



**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 23 October 2019**  
**commencing at 9.30am**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

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## 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 - 9 October 2019

## 6 MATTERS OUTSTANDING

### 6.1 OPPORTUNITY TO PARTICIPATE IN A JOINT LOCAL GOVERNMENT ACTIVITY – REGIONAL APPROACH TO WASTE AND RESOURCE MANAGEMENT

At the General Meeting 12 December 2018 (Item 19.8 refers), Council resolved as follows:

*That Council resolves as follows:*

1. *In accordance with section 228 2(b) of the Local Government Regulation 2012 to invite Expressions of Interest for the provision of waste disposal services, including the use of alternative waste disposal and recycling technologies, to service the needs of the Redland City Council (Council) Local Government Area, or as part of a regional arrangement, joint government entity or joint local government with other Councils in South East Queensland.*
2. *To record its reasons for making the resolution, as detailed in Clause 1 above, as follows:*
  - a) *A regional waste management solution may make alternative waste technologies feasible and economical where those technologies would not otherwise be viable options for Council due to the relatively small volume of waste disposed of by Council each year;*
  - b) *A regional waste management solution may enable Council to implement an advanced solution to waste disposal not seen before in Queensland or Australia and be at the forefront of advanced alternative waste technology in Australia;*
  - c) *Redland City Council and the SEQ-West region of councils are each involved in the management of recyclables and residual waste in their respective local government area;*
  - d) *Redland City Council recognises that some existing methods of waste treatment and disposal including landfill disposal may not be sustainable in the long term;*
  - e) *Redland City Council wishes to understand and compare all available options for long term treatment and/or disposal solution(s) for residual waste under their management;*

- f) *Redland City Council wishes to be positioned to benefit from and respond to developments in Queensland's new Waste Strategy and associated regulatory frameworks and local industry developments. Notably, the recently announced landfill levy (to be introduced in July 2019) may provide direct or indirect incentives for resource recovery projects; and*
  - g) *Redland City Council believes that it is in its interests and its community's interests to investigate a regional approach to waste treatment and disposal, consider alternative waste treatment technologies and solutions, including energy from waste solutions, and derive the benefits from greater waste volumes. Noting that this investigation opportunity does not preclude RCC from pursuing or participating in other market based waste collection and disposal service delivery options and/or maintaining an active engagement with BCC, to understand future waste disposal contract opportunities and costs that may be offered by BCC.*
3. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to prepare and adopt a Tender Consideration Plan in accordance with section 230 of the Local Government Regulation 2012 outlining how Redland City Council can proceed to implement a local solution if required following the EOI process;*
  4. *To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to execute any agreements between councils participating in the Expression of Interest process, as detailed in Clauses 1 and 3 above; and*
  5. *The Group Manager Water and Waste Infrastructure be requested to submit a report to a future meeting detailing the outcomes of the Expressions of Interest, as detailed in Clause 1 and 3 above.*

A report will be presented to Council at the end of the year.

## **6.2 SOUTHERN MORETON BAY ISLANDS (SMBI) PASSENGER FERRY TERMINAL UPGRADE**

At the General Meeting 19 June 2019 (Item 19.3 refers), Council resolved as follows:

*That Council resolves as follows:*

1. *To accept the Queensland State Government's (the State's) Southern Moreton Bay Islands passenger ferry terminal upgrade funding offer and future ownership proposal, made by letter dated 28 March 2019, by the State Minister for Transport and Main Roads to the Mayor of Redland City Council.*
2. *To request the Mayor and Chief Executive Officer to write to the State Minister for Transport and Main Roads and the Director General Department of Transport and Main Roads respectively, confirming Council's acceptance of the State's offer.*
3. *To bring back to Council for approval, a Deed of Agreement between the Department of Transport and Main Roads and Council, for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals, which may include, but not be limited to, passenger ferry terminal upgrade funding arrangements, post upgrade ownership and tenure arrangements and post upgrade commercial and development opportunities.*
4. *That this report and attachments remain confidential until a Deed of Agreement for the upgrade of the Southern Moreton Bay Islands passenger ferry terminals between the State and Council has been executed, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

A report will be brought to a future meeting of Council.

### **6.3 PETITION REGARDING MORETON BAY RAMSAR SITE**

At the General Meeting 14 August 2019 (Item 9.1 refers), Council resolved as follows:

*That the Petition be received and referred to the Chief Executive officer for consideration and a report to the local government.*

A report will be brought to a future meeting of Council.

### **6.4 NOTICE OF MOTION FROM CR EDWARDS REGARDING SMBI ROAD SEALING**

At the General Meeting 9 October 2019 (Item 17.1 refers), Council resolved as follows:

*That Council resolve as follows:*

1. *That officers prepare a report analysing the unsealed roads on the Southern Moreton Bay Islands, and that the report includes:*
  - a) *Cost to seal all the island roads that have residential properties.*
  - b) *The current operational costs to maintain the unsealed roads.*
  - c) *The projected operational cost savings to Council if the roads were sealed.*
  - d) *The current health and social impacts to residents currently living on unsealed roads.*
  - e) *The environmental benefits in sealing the roads including the surrounding water ways due to reduced sediment outflows.*
  - f) *A map indicating the Road Seal Program.*
2. *To deliver a workshop with the above information to Councillors within 60 days of this motion.*
3. *That the report is made available to the public.*

A report will be brought to a future meeting of Council.

## **7 MAYORAL MINUTE**

In accordance with s.6.9 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.

## **8 PUBLIC PARTICIPATION**

In accordance with s.6.10 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.

## 9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

### 9.1 PETITION CR PETER MITCHELL – IMPROVED COMMUNITY ENGAGEMENT FOR TOONDAH HARBOUR AND A WEATHERPROOF NOTICEBOARD

#### MOTION

**That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.**

## 10 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.

## 11 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*

## **12 REPORTS FROM THE OFFICE OF THE CEO**

Nil

## 13 REPORTS FROM ORGANISATIONAL SERVICES

### 13.1 SEPTEMBER 2019 MONTHLY FINANCIAL REPORT

**Objective Reference:****Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**Attachments:** 1. [September 2019 Monthly Financial Report](#) ↓

#### PURPOSE

The purpose of this report is to note the year to date financial results as at 30 September 2019.

#### BACKGROUND

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

#### ISSUES

##### *Opening balances for 2019-2020 financial year*

The 2018-2019 annual financial statements were audited by the Queensland Audit Office (QAO) during August and September 2019. Certification of the financial statements is expected from QAO in October 2019. As such, the financial position for September 2019 may adjust over the coming month.

##### *Capital carryover budget 2018-19*

Council adopted a carryover budget on 28 August 2019 to accommodate capital works straddling two financial years. The attached monthly financial report for September includes the carryover budget although as outlined above, the final audited 2018-2019 balance sheet accounts will influence the opening balances and budgeted key performance indicators in 2019-2020. Until the accounts have been finalised, the monthly financial report will reconcile to the financial management system.

#### STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of September 2019.

- Operating surplus ratio
- Net financial liabilities
- Level of dependence on general rate revenue
- Ability to pay our bills – current ratio
- Ability to repay our debt – debt servicing ratio
- Cash balance
- Cash balances – cash capacity in months
- Longer term financial stability – debt to asset ratio
- Interest coverage ratio

The following ratios did not meet the target at the end of September 2019:

- Asset sustainability ratio
- Operating performance

The asset sustainability ratio did not meet the target at the end of September 2019 and continues to be a stretch target for Council with renewal spends of \$2.60M and depreciation expense of \$13.96M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful life. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

Council's Capital Works Prioritisation Policy (POL-3131) demonstrates its commitment to maintaining existing infrastructure and the adoption of a renewal strategy for its existing assets ahead of 'upgrade' and/or 'new' works.

The operating performance ratio is slightly below the 10% target for the month of September 2019 but is expected to improve with the collection of rates.

### **Legislative Requirements**

The September 2019 financial reports are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

### **Risk Management**

The September 2019 financial reports have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

### **Financial**

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of September 2019.

### **People**

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

### **Environmental**

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

### **Social**

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

### **Alignment with Council's Policy and Plans**

This report has a relationship with the following items of Council's 2018-2023 Corporate Plan:

#### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

### CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date September 2019	Consulted on financial results and outcomes
Financial Services Group officers	Year to date September 2019	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date September 2019	Recipients of variance analysis between actual and budget. Consulted as required

### OPTIONS

#### Option One

That Council resolves to note the financial position, results and ratios for September 2019 as presented in the attached Monthly Financial Report.

#### Option Two

That Council resolves to request additional information.

### OFFICER'S RECOMMENDATION

**That Council resolves to note the financial position, results and ratios for September 2019 as presented in the attached Monthly Financial Report.**



# Monthly Financial Report

September 2019



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## 1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 September 2019. The year to date annual revised budget referred to in this report incorporates the changes from budget capital carryovers adopted by Council on 28 August 2019.

