locality

The site is located at the southern end of Redland Bay along Muller Street. The lots that are subject to this application are located in the south west corner of the subdivision. The subject lots range in size from 660m² to 1,444m². Dwellings have been constructed on some of the subject lots while others are currently vacant. The surrounding area is predominantly detached dwellings. The site adjoins a vegetated lot directly to the south and Redland Bay Road further south.

There are other koala habitat mapping requests that have been decided close to the subject site. As part of application RAL17/0025 (97-101 Unwin Road, Redland Bay) officers recommended changing the koala habitat type from High Value Bushland Habitat to Low Value Rehabilitation. This was refused by Council on 18 April 2018. A reclassification request for the adjoining development to the west (ROL005924 – 70-92 Muller Street, Redland Bay) to have an area of

Bushland Habitat reclassified as Medium Value Rehabilitation was approved by Council on 21 October 2015.

Koala Habitat Mapping

Figure 1 shows the koala habitat type for the subject lots with the green layer being High Value Bushland Habitat and the pink layer being Medium Value Rehabilitation Habitat.



Figure 1 – Koala Habitat Mapping

Figures 2 and 3 show changes to the site over the past 20 years. As can be seen, aside from a scattering of native species, the site has supported limited vegetation over the years.



Figure 2 - 1998 aerial photograph

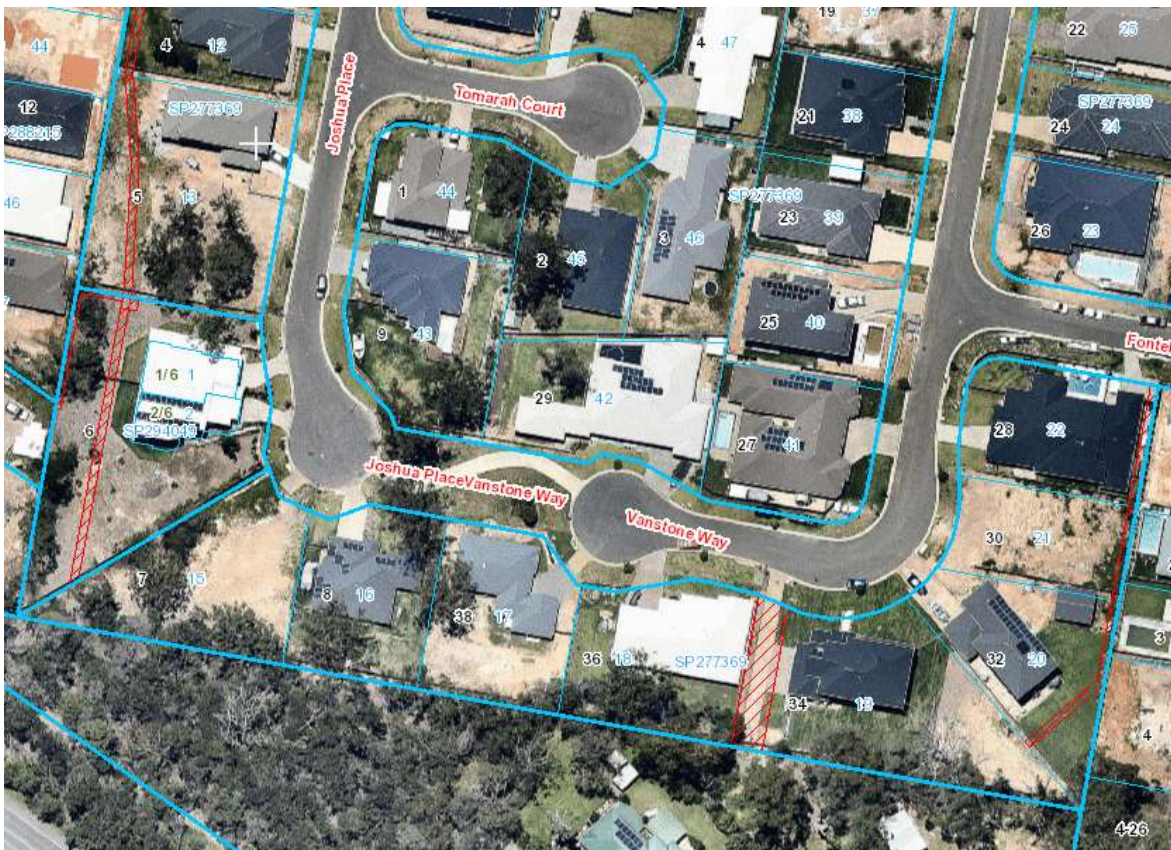


Figure 3 – 2017 aerial photograph

Proposed Changes

The applicant has applied to Council to have the koala habitat reclassified through Schedule 11, Part 4 of the *Planning Regulation 2017* as part of an 'other change' application. The relevant section states that:

- (1) *This section applies in relation to a development application to which section 4, 5, 6 or 7 applies, if a part of the premises is in a following area (each a koala habitat classification area)—*
 - (a) *a bushland habitat area;*
 - (b) *a rehabilitation habitat area;*
 - (c) *an area of koala habitat value;*
 - (d) *an area unsuitable for koalas.*
- (2) *The applicant may, in writing, request that the assessment manager decide that, for assessing and deciding the development application, the part is taken to be in a different koala habitat classification area.*
- (3) *The request must be accompanied by a report, prepared by an appropriately qualified person, about the koala habitat value of the part.*

The applicant's request outlines that the area of the site identified as High Value Bushland and Medium Value Rehabilitation is more characteristic of an 'Area of Koala Habitat Value,' and has provided an ecological report prepared by Cast Consulting in support of this request.

The applicant requests that the Schedule 11 mapping be amended to an 'Area of Koala Habitat Value' given the subject lots are relatively small, with the majority of the lots comprising hardstand, house or lawns/landscaping. The applicant asserts that the covenant areas include scattered trees which lack connectivity to surrounding areas due to fencing and existing dwellings. The applicant goes on to say while the existing trees may provide shelter and food requirements for koalas, it is unlikely that there is any significant habitat value for koalas given the lot sizes and existing development.

Council must determine whether the request is agreed.

Assessment

In assessing the request it is important to understand how the Regulation describes each of the habitat types. These definitions and an assessment of how the subject area aligns with these classifications is provided below:

The *Planning Regulation 2017* defines **Bushland Habitat**:

- (i) *is 2ha or more, or less than 2ha but within 50m of bushland; and*
- (ii) *contains mainly forested areas of native vegetation, including areas ranging from closed canopy forest to open woodland; and*
- (iii) *contains a variety of trees of the Eucalyptus genus typically used by koalas for food, shelter, movement or dispersal; and*
- (iv) *is not a plantation forest*

That part of the site subject to the application does not contain or form part of a habitat area of 2 hectares or more, however the nearest woodland adjoins Lots 14 to 19 and is therefore within 50m of bushland habitat (refer Figure 4). Despite this the site cannot be described as 'forested' as the vegetation over the site is sparse and not contiguous. There is no closed canopy or vegetation

that could be described as open woodland over the site and the individual koala habitat trees present in these areas are not in close proximity to each other; tending to be isolated in clumps. There are two types of eucalyptus species present on the site (3 *Eucalyptus planchoniana* and 2 *Eucalyptus racemosa*). This site is also clearly not a plantation forest.



Figure 4 – 2017 Habitat Protection Overlay showing Bushland Habitat (RPS overlay mapping) adjoining to the south

The *Planning Regulation 2017* defines **Rehabilitation Habitat**:

- (i) is on a lot of 0.5ha or more; and
- (ii) contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and
- (iii) contains trees that koalas typically use for food or shelter; and
- (iv) allows for the movement and dispersal of koalas; and
- (v) allows for genetic exchange between koalas

The *Planning Regulation 2017* defines **Area of Koala Habitat Value**:

- (i) is on a lot of less than 0.5ha; and
- (ii) contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and
- (iii) contains trees that koalas typically used for food or shelter; and
- (iv) allows for the movement and dispersal of koalas; and
- (v) allows for genetic exchange between koalas

These two definitions are almost identical, with the exception of the lot size. Given that part of the site subject to the change application exceeds 0.5ha, being approximately 1.4ha, the area characteristics would be considered more aligned with the Rehabilitation Habitat definition.

The site contains scattered trees, areas of grass and bare surfaces. The subject area (of about 1.5 hectares) contains koala food and shelter trees consisting of eight koala habitat trees including five mature *Eucalyptus* trees and seven *Corymbias* (closely related to Eucalyptus), plus nine non-koala habitat trees (Wattles and Sheoaks) (refer p. 6 and 15 of Attachment 1). There are also four clumps of both juvenile and non-juvenile regrowth koala habitat trees located along the boundaries of some of the lots (refer pp. 7-9 of Attachment 1). The scattered nature of the vegetation will result in the majority of koala movement being in the area of bushland to the south, therefore it is likely that the trees on the site would provide an isolated refuge only, also resulting in limited potential for the genetic exchange between koalas.

The *Planning Regulation 2017* defines **Area Unsuitable for Koalas**:

- (i) contains mainly bare and impervious surfaces; and
- (ii) is separated from other areas of koala habitat; and
- (iii) contains a high level of threats for koalas; and
*Examples of areas that contain a high level of threats for koalas—
areas containing transport infrastructure, industrial areas, major urban centres*
- (iv) is within an area of at least 10,000ha which generally does not contain koalas.

The mapped area contains mostly pervious areas and is connected with other areas of koala habitat as discussed previously. This connectivity will result in a reduced level of threat than would be the case if constrained by transport infrastructure, industrial areas and suchlike. The area adjoins 'bushland habitat' and 'enhancement corridor' as mapped under the Redlands Planning Scheme (RPS) Habitat Protection Overlay, which will generally contain koalas. The site is also clearly surrounded by koala habitat areas, and therefore it would not meet (iv) in the definition.

It is considered that the best fit habitat type for the subject site is as 'Rehabilitation Habitat'. While Schedule 11 of the *Planning Regulation 2017* does not identify how Council determines the value assigned to the habitat classification, it is important for Council to consider the implications of the assigned value for any subsequent development application assessment against the criteria in Schedule 10 of the Regulation. In this regard, it is noted that offset planting is only required for medium and High Value Rehabilitation Habitat, and not for Low Value Rehabilitation Habitat. Most of the lots have been developed with dwelling houses for which Schedule 11 does not apply. However, it is possible that a dual occupancy could be located on the remaining undeveloped lot. It is therefore considered appropriate that any unavoidable clearing of koala habitat on the site is offset in accordance with the *Environmental Offsets Act 2014*. It is recommended that the area currently classified as High Value Bushland Habitat and Medium Value Rehabilitation Habitat be reclassified as an 'Medium Value Rehabilitation Habitat' where relating to the subject lots.

Infrastructure Charges

Not applicable.

State Referrals

The request does not trigger any referrals.

Submissions

Not applicable.

STRATEGIC IMPLICATIONS

Legislative Requirements

The request has been assessed in accordance with the Schedule 11, Part 4 of the *Planning Regulation 2017*.

Risk Management

There are no direct appeal rights to the Planning and Environment Court against a decision to approve or refuse a request under Schedule 11 of the *Planning Regulation 2017*. However, any party can commence declaratory proceedings to the Court against this decision of Council.

Financial

Any party can commence declaratory proceedings to the Court against this decision of Council. Such proceedings would likely incur legal and Court costs.

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

There are no social issues associated with the request.

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

Option One

That Council resolves to re-classify the area on Lots 13, 14, 15, 16, 17, 18, 19, 42, 44, 45 on SP277369 identified as High Value Bushland Habitat and Medium Value Rehabilitation Habitat to 'Medium Value Rehabilitation Habitat', under Schedule 11, Part 4 of the *Planning Regulation 2017*.

Option Two

That Council resolves to refuse the applicant's request to re-classify the koala habitat classification on the site (reasons for refusal must be identified).

OFFICER'S RECOMMENDATION

That Council resolves to re-classify the area on Lots 13, 14, 15, 16, 17, 18, 19, 42, 44, 45 on SP277369 identified as High Value Bushland Habitat and Medium Value Rehabilitation Habitat to 'Medium Value Rehabilitation Habitat', under Schedule 11, Part 4 of the *Planning Regulation 2017*.

Arboricultural Review for Vanstone Way

Version 01..... 27/11/2017

Client
East Coast Surveys
Redland Bay

Prepared for
Redland City Council



Andrew Stovell
Consulting Arborists

PO Box 7177
Redland Bay QLD 4165

T: 07 3829 0000

F: 07 3206 9722

andrew.stovell@redlandstreeservice.com.au

Table of Contents

Introduction	3
Methodology	4
Statement of limitations / Sourced Documents	4
Site Inspection / Plate 1	5
Plate 2 / Table 1	6
Photos Group A to D	7 -10
Findings	11
Conclusion	12
Disclaimer	13
Copyright	13
Annexure	14

Introduction

As a result of a new application under the planning act which will effectively reassess the development approval a more detailed Arboricultural report has been requested. This is a follow on report for the subject area to give additional information.

The original report for this estate was on the 07/02/2017. The original report was to assess 9 large significant trees and their ability for retention. The situation had occurred that some large trees within the covenant zone required removal due to their close proximity to new homes with approved building plans. It was found that despite a covenant over 13 Lots within Vanstone Way no tree protection management was done during the estate construction. Further to this subsequent builders also failed to observe tree protection standards. The conclusion below is from that report and has been provided to add the history of this case. Lot 42 and 43 have not been included in this report.

Conclusion (taken from report 7/2/2017)

These covenants were sought mainly to protect the largest trees as (per maps above). Covenants provide a more secure form of protection than local law tree protection policy, however without proper tree assessment or management procedures during construction their retention was always going to be questionable. The following points in the initial submission were not given correct priority or were omitted;

- *Covenants were sought before a Vegetation Management Plan was completed. Within the Vegetation Management Plan there should be an Arboricultural Assessment completed so the correct conditions could be considered and details included. The original Vegetation Management Plan referred to AS 4970 however it failed to include all the required details omitting key points and management details.*
- *The proximity of large trees so close to potential targets (new homes) drives the requirement to have an Arboricultural report so each of these trees could be assessed on its own merits to identify if retention is a feasible proposition.*
- *The required tree protection zones in some cases were inside neighbouring properties meaning there was always potential for neighbours to potentially harm the tree while working within their own usable land.*
- *No project Arborist oversaw the whole project during the construction of the estate so the integrity of the civil work in relation to Tree protection zones or other breaches may have been over looked during the implementation of services. No documentation has been viewed to show compliance and photographic evidence shows civil earthworks were within Tree Protection Zones.*
- *The shape and placement of covenants made large tree retainment unobtainable given the condition and placement of these trees. The encroachment to TPZ areas for every tree exceeds what is permitted by Australian Standards see Table 2 on page 5 for encroachment.*
- *Narrow shoulders of covenant land that joins Council verge land and around boundary lines were never going to be retained as intended by map definition. Council verge land was always going to be a grassed area of green couch and replanted with non-endemic tree species.*

- *Adjoining land from a new development along the western boundary has also recently been completely cleared removing any connectivity to this area.*

Retaining large mature gums within a development site is difficult when tree condition, both vigour and form are being considered in relation to targets. Early Arboricultural advice in early planning stages is a factor to get the best results. In this case larger lots would have been one workable alternative.

It is the authors' opinion an arborist review at the time of development would not have found a workable solution to maintain all the trees given the imposed conditions under the original development plan. There has been no supervision during the development nor post development. All trees within this review have had breaches in their Tree Protection Zones beyond what is recommended in the Australian Standards AS4970. It is recommended that all trees reviewed should be able to be removed at the tree owner's option. If tree retention is sought by the owners it is recommended a more in depth tree review should be sought from a professional Arborist.

Methodology

Redlands Tree Service arborists have followed industry best practice in the assessment of the trees included in this report. The combined methodologies of V.T.A. (Mattheck and Breloer 1994), Evaluation of Hazard trees in Urban areas by Matheny and Clarke and TRAQ Tree Risk Assessment Qualification system has been adopted to complete this survey. AS4970 Protection of trees on Development Site 2009. All trees were assessed from ground level. (Ref Annexure for details of methodology)

Sourced Documents

AS4970 Protection of trees on Development Site 2009.
RPS Flora and Fauna Management Plan October 2011 Report Number Pr106632-1
QLD Titles Registry Covenant 716860962 Form 31 and Form 20 dated 14/9/15
Section 4.3 from the development Permit contained in the Order by Planning and Environment Court Appeal no BD 1034 of 2008
Maps QLD Globe State Government 2016

Statement of limitations

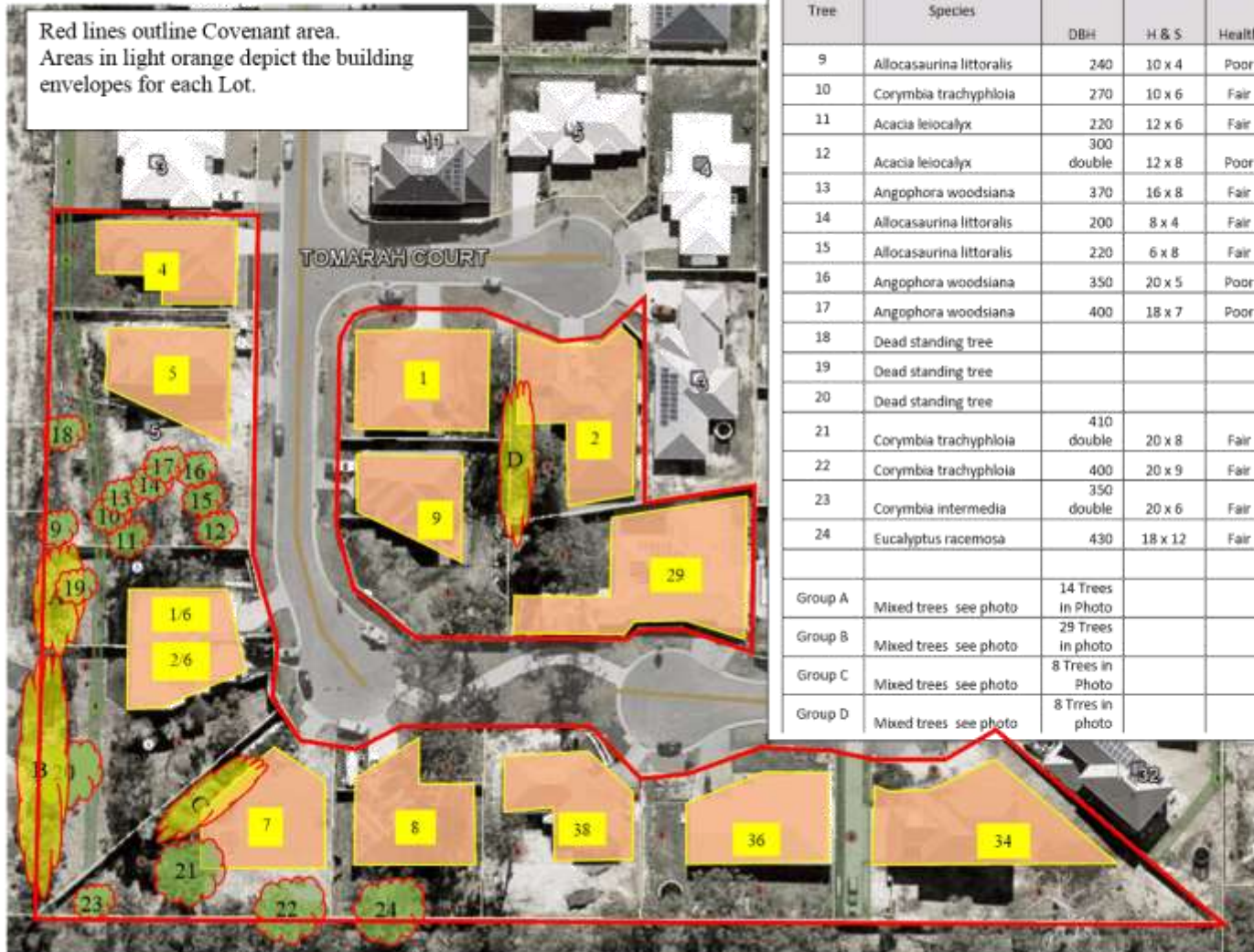
The assessment was undertaken by an AQF level V (Diploma) Arborist. The assessment included only those trees as within the site plan and tables provided. The assessment was based on the observations made at the time of inspections and information provided by the client in relation to proposed site activities. Any conclusions reached or tree works recommended do not imply that the trees will withstand adverse natural conditions (e.g. cyclone or drought) or other works carried out on or near them, including accidental or unpredicted damage from construction, land development or maintenance activities. Changes in the trees brought about by subsequent severe weather events, accidental or deliberate damage, mismanagement, sudden changes in tree health or by changes to the growing conditions, may impact on the validity of the conclusions. The report is not a guarantee, but a professional opinion of the current condition of the trees, and appropriate management options.

Site inspection

The remaining vegetation has can be seen in Plate 2 and in Table 1 on page 6. Trees have been listed that were not previously acknowledge in the previous report. For reference the trees from the initial report has been inserted into the Annexure of this report.

Below is an overview of the surrounding estates with the subject area in the highlighted circle.







7

Area B Trees from 2 angles



Group C Trees





10

Findings

Lot 12/4 Joshua St. Tree 1 from the previous report remains it is currently waiting for removal no other significant vegetation from the original subdivision remains.

Lot 13/ 5 Joshua St. Trees 9-18 as can be seen in Table 1. Tree 18 has failed trees 16 and 17 are in decline with structural problems. They have hit a point that an Arborist report could show enough evidence to support removal. removal and Trees 11 and 13 are the only trees that seem likely of long term retention as there is no other connectivity for this area.