The opening balances for the current year were audited by Queensland Audit Office (QAO). As such, the financial position for the month of September may adjust over the coming months until Council receives QAO certification in October 2019.

## Key Financial Highlights and Overview

Key Financial Results (\$000)	Annual Revised Budget	YTD Revised Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	195	5,884	<b>8,504</b>	2,620	45%	✓
Recurrent Revenue	297,572	77,932	<b>77,030</b>	(902)	-1%	✗
Recurrent Expenditure	297,377	72,048	<b>68,526</b>	(3,522)	-5%	✓
Capital Works Expenditure	81,285	18,957	<b>8,757</b>	(10,200)	-54%	✓
Closing Cash & Cash Equivalents	167,928	162,502	<b>162,371</b>	(131)	0%	✗

Council reported a year to date operating surplus of \$8.50M which is favourable to the revised budget by \$2.62M. Bulk water consumption is lower than expected, resulting in lower than expected revenue. Of note, interest income is lower than budget due to lower than expected interest rates on investments. The favourable variance in recurrent expenditure is mainly due to underspend in bulk water costs and contractor costs.

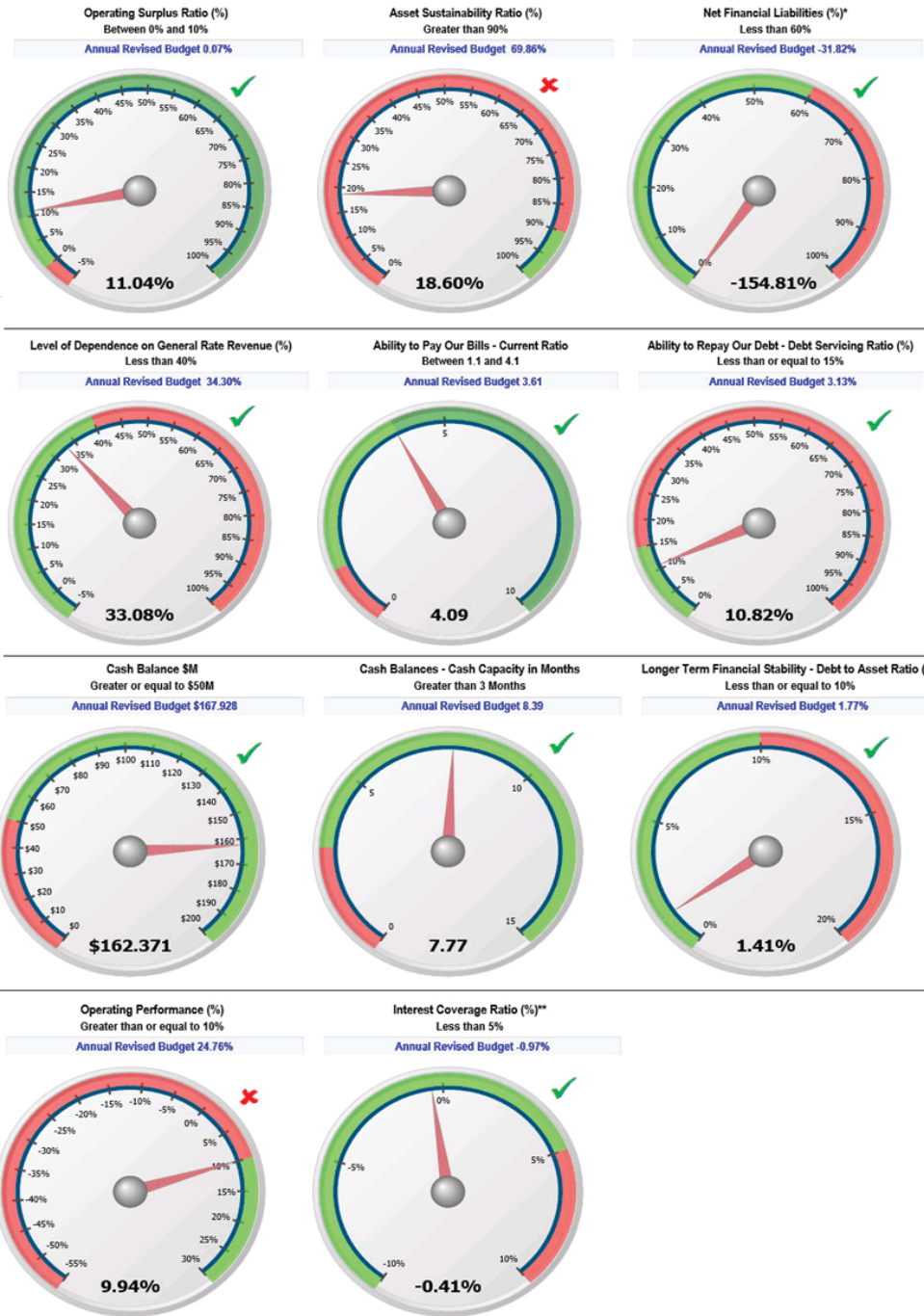
Capital grants, subsidies and contributions are above budget due to timing of developer cash contributions.

Council's capital works expenditure is below budget by \$10.20M due to timing of works for a number of infrastructure projects and land acquisition.

Constrained cash reserves represent 70% of the cash balance.

2. KEY PERFORMANCE INDICATORS

■ Target met 
 ■ Target exceeded 
 ■ Target not met



\* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)  
 \*\* The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)



## 3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 30 September 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Recurrent revenue</b>					
Rates charges	104,953	104,953	26,060	26,196	136
Levies and utility charges	152,328	152,328	38,259	37,311	(948)
Less: Pensioner remissions and rebates	(3,333)	(3,333)	(800)	(813)	(13)
Fees	14,632	14,632	3,902	3,773	(129)
Rental income	925	925	219	260	41
Interest received	5,231	5,231	1,221	909	(312)
Dividend received	-	-	-	-	-
Sales revenue	3,856	3,856	948	1,435	487
Other income	525	525	65	321	256
Grants, subsidies and contributions	18,456	18,456	8,058	7,638	(420)
<b>Total recurrent revenue</b>	<b>297,572</b>	<b>297,572</b>	<b>77,932</b>	<b>77,030</b>	<b>(902)</b>
<b>Recurrent expenses</b>					
Employee benefits	90,372	90,372	22,875	23,010	135
Materials and services	140,138	140,138	32,481	29,633	(2,848)
Finance costs	2,809	2,809	701	669	(32)
Depreciation and amortisation	65,279	65,279	16,320	15,577	(743)
Other expenditure	514	514	105	61	(44)
Net internal costs	(1,735)	(1,735)	(434)	(424)	10
<b>Total recurrent expenses</b>	<b>297,377</b>	<b>297,377</b>	<b>72,048</b>	<b>68,526</b>	<b>(3,522)</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>195</b>	<b>195</b>	<b>5,884</b>	<b>8,504</b>	<b>2,620</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	24,492	25,436	6,053	8,959	2,906
Non-cash contributions	3,480	3,480	864	-	(864)
<b>Total capital revenue</b>	<b>27,973</b>	<b>28,916</b>	<b>6,917</b>	<b>8,959</b>	<b>2,042</b>
<b>Capital expenses</b>					
(Gain) / loss on disposal of non-current assets	112	112	8	54	46
<b>Total capital expenses</b>	<b>112</b>	<b>112</b>	<b>8</b>	<b>54</b>	<b>46</b>
<b>TOTAL INCOME</b>	<b>325,545</b>	<b>326,488</b>	<b>84,849</b>	<b>85,989</b>	<b>1,140</b>
<b>TOTAL EXPENSES</b>	<b>297,489</b>	<b>297,489</b>	<b>72,056</b>	<b>68,580</b>	<b>(3,476)</b>
<b>NET RESULT</b>	<b>28,056</b>	<b>28,999</b>	<b>12,793</b>	<b>17,409</b>	<b>4,616</b>
<b>Other comprehensive income / (loss)</b>					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>28,056</b>	<b>28,999</b>	<b>12,793</b>	<b>17,409</b>	<b>4,616</b>



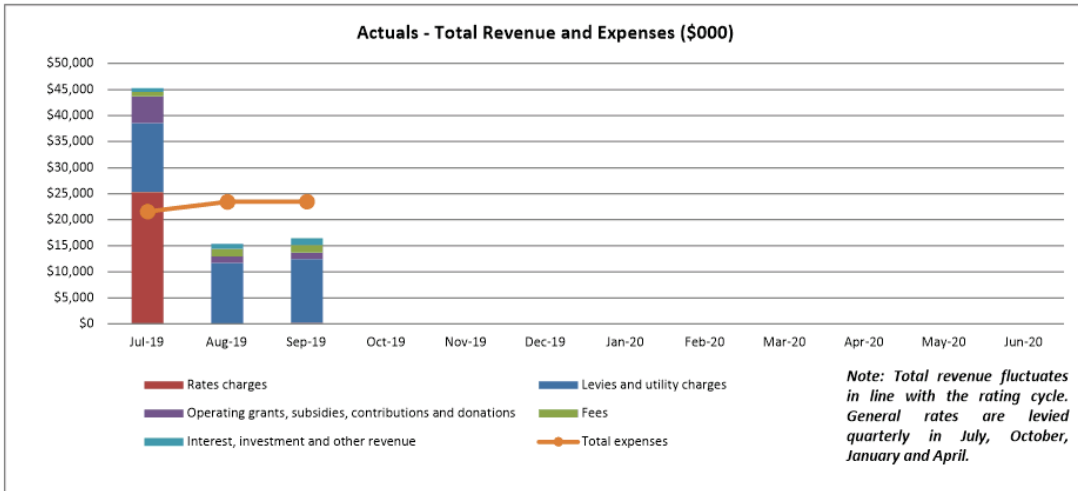
3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS					
For the period ending 30 September 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Levies and utility charges</b>					
Refuse collection rate charge	26,968	26,968	6,680	6,524	(156)
SES separate charge	487	487	122	121	(1)
Environment separate charge	8,721	8,721	2,169	2,166	(3)
Separate charge landfill remediation	2,896	2,896	720	719	(1)
Wastewater charges	46,347	46,347	11,499	11,281	(218)
Water access charges	19,105	19,105	4,739	4,735	(4)
Water consumption charges	47,804	47,804	12,330	11,765	(565)
<b>Total levies and utility charges</b>	<b>152,328</b>	<b>152,328</b>	<b>38,259</b>	<b>37,311</b>	<b>(948)</b>

MATERIALS AND SERVICES ANALYSIS					
For the period ending 30 September 2019					
	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
<b>Materials and services</b>					
Contractors	41,225	40,926	8,438	7,405	(1,033)
Consultants	3,291	3,427	596	153	(443)
Other Council outsourcing costs*	17,527	17,600	4,019	3,884	(135)
Purchase of materials	50,161	50,205	12,748	11,556	(1,192)
Office administration costs	11,357	11,323	2,718	2,767	49
Electricity charges	6,138	6,138	1,525	1,372	(153)
Plant operations	3,873	3,873	868	931	63
Information technology resources	3,080	3,080	783	737	(46)
General insurance	1,195	1,195	295	294	(1)
Community assistance**	1,649	1,729	341	372	31
Other material and service expenses	642	642	150	162	12
<b>Total materials and services</b>	<b>140,138</b>	<b>140,138</b>	<b>32,481</b>	<b>29,633</b>	<b>(2,848)</b>

\* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

\*\* Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.

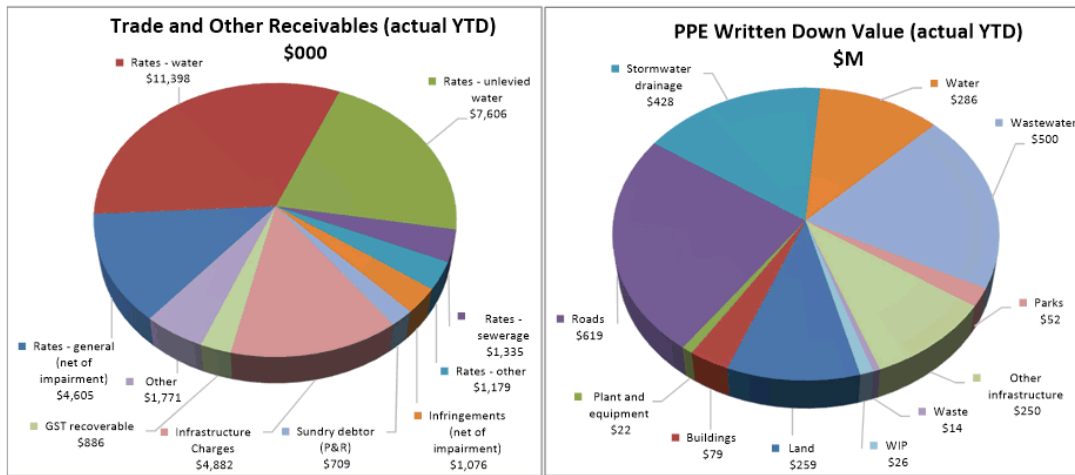


## 4. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION				
As at 30 September 2019				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	170,027	167,928	162,502	162,371
Trade and other receivables	30,532	34,609	32,407	35,447
Inventories	936	923	953	918
Non-current assets held for sale	-	-	11,113	11,113
Other current assets	1,765	2,340	2,340	5,904
<b>Total current assets</b>	<b>203,260</b>	<b>205,800</b>	<b>209,315</b>	<b>215,753</b>
<b>NON-CURRENT ASSETS</b>				
Investment property	1,091	1,091	1,091	1,091
Property, plant and equipment	2,555,393	2,562,000	2,545,561	2,535,041
Intangible assets	968	712	1,425	1,699
Right-of-use assets*	8,278	8,278	9,188	9,200
Other financial assets	73	73	73	73
Investment in other entities	25,904	24,214	13,101	13,101
<b>Total non-current assets</b>	<b>2,591,706</b>	<b>2,596,368</b>	<b>2,570,439</b>	<b>2,560,205</b>
<b>TOTAL ASSETS</b>	<b>2,794,966</b>	<b>2,802,168</b>	<b>2,779,754</b>	<b>2,775,958</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	23,817	30,981	29,718	26,995
Borrowings - current	7,728	7,845	7,845	7,845
Lease liability - current*	1,039	1,039	1,039	1,037
Provisions - current	7,816	10,351	14,088	14,824
Other current liabilities	2,940	6,803	8,675	2,067
<b>Total current liabilities</b>	<b>43,340</b>	<b>57,019</b>	<b>61,365</b>	<b>52,768</b>
<b>NON-CURRENT LIABILITIES</b>				
Borrowings - non-current	33,400	33,283	21,950	22,005
Lease liability - non-current*	7,412	7,412	8,191	8,147
Provisions - non-current	14,752	13,409	13,408	13,581
<b>Total non-current liabilities</b>	<b>55,563</b>	<b>54,104</b>	<b>43,549</b>	<b>43,733</b>
<b>TOTAL LIABILITIES</b>	<b>98,904</b>	<b>111,123</b>	<b>104,914</b>	<b>96,501</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,696,062</b>	<b>2,691,045</b>	<b>2,674,840</b>	<b>2,679,457</b>
<b>COMMUNITY EQUITY</b>				
Asset revaluation surplus	1,003,168	1,008,120	1,008,120	1,008,120
Retained surplus	1,575,901	1,576,278	1,563,582	1,558,172
Constrained cash reserves	116,993	106,647	103,138	113,165
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,696,062</b>	<b>2,691,045</b>	<b>2,674,840</b>	<b>2,679,457</b>

\* From 1 July 2019, Australian Accounting Standard 16 Leases applies.

4. STATEMENT OF FINANCIAL POSITION - CONTINUED



**RIGHT OF USE ASSETS**  
For the period ending 30 September 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
Right of Use Asset				
Buildings	3,491	3,491	3,956	3,956
Land	4,372	4,372	4,782	4,782
Plant and Equipment	415	415	450	462
<b>Closing balance</b>	<b>8,278</b>	<b>8,278</b>	<b>9,188</b>	<b>9,200</b>

**PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT\***  
For the period ending 30 September 2019

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	2,558,126	2,541,881	2,541,881	2,541,881
Acquisitions and WIP in year movement	61,912	84,764	19,822	8,518
Depreciation in year	(63,114)	(63,114)	(15,779)	(15,058)
Disposals	(1,531)	(1,531)	(363)	(389)
Other adjustments**	-	-	-	89
<b>Closing balance</b>	<b>2,555,393</b>	<b>2,562,000</b>	<b>2,545,561</b>	<b>2,535,041</b>

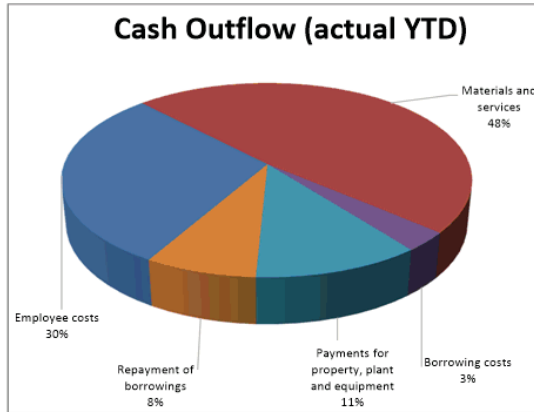
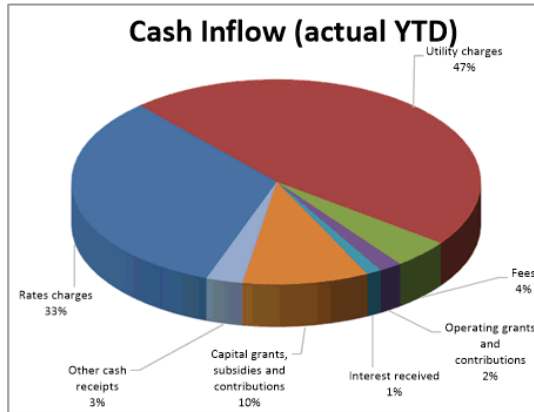
\* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

\*\* Other adjustments include transfers between asset classes, revaluation adjustments, prior period adjustments and depreciation thereon.



5. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 30 September 2019				
	Annual	Annual	YTD	YTD
	Original	Revised	Revised	Actual
	Budget	Budget	Budget	\$000
	\$000	\$000	\$000	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	272,371	272,371	69,920	67,040
Payments to suppliers and employees*	(237,536)	(237,536)	(60,474)	(60,220)
	34,835	34,835	9,446	6,820
Interest received	5,231	5,231	1,221	909
Dividend received	-	-	-	-
Rental income	925	925	219	260
Non-capital grants and contributions	16,097	16,097	7,698	1,416
Borrowing costs*	(2,480)	(2,480)	(2,461)	(2,416)
Right-of-use assets interest expense	(266)	(266)	(67)	(66)
<b>Net cash inflow / (outflow) from operating activities</b>	<b>54,342</b>	<b>54,342</b>	<b>16,056</b>	<b>6,923</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(58,432)	(78,599)	(16,271)	(8,505)
Payments for intangible assets	-	-	-	(252)
Proceeds from sale of property, plant and equipment	1,419	1,419	355	335
Capital grants, subsidies and contributions	24,492	25,436	6,053	7,714
Other cash flows from investing activities	-	-	-	(90)
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(32,521)</b>	<b>(51,744)</b>	<b>(9,863)</b>	<b>(798)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of borrowings	9,800	9,800	-	-
Repayment of borrowings*	(5,527)	(5,527)	(5,527)	(5,531)
Right-of-use lease payment	(1,039)	(1,039)	(260)	(319)
<b>Net cash inflow / (outflow) from financing activities</b>	<b>3,234</b>	<b>3,234</b>	<b>(5,787)</b>	<b>(5,850)</b>
<b>Net increase / (decrease) in cash held</b>	<b>25,055</b>	<b>5,832</b>	<b>406</b>	<b>275</b>
Cash and cash equivalents at the beginning of the year	144,972	162,096	162,096	162,096
Cash and cash equivalents at the end of the financial year / period	170,027	167,928	162,502	162,371

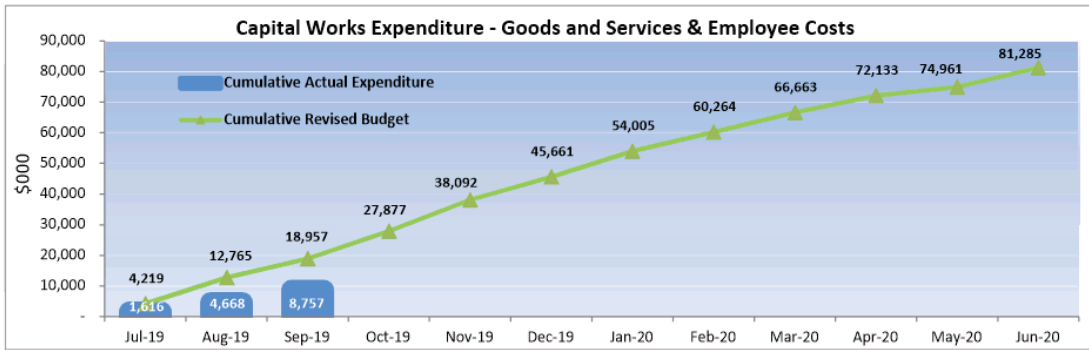


<b>Total Cash Funding (Actual YTD)</b>	<b>77,674</b>	<b>Total Cash Expenditure (Actual YTD)</b>	<b>77,399</b>
Total Cash Funding (Annual Revised Budget)	331,279	Total Cash Expenditure (Annual Revised Budget)	325,447
% of Budget Achieved YTD	23%	% of Budget Achieved YTD	24%

\* Reclassified amounts in original budget to align with Annual Financial Statements and permitted by Australian Accounting Standard AASB 107 Statement of Cash Flows.

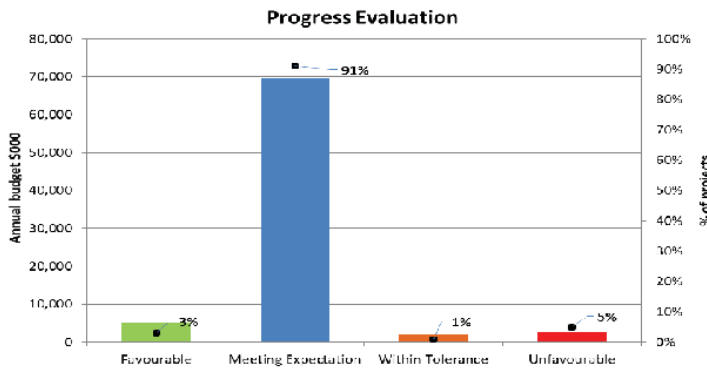


### 6. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Revised Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services	73,901	16,904	7,053	(9,851)
Capitalised employee costs	7,384	2,053	1,704	(349)
<b>Total</b>	<b>81,285</b>	<b>18,957</b>	<b>8,757</b>	<b>(10,200)</b>

### 7. PROGRAM AND PROJECT UPDATE



Programs and projects are what Council uses to introduce change to achieve corporate outcomes. They allow new infrastructure, products, systems, procedures and services to be delivered. Projects may be undertaken on a standalone basis or as part of a program. Programs and projects may span multiple financial years.

Council is currently progressing more than 100 programs and projects.

#### Notable Projects

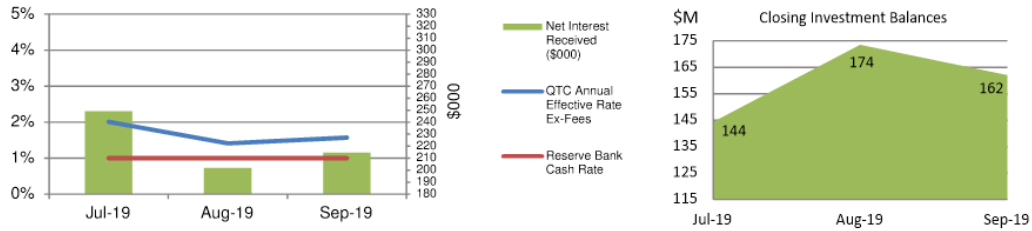
The status of two notable projects are as follows:

Project description	Progress
Dredging Southern Ramp & Ferry Landing (Victoria Point) - dredging at the Victoria Point boat/barge ramps and the ferry terminal areas.	Meeting Expectations
Footpath & Path Renewal Program - design and construct concrete pathways providing connectivity to key community areas including hospitals, schools, recreational and community activities within the Redlands.	Meeting Expectations



**8. INVESTMENT & BORROWINGS REPORT**

**For the period ending 30 September 2019**  
**INVESTMENT RETURNS - QUEENSLAND TREASURY CORPORATION (QTC)**



**Total Investment at End of Month was \$162.00M**

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

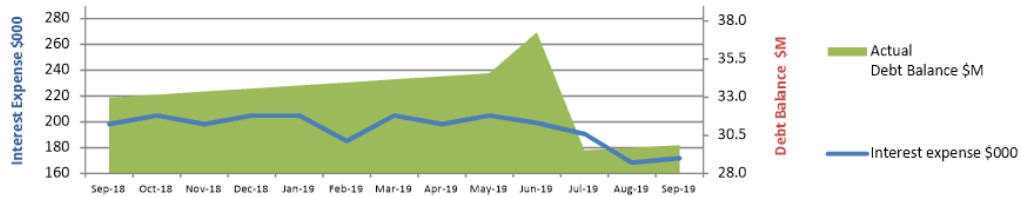
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.00% in the July 2019 sitting.

On a daily basis, cash surplus to requirements is deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. The current annual effective interest rate paid by QTC is 1.57%. Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings.

Council adopted its revised Investment Policy (POL-3013) in June 2019 for the 2019/2020 financial year

**BORROWINGS AND BORROWING COSTS (QTC)**



The existing loan accounts were converted to fixed rate loans on 1 April 2016 following a QTC restructure of loans and policies. In line with Council's debt policy, debt repayment of \$7.95M, being \$5.53M principal and \$2.42M interest has been made *annually* for 2019/2020 which will result in the loans being repaid approximately one year earlier.

The debt balance shows a decrease as the Annual Debt Service Payment (ADSP) was made during July 2019. Interest will accrue monthly on a daily balance until next ADSP in July 2020 which is reflected in the increasing debt balance.

**Total Borrowings at End of Month were \$29.85M**

General pool allocated to capital works is 99.67% and 0.33% is attributable to RedWaste.