Lot 14/ 1/6 Joshua St. Tree 19 which has failed and Group A. is 13 smaller trees, a majority being wattles and she-oaks within 10 metres of the new home across the fence from the new development. There is a natural predisposition for she-oaks and wattles to fail and being so close to the neighbours an arborist report is all that will be needed to remove these trees and the covenant will not protect them.

Lot 14/ 2/6 Joshua St. Tree 20 which failed and Group B which is largely a mixture of wattles and she-oaks, 29 in total most of them undersized under 100 DBH . Only 4-5 have DBH over 100mm. All these trees are within 10metres of the new home across the fence from the new development, no other significant vegetation from the original subdivision remains.

Lot 15/ 7 Joshua St. Vacant block. Currently has 3 larger trees 21, 22 and 23 with smaller vegetation identified as Group C. The land has not been built upon at this stage. Trees 21 and 22 and the entire group of trees within Group will be lost due to the proximity to the new home. The only retainable vegetation after building a home will be tree 23.

Lot 16/ 8 Joshua St. Tree 6 from the previous report remains, Tree 25 at the rear of the property remains, no other significant vegetation from the original subdivision remains.

Lot 17/ 38 Vanstone way Tree 5 from the previous report remains it is currently waiting for removal no other significant vegetation from the original subdivision remains.

Lot 18/ 36 Vanstone way No significant vegetation from the original subdivision remains.

Lot 19/ 34 Vanstone way Tree 4 from the previous report remains but it has failed and is a dead standing tree waiting for removal no other significant vegetation from the original subdivision remains.

Lot 44/ 1 Tomarah Crt. Tree 1 from the previous report remains it is currently waiting for removal 2 wattle trees in the corner form part of Group D trees..

Lot 45/ 2 Tomarah Crt. Tree 2 from the previous report remains along with Vegetation Group D which is largely a mixture of semi mature wattles and she-oaks.

Conclusion

The original intention for the covenants was in the authors opinion to retain significant trees. The smaller trees groups A B C D were merely within these blocks. There was also greater density before land clearing on all blocks but these areas were never logged in the original estate documentation. Protection was not provided and sections were removed as all the other smaller trees throughout the estate and adjoining estates were all removed. There remains connectivity for only 5 Lots as they back on to 182-194 Redland Bay road. The vegetation line runs down from behind 34 Vanstone Way down to the creek at the bottom along Redland bay Road. The new estate next door impacts quite heavily upon this corridor now as it has recently been cleared for 10 new blocks in this area running down Redland Bay road that has now decreased the width of this corridor. The 5 Lots that have connectivity unfortunately have little or no vegetation remaining.

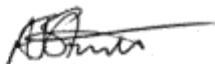
Ideally the retention of a Covenant works when there is a succession plan. The principle of younger trees emerging to succeed the the older trees and this maintains the ecosystem. Covenants need connectivity and areas of non-disturbance to allow natural succession. The ability to maintain covenants is diluted if the T1 (upper canopy) trees are removed. Within a healthy system a variety of tree sizes and species diversity is required to form and maintain an ecosystem. Ground covers, low understorey trees, mid storey and upper canopy trees are all required.

From these 13 blocks with covenants 1 or 2 might function as they were intended. One Lot has not yet been built on and the others would require the home owners to actively restore the layers of vegetation.

In the authors opinion covenants work best when they are part of corridor and have real connectivity. What remains does not warrant covenants the isolated groups of trees are basically wattles and sheoaks that are short lived understorey canopy trees that will not be longterm vegetation.

The removal of the covenants would put these blocks on par with the other homes in the adjoining estates. Local law 6 would still retain some of the larger trees which remain.

Sincerely



Andrew Stovell
Dip Arb.
Certified Arborist

Disclaimer

Reports are prepared assuming the person making the request has good title and ownership, legitimacy of purpose, the authority to grant access and/or engage service. This report is prepared with reasonable care. To the extent permitted by law, the author accepts no responsibility for any loss or damage sustained by a recipient as a result of acting on its recommendations.

The author can neither guarantee nor be responsible for the accuracy of information in this report provided by others. Information provided in a verbal or written report covers only those items examined. It reflects their condition at the time of inspection only. Unless otherwise specified, inspection is limited to visual inspection from ground level without dissection, excavation, drilling, physical or nutritional analysis or quantification of structural integrity. No responsibility is accepted for the consequences of internal or sub-surface defects which present no discernible external symptoms.

The report shall not be used for any other purpose or conveyed externally in whole, part or meaning without the prior written consent of the author.

Sketches, diagrams, graphs and photographs used as visual aids are not necessarily to scale.

Unauthorised alteration or separate use of any part of the report is prohibited and invalidates the whole report.

In order to achieve intended outcomes, any works recommended by Redlands Tree Service are to be carried out by appropriately qualified persons and in compliance with relevant industry and Australian Standards.

The author accepts no responsibility for the consequences of work performed outside specification, by inappropriately qualified staff or without consultant supervision where it has been recommended. The conclusions reached and recommendations made do not imply that plants, built landscape or structures will withstand future adverse natural or man-made conditions.

There is no warranty or guarantee that problems, deficiencies, faults or failures of plants or property inspected may not arise in the future. Regular re-inspection will be required to identify emerging disorders.

Copyright

This report and the information contained herein, contain restricted and/or privileged information and is intended only for authorized screening and/or confidential presentation at the author's discretion. If you are not an intended recipient of this report, you must not disseminate, modify, copy/plagiarize or take action in reliance upon it, unless authorized by the author of this report. None of the contents of this report may be used, reproduced or transmitted, in any form or by any means, electronic or mechanical, including recording or the use of any information storage and retrieval system, without the prior written permission of the author. Copyright on this report, its content format and features remains with the author.

Qualifications and Experience

Diploma Arboriculture

ISA Certified Arborist 0046a

NRW Certificate in the QLD Regional Ecosystem Framework

EPA Certificate in Vegetation structure and Remnant Status

International Society of Arboriculture Tree Risk Assessment Qualification

Practising Arborist in South East QLD since 1996.

Member of the QLD Arboricultural Association since 1999

Member of the International Society of Arboriculture since 2004

Annexure Methodology

V.T.A.

The internationally recognised approach of Visual Tree Assessment as formulated by Mattheck & Breloer (1994) has been adopted by other internationally recognised arborists and has been incorporated into the essential Arboricultural texts including those by Harris, Clark & Matheny (2004) and Lonsdale (1999)

Essentially, V.T.A. proceeds in three phases:

1. Visual inspection for defect symptoms and vitality. If there is no sign of a problem then the investigation is concluded.
2. If a defect is suspected on the basis of symptoms, its presence or absence must be confirmed by a thorough examination.
3. If a defect is confirmed and appears to be a cause for concern, it must be measured and the strength of the remaining part of the tree evaluated.

A tree is a self-optimizing mechanical structure (Mattheck and Breloer 1994) - a generating system which reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. This precept is described by Claus Mattheck as the axiom of uniform stress. An understanding of the axiom of uniform stress allows an Arborist to make informed judgments about the condition of a tree. Claus Mattheck introduced a biomechanical based system of visual tree assessment (V.T.A.), which uses the reactive nature of tree growth. The basis behind V.T.A. is the identification of symptoms, which the tree produces in reaction to a weak spot, or area of mechanical stress.

Although, Claus Mattheck stresses the limitations of this system by saying; "We can use V.T.A. to state to what extent a defective tree is at greater risk of breaking, compared with a completely sound one. However, since nature's principle of lightweight structures allows a natural failure rate to occur even without defects, there can be no absolute guarantee of safety." It is essential that any arborist using V.T.A. has a broad range of experience of different tree species, as individuals and in groups, to enable them to make informed and reasoned decisions about 'tree safety'

TRAQ

Tree Risk Assessment Qualification (TRAQ)

Tree safety management is a matter of limiting the risk of significant harm from tree failure whilst maintaining the benefits conferred by trees.

Tree Risk Assessment Qualification (TRAQ) system applies established and accepted risk management principles to tree safety management. Firstly, the targets (people and property) upon which trees could fail are assessed and quantified, thus enabling tree managers to determine whether or not and to what degree of rigour a survey or inspection of the trees is required. Where necessary, the tree or branch is then considered in terms of both impact potential (size) and probability of failure. Values derived from the assessment of these three components (target, impact potential and probability of failure) are combined to calculate the probability of significant harm occurring.

Annexure



15

cast consulting

environment | project management | science

Vanstone Rise, Redland Bay

Ecological Report – SPRP Review

Prepared for:

Owners of Lots 13, 14, 15, 16, 17, 18, 19,
42, 44 & 45 Muller Street, Redland Bay
(Vanstone Rise)

February 2017

• www.castconsulting.com.au p +61 (0) 402 258 832 e enquiries@castconsulting.com.au

Cast Consulting Ref:
0062 AB

Ecological Report – SPRP Review
Vanstone Rise, RedBank Bay

Document Reference	Revision	Prepared by	Reviewed by	Submitted to Client	
				Copies	Date
0062 AB	A INTERNAL DRAFT	NT	JT	electronic	16/01/2017
0062 AB	B FINAL – issued to client	NT	JT	electronic	17/01/2017
0062 AB	C FINAL – reissued to client.	NT	JT	electronic	08/02/2017

Disclaimer

This report is issued in accordance with, and is subject to, the terms of the contract between the Client and Cast Consulting Pty Ltd, including, without limitation, the agreed scope of the report. To the extent permitted by law, Cast Consulting Pty Ltd shall not be liable in contract, tort (including, without limitation, negligence) or otherwise for any use of, or reliance on, parts of this report without taking into account the report in its entirety and all previous and subsequent reports. Cast Consulting Pty Ltd considers the contents of this report to be current as at the date it was produced. This report, including each opinion, conclusion and recommendation it contains, should be considered in the context of the report as a whole. The opinions, conclusions and recommendations in this report are limited by its agreed scope. More extensive, or different, investigation, sampling and testing may have produced different results and therefore different opinions, conclusions and recommendations. Subject to the terms of the contract between the Client and Cast Consulting Pty Ltd, copying, reproducing, disclosing or disseminating parts of this report is prohibited (except to the extent required by law) unless the report is produced in its entirety including this cover page, without the prior written consent of Cast Consulting Pty Ltd.

© Copyright 2017 Cast Consulting Pty Ltd ACN 165 338 661

Cast Consulting Pty Ltd

Table of Contents

1	Introduction	1
2	SPRP Mapping	2
3	Koala Habitat Assessment	3
3.1	Site Description	3
3.1.1	<i>Statutory Databases and Mapping</i>	<i>3</i>
3.1.2	<i>Site Vegetation and Habitat Assessment</i>	<i>4</i>
3.1.3	<i>Site Connectivity</i>	<i>8</i>
3.1.4	<i>Habitat Value Assessment</i>	<i>9</i>
4	Conclusion	11
5	References	12

Figures

Figure 1	Site Location.
Figure 2	Current SPRP Mapping.
Figure 3	Redland City Council Planning Overlays.
Figure 4	Site Connectivity.
Figure 5	Site Covenant Areas

Appendices

Appendix A	EPBC Act Protected Matters Search Report.
Appendix B	NC Act Matters of State Environmental Significance Search Results.
Appendix C	Regional Ecosystem Mapping Search.
Appendix D	Biodiversity and Conservation Values Search: wetlands and waterways.

1 Introduction

Cast Consulting Pty Ltd (Cast) was engaged by the owners of Lots 13, 14, 15, 16, 17, 18, 19, 42, 44 & 45 Muller Road, Redland Bay (the client) to review the current status of the *South East Queensland Koala Conservation State Planning Regulatory Provisions* (SPRP) mapping and planning scheme overlay for the area generally encompassed by the area shown in Figure 1 (the site), which was included as part of the reconfiguration of Lot 2 on RP123672, Muller Street, Redland Bay into 65 lots. The purpose is to provide supporting information to justify a Division 9 reclassification of 'koala habitat' within the site.

This review has been prepared using the results of previously undertaken ecological assessments of the site (Integrated Landscape Solutions, 2006; Integrated Land Solutions, 2007), relevant government databases and a site visit to investigate the current status of the site.

2 SPRP Mapping

The South East Queensland Koala Conservation State Planning Regulatory Provisions (SPRP) are made under the *Sustainable Planning Act 2009* and regulate assessable development for the protection of koalas and koala habitat in south East Queensland (DERM 2010; DEHP 2014a). The SPRP identifies two assessable development areas, the Priority Koala Assessable Development Area (PKADA) and the Koala Assessable Development Area (KADA).

The site is mapped according to the SPRP as within a PKADA and as containing High Value Bushland and Medium Value Rehabilitation habitat (Figure 2). The koala High Value Bushland is mapped as either wholly or partially within Lots 13, 14, 15, 16, 17 and 44, and the Medium Value Rehabilitation habitat mapped either wholly or partially within Lots 13, 18, 19, 42, 44 and 45.

It is understood the SPRP mapping was implemented after development approval for the site was granted.

If a site appears to be inconsistent with the SPRP koala habitat values map according to the definitions stated in the SPRP (Schedule 4), the SPRP allows an applicant to demonstrate this to the Assessment Manager who may then determine that the koala habitat type on the subject site is different to that shown on the SPRP koala habitat values map.

3 Koala Habitat Assessment

To request the Assessment Manager to determine that mapping associated with the site is different to the koala habitat type described on the SPRP koala habitat values map, evidence is required to be provided. This includes the following:

- Map of proposed boundary realignment and/or habitat categories based on field assessment at a defined scale suitable for the site extent;
- SPRP koala habitat values map;
- Ecological report resulting from field assessment including:
 - evaluation of use of the site by koalas;
 - vegetation and land cover assessment.

Other material that may be included is:

- Recent aerial photography or satellite imagery;
- Photographs of site features;
- Regional ecosystems map; and
- Koala sightings map (note source of records).

The Assessment Manager uses the information provided to determine whether the habitat type of a site is different to that shown on the SPRP koala habitat values map.

3.1 Site Description

3.1.1 Statutory Databases and Mapping

3.1.1.1 Commonwealth

3.1.1.1.1 EPBC Act 1999

An EPBC protected matters search identified the species or their habitat known to occur within the area up to 5 km from the site. The EPBC search indicates that koala's or their habitat are known to occur in the area (Appendix A).

3.1.1.2 State Planning and Management

3.1.1.2.1 Nature Conservation Act 1992

Under the NC Act the Matters of State Environmental Significance (MSES) identifies protected Wildlife Habitat as occurring within the site. This is due to the mapped Koala Bushland Habitat present on the site (Appendix B).

3.1.1.2.2 Vegetation Management Act 1999

Queensland Regional Ecosystem Mapping provides information on the regional ecosystems and remnant vegetation present within Queensland and protected/managed under the *Vegetation Management Act 1999*. There are no regulated vegetation listed as present at the site. The site is listed as non-remnant vegetation, cultivated or built environment and as its preclearing regional ecosystem as 12.11.5j/12.11.23 in a 70/30 ratio respectively (Appendix C).

It was previously identified in responses to council dated 31 October 2007 that the vegetation of the south western area of Vanstone Rise, does not provided remnant vegetation as per the accepted definitions in Sattler and Williams (1999) (*Integrated Land Solutions, 2007*).

3.1.1.2.3 Wetlands and Waterways State Mapping

The Queensland Wetlands and Waterways data shows that there are no wetlands and waterways within the site. There are palustrine regional ecosystems and creeks identified immediately adjacent the site to the east and west-northwest of the site (Appendix D). These are not listed as MSES with high ecological significance.

3.1.1.3 Local Council Planning Overlays

Council (pd-online, Planning Scheme V7, 2014) has identified the subject site as Urban Residential zoning. Council's Habitat Protection Overlay maps do not identify any habitat areas of importance over the site. There is an area of Bushland Habitat along the southern border of the site and an Enhancement Corridor to the west of the site (Figure 3).

3.1.2 Site Vegetation and Habitat Assessment

Integrated Landscape Solutions (ILS) (26/03/2006) conducted an ecological report for 46 Muller Street, Redlands prior to the material change of use, subdivision of the Vanstone Rise Estate. It describes the current site as the following, "There is a small patch of regrowth vegetation occupying the south-western portion of the site, which consists of a small number of mature eucalypts and numerous sapling size trees that have naturally regenerated."

The habitat values of this area were considered to be minimal with no shelter or cover being provided by way of tree hollows or by way of extensive ground or canopy cover. An inspection of the larger trees on the site showed that there were no obvious signs of use (trunk scratches and scats) by koalas (ILS, 2006). The dominant tree species on the site were identified as Scribbly Gums (*Eucalyptus racemosa*) and Planchon's Stringybark (*E. planchoniana*) with some background Ironbarks (*E. siderophloia*) (ILS 2006).

The ILS (2006) report therefore concluded that from the perspective of the *South East Queensland Regional Plan*, the subject site was not considered to play an important role in the longer term management for koalas, nor did it support habitat identified for koala protection.

A site visit undertaken on Wednesday 21 December 2016 by Cast Consulting indicates that the vegetation and habitat values of the site have been further degraded. Subdivision has been undertaken and a number of houses have been constructed, or are under construction (Lots 14, 17, 18, 19, 42 and 45) with some lots remaining without houses (Lots 13, 15, 16 and 44). The only trees remaining on the site that may be of habitat value to koalas were those identified to remain in the subdivision plans. The remaining trees are located within the covenant area for each of the lots. On a small scale these trees are fragmented from the parkland corridor to the north of the site. The land on the western boundary is cleared for development, which will be a fauna movement barrier. The value of the bush on the southern boundary is significantly reduced by the high-speed road, which does not provide for safe fauna movement. It is therefore considered that the habitat value of these trees within the site, would be limited for koalas.



Plate 1: Rear of Lot 16 showing no significant vegetation remaining on site. Vegetation in background of plate starts at the fence line and is generally external to the site.

Cast Consulting Ref.
0662 A3

Ecological Report -- SPREP Review
Yakutane Rise, Redland Bay



Plate 2: Boundary of Lot 15 and Lot 16 (Lot 15 on right of plate) showing lack of vegetation on part of Lot 15. Vegetation in the plate is generally external to the site.



Plate 3: Retained trees on Lot 14. Most significant stand of trees within developed area.

Cast Consulting Ref.
0062 A3

Ecological Report -- SPRP Review
Vestane Rise, Redland Bay



Plate 4: Rear of Lots 14, 13, 12. Vegetation on right of plate is retained vegetation in Lot 14, vegetation on left of plate is retained vegetation within covenant area. The outside boundary of this covenant area is external to the development area. There is not restriction to fencing along external boundaries. Adjacent sight currently being developed is visible in the left of the plate through the vegetation.



Plate 5: Vegetation of Lot 44. Part of Lot 44 is within the currently mapped High Value Bushland habitat.

Cast Consulting Pty Ltd

7

3.1.3 Site Connectivity

The site is connected to a small patch of bush and a residential property to the south, however this is hemmed in by a 90 km per hour road (Figure 4). The bush section is behind Lot 15, 16 and 17 and is predominately sheoaks and wattles, with a few large eucalypt species. A residential property is located on the southern boundary of Lot 18 and 19. The western boundary of the site, bordering Lots 13, 14 and 15, there is development activity that has cleared any previous adjacent vegetation and installed a retaining wall (approximately 1-3 m high) along the boundary. Along the southern boundary of Lot 19 and 18 there is a timber-paling fence approximately 1.8 m in height. This fencing is consistent with the sites covenant, which states:

10. Fencing

10.1 No fencing of any type is permitted external to the development envelop boundaries, unless it is in accordance with the design options in Council's Fauna Friendly Broucher. There is no restriction if a boundary is shared with lots external to the reconfiguration site lots.

This fencing reduces the ability for fauna movement, is not considered a koala friendly fence (Department of Environment and Heritage Protection, 2012) and is likely to disconnect the site to any remaining bushland to the south.



Plate 6: Example of boundary fence external to the reconfiguration site lots.

Within the Vanstone Rise estate development there is a large parkland that is north of the site and maintains bushland habitat connectivity between the south-east and north-west of the Vanstone Rise estate. North of Vanstone Rise there are patches of remaining remnant bushland, with a corridor maintained along the creek line in a north-easterly direction. This creek line leads towards further built up residential areas. There are limited areas of bushland to the east and south of the site

3.1.4 Habitat Value Assessment

The site characteristics were assessed against the SPRP habitat definitions to determine the appropriate habitat value of the site. The site needs to meet the definition of the habitat value to be classified as such.

The SPRP (Schedule 4) defines Bushland habitat as:

- a) an area that is mapped as bushland habitat on a Map of Assessable Development Area Koala Habitat Values; or
- b) an area:
 - i. that is either:
 1. greater than 2 ha in size: or
The area is smaller than 2 ha in size. It consists of isolated trees.
 2. less than 2 ha in size but is within 50 m of surrounding bushland habitat; and
The area is smaller than 2 ha and is within 50 m of bushland that is surrounded by a 90 km per hour road (Redland Bay Road) and residential development.
 - ii. that is characterised by intact contiguous native vegetation and may include remnant and non-remnant of regrowth vegetation; and
The vegetation is not part of any contiguous native vegetation, remnant or non-remnant. Redland Bay Road lies to the south and the land to the west (although mapped as bushland habitat) has been cleared as part of an approved/committed development.
 - iii. that has a land cover composition of predominantly forest ranging from closed canopy to open woodland; and
The landcover comprises of isolated eucalypts and some sheoak/wattle regrowth. The landscape is primarily cleared for housing development.

- iv. that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and
Few eucalypt specimens occur as isolated trees, which includes *E. racemosa*, *E. planchoniana* and *E. siderophloia*, that may be used for food and shelter. The connection to these trees from surrounding bushland is restricted by roads, development and housing, making them limited in value to koalas.
- v. that is not a plantation forest.
The area is contained within a residential housing development.