Council adopted its revised Debt Policy (POL-1838) in June 2019 for the 2019/2020 financial year



9. CONSTRAINED CASH RESERVES

Reserves as at 30 September 2019	Purpose of reserve	Opening Balance \$'000	To Reserve \$'000	From Reserve \$'000	Closing Balance \$'000
<b>Special Projects Reserve:</b>					
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	1,542	152	(1)	1,693
Waste Levy Reserve	To fund Waste Levy Program	-	4,646	(1,129)	3,517
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	1,765	823	(814)	1,774
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	-	7	-	7
Fleet Plant & Capital Equipment Reserve	To support the long term fleet replacement program	4,072	839	(197)	4,714
		<b>7,379</b>	<b>6,467</b>	<b>(2,141)</b>	<b>11,705</b>
<b>Constrained Works Reserve:</b>					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	7,898	1,368	(144)	9,122
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	2,551	220	-	2,771
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	14,273	431	-	14,704
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	11,414	1,569	(15)	12,968
Constrained Works Res-Cap Grants & Contribs	Unexpended capital grants and contributions received for specific projects	327	-	(147)	180
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	33,680	3,084	(1,943)	34,821
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	12,456	1,004	(972)	12,488
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	9,996	562	-	10,558
Constrained Works Res-Opr Grants & Contribs	Unexpended operating grants and contributions received for specific projects	224	-	-	224
Tree Planting Reserve	Acquisition and planting of trees on footpaths	85	18	(9)	94
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	142	-	-	142
		<b>93,046</b>	<b>8,256</b>	<b>(3,230)</b>	<b>98,072</b>
<b>Separate Charge Reserve:</b>					
Environment Charge Acquisition Reserve	Acquisitions of land and facilities to support or enhance environmental outcomes	1,457	-	-	1,457
Environment Charge Maintenance Reserve	Ongoing conservation and maintenance operations	-	2,165	(1,065)	1,100
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	39	121	(181)	(21)
		<b>1,496</b>	<b>2,286</b>	<b>(1,246)</b>	<b>2,536</b>
<b>Special Charge Reserve - Canals:</b>					
Aquatic Paradise Canal Reserve	Maintenance and repairs of Aquatic Paradise canals	754	1	-	755
Sovereign Waters Lake Reserve	Maintenance and repairs of Sovereign Lake	428	1	-	429
1718 Raby Bay Canal Reserve	Service, facility or activity of works in respect of the canals of the Raby Bay canal estate	219	-	-	219
1718 Aquatic Paradise Canal Reserve	Service, facility or activity of works in respect of the canals of the Aquatic Paradise canal estate	(495)	-	-	(495)
1718 Sovereign Waters Lake Reserve	Service, facility or activity of works in respect of the lake	(56)	-	-	(56)
		<b>850</b>	<b>2</b>	<b>-</b>	<b>852</b>
<b>TOTALS</b>		<b>102,771</b>	<b>17,011</b>	<b>(6,617)</b>	<b>113,165</b>
	Closing cash and cash equivalents				<b>162,371</b>
	Reserves as percentage of cash balance				<b>70%</b>



**10. REDLAND WATER STATEMENTS**

<b>REDLAND WATER SUMMARY OPERATING STATEMENT</b>					
<b>For the period ending 30 September 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	116,436	116,436	29,386	<b>29,117</b>	(269)
Total expenses	66,474	66,473	16,844	<b>15,719</b>	(1,125)
Earnings before interest, tax and depreciation (EBITD)	49,963	49,963	12,542	<b>13,398</b>	856
External interest expense	136	136	34	<b>34</b>	-
Internal interest expense	14,867	14,867	3,717	<b>3,717</b>	-
Depreciation	23,823	23,823	5,956	<b>6,009</b>	53
<b>Operating surplus / (deficit)</b>	<b>11,136</b>	<b>11,136</b>	<b>2,835</b>	<b>3,638</b>	<b>803</b>

<b>REDLAND WATER CAPITAL FUNDING STATEMENT</b>					
<b>For the period ending 30 September 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	2,537	2,537	634	<b>2,001</b>	1,367
Net transfer (to) / from constrained capital reserves	(1,982)	295	(434)	<b>(1,981)</b>	(1,547)
Non-cash contributions	3,399	3,399	850	-	(850)
Funding from utility revenue	4,172	7,576	781	<b>235</b>	(546)
<b>Total sources of capital funding</b>	<b>8,126</b>	<b>13,807</b>	<b>1,831</b>	<b>255</b>	<b>(1,576)</b>
Contributed assets	3,399	3,399	850	-	(850)
Capitalised expenditure	4,179	9,859	844	<b>135</b>	(709)
Loan redemption	549	549	137	<b>120</b>	(17)
<b>Total application of capital funds</b>	<b>8,126</b>	<b>13,807</b>	<b>1,831</b>	<b>255</b>	<b>(1,576)</b>

**11. REDWASTE STATEMENTS**

<b>REDWASTE OPERATING STATEMENT</b>					
<b>For the period ending 30 September 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	33,701	33,701	11,781	<b>11,739</b>	(42)
Total expenses	26,197	26,197	6,568	<b>6,167</b>	(401)
Earnings before interest, tax and depreciation (EBITD)	7,504	7,504	5,213	<b>5,572</b>	359
External interest expense	31	31	8	<b>7</b>	(1)
Depreciation	278	278	70	<b>74</b>	4
<b>Operating surplus / (deficit)</b>	<b>7,195</b>	<b>7,195</b>	<b>5,135</b>	<b>5,491</b>	<b>356</b>

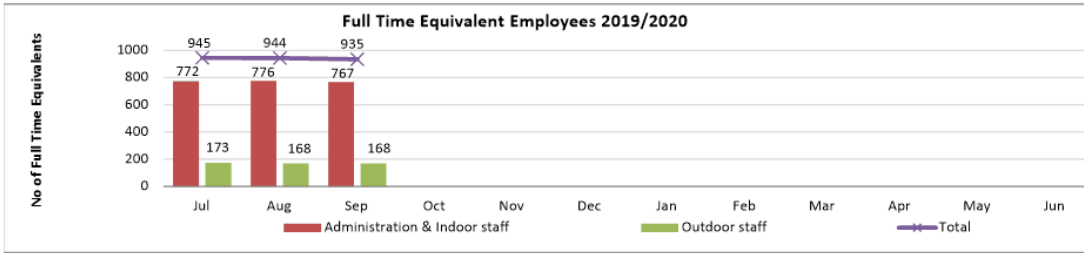
<b>REDWASTE CAPITAL FUNDING STATEMENT</b>					
<b>For the period ending 30 September 2019</b>					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Non-cash contributions	-	-	-	-	-
Funding from utility revenue	746	746	255	<b>193</b>	(62)
<b>Total sources of capital funding</b>	<b>746</b>	<b>746</b>	<b>255</b>	<b>193</b>	<b>(62)</b>
Capitalised expenditure	608	608	152	<b>84</b>	(68)
Loan redemption	138	138	103	<b>109</b>	6
<b>Total application of capital funds</b>	<b>746</b>	<b>746</b>	<b>255</b>	<b>193</b>	<b>(62)</b>





12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



September 2019: Headcount		Employee Type			
Department Level		Casual	Full Time	Part Time	Total
Office of CEO		8	37	9	54
Organisational Services		5	207	18	230
Community and Customer Services		34	271	78	383
Infrastructure and Operations		34	335	19	388
<b>Total</b>		<b>81</b>	<b>850</b>	<b>124</b>	<b>1,055</b>

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. Following Ourspace, the table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors

Days Overdue	Sep-19	% Overdue	Sep-18	% Overdue	\$ Variance	% Variance	Comment
0 - 30	\$3,761	0.0%	\$1,112	0.0%	\$2,649	0.0%	Revenue Collection team continues to monitor and work with ratepayers who are unable to promptly meet their financial obligation to Council.
31 - 60	\$3,852,572	5.1%	\$3,602,724	4.9%	\$249,848	0.2%	
61 - 90	\$2,266	0.0%	\$432	0.0%	\$1,833	0.0%	
91 - 180	\$1,804,127	2.4%	\$1,714,466	2.3%	\$89,661	0.1%	
>180	\$3,518,703	4.6%	\$3,443,598	4.7%	\$75,106	-0.1%	
<b>Total</b>	<b>\$9,181,429</b>	<b>12.1%</b>	<b>\$8,762,332</b>	<b>11.9%</b>	<b>\$419,097</b>	<b>0.2%</b>	



## 13. GLOSSARY

Key Terms	
<b>Written Down Value:</b> <i>This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.</i>	
<b>Work In Progress:</b> <i>This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.</i>	
Definition of Ratios	
<b>Operating Surplus Ratio*:</b> <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<b>Asset Sustainability Ratio*:</b> <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
<b>Net Financial Liabilities*:</b> <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<b>Level of Dependence on General Rate Revenue:</b> <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Current Ratio:</b> <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<b>Debt Servicing Ratio:</b> <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense**} + \text{Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Cash Balance - \$M:</b> <i>Cash balance includes cash on hand, cash at bank and other short term investments.</i>	Cash Held at Period End
<b>Cash Capacity in Months:</b> <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<b>Longer Term Financial Stability - Debt to Asset Ratio:</b> <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<b>Operating Performance:</b> <i>This ratio provides an indication of Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$
<b>Interest Coverage Ratio:</b> <i>This ratio demonstrates the extent to which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service**}}{\text{Total Operating Revenue}}$
* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.	
** Interest expense includes interest on leases.	

## 13.2 AUDIT COMMITTEE 26 SEPTEMBER 2019

### Objective Reference:

**Authorising Officer:** John Oberhardt, General Manager Organisational Services

**Responsible Officer:** Tony Beynon, Group Manager Corporate Governance

**Report Author:** Kailesh Naidu, Principal Adviser Internal Audit

**Attachments:** 1. [Audit Committee Minutes - 26 September 2019](#) ↓

### PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 26 September 2019 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

### BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009* and other relevant legislation. To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the Committee's recommendations about these matters.

### ISSUES

Refer to the attached Minutes of the Audit Committee held on 26 September 2019.

### STRATEGIC IMPLICATIONS

#### Legislative Requirements

This report has been prepared in accordance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

#### Risk Management

There are no opportunities or risks for Council resulting from this report.

#### Financial

There are no financial implications impacting Council as a result of this report.

#### People

There are no implications on people as a result of this report.

#### Environmental

There are no environmental implications as a result of this report.

#### Social

There are no social implications as a result of this report.

**Alignment with Council's Policy and Plans**

Audit Committee Policy (POL-3008)

Internal Audit Policy (POL-3009)

Corporate Plan 2018-2023 *Outcome 8 Inclusive and ethical governance*

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Audit Committee members	30 September 2019	Audit Committee members were consulted to review the minutes prior to being finalised.

**OPTIONS****Option One**

That Council resolves to note this report, which summarises the issues discussed at the Audit Committee of 26 September 2019.

**Option Two**

That Council resolves to note this report and requests additional information.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note this report, which summarises the issues discussed at the Audit Committee of 26 September 2019.**



**Redland**  
CITY COUNCIL

# MINUTES

## AUDIT COMMITTEE MEETING

**Thursday, 26 September 2019**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD



**AUDIT COMMITTEE MEETING MINUTES**

**26 SEPTEMBER 2019**

**Order Of Business**

<b>1</b>	<b>Declaration of Opening</b> .....	<b>2</b>
<b>2</b>	<b>Record of Attendance and Apologies</b> .....	<b>2</b>
<b>3</b>	<b>Conflict of Interest declaration</b> .....	<b>3</b>
<b>4</b>	<b>Receipt and Confirmation of Minutes</b> .....	<b>3</b>
4.1	Minutes of Audit Committee 22 August 2019 .....	3
<b>5</b>	<b>Business Arising from Previous Minutes</b> .....	<b>3</b>
<b>6</b>	<b>Update from the Chief Executive Officer</b> .....	<b>3</b>
<b>7</b>	<b>Redland Investment Corporation Reports</b> .....	<b>4</b>
7.1	Annual Financial Statements 2018-2019 .....	4
7.2	Ava Terraces Project.....	4
<b>8</b>	<b>Council Financial Reports</b> .....	<b>4</b>
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10.1	Internal Audit Plan 2019-2020 .....	5
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<b>12</b>	<b>Audit Recommendations Due for Implementation</b> .....	<b>5</b>
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<b>13</b>	<b>Risk Management</b> .....	<b>6</b>
13.1	Risk and Liability Services Update .....	6
<b>14</b>	<b>Other Business</b> .....	<b>6</b>
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14.2	The Challenge and Opportunity that is Cybersecurity .....	6
<b>15</b>	<b>Meeting Closure</b> .....	<b>6</b>

## AUDIT COMMITTEE MEETING MINUTES

26 SEPTEMBER 2019

**AUDIT COMMITTEE MEETING**  
**HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD**  
**ON THURSDAY, 26 SEPTEMBER 2019**

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9.31am.

**2 RECORD OF ATTENDANCE AND APOLOGIES****MEMBERS PRESENT:**

Cr Paul Gleeson	Councillor Member and Chairperson
Cr Karen Williams	Councillor Member (Mayor)
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

**SECRETARY:**

Mr Kailesh Naidu	Principal Adviser Internal Audit
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**APOLOGIES:**

Ms Amanda Daly	Head of People and Culture
Mr Peter Kelley	Chief Executive Officer – Redland Investment Corporation
Ms Niki Bingham	Partner – Deloitte

**ATTENDEES:**

Mr Andrew Chesterman	Chief Executive Officer
Mr John Oberhardt	General Manager Organisational Services
Mr Peter Best	General Manager Infrastructure and Operations
Ms Louise Rusan	General Manager Community and Customer Services
Ms Deborah Corbett-Hall	Chief Financial Officer
Mr Andrew Ross	General Counsel
Mr Tony Beynon	Group Manager Corporate Governance
Ms Joy Manalo	Service Manager Corporate Finance
Mr Mark Davis	Service Manager Risk and Liability Services
Ms Trish Thomson	Procurement Transformation Manager
Mr Dirk Hoult	Principal Portfolio Management Advisor
Mr Arun Varghese	Internal Auditor
Ms Rukmie Lutherus	Financial Controller – Redland Investment Corporation
Ms Julie O'Brien	Queensland Audit Office (QAO)
Ms Ashley Carle	Bentleys – QAO Audit Representative
Mr Peter Paterson	Bentleys – QAO Audit Representative
Mr Brad Flanagan	Director – Deloitte
Ms Michelle Lacey	Manager – Deloitte

**OBSERVERS:**

Mr Vivek Kangesu	Group Manager Corporate Strategy and Performance
Mr Glynn Henderson	Group Manager Corporate Services
Mr Michael Rusan	Cyber Security Specialist
Ms Tracy Mitchell	Risk Management Coordinator

**AUDIT COMMITTEE MEETING MINUTES****26 SEPTEMBER 2019**

Ms Anca Butcher                      General Counsel – Redland Investment Corporation  
Mr Nicholas Somerville              Development Manager – Redland Investment Corporation

**MINUTES:**

Ms Danielle Bugeja                      Corporate Meetings and Registers Coordinator

**3 CONFLICT OF INTEREST DECLARATION**

Nil

**4 RECEIPT AND CONFIRMATION OF MINUTES****4.1 MINUTES OF AUDIT COMMITTEE 22 AUGUST 2019**

The minutes of the previous Audit Committee were presented for confirmation.

**COMMITTEE DECISION**

**The minutes of the Audit Committee of 22 August 2019 were confirmed.**

**5 BUSINESS ARISING FROM PREVIOUS MINUTES**

Business arising from the minutes of the meeting from 22 August 2019 of the Audit Committee were presented.

- 5.1 The Committee requested that a report on capital and operational projects be presented.

*The item was closed prior to the Audit Committee meeting.*

***Item completed***

- 5.2 The Committee requested that an issues register is presented.

*An update was provided by the Service Manager Risk and Liability Services in Item 13.1*

***Item completed***

**6 UPDATE FROM THE CHIEF EXECUTIVE OFFICER**

A comprehensive verbal update on general organisational and Council matters was provided by the Chief Executive Officer.

**COMMITTEE DECISION**

**The Audit Committee noted the update as presented.**



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**AUDIT COMMITTEE MEETING MINUTES****26 SEPTEMBER 2019****7 REDLAND INVESTMENT CORPORATION REPORTS****7.1 ANNUAL FINANCIAL STATEMENTS 2018-2019**

Redland Investment Corporation's Annual Financial Statements 2018-2019 were presented to the Audit Committee by Redland Investment Corporation's Financial Controller.

**COMMITTEE DECISION**

**The Audit Committee noted the audited 2018-2019 Annual Financial Statements for Redland Investment Corporation.**

**7.2 AVA TERRACES PROJECT**

An update on the Ava Terraces Project was presented to the Audit Committee by Redland Investment Corporation's Financial Controller.

**COMMITTEE DECISION**

**The Audit Committee noted the Ava Project analysis.**

**8 COUNCIL FINANCIAL REPORTS****8.1 ANNUAL FINANCIAL STATEMENTS 2018-2019**

Council's Annual Financial Statements 2018-2019 were presented to the Audit Committee and an update was provided by the Chief Financial Officer.

**COMMITTEE DECISION**

**The Audit Committee noted the audited 2018-2019 Annual Financial Statements for Council.**

**8.2 END OF MONTH FINANCIAL REPORTS JULY 2019**

Council's End of Month Financial Report for July 2019 was presented to the Audit Committee and an update was provided by the Chief Financial Officer.

**COMMITTEE DECISION**

**The Audit Committee noted the End of Month Financial Report for July 2019 report as presented.**

**8.3 ASSET VALUATION**

An update on the 2018-2019 Asset Valuations was presented to the Audit Committee by the Chief Financial Officer.