Rehabilitation habitat means an area that is:

- a. Mapped as rehabilitation habitat on the Map Assessable Development Area Koala Habitat Values; or
- b. An area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 ha in size that:
 - i. Has a land cover composition of a mix of forest, scattered trees, grass and bare surfaces; and
The site is mostly bare surfaces with isolated trees, patches of vegetation and comprised of residential sized house blocks between approximately 700 m² and 1800 m².
 - ii. Provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.
The eucalypt species on site could provide food and shelter trees for the day-to-day movement of koalas. Though there is a limit in the connection corridor movement for koalas. Being within a residential development, overtime it is also likely these trees will be removed either intentionally or as the trees die. Landowners are unlikely to replace them with similar trees. This will result in a continual further decline in what is already considered an area of limited value to koala habitat.

Other Area of Value listed in the SPRP mapping has the same definition for part b of the Rehabilitation habitat definition (listed above), except that the area is to be on a lot less than 0.5 ha in size. The size of the original development was approximately 8.1 ha, however, each lot investigated within the site is smaller than 0.5 ha. Further, the majority of each lot is comprised of landscaped gardens, house and paved/concreted areas. The remainder of the lot is within the covenant area and comprises scattered trees, grass and bare surfaces (Figure 5).

4 Conclusion

The subject site is mapped as supporting high value bushland habitat and medium value rehabilitation habitat.

The assessment undertaken does not indicate that either the high value bushland habitat or medium value rehabilitation habitat areas meet the definitions of these habitat categories. It is considered Redland City Council's habitat overlay mapping more accurately represents habitat values of the site, whereby the site is not mapped as koala habitat or an enhancement area.

It is suggested that the SPRP habitat mapping should reflect the area as "Other Area of Value". This is because the lots within the development area are relatively small (700 m² – 1800 m²), with the majority of each lot cleared and now generally comprised of hardstand areas (e.g. paving/concrete), house or landscaped gardens and lawns. Exceptions exist where houses have yet to be completed though it is expected the remaining lots to be completed and /or built on will have a similar outcome. The covenant area of each lot generally consists of scattered trees, grass and bare surfaces. The lots also lack sufficient connectivity to surrounding areas due to allowable fencing around the external perimeter of the residential development area and higher density residential lots within the development area. Additionally residential areas introduce other potential threats to koalas, such as pets.

While the existing trees may potentially provide koalas with the opportunity for food and shelter, given the developed nature of the site, fencing minimizing movement opportunities for koalas, domesticated pets (e.g. dogs and cats) and the adjacent development site it is unlikely there is any significant value to koala populations. Any opportunity that may have existed to maintain or improve the koala habitat at the site was lost as a result of residential subdivision of the site and other activities associated with residential living that are currently occurring and will continue to occur in the future.

Based on this assessment it is considered there is sufficient evidence for the assessment manager to consider the existing SPRP mapping as inaccurate and also an area where koalas are not generally present.

5 References

Department of Environment and Heritage Protection (2012). *Koala-sensitive Design Guideline: A guide to koala-sensitive design measures for planning and development activities*. Koala Conservation Unit, Department of Environment and Heritage Protection, State of Queensland. Brisbane, Queensland.

Integrated Land Solutions (2006). *Ecological and Greenspace Assessment at 46 Muller Street, Redlands (Lot 2 on RP123672)*. Prepared for Harridan Pty Ltd. Edited Sam Patmore: 29 March 2006.

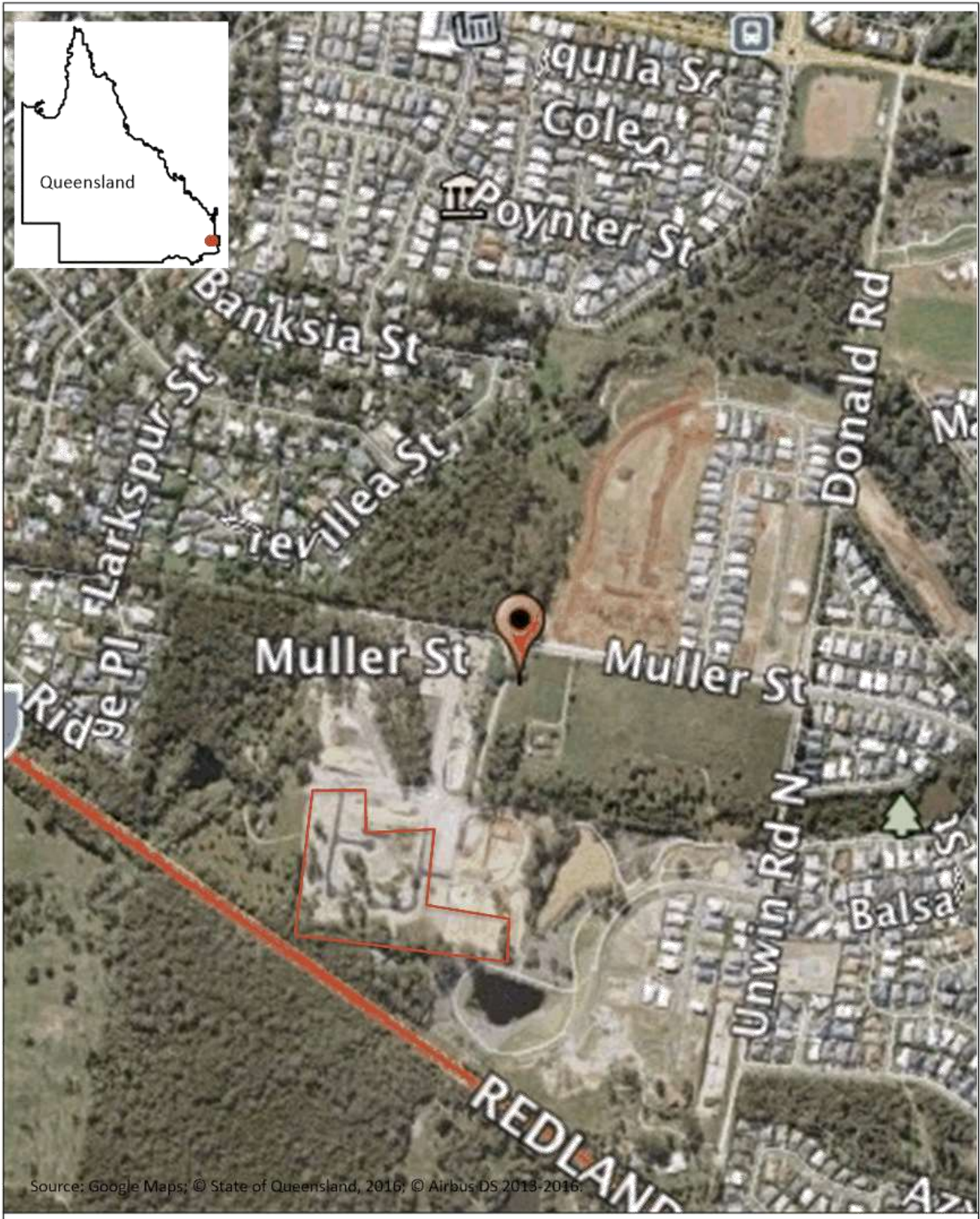
Integrated Land Solution (2007). *Additional advice in support of VMP and Open Space including comment on conflicts with the Redland Shire Council (RSC) Planning Scheme Open Space Maps, 46 Muller Street, Redlands (Lot 2 on RP123672)*. Prepared for Harridan Pty Ltd. Edited Sam Patmore: 31 October 2007.

Cast Consulting Ref:
0062 AB

Ecological Report – SPRP Review
Vanstone Rise, Redland Bay

FIGURES

Cast Consulting Pty Ltd

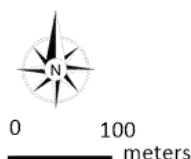


Source: Google Maps; © State of Queensland, 2016; © Airbus DS 2013-2016.

Disclaimer: Whilst every care has been taken to ensure the accuracy of this information, Cast Consulting Pty Ltd makes no representations or warranties about the accuracy, reliability, completeness or suitability of any particular purpose of this map. Cast Consulting disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages or costs which might be incurred as a result of the information being inaccurate or incomplete in any way or for any reason.

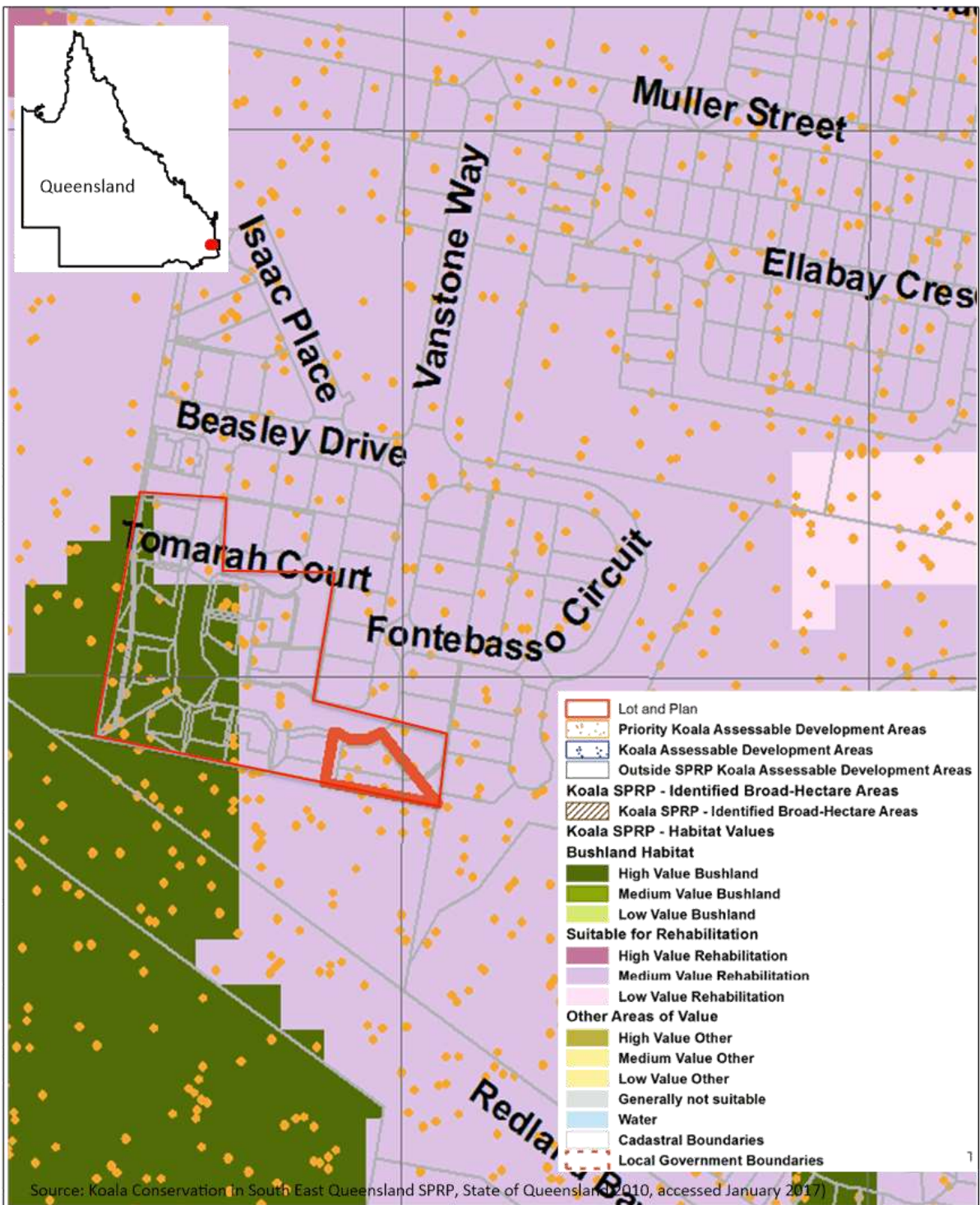
Legend
 Site boundary (approx.)

Ecological Report – SPRP Review
Vanstone Rise, Redland Bay
Figure 1 – Site location



Drawing ID: 0062.01
 Created: JT Checked: NT
 Revision: 1.0
 Date: 16/01/2017

Disclaimer: Whilst every care has been taken to ensure the accuracy of this information, Cast Consulting Pty Ltd makes no representations or warranties about the accuracy, reliability, completeness or suitability of any particular purpose of this map. Cast Consulting disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs which might be incurred as a result of the information being inaccurate or incomplete in any way or for any reason.



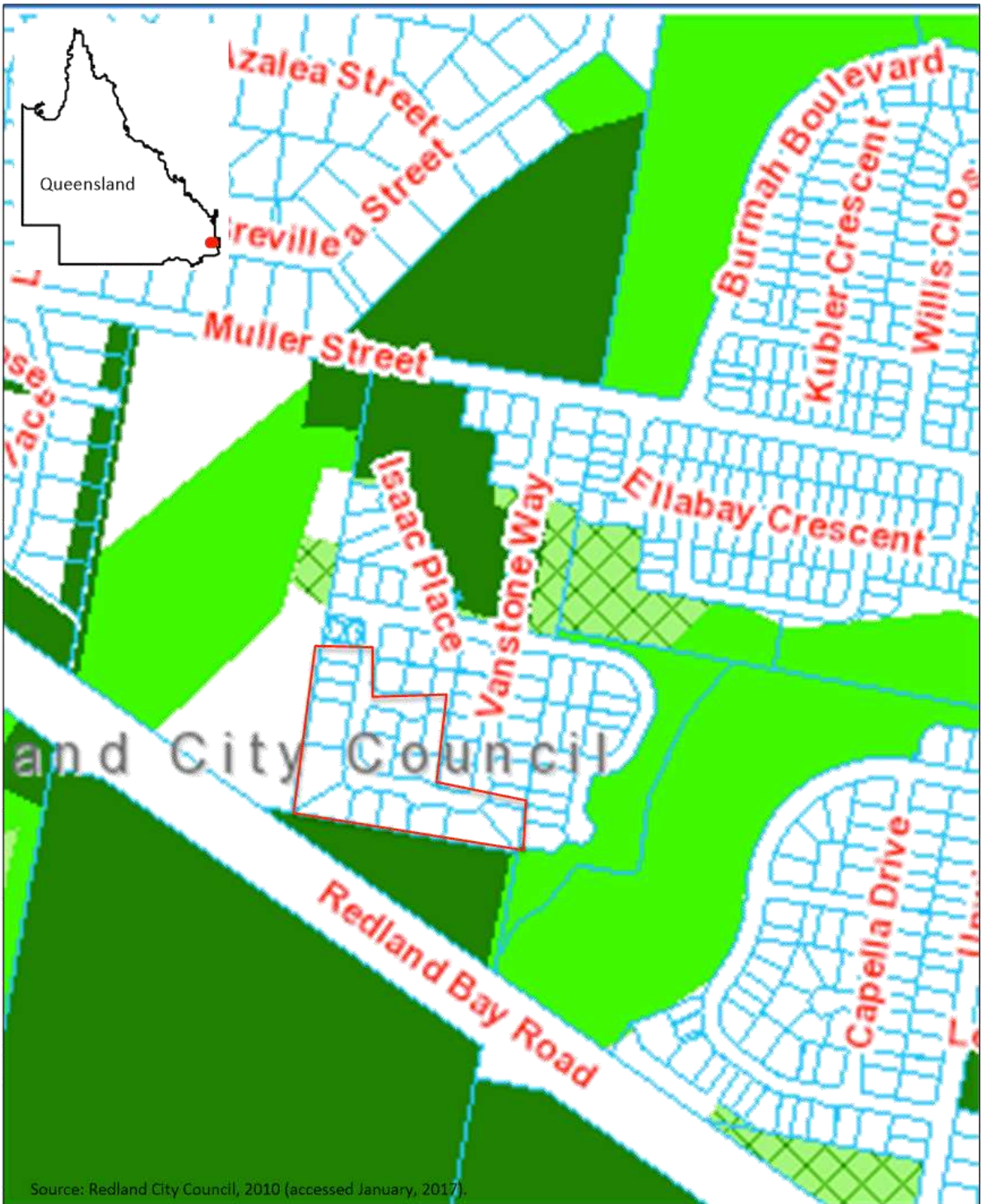
Legend
 [Red outline] Site boundary (approx.)

**Ecological Report – SPRP Review
 Vanstone Rise, Redland Bay
 Figure 2 – Current SPRP Mapping**




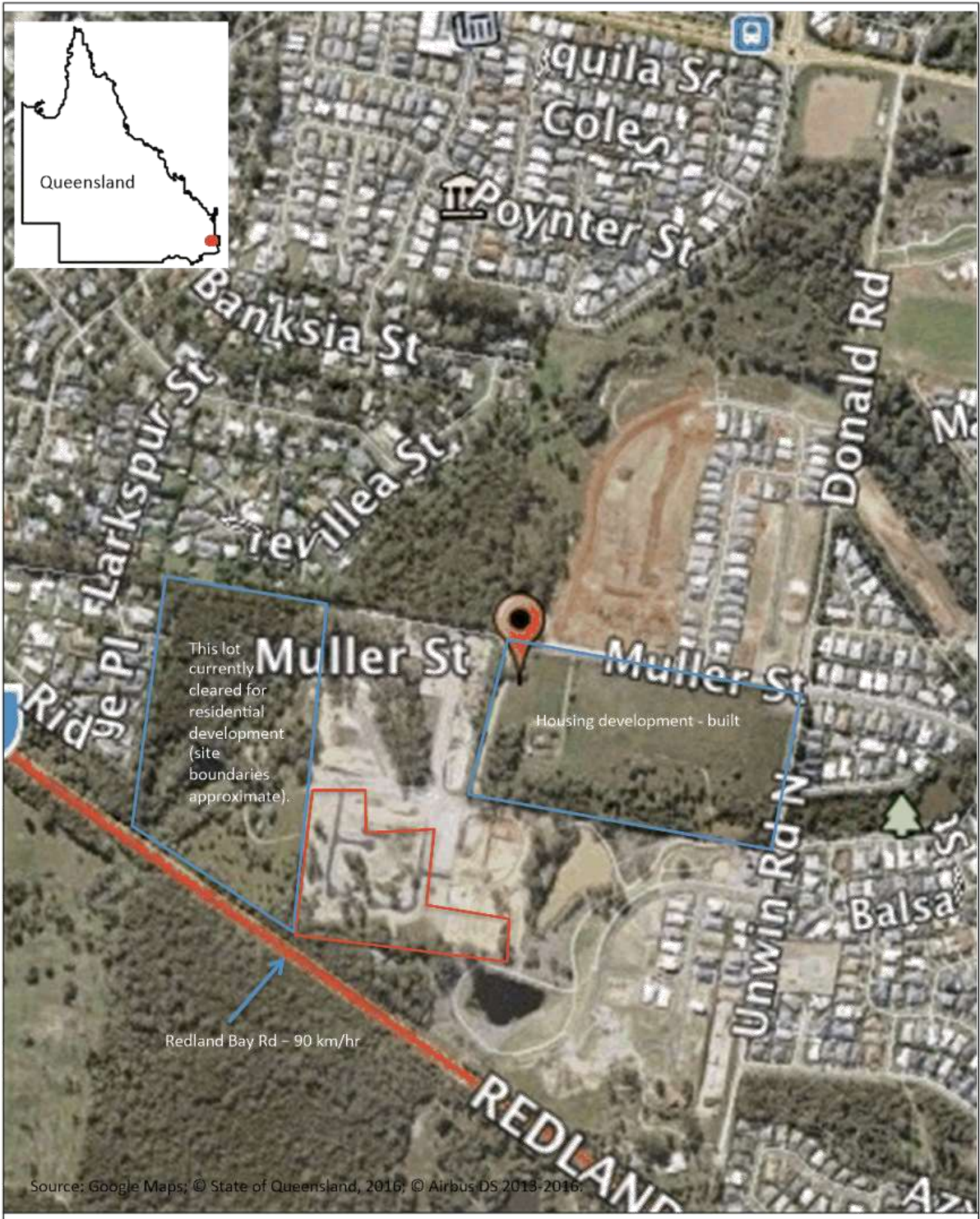
Drawing ID: 0062.02
 Created: JT Checked: NT
 Revision: 1.0
 Date: 16/01/2017

Disclaimer: Whilst every care has been taken to ensure the accuracy of this information, Cast Consulting Pty Ltd makes no representations or warranties about the accuracy, reliability, completeness or suitability of any particular purpose of this map. Cast Consulting disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages or costs which might be incurred as a result of the information being inaccurate or incomplete in anyway or for any reason.




Source: Redland City Council, 2010 (accessed January, 2017).

<p>Legend</p> <ul style="list-style-type: none"> Site boundary (approx.) Bushland Habitat Enhancement Corridor Enhancement Link 	<p>Ecological Report – SPRP Review Vanstone Rise, Redland Bay Figure 3 – Redland City Mapping Overlay</p> <div style="text-align: center;">  0 100 meters </div>	<div style="background-color: #333; color: white; padding: 5px; font-size: small;"> cast consulting environment project management science </div> <p style="font-size: x-small;"> Drawing ID: 0062.03 Created: JT Checked: NT Revision: 1.0 Date: 16/01/2017 </p>
--	---	---

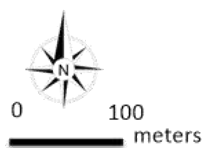


Disclaimer: Whilst every care has been taken to ensure the accuracy of this information, Cast Consulting Pty Ltd makes no representations or warranties about the accuracy, reliability, completeness or suitability of any particular purpose of this map. Cast Consulting disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages or costs which might be incurred as a result of the information being inaccurate or incomplete in any way or for any reason.

Legend

 Site boundary (approx.)