**COMMITTEE DECISION**

**The Audit Committee noted the update on the 2018-2019 Asset Valuations as presented.**

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**AUDIT COMMITTEE MEETING MINUTES****26 SEPTEMBER 2019****9 UPDATE FROM EXTERNAL AUDITORS****9.1 EXTERNAL AUDITORS CLOSING REPORT 2018-2019**

An update was presented to the Audit Committee by Bentleys and Queensland Audit Office.

**COMMITTEE DECISION**

**The Audit Committee noted the Closing Report for the Year Ended 30 June 2019 and update as presented.**

**10 INTERNAL AUDIT PLAN****10.1 INTERNAL AUDIT PLAN 2019-2020**

The status of Council's Audit Plan for 2019-2020 was presented to the Audit Committee by the Principal Adviser Internal Audit.

**COMMITTEE DECISION**

**The Audit Committee noted the status update on the Internal Audit Plan for 2019-2020.**

**11 INTERNAL AUDIT REPORTS****11.1 INTERNAL AUDIT REPORTS ISSUED**

Internal Audit reports issued since the last Audit Committee were presented by the Principal Adviser Internal Audit.

**COMMITTEE DECISION**

**The Audit Committee noted the report as presented.**

**12 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION****12.1 STATUS OF AUDIT RECOMMENDATIONS**

An update on the status of the Internal Audit recommendations was presented to the Audit Committee by the Principal Adviser Internal Audit.

**COMMITTEE DECISION**

**The Audit Committee noted the update provided on the recommendations currently tracked for implementation.**

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**AUDIT COMMITTEE MEETING MINUTES****26 SEPTEMBER 2019****13 RISK MANAGEMENT****13.1 RISK AND LIABILITY SERVICES UPDATE**

An update on Council's risk management activities was provided by the Service Manager Risk and Liability Services.

**COMMITTEE DECISION**

The Audit Committee noted the update on risk management activities.

**14 OTHER BUSINESS****14.1 PROCUREMENT SERVICES UPDATE**

A comprehensive report was presented on Council's contract management and procurement activities by the General Counsel and Procurement Transformation Manager.

**COMMITTEE DECISION**

The Audit Committee noted the update on Council's contract management and procurement activities as presented.

**14.2 THE CHALLENGE AND OPPORTUNITY THAT IS CYBERSECURITY**

A presentation on cybersecurity was delivered by Deloitte.

**COMMITTEE DECISION**

The Audit Committee noted the presentation.

**15 MEETING CLOSURE**

The meeting closed at 11.06am.

### 13.3 QUEENSLAND AUDIT OFFICE FINAL MANAGEMENT REPORT 2018/19

**Objective Reference:****Authorising Officer:** Deborah Corbett-Hall, Chief Financial Officer**Responsible Officer:** Deborah Corbett-Hall, Chief Financial Officer**Report Author:** Joy Manalo, Service Manager Corporate Finance**Attachments:** 1. [Queensland Audit Office Financial Management Report 2018/19](#) ↓**PURPOSE**

The purpose of this report is to present the Queensland Audit Office (QAO) final management report for 2018/19 to Council. Section 213 of the *Local Government Regulation 2012* requires the Mayor to present a copy of the auditor-general's observation report at the next ordinary meeting of Local Government following receipt of the auditor-general's observation report.

As defined in the *Local Government Regulation 2012*:

“An **auditor-general's observation report**, about an audit of a local government's financial statements, is a report about the audit prepared under *section 54* of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.”

The audit referred to in the extract above is the independent financial statement audit conducted by the QAO.

**BACKGROUND**

Council's 2018/19 general purpose financial statements were certified by QAO and a copy of the certified statements was electronically transmitted to Council on 8 October 2019. The corresponding auditor-general's observation report was issued by QAO on 10 October 2019.

Actions and implementation dates included in the auditor-general's observation report were agreed to by the respective business area thus the corrective actions were acknowledged prior to receipt of the final report.

The audit observations and corresponding recommendations indicated in the report were presented to the Audit Committee on 26 September 2019.

**ISSUES**

All three (3) prior year issues concerning timely asset capitalisation and work in progress confirmations have now been resolved. The audit issues raised in 2018/19 mainly focus on information management systems control. The Corporate Services Group (Information Management) will lead the effective implementation of the audit recommendations. Internal Audit will monitor and update the Audit Committee on the status of the recommended actions.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

Section 213 of the *Local Government Regulation 2012* requires the Mayor to present a copy of the auditor-general's observation report at the next ordinary meeting of Local Government following receipt of the auditor-general's observation report.

Financial Services tabled the report to ensure compliance with legislation, noting coordination of the corrective actions and improvements will be undertaken by Council's Internal Audit Team.

### **Risk Management**

Risk management is undertaken during the year through monthly financial reporting and review of actual performance against budget. At the conclusion of the financial statement audit, QAO provided feedback to Council on the general appropriateness of key internal controls to ensure financial information is reasonably complete and accurate. Implementation of QAO recommendations are monitored by Internal Audit on a monthly basis and status of implementation is reported to the Executive Leadership Team.

### **Financial**

There are no additional financial implications arising from the 2018/19 auditor-general's report.

### **People**

No impact as the purpose of the report is to present the 2018/19 auditor-general's observation report.

### **Environmental**

No impact as the purpose of the report is to present the 2018/19 auditor-general's observation report.

### **Social**

No impact as the purpose of the report is to present the 2018/19 auditor-general's observation report.

### **Alignment with Council's Policy and Plans**

This report has a relationship with the following items of Council's 2018 to 2023 Corporate Plan:

#### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals.

- 8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees; and
- 8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

### **CONSULTATION**

Council's Audit Committee received a presentation from the external auditors on 26 September 2019 which outlined the key points for inclusion in the auditor-general's observation report. The management responses from the responsible business area were coordinated by the Financial Services Group during the development of the auditor-general's observation report.

Internal Audit will coordinate the action items agreed to in the observation report and provide a progress report to the Executive Leadership Team on a monthly basis.

**OPTIONS****Option One**

That Council resolves to note the findings from the auditor-general's observation report for 2018/19.

**Option Two**

That Council requests further information.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note the findings from the auditor-general's observation report for 2018/19.**



Our ref: 5-207

10 October 2019

Ms Karen Williams  
Mayor  
Redland City Council  
PO Box 21  
Cleveland QLD 4163

Dear Councillor Williams

#### **Final Management Report for Redland City Council**

We have completed our 2019 financial audit for Redland City Council. The Auditor-General issued an unmodified audit opinion on your financial statements.

The purpose of this letter is to provide the council with details on audit matters and other important information related to the audited financial statements.

#### **Reporting on issues**

Issues and other matters formally reported to management and an update on actions taken by management to resolve these issues is included as Appendix A to this letter. Our rating definitions for internal control deficiencies is shown in Appendix B.

#### **Report to parliament**

Each year we report the results of all financial audits and significant issues to parliament.

This year we intend to include the results of our audit of Redland City Council in a report to parliament. We have discussed the proposed content of our report with your Chief Financial Officer and will continue to consult as we draft our report. Formally, you will have an opportunity to provide comments to be reflected in our report.

#### **Audit fee**

The final audit fee for this year is \$139,800 exclusive of GST (2018: \$136,500). This fee has not changed from our estimated fee in our external audit plan.

We would like to thank you and your staff for their engagement in the audit.

If you have any questions about this letter or would like to discuss any matters regarding our audit service, please contact me on (07) 3222 9787.

Yours sincerely

Ashley Carle  
As delegate of the Auditor-General of Queensland

Queensland Audit Office  
Level 14, 53 Albert Street, Brisbane Qld 4000  
PO Box 15396, City East Qld 4002

Phone 07 3149 6000  
Email [qao@qao.qld.gov.au](mailto:qao@qao.qld.gov.au)  
Web [www.qao.qld.gov.au](http://www.qao.qld.gov.au)  
 Queensland Audit Office (QAO)

## Appendix A

### Issues formally reported to management

This table provides you with a summary of issues that we have formally reported to management.