**Ecological Report – SPRP Review
Vanstone Rise, Redland Bay
Figure 4 – Site Connectivity**



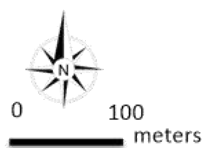
Drawing ID: 0062.04
Created: JT Checked: NT
Revision: 1.0
Date: 16/01/2017



Disclaimer: Whilst every care has been taken to ensure the accuracy of this information, Cast Consulting Pty Ltd makes no representations or warranties about the accuracy, reliability, completeness or suitability of any particular purpose of this map. Cast Consulting disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs which might be incurred as a result of the information being inaccurate or incomplete in any way or for any reason.

- Legend**
- Covenant Area
 - Lot Boundary
 - Easement Area

**Ecological Report – SPRP Review
Vanstone Rise, Redland Bay
Figure 5 – Site Covenant Areas**



Drawing ID: 0062.04
Created: NT Checked: JT
Revision: 1.0
Date: 07/02/2017

Cast Consulting Ref:
0062 AB

Ecological Report – SPRP Review
Vanstone Rise, Redland Bay

APPENDIX A

EPBC Act *Protected Matters Search Report*

Cast Consulting Pty Ltd



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 27/12/16 10:17:14

[Summary](#)

[Details](#)

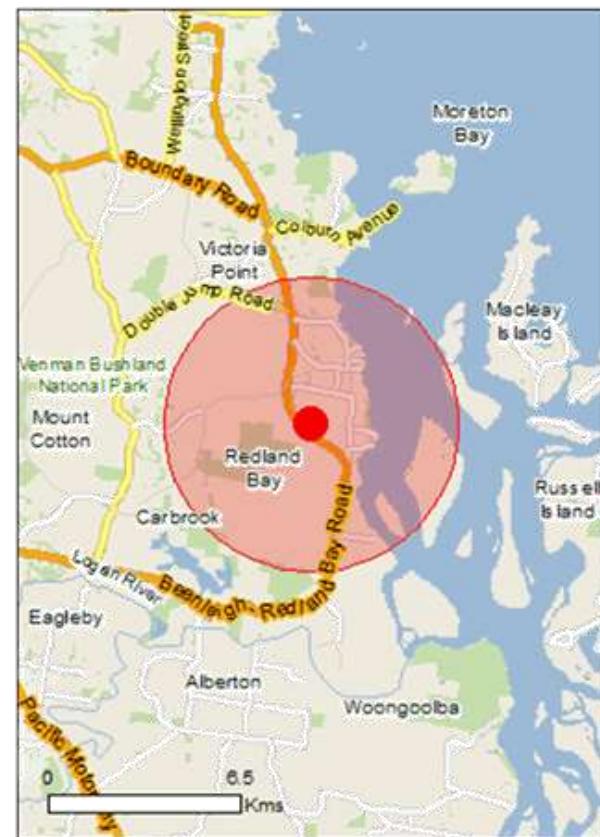
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

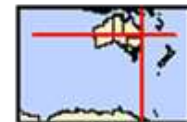
[Acknowledgements](#)



This map may contain data which are
©Commonwealth of Australia
(Geoscience Australia), ©PSMA 2010

[Coordinates](#)

Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	64
Listed Migratory Species:	78

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	111
Whales and Other Cetaceans:	14
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	3
Regional Forest Agreements:	None
Invasive Species:	36
Nationally Important Wetlands:	2
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar) [\[Resource Information \]](#)

Name	Proximity
Moreton bay	Within Ramsar site

Listed Threatened Ecological Communities [\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area

Listed Threatened Species [\[Resource Information \]](#)

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Roosting known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris tenuirostris Great Knot [862]	Critically Endangered	Roosting known to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
Dasyornis brachypterus Eastern Bristlebird [533]	Endangered	Species or species habitat likely to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species

Name	Status	Type of Presence
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	habitat may occur within area Species or species habitat likely to occur within area
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
Limosa lapponica baueri Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area
Limosa lapponica menzbieri Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area
Poephila cincta cincta Southern Black-throated Finch [64447]	Endangered	Species or species habitat may occur within area
Pterodroma neglecta neglecta Kermadec Petrel (western) [64450]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Thalassarche cauta cauta Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Species or species habitat may occur within area
Thalassarche cauta steadi White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within

Name	Status	Type of Presence area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area
Fish		
Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area
Mammals		
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area
Xeromys myoides Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area
Plants		
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area
Baloghia marmorata Marbled Baloghia, Jointed Baloghia [8463]	Vulnerable	Species or species habitat may occur within area
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat likely to occur within area
Cryptocarya foetida Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat likely to occur within area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Delma torquata Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Saiphos reticulatus Three-toed Snake-tooth Skink [88328]	Vulnerable	Species or species habitat may occur within area
Sharks		
Carcharias taurus (east coast population) Grey Nurse Shark (east coast population) [68751]	Critically Endangered	Species or species habitat likely to occur within area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding may occur within area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat may occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species habitat may occur within area
Diomedea gibsoni Gibson's Albatross [64466]	Vulnerable*	Species or species habitat may occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Foraging, feeding or related behaviour likely to occur within area
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Species or species habitat may occur within area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Migratory Marine Species		
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area
Dugong dugon Dugong [28]		Species or species habitat known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
Manta alfredi Reef Manta Ray, Coastal Manta Ray, Inshore Manta Ray, Prince Alfred's Ray, Resident Manta Ray [84994]		Species or species habitat may occur within area
Manta birostris Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat may occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Orcaella brevirostris Irrawaddy Dolphin [45]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding may occur within area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area
Sousa chinensis Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Roosting known to occur within area
Arenaria interpres Ruddy Turnstone [872]		Roosting known to occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Roosting known to occur within area
Calidris alba Sanderling [875]		Roosting known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Roosting known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Roosting known to occur within area
Calidris ruficollis Red-necked Stint [860]		Roosting known to occur within area
Calidris tenuirostris Great Knot [862]	Critically Endangered	Roosting known to occur within area
Charadrius bicinctus Double-banded Plover [895]		Roosting known to occur within area

Name	Threatened	Type of Presence
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
Charadrius veredus Oriental Plover, Oriental Dotterel [882]		Roosting known to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area
Heteroscelus brevipes Grey-tailed Tattler [59311]		Roosting known to occur within area
Heteroscelus incanus Wandering Tattler [59547]		Roosting known to occur within area
Limicola falcinellus Broad-billed Sandpiper [842]		Roosting known to occur within area
Limnodromus semipalmatus Asian Dowitcher [843]		Roosting known to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Limosa limosa Black-tailed Godwit [845]		Roosting known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting known to occur within area
Numenius phaeopus Whimbrel [849]		Roosting known to occur within area
Pandion haliaetus Osprey [952]		Breeding known to occur within area
Philomachus pugnax Ruff (Reeve) [850]		Roosting known to occur within area
Pluvialis fulva Pacific Golden Plover [25545]		Roosting known to occur within area
Pluvialis squatarola Grey Plover [865]		Roosting known to occur within area
Tringa glareola Wood Sandpiper [829]		Roosting known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area
Xenus cinereus Terek Sandpiper [59300]		Roosting known to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Roosting known to occur within area
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Breeding known to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Arenaria interpres Ruddy Turnstone [872]		Roosting known to occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Roosting known to occur within area
Calidris alba Sanderling [875]		Roosting known to occur within area
Calidris canutus Red Knot, Knot [855]	Endangered	Roosting known to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Roosting known to occur within area
Calidris ruficollis Red-necked Stint [860]		Roosting known to occur within area
Calidris tenuirostris Great Knot [862]	Critically Endangered	Roosting known to occur within area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat may occur within area
Charadrius bicinctus Double-banded Plover [895]		Roosting known to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
Charadrius ruficapillus Red-capped Plover [881]		Roosting known to occur

Name	Threatened	Type of Presence within area
Charadrius veredus Oriental Plover, Oriental Dotterel [882]		Roosting known to occur within area
Cuculus saturatus Oriental Cuckoo, Himalayan Cuckoo [710]		Species or species habitat known to occur within area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
Diomedea exulans (sensu lato) Wandering Albatross [1073]	Vulnerable	Species or species habitat may occur within area
Diomedea gibsoni Gibson's Albatross [64466]	Vulnerable*	Species or species habitat may occur within area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Heteroscelus brevipes Grey-tailed Tattler [59311]		Roosting known to occur within area
Heteroscelus incanus Wandering Tattler [59547]		Roosting known to occur within area
Himantopus himantopus Black-winged Stilt [870]		Roosting known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
Limicola falcinellus Broad-billed Sandpiper [842]		Roosting known to occur within area
Limnodromus semipalmatus Asian Dowitcher [843]		Roosting known to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Limosa limosa Black-tailed Godwit [845]		Roosting known to occur within area

Name	Threatened	Type of Presence
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat likely to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting known to occur within area
Numenius phaeopus Whimbrel [849]		Roosting known to occur within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area
Pandion haliaetus Osprey [952]		Breeding known to occur within area
Philomachus pugnax Ruff (Reeve) [850]		Roosting known to occur within area
Pluvialis fulva Pacific Golden Plover [25545]		Roosting known to occur within area
Pluvialis squatarola Grey Plover [865]		Roosting known to occur within area
Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Foraging, feeding or related behaviour likely to occur within area
Recurvirostra novaehollandiae Red-necked Avocet [871]		Roosting known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
Sterna albifrons Little Tern [813]		Species or species habitat may occur within area
Thalassarche cauta (sensu stricto) Shy Albatross, Tasmanian Shy Albatross [64697]	Vulnerable*	Species or species habitat may occur within area

Name	Threatened	Type of Presence
Thalassarche eremita Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
Tringa glareola Wood Sandpiper [829]		Roosting known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area
Xenus cinereus Terek Sandpiper [59300]		Roosting known to occur within area
Fish		
Acentronura tentaculata Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area
Campichthys tryoni Tryon's Pipefish [66193]		Species or species habitat may occur within area
Corythoichthys amplexus Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area
Corythoichthys ocellatus Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area
Filicampus tigris Tiger Pipefish [66217]		Species or species habitat may occur within area
Halicampus grayi Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area
Hippichthys cyanospilos Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area
Hippichthys heptagonus Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within

Name	Threatened	Type of Presence area
Hippocampus kelloggi Kellogg's Seahorse, Great Seahorse [66723]		Species or species habitat may occur within area
Hippocampus kuda Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area
Hippocampus trimaculatus Three-spot Seahorse, Low-crowned Seahorse, Flat-faced Seahorse [66720]		Species or species habitat may occur within area
Hippocampus whitei White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]		Species or species habitat may occur within area
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area
Micrognathus andersonii Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area
Micrognathus brevis thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area
Microphis manadensis Manado Pipefish, Manado River Pipefish [66258]		Species or species habitat may occur within area
Solegnathus dunckeri Duncker's Pipehorse [66271]		Species or species habitat may occur within area
Solegnathus hardwickii Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area
Solenostomus paegnius Rough-snout Ghost Pipefish [68425]		Species or species habitat may occur within area
Solenostomus paradoxus Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area
Syngnathoides biaculeatus Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Trachyrhamphus bicoarctatus Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area
Vanacampus margaritifer Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area
Mammals		
Dugong dugon Dugong [28]		Species or species habitat known to occur within area
Reptiles		
Aipysurus laevis Olive Seasnake [1120]		Species or species habitat may occur within area
Astrotia stokesii Stokes' Seasnake [1122]		Species or species habitat may occur within area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding known to occur within area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
Hydrophis elegans Elegant Seasnake [1104]		Species or species habitat may occur within area
Laticauda laticaudata a sea krait [1093]		Species or species habitat may occur within area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Pelamis platurus Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area
Whales and other Cetaceans		[Resource Information]
Name	Status	Type of Presence
Mammals		
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area

Name	Status	Type of Presence
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
Eubalaena australis Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
Orcaella brevirostris Irrawaddy Dolphin [45]		Species or species habitat likely to occur within area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area
Sousa chinensis Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area

Extra Information

State and Territory Reserves	[Resource Information]
Name	State
Bayview	QLD
Carbrook Wetlands 1	QLD
Carbrook Wetlands 2	QLD

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
------	--------	------------------

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species

Name	Status	Type of Presence
Vulpes vulpes Red Fox, Fox [18]		habitat likely to occur within area Species or species habitat likely to occur within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Asparagus aethiopicus Asparagus Fern, Ground Asparagus, Basket Fern, Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425] Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area Species or species habitat likely to occur within area
Cabomba caroliniana Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171] Chrysanthemoides monilifera Bitou Bush, Boneseed [18983]		Species or species habitat likely to occur within area Species or species habitat may occur within area
Chrysanthemoides monilifera subsp. rotundata Bitou Bush [16332]		Species or species habitat likely to occur within area
Cryptostegia grandiflora Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913] Eichhornia crassipes Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area Species or species habitat likely to occur within area
Hymenachne amplexicaulis Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892] Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area Species or species habitat likely to occur within area
Protasparagus densiflorus Asparagus Fern, Plume Asparagus [5015]		Species or species habitat likely to occur within area
Protasparagus plumosus Climbing Asparagus-fern, Ferny Asparagus [11747]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area
Reptiles		

Name	Status	Type of Presence
Hemidactylus frenatus		
Asian House Gecko [1708]		Species or species habitat likely to occur within area

Nationally Important Wetlands		[Resource Information]
Name		State
Carbrook Wetlands Aggregation		QLD
Moreton Bay		QLD

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-27.63717 153.29449

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

© Commonwealth of Australia
 Department of the Environment
 GPO Box 787
 Canberra ACT 2601 Australia
 +61 2 6274 1111

Cast Consulting Ref:
0062 AB

Ecological Report – SPRP Review
Vanstone Rise, Redland Bay

APPENDIX B

NC Act *Matters of State Environmental Significance* Search

Cast Consulting Pty Ltd



Queensland Government

Department of Environment and Heritage Protection

Environmental Reports

Matters of State Environmental Significance

Area of Interest: Longitude: 153.2926 Latitude: -27.63736

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "Central co-ordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@ehp.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



Table of Contents

Assessment Area Details	4
Matters of State Environmental Significance (MSES)	5
MSES Categories	5
MSES Values Present	6
Additional Information with Respect to MSES Values Present	6
Maps	9
Map 1 - Location	9
Map 2 - MSES Criteria 1 - State Conservation Areas	10
Map 3 - MSES Criteria 2 - Wetlands and Waterways	11
Map 4 - MSES Criteria 3 - Species	12
Map 5 - MSES Criteria 4 - Regulated Vegetation	13
Map 6 - MSES Criteria 5 - Offset Areas	14
Map 7 - Matters of State Environmental Significance	15
Appendices	16
Appendix 1 - Matters of State Environmental Significance (MSES) Criteria	16
Appendix 2 - Source Data	17
Appendix 3 - Acronyms and Abbreviations	18

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, AOI details

Area of Interest	153.2926,-27.63736 with 2 kilometre radius
Size (ha)	1256.6
Local Government(s)	REDLAND CITY
Bioregion(s)	Southeast Queensland
Subregion(s)	Sunshine Coast - Gold Coast Lowlands, Burringbar - Conondale Ranges
Catchment(s)	Logan-Albert

Refer to **Map 1** for locality information.

Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*;
- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004*;
- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;
- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014*;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Referable Wetlands under the Environmental Protection Regulation 2008;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

Refer to **Appendix 1** for a description of MSES categories.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

MSES Criteria 1 - STATE CONSERVATION AREAS	43.5 ha	3.5%
1.1 Protected Areas	43.5 ha	3.5%
1.2 Marine Parks	0.0 ha	0.0%
1.3 Fish Habitat Areas	0.0 ha	0.0%
MSES Criteria 2 - WETLANDS AND WATERWAYS - area features	41.7 ha	3.3%
MSES Criteria 2 - WETLANDS AND WATERWAYS - linear features	0.0 km	Not applicable
2.1 High Ecological Significance wetlands on the map of Referable Wetlands	41.7 ha	3.3%
2.2 High Ecological Value (HEV) wetlands	0.0 ha	0.0%
2.2 High Ecological Value (HEV) waterways **	0.0 km	Not applicable
2.3 Strategic Environmental Areas (SEA)	0.0 ha	0.0%
MSES Criteria 3 - SPECIES	519.8 ha	41.4%
3.1 Threatened species and Iconic species	519.8 ha	41.4%
MSES Criteria 4 - REGULATED VEGETATION - area features	344.9 ha	27.4%
MSES Criteria 4 - REGULATED VEGETATION - linear features	38.8 km	Not applicable
4.1 Vegetation Management Regional Ecosystems and Remnant Map *	297.0 ha	23.6%
4.2 Vegetation Management Wetland Map *	47.9 ha	3.8%
4.3 Vegetation Management Watercourse Map **	38.8 km	Not applicable
MSES Criteria 5 - OFFSET AREAS	0.0 ha	0.0%
5.1 Legally secured offset areas	0.0 ha	0.0%
Total MSES (criteria 1.1, 1.2, 1.3, 2.1, part of 2.2, 2.3, 3.1, 4.1, 4.2 and 5.1) calculated for area features only	532.1 ha	42.3%

Please note that the area and percent area figures in the table above will not necessarily add up to the "Total MSES" figures due to overlapping values.

*The total extent area of regulated vegetation (Criteria 4.1) may be overestimated due to the presence of dominant and/or subdominant non-regulated regional ecosystems in mixed patches of vegetation, i.e. the total area of mixed vegetated patches is included irrespective of whether the patch consists only partly of endangered, of concern or wetland regional ecosystems.

**The total linear extent of watercourses may be overestimated in some instances, as both banks (rather than the centreline) of waterbodies and larger watercourses where present are mapped by the State, increasing the extent of linear features.

Additional Information with Respect to MSES Values Present

Criteria 1 - State Conservation Areas

1.1 Protected Areas

Protected Area Names
Bayview Regional Park

1.2 Marine Parks

(no results)

1.3 Fish Habitat Areas

(no results)

Refer to **Map 2 - MSES Criteria 1 - State Conservation Areas** for an overview of the relevant MSES.

Criteria 2 - Wetlands and Waterways**2.1 High Ecological Significance wetlands on the Map of Referable Wetlands**

Natural wetlands that are 'High Ecological Significance' (HES) on the Map of Referable Wetlands are present

2.2 High Ecological Value (HEV) wetlands

(no results)

2.2 High Ecological Value (HEV) waterways

(no results)

2.3 Strategic Environmental Areas

(no results)

Refer to **Map 3 - MSES Criteria 2 - Wetlands and Waterways** for an overview of the relevant MSES.

Criteria 3 - Species**3.1 Threatened species and Iconic species****Threatened and/or iconic species habitat within the AOI (derived from records/essential habitat mapping)**

(no results)

**NCA E or V - Endangered or Vulnerable status under the NCA; VMA ehab - VMA essential habitat; Iconic - Iconic species.*

To request a species list for an area, or search for a species profile, access Wildlife Online at:

<https://www.qld.gov.au/environment/plants-animals/species-list/>

Koala bushland habitat

Mapped Koala Bushland habitat present

Dugong areas

(no results)

Refer to **Map 4 - MSES Criteria 3 - Species** for an overview of the relevant MSES.

Criteria 4 - Regulated Vegetation

4.1 Endangered and Of Concern regional ecosystems and Category R Regulated Vegetation

Regulated Vegetation Description	Regional Ecosystem Patch	VMA status
rem_end	12.11.23/12.11.5j	E-dom
rem_end	12.11.5j/12.11.23/12.11.5h	E-subdom

For further information relating to regional ecosystems in general, go to:

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

<https://environment.ehp.qld.gov.au/regional-ecosystems/>

4.2 Vegetation Management Wetlands

Vegetation Management Wetlands are mapped as present

Wetlands datasource

Qld Wetlands
Mapping

4.3 Watercourses shown on the Vegetation Management Watercourse and Drainage Feature Map

A vegetation management watercourse is mapped as present

Watercourses datasource

Vegetation Management Watercourse Map

Refer to **Map 5 - MSES Criteria 4 - Regulated Vegetation** for an overview of the relevant MSES.

Criteria 5 - Offset Areas

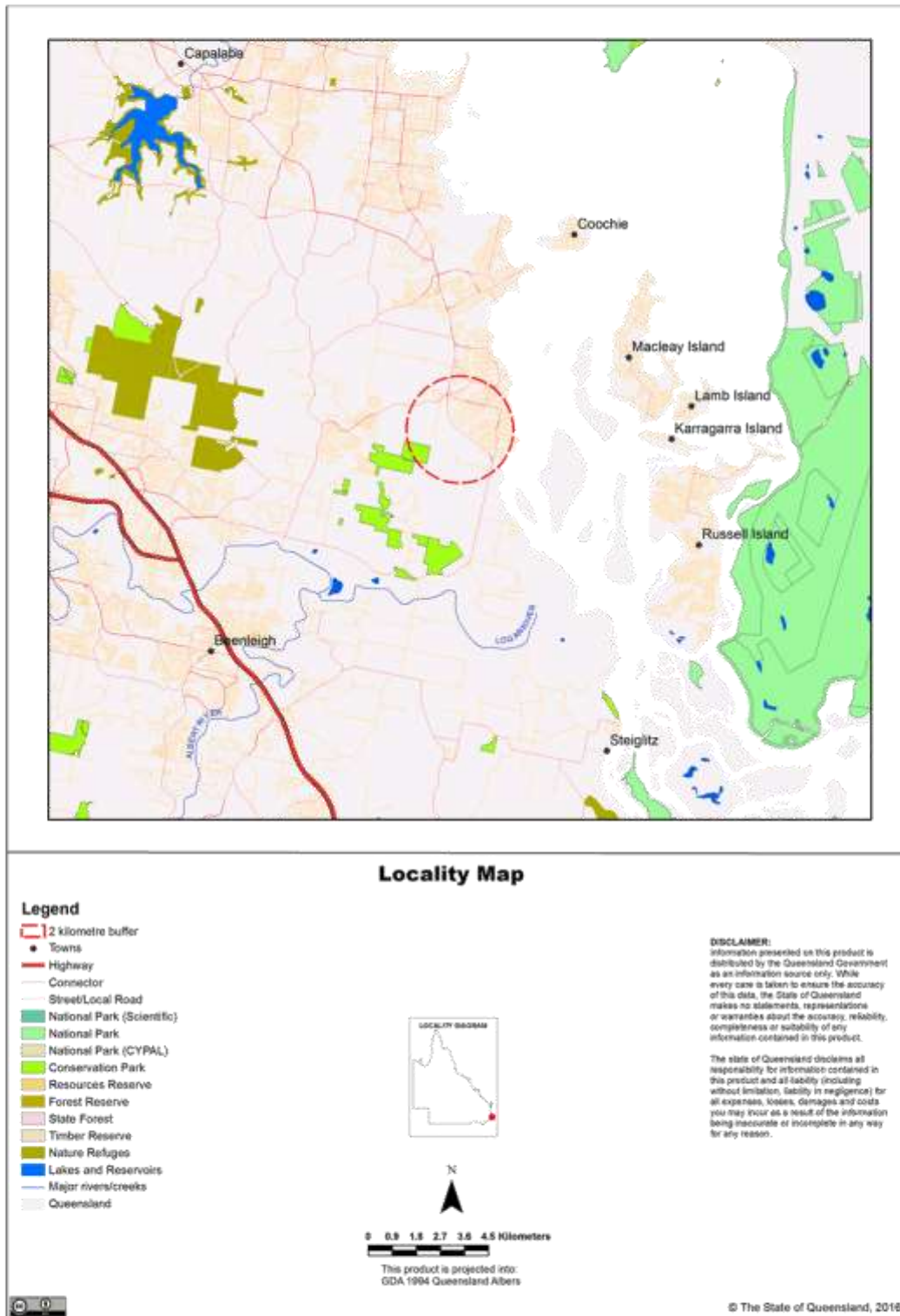
5.1 Legally secured offset areas

(no results)

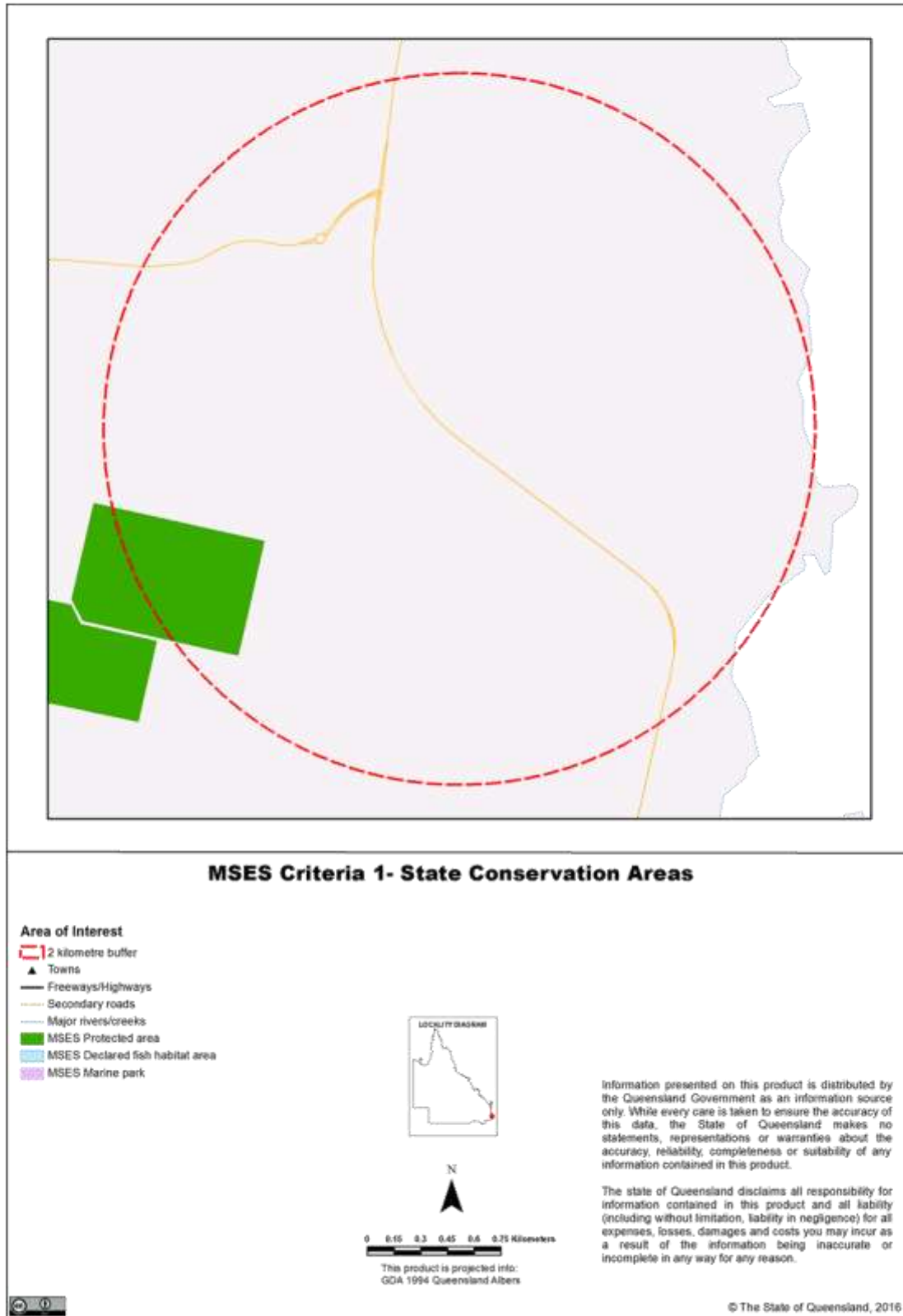
Refer to **Map 6 - MSES Criteria 5 - Offset Areas** for an overview of the relevant MSES.

Maps

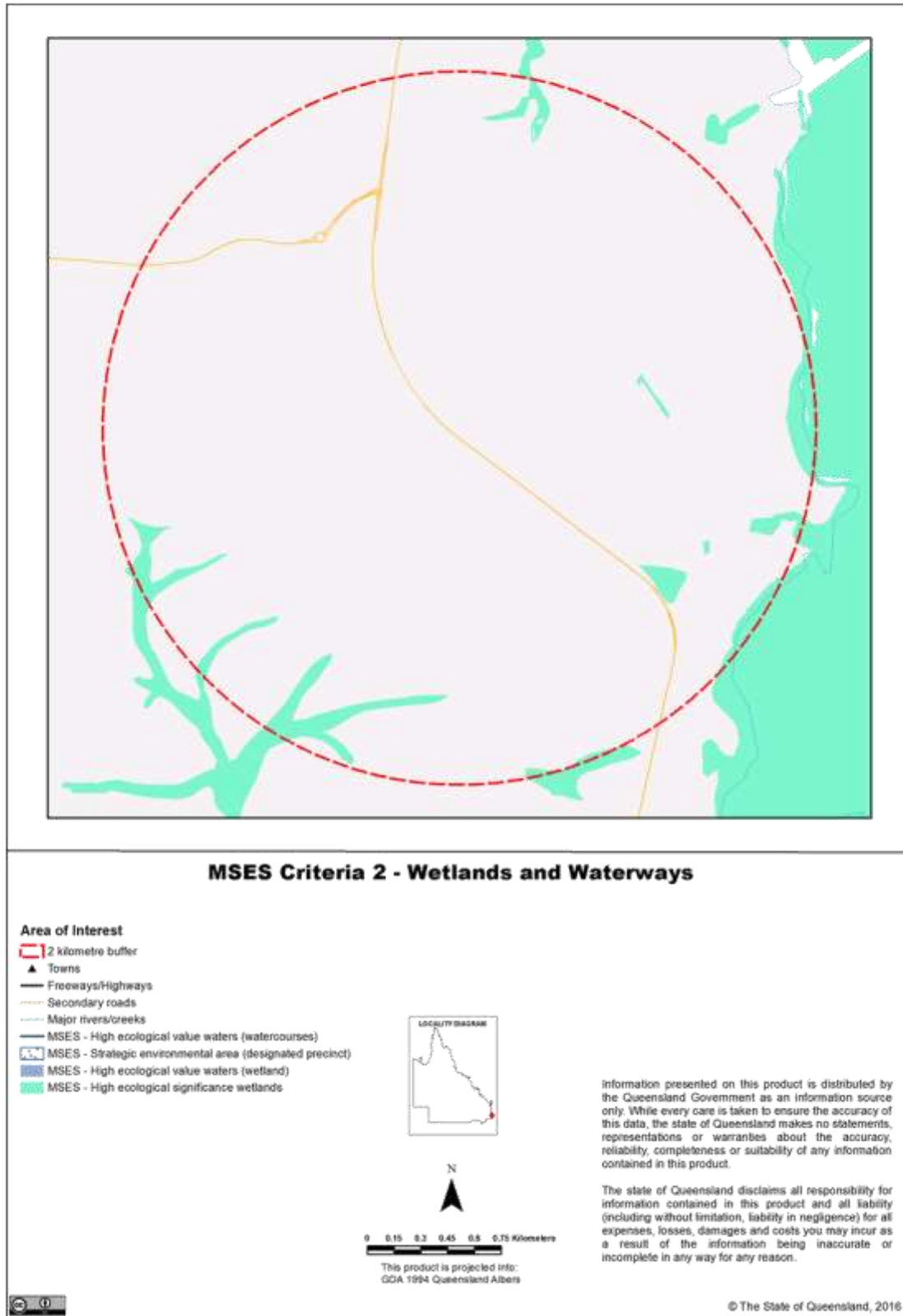
Map 1 - Location



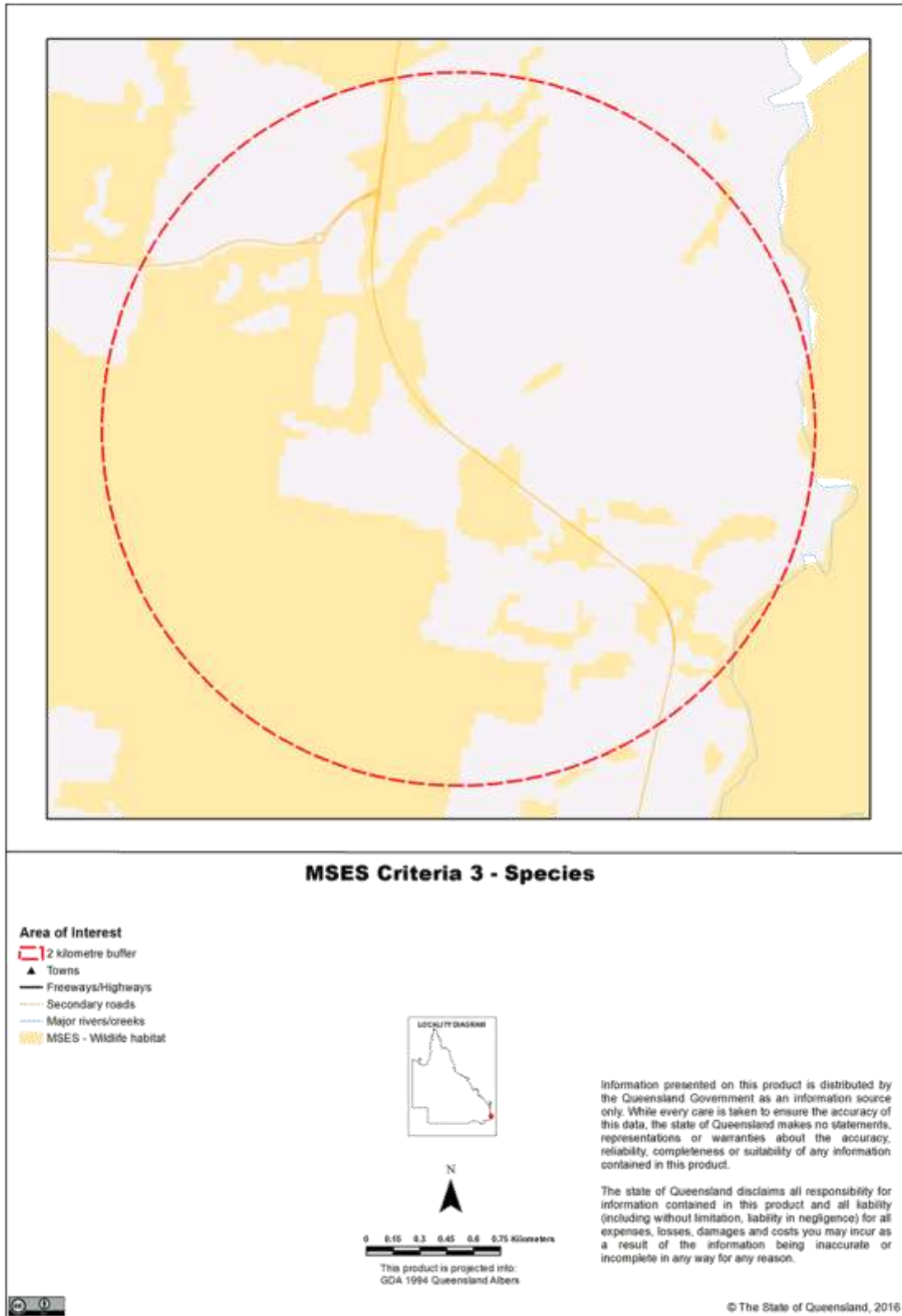
Map 2 - MSES Criteria 1 - State Conservation Areas



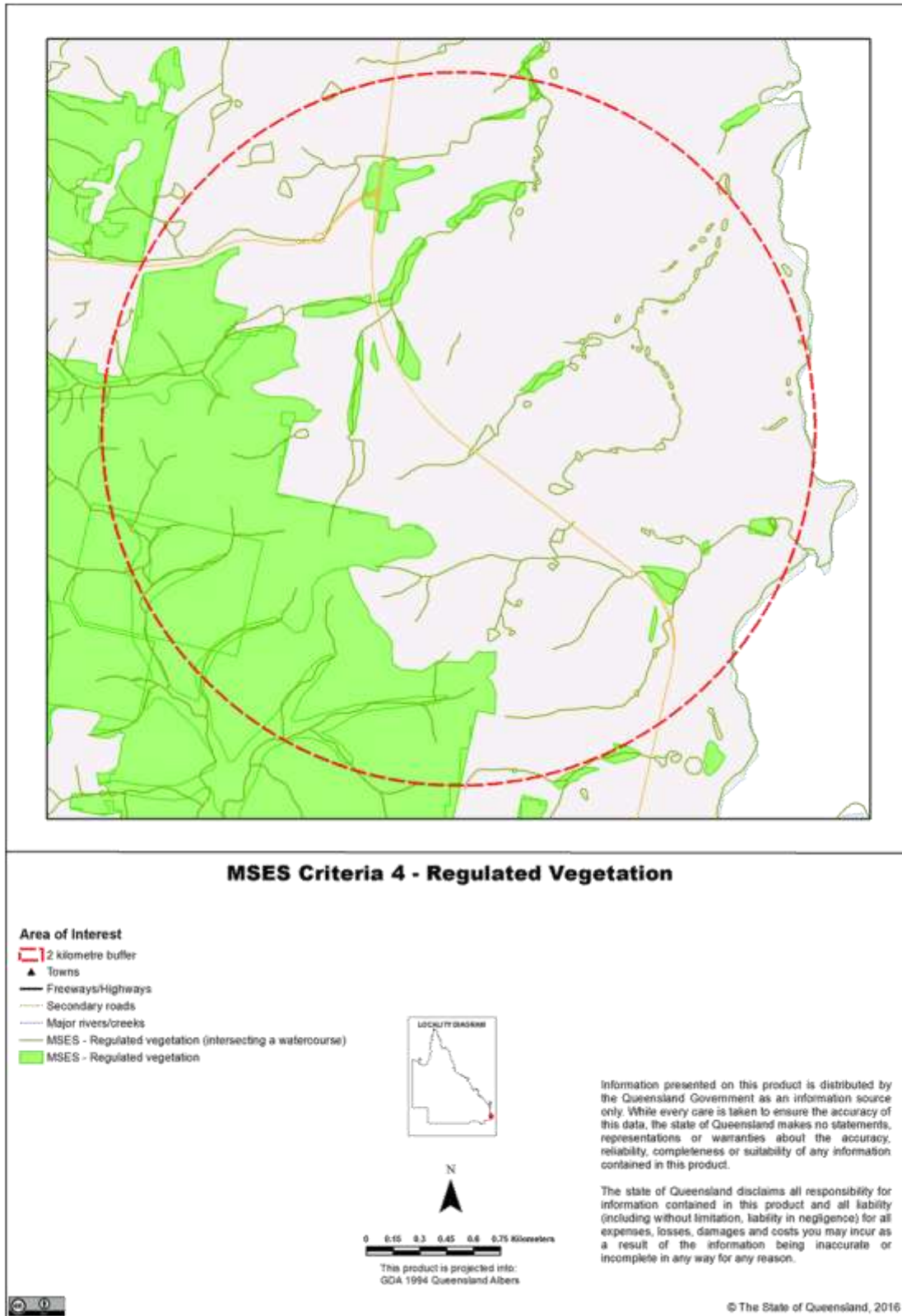
Map 3 - MSES Criteria 2 - Wetlands and Waterways



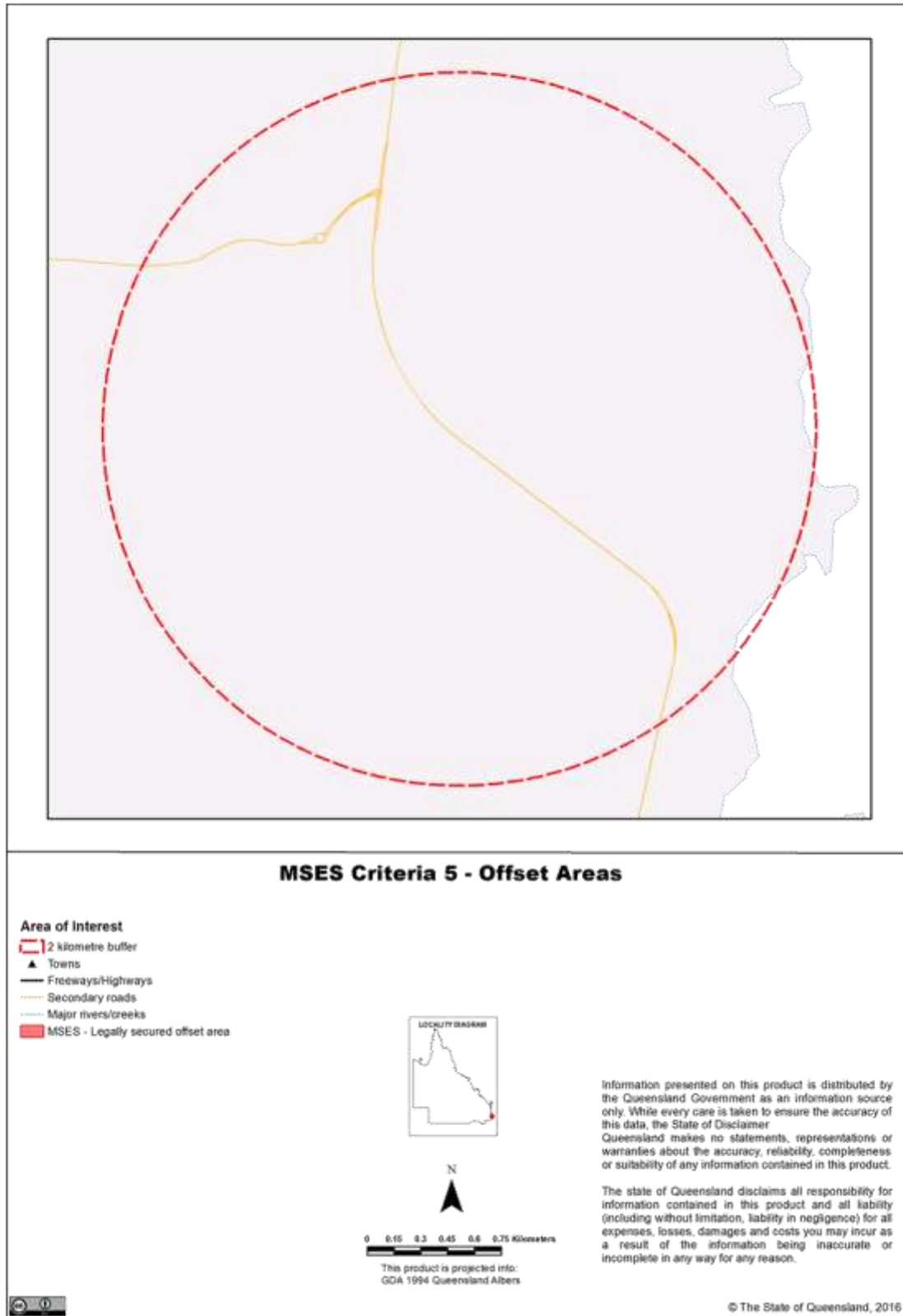
Map 4 - MSES Criteria 3 - Species



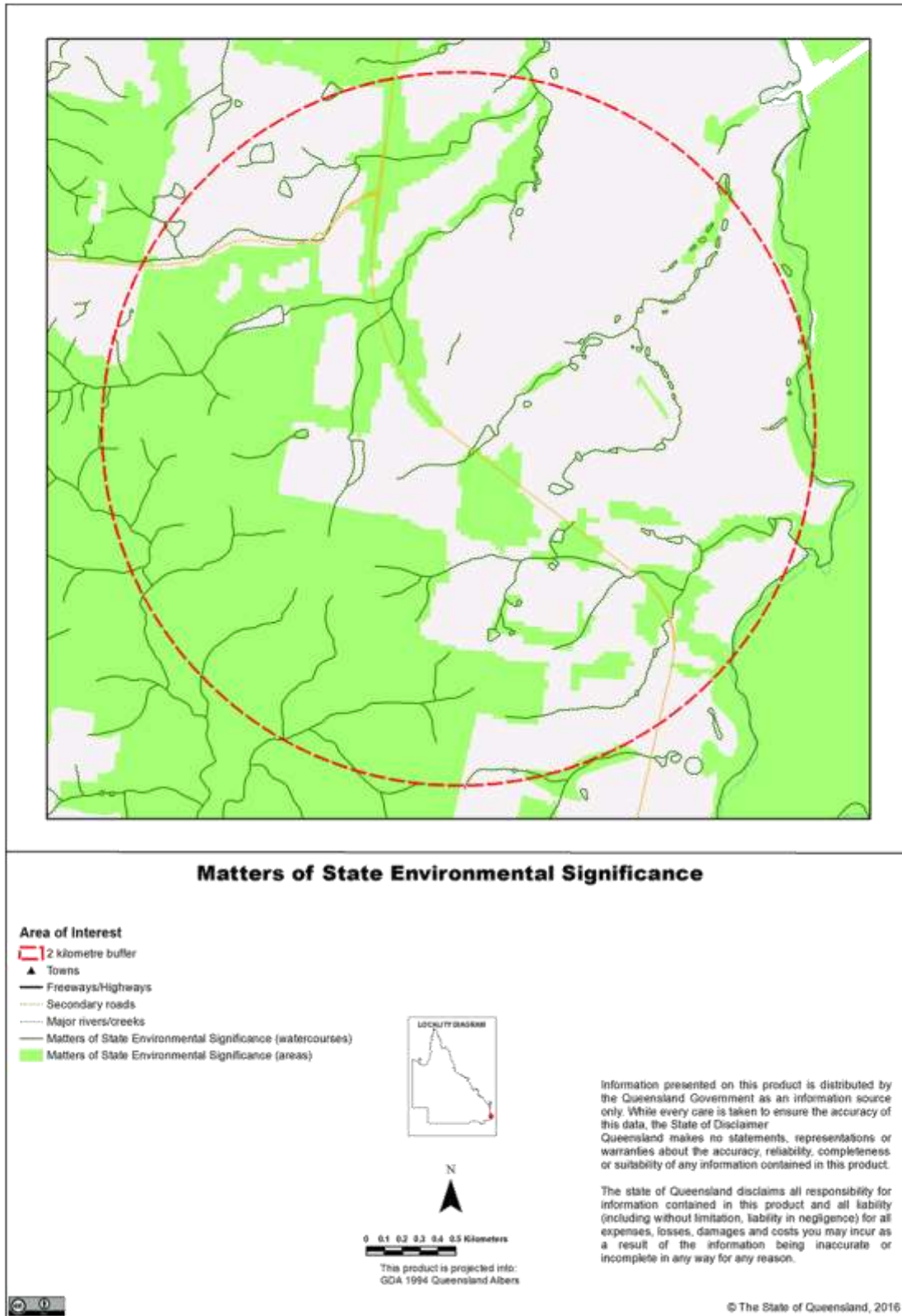
Map 5 - MSES Criteria 4 - Regulated Vegetation



Map 6 - MSES Criteria 5 - Offset Areas



Map 7 - Matters of State Environmental Significance



Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) Criteria

None	None
1.1 Protected Areas (NCA)	Protected areas under the
1.2 Marine Parks (MPA)	The following State marine parks zones under the
1.3 Fish Habitat Areas (FA)	The following areas under the
2.1 'High Ecological Significance' wetlands on the Map of Referable Wetlands	All natural wetlands that are 'High Ecological Significance' (HES) on the Map of Referable Wetlands.
2.2 High Ecological Value (HEV) wetlands and waterways (EP Act)	Natural wetlands and waterways that occur in HEV (maintain) freshwater and estuarine areas under the Environmental Protection (Water) Policy.
2.3 Strategic Environmental Areas (RPI Act)	Designated precinct areas under the
3.1 Threatened species and iconic species (NCA)	Habitat for:
4.1 Vegetation Management Regional Ecosystem and Remnant Map (VMA)	Include VMA 'Endangered' and 'Of Concern' remnant (Category A and B) and high value regrowth (Category C) REs and Category R (GBR regrowth watercourse) areas from the Regulated Vegetation Management Map.
4.2 Vegetation Management Wetland Map (VMA)	Wetlands that are lakes and swamps shown on the Vegetation Management Wetlands Map.
4.3 Vegetation Management Watercourse and Drainage Feature Map (VMA)	Watercourses shown on the Vegetation Management Watercourse and Drainage Feature Map.
5.1 Legally secured offset areas (VMA, EP Act, SPA, TIA, EA)	Offset areas legally secured under a covenant, conservation agreement or development approval condition.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

<http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html>.

Appendix 2 - Source Data

The datasets listed below are available on request from:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

- Matters of State environmental significance
- Matters of State environmental significance drainage lines
- Boundaries of the Great Barrier Reef Marine Park

Note: MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Underlying data sources used to develop individual releases of compiled MSES mapping include, but are not limited to:

- [Regulated vegetation including:](#)

- Regulated Regional Ecosystems and Regrowth
- Regulated Essential habitat
- Regulated Wetlands
- Regulated Watercourses and Drainage
- Former Regrowth

- [Queensland Wetland Mapping \(v3\)](#)

- [Essential Habitat Mapping](#)

- [Protected Areas](#)

- [Marine Parks](#)

- [Fish Habitat Areas](#)

- [Strategic Environmental Areas](#)

- The Map of Referable Wetlands:

- [Wetland Protection Areas \(HES wetlands in the GBR\)](#)
- [Wetland Management Areas \(contains other HES wetlands\)](#)

Datasets reflective of the above matters can be downloaded via the Queensland Spatial Catalogue:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
EHP	- Department of Environment and Heritage Protection
EP Act	-
EPP	- Environmental Protection Policy
GDA94	- Geocentric Datum of Australia 1994
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	-
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	-

Cast Consulting Ref:
0062 AB

Ecological Report – SPRP Review
Vanstone Rise, Redland Bay

APPENDIX C

Regional Ecosystem Mapping Search

Cast Consulting Pty Ltd



Queensland Government

Department of Environment and Heritage Protection

Environmental Reports

Regional Ecosystems

Biodiversity Status

Area of Interest: Longitude: 153.2926 Latitude: -27.63736

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "Central co-ordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the input coordinates.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no matters of interest have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Important Note to User

Information presented in this report is based upon the Queensland Herbarium's Regional Ecosystem framework. The Biodiversity Status has been used to depict the extent of "Endangered", "Of Concern" and "No Concern at Present" regional ecosystems in all cases, rather than the status used for the purposes of the *Vegetation Management Act 1999* (VMA). Mapping and figures presented in this document reflect the Queensland Herbarium's Remnant and Pre-clearing Regional Ecosystem Datasets, and not the certified mapping used for the purpose of the VMA.

For matters relevant to vegetation management under the VMA, please refer to the Department of Natural Resources and Mines website

<https://www.dnrm.qld.gov.au/>

Please direct queries about these reports to: Queensland.Herbarium@dsitia.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



Table of Contents

Summary Information	4
Regional Ecosystems	5
1. Introduction	5
2. Remnant Regional Ecosystems	6
3. Remnant Regional Ecosystems by Broad Vegetation Group	8
4. Technical and BioCondition Benchmark Descriptions	9
Maps	11
Map 1 - Location	11
Map 2 - Remnant regional ecosystems	12
Map 3 - Pre-clearing remnant regional ecosystems	13
Map 4 - Remnant regional ecosystems by BVG (5M)	14
Map 5 - Pre-clearing remnant regional ecosystems by BVG (5M)	15
Map 6 - Wetlands and waterways	16
Links and Other Information Sources	17
References	17
Appendices	18
Appendix 1: Source Data	18
Appendix 2 - Acronyms and Abbreviations	19

Summary Information

The following table provides an overview of the AOI with respect to selected topographic and environmental themes. Refer to **Map 1** for locality information.

Table 1: Area of Interest details

Area of Interest	153.2926,-27.63736 with 2 kilometre radius
Size (ha)	1256.6
Local Government(s)	REDLAND CITY
Bioregion(s)	Southeast Queensland
Subregion(s)	Sunshine Coast - Gold Coast Lowlands, Burringbar - Conondale Ranges
Catchment(s)	Logan-Albert

The table below summarizes the extent of remnant vegetation classed as "Endangered", "Of concern" and "No concern at present" classified by Biodiversity Status within the area of interest (AOI).

Table 2: Summary table, biodiversity status of regional ecosystems within the AOI

Biodiversity Status	Area (Ha)	% of AOI
Endangered	189.9	15.1
Of concern	0.0	0.0
No concern at present	282.4	22.5
Total remnant vegetation	472.3	37.6

Refer to **Map 2** for further information.

Regional Ecosystems

1. Introduction

Regional ecosystems are vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. Descriptions of Queensland's Regional ecosystems are available online from the Regional Ecosystem Description Database (REDD). Descriptions are compiled from a broad range of information sources including vegetation, land system and geology survey and mapping and detailed vegetation site data. The regional ecosystem is regularly reviewed as new information becomes available. A number of vegetation communities may form a single regional ecosystem and are usually distinguished by differences in dominant species, frequently in the shrub or ground layers and are denoted by a letter following the regional ecosystem code (e.g. a, b, c).

The Queensland Herbarium has developed a methodology for mapping regional ecosystems across Queensland. As new information is obtained, the descriptions and status of regional ecosystems is updated. Regional ecosystems and broad vegetation groups descriptions in the format of Sattler and Williams (1999) are maintained in the Regional Ecosystem Description Database (REDD). Vegetation communities and regional ecosystems are amalgamated into the higher level classification of broad vegetation groups (BVGs).

This report provides information on the type, status, and extent of vegetation communities, regional ecosystems and broad vegetation groups present within a user specified area of interest. Please note, for the purpose of this report, the Biodiversity Status is used. This report has not been developed for application of matters relevant to the *Vegetation Management Act 1999* (VMA). Additionally, information generated in this report has been derived from the Queensland Herbarium's Regional Ecosystem Mapping, and not mapping certified for the purposes of the VMA. If your interest/matter relates to regional ecosystems and the VMA, users should refer to the Department of Natural Resources and Mines website.

<https://www.dnrm.qld.gov.au/>

With respect to the Queensland Biodiversity Status,

"Endangered" regional ecosystems are described as those where:

- remnant vegetation is less than 10 per cent of its pre-clearing extent across the bioregion; or 10-30% of its pre-clearing extent remains and the remnant vegetation is less than 10,000 hectares, or
- less than 10 per cent of its pre-clearing extent remains unaffected by severe degradation and/or biodiversity loss*, or
- 10-30 per cent of its pre-clearing extent remains unaffected by severe degradation and/or biodiversity loss and the remnant vegetation is less than 10,000 hectares; or
- it is a rare** regional ecosystem subject to a threatening process.***

"Of concern" regional ecosystems are described as those where:

- the degradation criteria listed above for "Endangered" regional ecosystems are not met and,
- remnant vegetation is 10-30 per cent of its pre-clearing extent across the bioregion; or more than 20 per cent of its pre-clearing extent remains and the remnant extent is less than 10,000 hectares, or
- 10-30 percent of its pre-clearing extent remains unaffected by moderate degradation and/or biodiversity loss.****

and "No concern at present" regional ecosystems are described as those where:

- remnant vegetation is over 30 per cent of its pre-clearing extent across the bioregion, and the remnant area is greater than 10,000 hectares, and
- the degradation criteria listed above for "Endangered" or "Of concern" regional ecosystems are not met.

**Severe degradation and/or biodiversity loss is defined as: floristic and/or faunal diversity is greatly reduced but unlikely to recover within the next 50 years even with the removal of threatening processes; or soil surface is severely degraded, for example, by loss of A horizon, surface expression of salinity; surface compaction, loss of organic matter or sheet erosion.*

***Rare regional ecosystem: pre-clearing extent (1000 ha); or patch size (100 ha and of limited total extent across its range).*

****Threatening processes are those that are reducing or will reduce the biodiversity and ecological integrity of a regional ecosystem. For example, clearing, weed invasion, fragmentation, inappropriate fire regime or grazing pressure, or infrastructure development.*

****Moderate degradation and/or biodiversity loss is defined as: floristic and/or faunal diversity is greatly reduced but unlikely to recover within the next 20 years even with the removal of threatening processes; or soil surface is moderately degraded.

2. Remnant Regional Ecosystems

The following table identifies the remnant regional ecosystems and vegetation communities mapped within the AOI, the associated short description, Biodiversity Status using the Queensland Herbarium's framework and the extent area present within the selected AOI. Please note, where heterogeneous vegetated patches (mixed patches of remnant vegetation mapped as containing multiple regional ecosystems) occur within the AOI, they have been split and listed as individual regional ecosystems (or vegetation communities where present) for the purposes of the table below. In such instances, associated area figures have been generated based upon the estimated proportion of each regional ecosystem (or vegetation community) predicted to be present within the larger mixed patch.

Table 3: Remnant regional ecosystems, description and status within the AOI

Regional Ecosystem	Short Description	BD Status	Area (Ha)	% of AOI
12.1.2	Saltpan vegetation including grassland, herbland and sedgeland on marine clay plains	No concern at present	2.2	0.2
12.1.3	Mangrove shrubland to low closed forest on marine clay plains and estuaries	No concern at present	4.6	0.4
12.11.23	Eucalyptus pilularis open forest on coastal metamorphics and interbedded volcanics	Endangered	189.0	15.0
12.11.5h	Corymbia citriodora subsp. variegata, Eucalyptus siderophloia, E. major open forest on metamorphics ± interbedded volcanics	No concern at present	41.3	3.3
12.11.5j	Corymbia citriodora subsp. variegata, Eucalyptus siderophloia, E. major open forest on metamorphics ± interbedded volcanics	No concern at present	175.1	13.9
12.3.6	Melaleuca quinquenervia ± Eucalyptus tereticornis, Lophostemon suaveolens open forest on coastal alluvial plains	No concern at present	59.2	4.7
12.5.2a	Corymbia intermedia, Eucalyptus tereticornis open forest on remnant Tertiary surfaces, usually near coast. Usually deep red soils	Endangered	1.0	0.1
estuary	None	None	5.2	0.4
non-rem	None	None	776.1	61.8
water	None	None	2.9	0.2

Refer to **Map 2** for further information. **Map 3** also provides a visual estimate of the distribution of regional ecosystems present before European settlement.

Table 4 provides further information in regards to the remnant regional ecosystems present within the site with respect to the extent of remnant vegetation remaining within the bioregion, the 1:1,000,000 broad vegetation group (BVG) classification, whether the regional ecosystem is identified as a wetland, and extent of representation in Queensland's Protected Area Estate. For a description of the vegetation communities within the AOI and classified according to the 1:1,000,000 BVG, refer to **Table 6**.

Table 4: Remnant regional ecosystems within the AOI, additional information

Regional Ecosystem	Remnant Extent	BVG (1 Million)	Wetland	Representation in protected estate
12.1.2	In 2013, remnant extent was > 10,000 ha and >30% of the pre-clearing area remained	35b	Estuarine wetlands (e.g. mangroves).	Low
12.1.3	In 2013, remnant extent was > 10,000 ha and >30% of the pre-clearing area remained	35a	Estuarine wetlands (e.g. mangroves).	Low
12.11.23	In 2013, remnant extent was < 10,000 ha and 10-30% of the pre-clearing area remained	8b	None	No representation
12.11.5h	In 2013, remnant extent was > 10,000 ha and >30% of the pre-clearing area remained	9h	None	Low
12.11.5j	In 2013, remnant extent was > 10,000 ha and >30% of the pre-clearing area remained	9g	None	Low
12.3.6	In 2013, remnant extent was > 10,000 ha and >30% of the pre-clearing area remained	22a	Palustrine wetland (e.g. vegetated swamp).	Low
12.5.2a	In 2013, remnant extent was < 10,000 ha and 10-30% of the pre-clearing area remained	9g	None	Low
estuary	None	None	None	None
non-rem	None	None	None	None
water	None	None	None	None

Representation in Protected Area Estate: High greater than 10% of pre-clearing extent is represented; Medium 4 - 10% is represented; Low less than 4% is represented, No representation.

Map 6 displays the distribution of mapped wetland systems within the area of interest.

The following table lists known special values associated with a regional ecosystem type.

Table 5: Remnant regional ecosystems within the AOI, special values

Regional Ecosystem	Special Values
12.1.2	Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to mangroves, 12.1.3. (Van Dyck and Gynther, 1996, 2003).

Regional Ecosystem	Special Values
12.1.3	Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003). 12.1.3a: Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003). 12.1.3b: Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003). 12.1.3c: Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003). 12.1.3d: Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003). 12.1.3e: Habitat for threatened fauna species including the false water-rat <i>Xeromys myoides</i> in the southern part of the bioregion particularly in areas immediately adjacent to salt pans, 12.1.2. (Van Dyck and Gynther, 1996, 2003).
12.11.23	None
12.11.5h	Habitat for threatened flora species including <i>Cycas megacarpa</i> and <i>Sophora fraseri</i> . 12.11.5a: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5e: Habitat for threatened flora species including <i>Cycas megacarpa</i> and <i>Sophora fraseri</i> . 12.11.5h: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5j: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5k: Habitat for threatened flora species including <i>Sophora fraseri</i> .
12.11.5j	Habitat for threatened flora species including <i>Cycas megacarpa</i> and <i>Sophora fraseri</i> . 12.11.5a: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5e: Habitat for threatened flora species including <i>Cycas megacarpa</i> and <i>Sophora fraseri</i> . 12.11.5h: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5j: Habitat for threatened flora species including <i>Sophora fraseri</i> . 12.11.5k: Habitat for threatened flora species including <i>Sophora fraseri</i> .
12.3.6	Habitat for threatened fauna species including the wallum froglet <i>Crinia tinnula</i> .
12.5.2a	Habitat for threatened flora species including <i>Melaleuca irbyana</i> .
estuary	None
non-rem	None
water	None

3. Remnant Regional Ecosystems by Broad Vegetation Group

BVGs are a higher-level grouping of vegetation communities. Queensland encompasses a wide variety of landscapes across temperate, wet and dry tropics and semi-arid climatic zones. BVGs provide an overview of vegetation communities across the state or a bioregion and allow comparison with other states. There are three levels of BVGs which reflect the approximate scale at which they are designed to be used: the 1:5,000,000 (national), 1:2,000,000 (state) and 1:1,000,000 (regional).

A comprehensive description of BVGs is available at:

<https://publications.qld.gov.au/dataset/vegetation-qld/resource/921fa786-e6d5-4a8a-9b0c-e532d2ce3f32>

The following table provides a description of the 1:1,000,000 BVGs present and their associated extent within the AOI.

Table 6: Broad vegetation groups (1 million) within the AOI

BVG (1 Million)	Description	Area (Ha)	% of AOI
None	None	784.2	62.4
22a	Open forests and woodlands dominated by <i>Melaleuca quinquenervia</i> (swamp paperbark) in seasonally inundated lowland coastal areas and swamps. (land zones 3, 2, 1, [11]) (SEQ, WET, CQC, CYP, [BRB])	59.2	4.7
35a	Closed forests and low closed forests dominated by mangroves. (land zone 1) (CYP, GUP, BRB, SEQ, WET, CQC)	4.6	0.4
35b	Bare salt pans ± areas of <i>Tecticornia</i> spp. (samphire) sparse forbland and/or <i>Xerochloa imberbis</i> or <i>Sporobolus virginicus</i> (sand couch) tussock grassland. (land zone 1) (GUP, BRB, CYP, SEQ, [CQC, WET])	2.2	0.2
8b	Moist open forests to tall open forests mostly dominated by <i>Eucalyptus pilularis</i> (blackbutt) on coastal sands, sub-coastal sandstones and basalt ranges. Also includes tall open forests dominated by <i>E. montivaga</i> , <i>E. obliqua</i> (messmate stringybark) and <i>E. campanulata</i> (New England ash). (land zones 12, 2, 9, 11, 5, 8) (SEQ, [CQC])	189.0	15.0
9g	Moist woodlands dominated by <i>Eucalyptus tindaliae</i> (Queensland white stringybark) or <i>E. racemosa</i> or <i>E. tereticornis</i> (blue gum) and <i>Corymbia intermedia</i> (pink bloodwood) on remnant Tertiary surfaces. (land zone 5) (SEQ)	176.0	14.0
9h	Dry woodlands dominated by species such as <i>Eucalyptus acmenoides</i> (narrow-leaved white stringybark) (or <i>E. portuensis</i>), <i>E. tereticornis</i> (blue gum), <i>Angophora leiocarpa</i> (rusty gum), <i>Corymbia trachyphloia</i> (yellow bloodwood) or <i>C. intermedia</i> (pink bloodwood), and often ironbarks including <i>E. crebra</i> (narrow-leaved red ironbark) or <i>E. fibrosa</i> (dusky-leaved ironbark). A healthy shrub layer is frequently present. On undulating to hilly terrain. (land zones 12, 11, [5]) (SEQ, BRB)	41.3	3.3

Refer to **Map 4** for further information. **Map 5** also provides a representation of the distribution of vegetation communities as per the 1:5,000,000 BVG believed to be present prior to European settlement.

4. Technical and BioCondition Benchmark Descriptions

Technical descriptions provide a detailed description of the full range in structure and floristic composition of regional ecosystems (e.g. 11.3.1) and their component vegetation communities (e.g. 11.3.1a, 11.3.1b). See:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/technical-descriptions/>

The descriptions are compiled using site survey data from the Queensland Herbarium's CORVEG database. Distribution maps, representative images (if available) and the pre-clearing and remnant area (hectares) of each vegetation community derived from the regional ecosystem mapping (spatial) data are included. The technical descriptions should be used in conjunction with the fields from the regional ecosystem description database (REDD) for a full description of the regional ecosystem.

Quantitative site data from relatively undisturbed sites are extracted from CORVEG and summarized to provide information specific to each vegetation community.

Technical descriptions include the attributes: tree canopy height and cover and native plant species composition of the predominant layer, which are used to assess the remnant status of vegetation under the *Vegetation Management Act 1999*.

However, as technical descriptions reflect the full range in structure and floristic composition across the climatic, natural disturbance and geographic range of the regional ecosystem, local reference sites should be used where possible (Neldner et al. 2012 (PDF)* section 3.3.1 of:

<http://www.qld.gov.au/environment/assets/documents/plants-animals/herbarium/herbarium-mapping-methodology.pdf>

The technical descriptions are subject to review and are updated as additional data becomes available.

When conducting a BioCondition assessment, these technical descriptions should be used in conjunction with BioCondition benchmarks for the specific regional ecosystem, or component vegetation community.

<http://www.qld.gov.au/environment/plants-animals/biodiversity/benchmarks/>

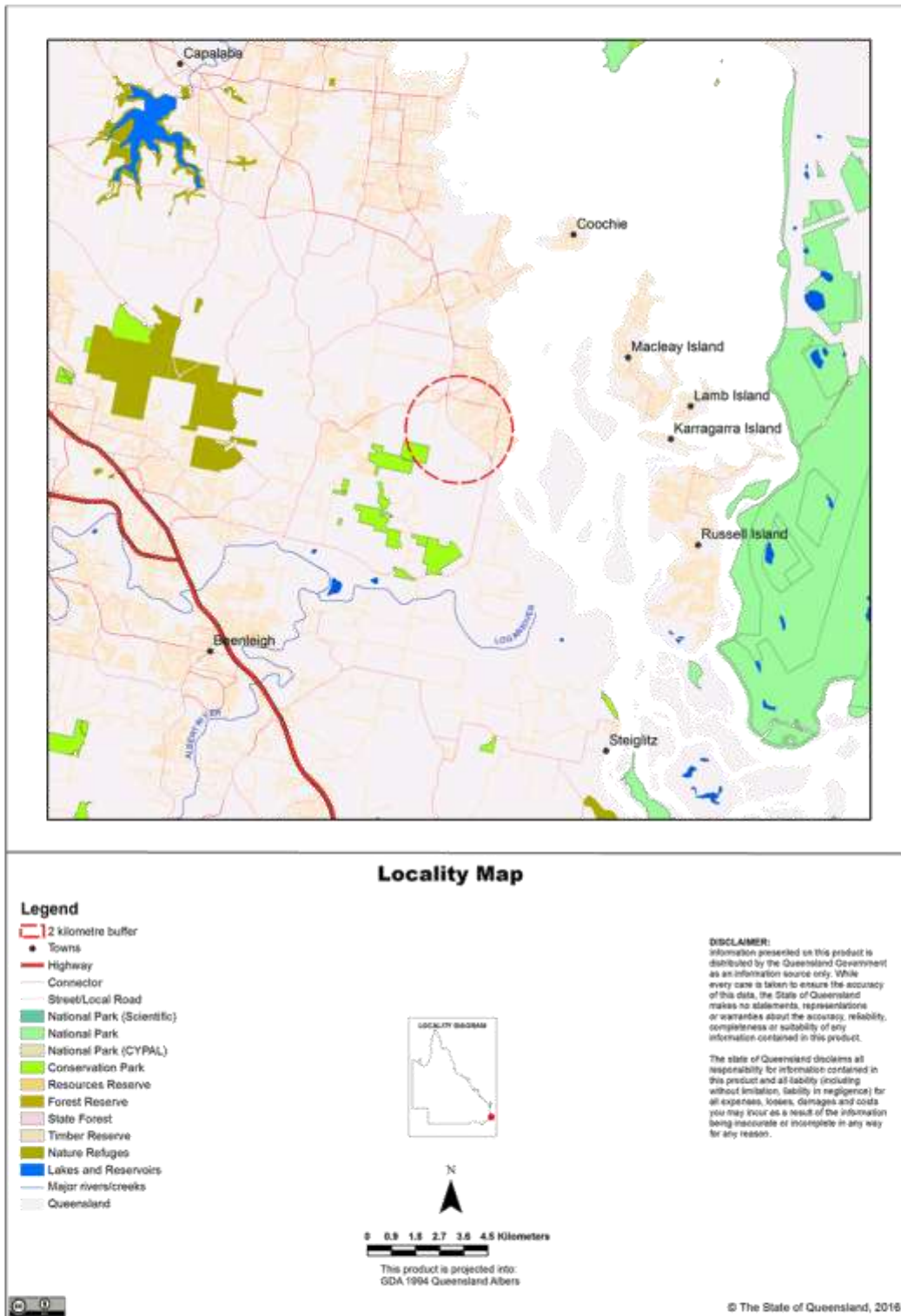
Benchmarks are subject to review based on additional data and expert opinion. Benchmarks are based on a combination of quantitative and qualitative information and should be used as a guide only. Benchmarks are specific to one regional ecosystem vegetation community, however, the natural variability in structure and floristic composition under a range of climatic and natural disturbance regimes has been considered throughout the geographic extent of the regional ecosystem. Local reference sites should be used for this spatial and temporal (seasonal and annual) variability.

Table 7: List of remnant regional ecosystems within the AOI for which technical and biocondition benchmark descriptions are available

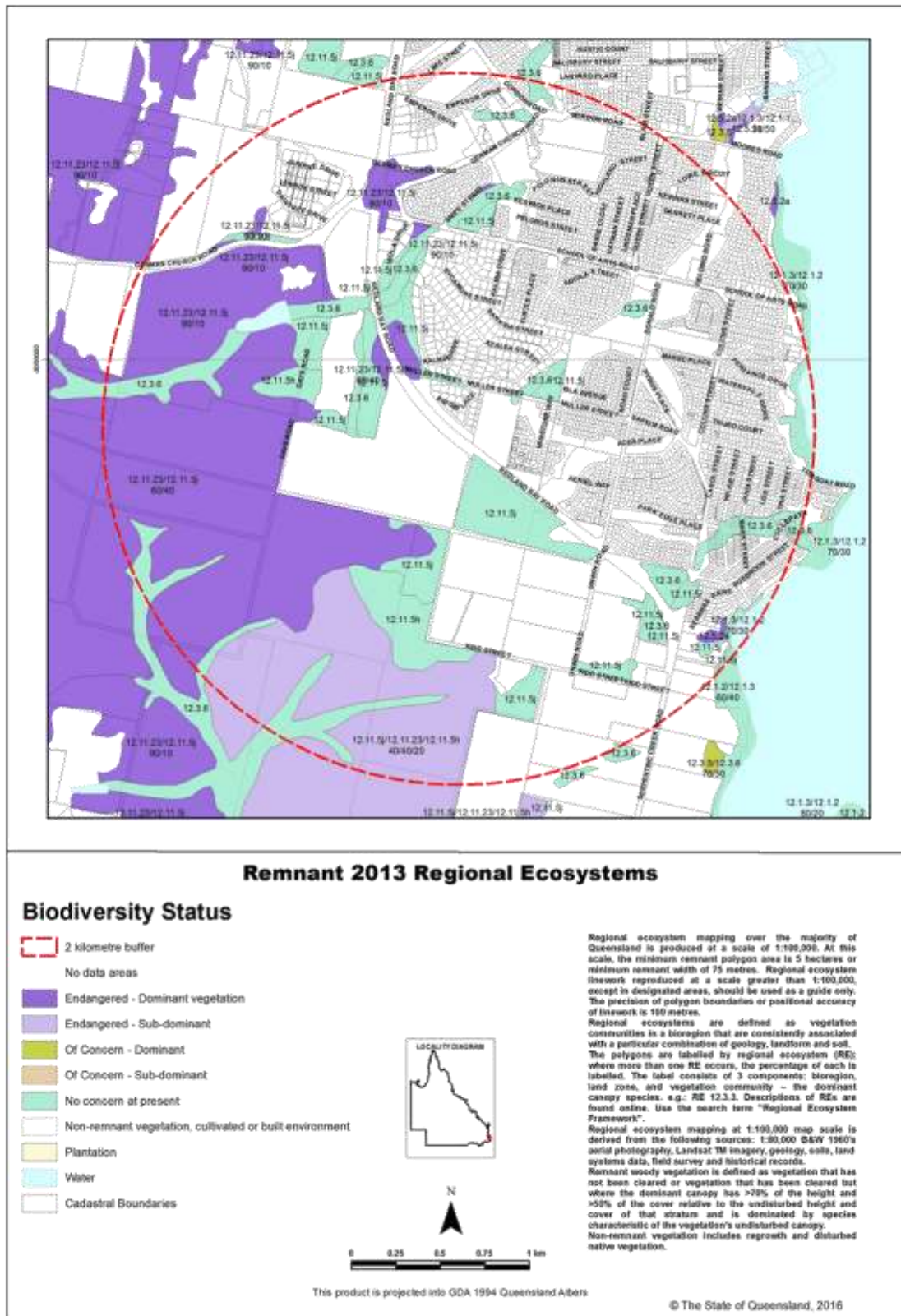
Regional ecosystems mapped as within the AOI	Technical Descriptions	Biocondition Benchmarks
12.1.2	Not currently available	Not currently available
12.1.3	Not currently available	Not currently available
12.11.23	Available	Available
12.11.5h	Not currently available	Not currently available
12.11.5j	Available	Not currently available
12.3.6	Available	Not currently available
12.5.2a	Not currently available	Not currently available
estuary	Not currently available	Not currently available
non-rem	Not currently available	Not currently available
water	Not currently available	Not currently available

Maps

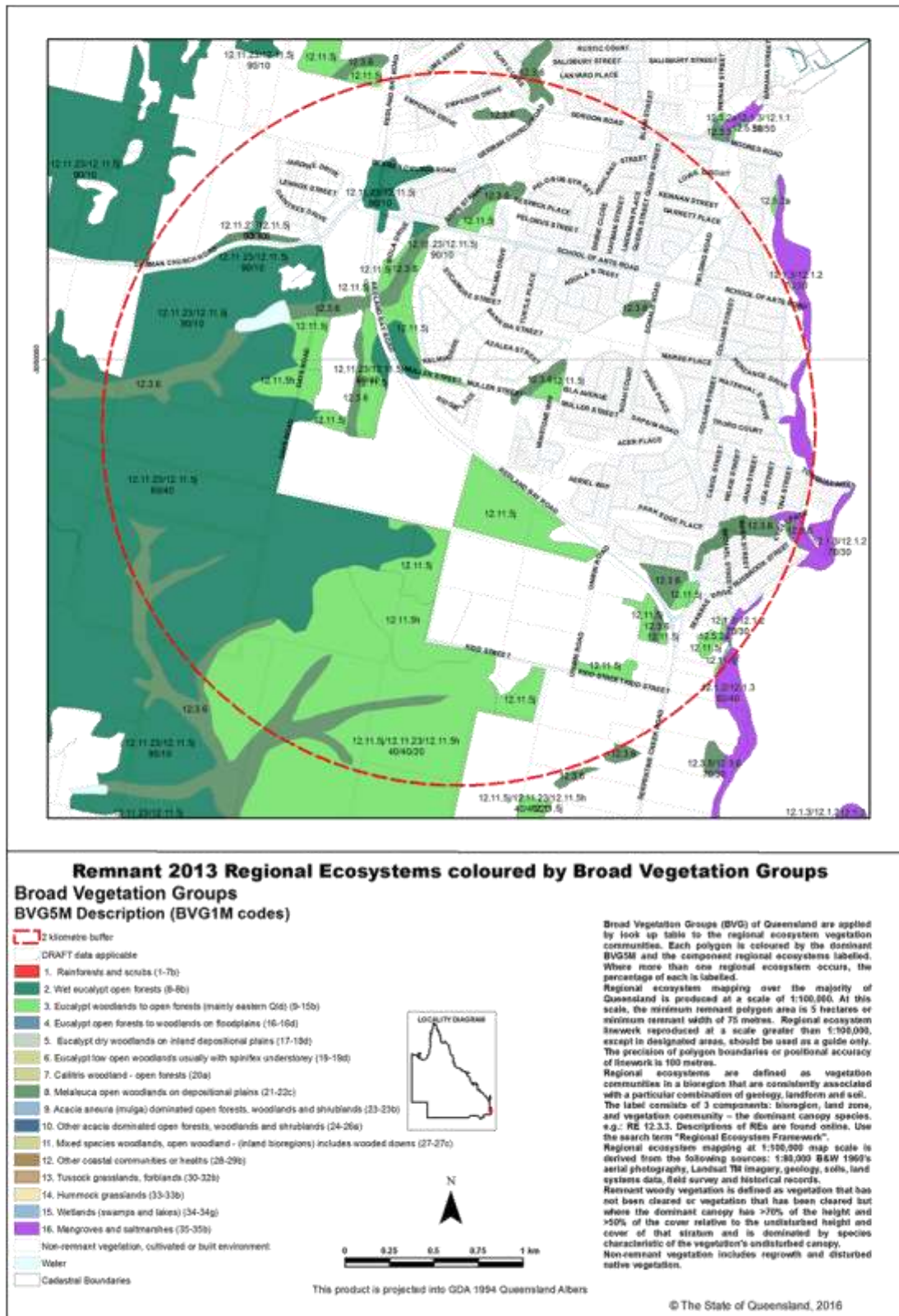
Map 1 - Location



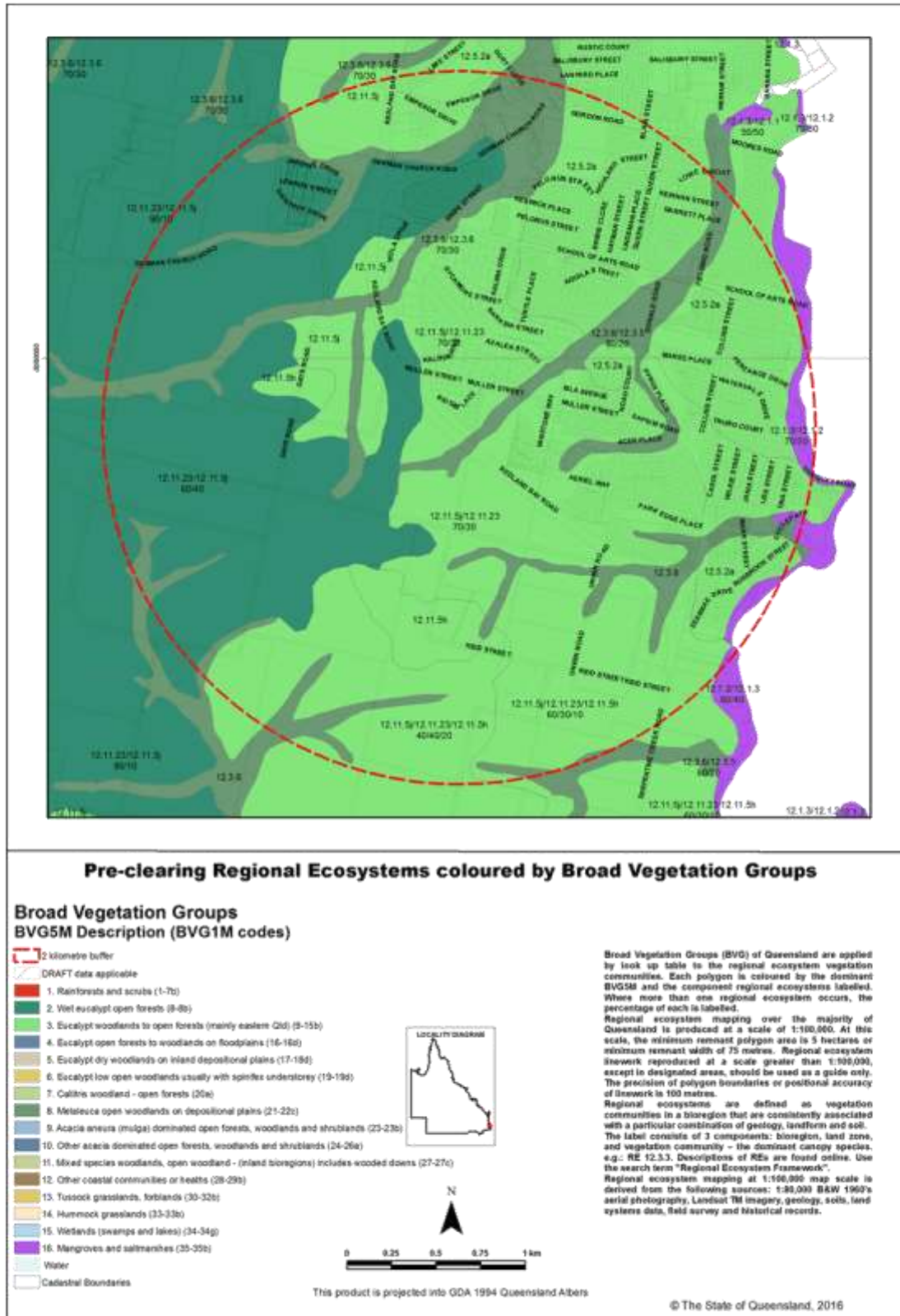
Map 2 - Remnant regional ecosystems



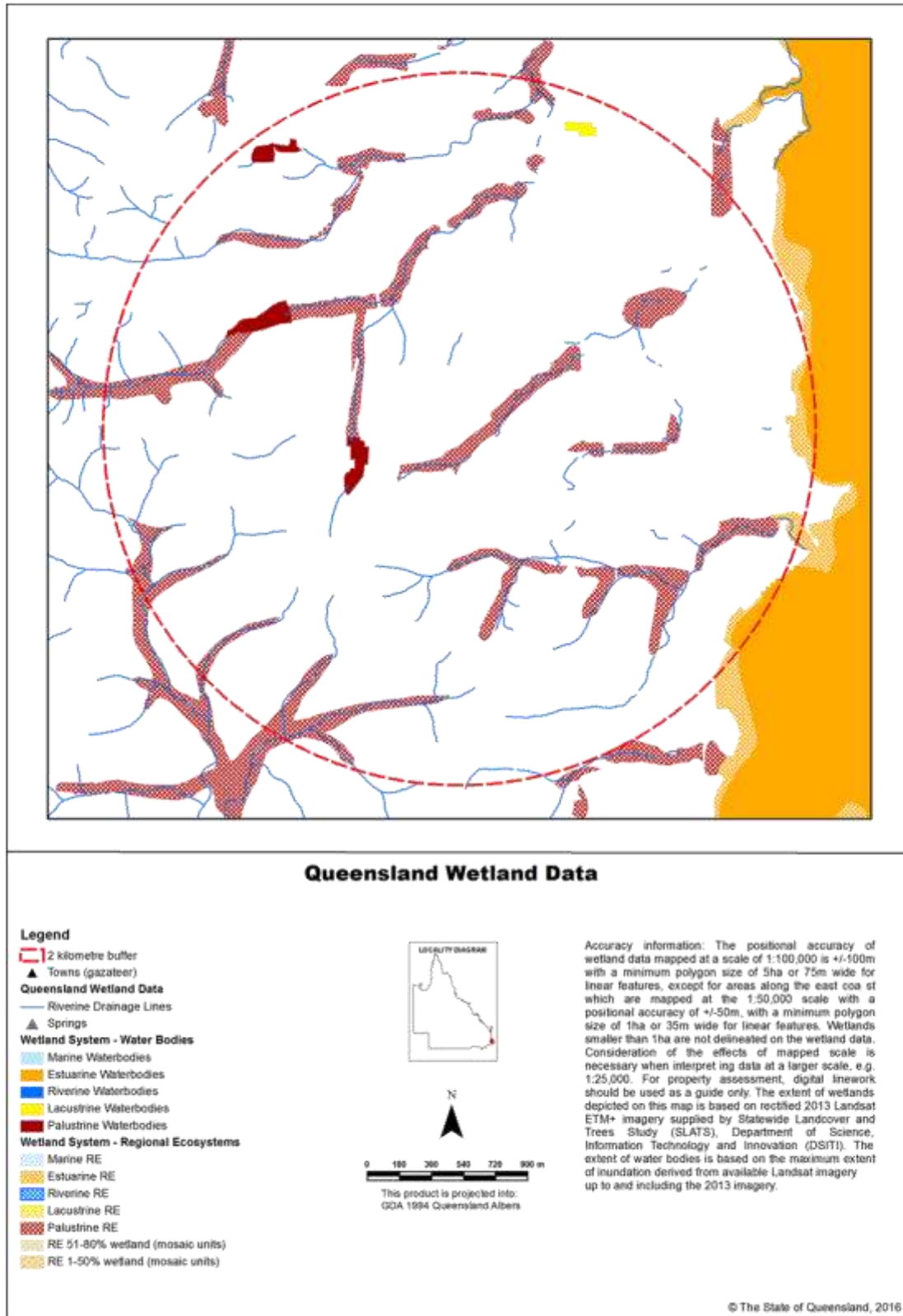
Map 4 - Remnant regional ecosystems by BVG (5M)



Map 5 - Pre-clearing remnant regional ecosystems by BVG (5M)



Map 6 - Wetlands and waterways



Links and Other Information Sources

The Department of Environment and Heritage's Website -

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

provides further information on the regional ecosystem framework, including access to links to the Regional Ecosystem Database, Broad Vegetation Group Definitions, Regional Ecosystem and Land zone descriptions.

Descriptions of the broad vegetation groups of Queensland can be downloaded from:

<https://publications.qld.gov.au/dataset/vegetation-qld/resource/921fa786-e6d5-4a8a-9b0c-e532d2ce3f32>

The methodology for mapping regional ecosystems can be downloaded from:

<http://www.qld.gov.au/environment/assets/documents/plants-animals/herbarium/herbarium-mapping-methodology.pdf>

Technical descriptions for regional ecosystems can be obtained from:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/technical-descriptions/>

Benchmarks can be obtained from:

<http://www.qld.gov.au/environment/plants-animals/biodiversity/benchmarks/>

For further information associated with the remnant regional ecosystem dataset used by this report, such as the year at which the extent of remnant is reflective of, refer to the metadata associated with the relevant Remnant Regional Ecosystems of Queensland dataset (version listed in **Appendix 1**) and which is available through the Queensland Government Information System portal,

<http://dds.information.qld.gov.au/dds/>

The Queensland Globe is a mapping and data application implemented inside the Google Earth TM application. As an interactive online tool, Queensland Globe allows you to view and explore Queensland maps, imagery (including up-to-date satellite images) and other spatial data, including regional ecosystem mapping. To further view and explore regional ecosystems over an area of interest, access the Biota Globe (a component of the Queensland Globe). The Queensland Globe can be accessed via the following link:

<http://www.dnrm.qld.gov.au/mapping-data/queensland-globe>

References

Neldner, V.J., Wilson, B.A., Thompson, E.J., and Dillewaard, H.A. (2012). *Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland*. Queensland Herbarium, Department of Science, Information Technology, Innovation and the Arts.

<http://www.qld.gov.au/environment/assets/documents/plants-animals/herbarium/herbarium-mapping-methodology.pdf>

Neldner, V.J., Niehus R.E., Wilson, B.A. McDonald, W.J.F. and Ford, A.J. (2014). *The Vegetation of Queensland. Descriptions of Broad Vegetation Groups*. Queensland Herbarium, Department of Science, Information Technology, Innovation and the Arts.

<https://publications.qld.gov.au/dataset/vegetation-qld/resource/921fa786-e6d5-4a8a-9b0c-e532d2ce3f32>

Sattler, P.S. and Williams, R.D. (eds) (1999). *The Conservation Status of Queensland's Bioregional Ecosystems*. Environmental Protection Agency, Brisbane.

Appendices

Appendix 1: Source Data

The dataset listed below is available for download from:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/download/>

- Regional Ecosystem Description Database

The datasets listed below are available for download from:

<http://dds.information.qld.gov.au/dds/>

- Remnant Regional Ecosystems of Queensland
- Pre-clearing Vegetation Communities and Regional Ecosystems of Queensland
- Queensland Wetland Data Version - Wetland lines
- Queensland Wetland Data Version - Wetland points
- Queensland Wetland Data Version - Wetland areas

Appendix 2 - Acronyms and Abbreviations

AOI	- Area of Interest
DNRM	- Department of Natural Resources and Mines
EHP	- Department of Environment and Heritage Protection
GDA94	- Geocentric Datum of Australia 1994
GIS	- Geographic Information System
RE	- Regional Ecosystem
REDD	- Regional Ecosystem Description Database
VMA	-

Cast Consulting Ref:
0062 AB

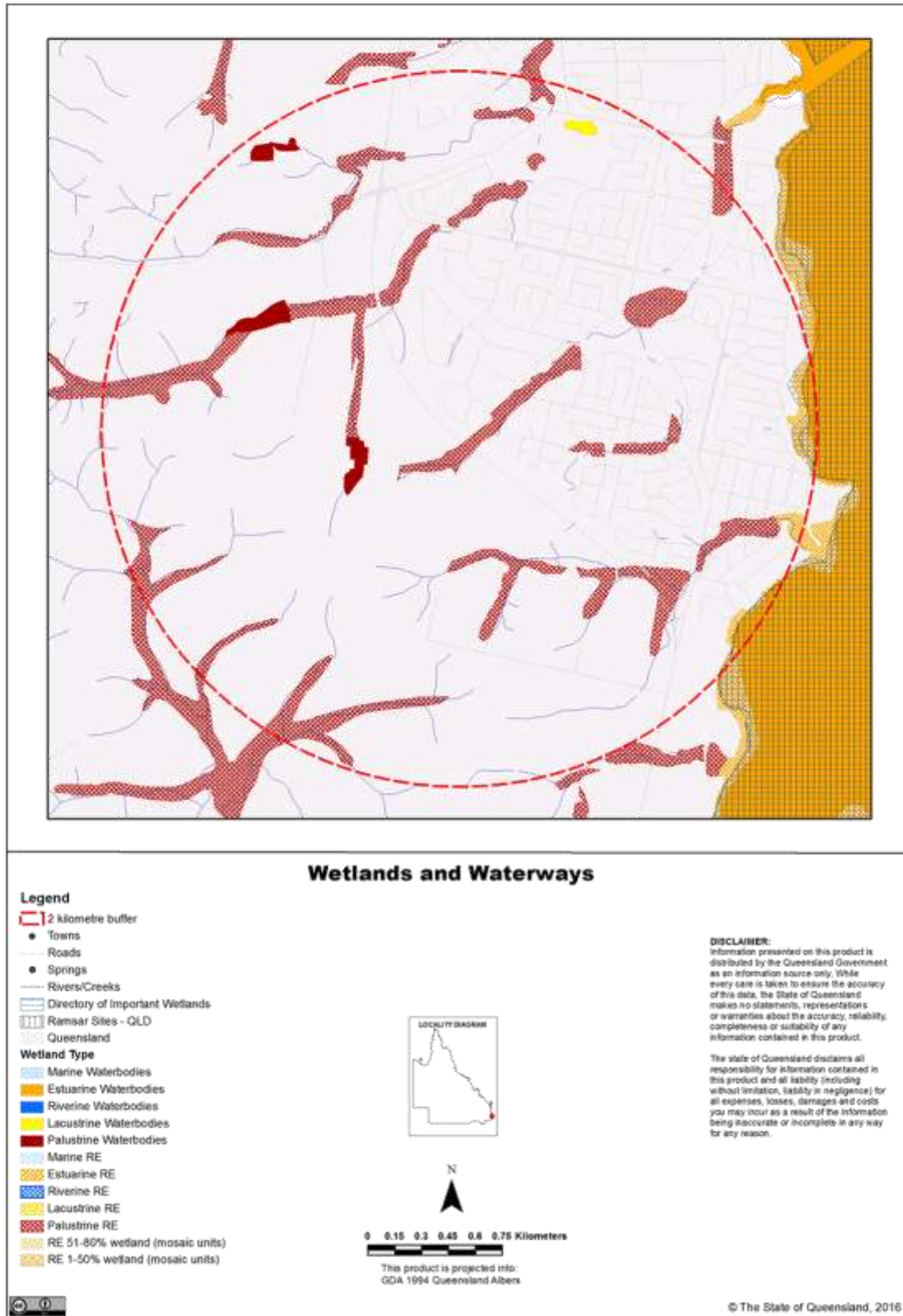
Ecological Report – SPRP Review
Vanstone Rise, Redland Bay

APPENDIX D

Biodiversity and Conservation Values Search: wetlands and waterways

Cast Consulting Pty Ltd

Map 4 - Wetlands and waterways



13.2 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

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

Report Author: Debra Weeks, Senior Business Support Officer

Attachments: 1. Decisions made under delegated authority 29.04.2018 to 12.05.2018 [↓](#)

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 only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four categories:

Category 1 – minor code and referral agency assessments;

Category 2 – moderately complex code and impact assessments;

Category 3 – complex code and impact assessments; and

Category 4 – major assessments (not included in this report)

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

Category 1 – Minor code assessable applications, concurrence agency referral, minor operational works and minor compliance works; minor change requests and extension to currency period where the original application was Category 1 procedural delegations for limited and standard planning certificates.

Delegation Level: Chief Executive Officer, General Manager, Group Managers, Service Managers, Team Leaders and Principal Planners as identified in the officer's instrument of delegation.

Category 2 – In addition to Category 1, moderately complex code assessable applications, including operational works and compliance works and impact assessable applications without objecting submission; other change requests and variation requests where the original application was Category 1, 2, 3 or 4*. Procedural delegations including approval of works on and off maintenance, release bonds and full planning certificates.

**Provided the requests do not affect the reason(s) for the call in by the Councillor (or that there is agreement from the Councillor that it can be dealt with under delegation).*

Delegation Level: Chief Executive Officer, General Manager, Group Managers and Service Managers as identified in the officer's instrument of delegation.

Category 3 – In addition to Category 1 and 2, applications for code or impact assessment with a higher level of complexity. They may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the planning scheme. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Assessing superseded planning scheme requests and approving a plan of subdivision.

Delegation Level: Chief Executive Officer, General Manager and Group Managers as identified in the Officer's instrument of delegation.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions made under delegated authority for 29.04.2018 to 05.05.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0137	Design and Siting- Carport	Fluid Building Approvals	706 Old Cleveland Road East Wellington Point QLD 4160	Referral Agency Response - Planning	01/05/2018	NA	Approved	1
CAR18/0160	Design and Siting- Dwelling	Bartley Burns Certifiers & Planners	76-76A Bay Street Cleveland QLD 4163	Referral Agency Response - Planning	02/05/2018	NA	Approved	2
OPW18/0011	Operational Works - Prescribed Tidal Works - Pontoons x 2	Aqua Pontoons Pty Ltd	10 Caravel Court Cleveland QLD 4163	Code Assessment	04/05/2018	NA	Development Permit	2
MCU18/0034	Dwelling House	Curlew Homes Pty Ltd	81-83 Tahlin Drive Russell Island QLD 4184	Code Assessment	01/05/2018	NA	Development Permit	5
DBW18/0011	Domestic Outbuilding	Tcert Pty Ltd	33-35 Emu Street Sheldon QLD 4157	Code Assessment	02/05/2018	NA	Development Permit	6
CAR18/0138	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	2 Parnell Street Ormiston QLD 4160	Referral Agency Response - Planning	04/05/2018	NA	Approved	8
CAR18/0159	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners Nathan James Parker & Jodie Lee Birleson As Trustee	71 Willard Road Capalaba QLD 4157	Referral Agency Response - Planning	30/04/2018	NA	Approved	9

Decisions made under delegated authority for 29.04.2018 to 05.05.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0033	Home Business	Tarikh MIRZA	128 Mount Cotton Road Capalaba QLD 4157	Code Assessment	30/04/2018	NA	Development Permit	9
MCU18/0036	Dwelling House (incl Secondary Dwelling)	Dixon Homes C/- Gma Certification Group	306 Queens Esplanade Thorneside QLD 4158	Code Assessment	30/04/2018	NA	Development Permit	10
CAR18/0163	Design and Siting - Carport	Fastrack Building Certification	7 Makena Crescent Birkdale QLD 4159	Referral Agency Response - Planning	30/04/2018	NA	Approved	10

Decisions made under delegated authority for 29.04.2018 to 05.05.2018

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0164	Build Over or Near Relevant Infrastructure - Pool	The Certifier Pty Ltd	229 Wellington Street Ormiston QLD 4160	Referral Agency Response - Engineering	30/04/2018	N A	Approved	1
MCU17/0157	Minor Change - Aged Person & Special Needs Facility	Clemwell Pty Ltd	174-180 Wellington Street Ormiston QLD 4160	Minor Change	2/05/2018	NA	Approved	1
MCU17/0082	Vehicle depot	GC Commercial Property Pty Ltd As Trustee	50A Enterprise Street Cleveland QLD 4163	Code Assessment	1/05/2018	NA	Approved	2
OPW18/0028	Operational Works - ROL - 1 into 3	Gary Allan MCCORMICK	49 Benfer Road Victoria Point QLD 4165	Code Assessment	02/05/2018	N A	Development Permit	4
CAR18/0147	Build Over or Near Relevant Infrastructure - House and Pool	Approveit Building Certification Pty Ltd	36 Swansea Circuit Redland Bay QLD 4165	Referral Agency Response - Engineering	20/04/2018	N A	Approved	5
OPW002263	Landscape Works - Multiple Dwelling x 41	Heran Building Group Pty Ltd	Rhodes 500/58 Mount Cotton Road Capalaba QLD 4157	SPA - 15 Day Compliance Assessment	30/04/2018	N A	Compliance Certificate Approved	9
OPW18/0024	Operational Works For ROL - 1 into 2	Robert Charles BROWN	8 St James Road Birkdale QLD 4159	Code Assessment	01/05/2018	N A	Development Permit	10

Decisions made under delegated authority for 06.05.2018 to 12.05.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0152	Design and Siting - Dwelling House x 2	Building Code Approval Group Pty Ltd	15 Blake Street Cleveland QLD 4163	Referral Agency Response - Planning	10/05/2018	NA	Approved	2
CAR18/0165	Design & Siting - Carport & Alfresco Additions to Existing House	Anthony CREGAN	17 Bonaventure Court Cleveland QLD 4163	Referral Agency Response - Planning	04/05/2018	NA	Approved	2
CAR18/0170	Design & Siting - Carport & Shade Sail	Building Code Approval Group Pty Ltd	17 Beddoe Street Thornlands QLD 4164	Referral Agency Response - Planning	10/05/2018	NA	Approved	3
CAR18/0154	Design & Siting - Additions Outbuilding	Applied Building Approvals	37 Bassil Avenue Victoria Point QLD 4165	Referral Agency Response - Planning	09/05/2018	NA	Approved	4
CAR18/0172	Design and Siting - Dwelling	East Coast Surveys Pty Ltd	73 Main Street Redland Bay QLD 4165	Referral Agency Response - Planning	10/05/2018	NA	Approved	5
CAR18/0173	Design and Siting- Dwelling	The Certifier Pty Ltd	30 Wilson Esplanade Redland Bay QLD 4165	Referral Agency Response - Planning	11/05/2018	NA	Approved	5
CAR18/0186	Design and Siting	Building Approvals Qld	28 Mountain View Crescent Russell Island QLD 4184	Referral Agency Response - Planning	03/05/2018	NA	Approved	5

Decisions made under delegated authority for 06.05.2018 to 12.05.2018

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0087	Dwelling House	Bay Island Designs	6 Columbia Street Macleay Island QLD 4184	Code Assessment	09/05/2018	NA	Approved	5
CAR18/0148	Design and Siting	Clarendon Homes Qld Pty Ltd Professional Certification Group Pty Ltd	37 Leon Street Thorneside QLD 4158	Referral Agency Response - Planning	09/05/2018	NA	Approved	10
CAR18/0158	Design and Siting	Approveit Building Certification Pty Ltd	11 Maud Street Birkdale QLD 4159	Referral Agency Response - Planning	10/05/2018	NA	Approved	10
CAR18/0177	Design and Siting - Garage/Carport	Pronto Building Approvals	5 Wunulla Street Thorneside QLD 4158	Referral Agency Response - Planning	11/05/2018	NA	Approved	10

Decisions made under delegated authority for 06.05.2018 to 12.05.2018

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW18/0048	Operational Works - Secondary Domestic Driveway Crossover	Tasma Maree VEIVERS	119 Beach Street Cleveland QLD 4163	Code Assessment	08/05/2018	NA	Development Permit	3
OPW002268	Landscape Works - Apartment Building - 23 x Units, Tourist Accommodation, and 1 x Commercial / Shop / Refreshment Establishment (1 Tenancy)	Lib (177) Pty Ltd	161-165 Esplanade Redland Bay QLD 4165	SPA - 15 Day Compliance Assessment	08/05/2018	NA	Compliance Certificate Approved	5
ROL006209	Reconfiguration of a Lot - 1 lot into 29 lots and proposed new road	Hpc Urban Design + Planning Pty Ltd	Pine Lodge Equestrian Park 84-122 Taylor Road Thornlands QLD 4164	Code Assessment	11/05/2018	NA	Preliminary Approval	6
RAL17/0045	Reconfiguring a Lot - Standard Format - 1 into 40 lots	Harridan Pty Ltd	847-897 German Church Road Redland Bay QLD 4165	Code Assessment	11/05/2018	NA	Approved	6

13.3 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 15 MAY 2018**Objective Reference:****Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Emma Martin, Senior Appeals Planner**Attachments:** Nil**PURPOSE**

The purpose of this report is for Council to note the current development and planning related Court matters/proceedings.

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/services/search-for-a-court-file/search-civil-files-ecourts>

- b) Judgments 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. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website:

<http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

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

The DSDMIP provides a Database of Appeals that may be searched for past appeals and declarations heard by the Planning and Environment Court.

<https://planning.dsdmip.qld.gov.au/planning/spa-system/dispute-resolution-under-spa/planning-and-environment-court/planning-and-environment-court-appeals-database>

The database contains:

- a) 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.
- b) Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

Information on the process and remit of development tribunals can be found at the DHPW web site:

<Http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

PLANNING & ENVIRONMENT COURT APPEALS

1.	File Number:	Appeal 3641 of 2015 (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 16 September 2015. Trial held 1-3 August 2017. Judgment handed down on 6 November 2017. Appeal allowed subject to finalising conditions. Council conditions finalised. Department for Environment and Science conditions still to resolve. The matter has been set down for final orders on 12 June 2018.

2.	File Number:	Appeal 4515 of 2017 (ROL006084)
Applicant:		Australian Innovation Centre Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 22 lots and park) 289-301 Redland Bay Road, Thornlands (Lot 5 on RP14839)
Appeal Details:		Deemed refusal appeal
Current Status:		Appeal filed on 23 November 2017. On 31 January 2018 Council solicitors notified the parties that it opposed the proposed development. A mediation was held on 6 March 2018. The next Court review is 8 June 2018.

3.	File Number:	Appeal 339 of 2018 (MCU013949)
Applicant:		Hosgood Company 3 Pty Ltd & DPK Injection Pty Ltd
Application Details:		Material Change of Use for a Dual Occupancy 2 Starkey Street, Wellington Point (Lot 11 on SP284567)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 30 January 2018. Mediation held on 10 April 2018. The next Court review is 8 June 2018.

4.	File Number:	Appeal 461 of 2018 (MCU013977)
Applicant:		Robyn Edwards & Ronald Edwards
Application Details:		Material Change of Use for an Undefined Use (Rooming Accommodation) 41 Ziegenfusz Road, Thornlands (Lot 291 on RP801793)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 8 February 2018. A Directions Order was set down on 27 April 2018 detailing a timetable for the proceedings. Mediation is scheduled for 31 May 2018. The next Court review is 6 June 2018.

5.	File Number:	Appeal 894 of 2018 (MCU013921)
Applicant:		Palacio Property Group Pty Ltd
Application Details:		Infrastructure Conversion Application (relating to the Development Permit for a Material Change of Use for Multiple Dwellings (22 units)) 4-8 Rachow Street, Thornlands (Lot 5 on SP149013)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 9 March 2018. A without prejudice meeting is scheduled for 17 May 2018.

6.	File Number:	Appeal 1506 of 2018 (MCU17/0149)
Applicant:		Barro Group Pty Ltd
Application Details:		Request to Extend the Currency Period (relating to the Development Permit for a Material Change of Use for Extractive Industry and Environmentally Relevant Activities 8 (Chemical Storage), 16 (Extractive and Screening Activities) and 21 (Motor Vehicle Workshop Operation)) 1513 and 1515-1521 Mount Cotton Road, Mount Cotton 163-177 and 195 Gramzow Road, Mount Cotton (Lot 162 on S31962, Lot 238 on SP218968, Lot 370 on S311071, Lot 1 on RP108970, Lot 17 on RP108970, Lot 1 on SP272090, Lot 2 on SP272091, Lot 3 on SP272092 and the land comprising part of Greenhide (California) Creek located between Lot 162 on S31962 and Lot 238 on SP218968, which is the property of the State)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 24 April 2018. A directions hearing is scheduled for 1 June 2018.

7.	File Number:	Appeal 1774 of 2018 (OPW002206)
Applicant:		Jexville Pty Ltd
Application Details:		Operational Works for an Advertising Device 39 Old Cleveland Road, Capalaba (Lot 1 on RP137310)
Appeal Details:		Appeal against a condition of the Development Permit
Current Status:		Appeal filed on 15 May 2018.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

8.	File Number:	CA11075 of 2017 (4940 of 2015, 2 of 2016 and 44 of 2016) (MCU013926)
Applicant:		Nerinda Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands (Lot 3 on SP117065)
Appeal Details:		Co-respondent appeal against the decision of the P&E Court
Current Status:		Application for leave to appeal filed on 23 October 2017. All parties have filed an outline of their arguments. The application and outline of arguments were heard on 30 April 2018. Awaiting Judgment.

DEVELOPMENT TRIBUNAL AND OTHER MATTERS

9.	File Number:	58 of 2017 (CAR17/058)
Applicant:		Sean and Jane Carroll
Application Details:		Building Works for a Domestic Outbuilding (Carport) 22 Sommersea Court, Cleveland (Lot 666 on CP853643)
Appeal Details:		Appeal against refusal
Current Status:		Notice of appeal received on 27 November 2017. Tribunal hearing was held on 13 February 2018. Decision handed down on 17 April 2018. The Tribunal approved the siting of the proposed carport subject to conditions. Council's appeal period is until 18 May 2018.

10.	File Number:	1568 of 2018
Applicant:		Redland City Council
Respondents:		Paul Michael McManus Approved Realty Pty Ltd Approved Pty Ltd
Development:		Undefined Use (Rooming Accommodation) 1/139 Mount Cotton Road, Capalaba (Lot 1 on SP258938)
Application Details:		Unlawful Use
Current Status:		Application filed on 30 April 2018. Hearing scheduled for 16 May 2018.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

14 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil

15 MAYORAL MINUTE

In accordance with s.22 of POL-3127 Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTIONS

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

In accordance with s.3(4) POL-3127 Council Meeting Standing Orders.

18 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council can make?		
Can the matter wait to be placed on the agenda for the next Council meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or to a General Manager previously?		

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275(1) of the *Local Government Regulation 2012*:

19.1 Redland Investment Corporation – Quarterly Report March 2018

This matter is considered to be confidential under Section 275(1) - (h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.2 Future of Home Assist Bulky Item Collection for Seniors

This matter is considered to be confidential under Section 275(1) - (e) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with contracts proposed to be made by it.

20 MEETING CLOSURE