Previously reported internal control deficiencies – interim management letter issued 29 April 2019

Area	Issue	Our recommendation	Status update from management
<p><b>Property, Plant and Equipment</b></p> <p><b>Rating</b> Deficiency <b>Observation</b></p> <p>In 2017, we raised an issue surrounding "On- Maintenance" dates of Developer Contributed Assets being backdated to the date that Engineering and Environment performed the final inspections of these assets. We are pleased to note that on 16 March 2018, the Service Manager Engineering and Environmental Assessment sent an email to the Engineering Assessment Team, instructing that this practice ceases, and our testing indicated that this process had ceased. This instruction is not formalised in Council Policy.</p>	<p>The Decision to No Longer Backdate "On-Maintenance" Dates of Developer Contributed Assets to Be Documented within Policy</p>	<p>We recommend that Council's Policies be updated to include the requirement that "On-Maintenance" dates of Developer Contributed Assets are not are not to be backdated to the date the final inspection of these assets was conducted.</p>	<p>Resolved.</p>



Previously reported internal control deficiencies – interim management letter issued 29 April 2019 (Continued)

Area	Issue	Our recommendation	Status update from management
<p><b>Property, Plant and Equipment</b></p>	<p><b>Inadequate Finalisation of Capital Work in Progress Projects.</b>  <b>Rating</b>                      Deficiency  <b>Observation</b>                      There were projects that have been completed more than 12 months before year end, but the technical data had not been provided for these assets to be capitalised in the fixed asset register.</p>	<p>We recommend that Project Managers finalise capital works in progress in a timely manner following completion of the project.</p>	<p>Resolved.</p>
<p><b>Property, Plant and Equipment</b></p>	<p><b>Insufficient Responses to Capital Works Confirmations Provided by Project Managers.</b>  <b>Rating</b>                      Deficiency  <b>Observation</b>                      We noted that "Work in Progress Audit Confirmations" were incomplete and in some instances the response provided was inadequate. For many of the projects we noted that should have been capitalised, the comments on this "Work in Progress Audit Confirmation" for these projects stated the project was 'on-going', or no comment had been provided for that project.</p>	<p>We recommend that all Responsible Project Managers are reminded of the importance of the completion of this confirmation, and any other internal confirmations requested. It is recommended that Council considers implementing a process to ensure greater accountability for their responses.</p>	<p>Resolved.</p>

New internal control deficiencies reported since our interim management letter dated 29 April 2019

Area	Issue	Our recommendation	Status update from management
<p><b>Control Environment:</b></p>	<p><b>PnR Application Super User and Generic Accounts</b></p> <p><b>Rating</b> Deficiency</p> <p><b>Observation</b></p> <p>An assessment of user accounts within the Property and Rating (PnR) application was performed. This identified the following:</p> <p>a) There were 18 users with "super user" privileges within the PnR application. 18 super users for an application is regarded as high, heightening the risk of unauthorised activity.</p> <p>b) There were 82 generic PnR application accounts identified, of which 46 were disabled, leaving 36 enabled. Of the 36 enabled accounts:</p> <ul style="list-style-type: none"> <li>- 11 do not have a profile; and</li> <li>- 17 others are a group ID for emailing purposes and have no elevated privileges.</li> </ul> <p>This leaves 8 accounts, none of which are synchronised with the Active Directory (AD). Of these 8 accounts, 5 have not been used for more than five years, two accounts were last used in November 2018, and one account was last used in April 2019. None of these 8 accounts have an active AD account.</p> <p><b>Implications</b></p> <p>These accounts all have the "SALL_ROLES" profile. This presents the risk that these accounts could be used for unauthorised purposes.</p>	<p>We recommend that</p> <ol style="list-style-type: none"> <li>1. The number of users with "super user" privileges within the PnR application be reviewed and reduced.</li> <li>2. All generic accounts that are not required be disabled.</li> </ol>	<p><b>Responsible Officer</b> Service Manager Service Delivery (Information Management – Corporate Services Group)</p> <p><b>Status</b> Work in progress</p> <p><b>Due date</b> 31 December 2019</p> <p><b>Management Response</b> Agreed and will be actioned by December 2019.</p>

New internal control deficiencies reported since our interim management letter dated 29 April 2019 (Continued)

Area	Issue	Our recommendation	Status update from management
<p><b>Control Activities:</b></p>	<p><b>Monitoring of PnR Application Security Related Transactions</b></p> <p><b>Rating</b> Deficiency</p> <p><b>Observation</b></p> <p>It was found that:</p> <p>a) There is no monitoring of security related transactions (e.g. changes to user profiles, or users allocated "super user" privileges).</p> <p>b) Additionally, changes to the privileges allocated to a user profile are not controlled by an approved change control process. The changes can be performed by the 18 users that currently have "super user" privileges within the Property and Rating (PnR) application.</p> <p><b>Implications</b></p> <p>There is a risk that a PnR user may acquire privileges not commensurate with their job or role, which in turn increases the risk of unauthorised activity within the PnR application.</p>	<p>We recommend that</p> <ol style="list-style-type: none"> <li>1. PnR application security related transactions be logged and monitored.</li> <li>2. Position profiles be reviewed to ensure access allocated to each profile is commensurate with the responsibilities of the relevant position.</li> <li>3. The user profile privilege configurations be approved by the PnR application owner.</li> <li>4. Any changes to profile privileges are controlled via an approved change control process.</li> </ol>	<p><b>Responsible Officer</b></p> <p>Service Manager Service Delivery (<i>Information Management – Corporate Services Group</i>)</p> <p><b>Status</b></p> <p>Work in progress</p> <p><b>Due date</b></p> <p>31 December 2019</p> <p><b>Management Response</b></p> <p>Agreed, however it should be noted that the Property and Rating System does not have a specified business owner. Privilege configuration approvals will therefore be actioned by the application support team.</p>

## Appendix B

### Our rating definitions for internal control deficiencies

We assess internal control deficiencies on their potential to cause a material misstatement in the financial statements as follows:

Assessed category	Definition/Criteria	Prioritisation of remedial action
<b>Significant deficiency</b>	<p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action.</p> <p>Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> <li>• the risk of material misstatement in the financial statements</li> <li>• the risk to reputation</li> <li>• the significance of non-compliance with policies and applicable laws and regulations</li> <li>• the potential to cause financial loss including fraud, or</li> <li>• where management has not taken appropriate timely action to resolve the deficiency.</li> </ul>	<p>This requires immediate management action to resolve.</p>
<b>Deficiency</b>	<p>A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.</p>	<p>We expect management action will be taken in a timely manner to resolve deficiencies.</p>
<b>Other matter</b>	<p>An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.</p>	<p>Our recommendation may be implemented at management's discretion.</p>

**Our risk rating definitions for financial reporting issues**

We assess financial reporting issues on their potential to cause a material misstatement in the financial statements as follows:

Assessed category	Definition/Criteria	Prioritisation of remedial action
<b>High</b>	We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud.	This requires immediate management action to resolve.
<b>Medium</b>	We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements	We expect management action will be taken in a timely manner to resolve deficiencies.
<b>Low</b>	We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.	Our recommendation may be implemented at management's discretion.

## 14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 14.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 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:** Jill Driscoll, Group Support Officer

**Attachments:** 1. Decisions Made Under Delegated Authority 01.09.2019 to 14.09.2019 [↓](#)

#### 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; and minor change requests and extension to currency period where the original application was Category 1.

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 submissions; other change requests and variation requests where the original application was Category 1, 2, 3 or 4\*.

*\*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.**

## Attachment 1 Decisions Made Under Delegated Authority 01.09.2019 to 14.09.2019

## Decisions Made Under Delegated Authority 01.09.2019 to 07.09.2019

## CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL19/0055	Reconfiguring a Lot - Standard Format - 1 into 2 lots	The Parker Development Trust	224 Wellington Street Ormiston QLD 4160	Code Assessment	06/09/2019	N/A	Development Permit	1
CAR19/0297	Design and Siting - Dwelling	Doyen Planning	3 Bonaventure Court Cleveland QLD 4163	Referral Agency Response - Planning	04/09/2019	N/A	Approved	2
MCU19/0067	Dual Occupancy	Eliza Lauren BROWN Casey William TITCHENER	44 Booran Street Point Lookout QLD 4183	Code Assessment	04/09/2019	N/A	Development Permit	2
OPW19/0094	Driveway Crossover	Wade Lindsay VAISNYS	194 Coburg Street West Cleveland QLD 4163	Code Assessment	02/09/2019	N/A	Development Permit	2
RAL19/0054	Reconfiguring a Lot - Standard Format - 1 into 2 Lots	Site Town Planning	Reconfiguring a Lot - Standard Format - 1 into 2 lots	Code Assessment	06/09/2019	N/A	Development Permit	2
OPW19/0083	Operational Works - Driveway Crossover and Bin Bay	Eric MARTIN	197 Waterloo Street Cleveland QLD 4163	Code Assessment	03/09/2019	N/A	Development Permit	3
CAR19/0314	Design and Siting - Extensions to dwelling	Strickland Certifications Pty Ltd	2 Wisteria Court Victoria Point QLD 4165	Referral Agency Response - Planning	04/09/2019	N/A	Approved	4
OPW19/0087	Operational Works - Domestic Driveway Crossover	Christopher ROULSTONE	134 Sycamore Parade Victoria Point QLD 4165	Code Assessment	04/09/2019	N/A	Development Permit	4
CAR19/0234	Design and Siting - Dwelling House	Bay Island Designs	1 Weeroona Avenue Macleay Island QLD 4184	Referral Agency Response - Planning	06/09/2019	N/A	Approved	5



## Decisions Made Under Delegated Authority 01.09.2019 to 07.09.2019

## CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0301	Amenity and Aesthetics - Dwelling House less than 60m <sup>2</sup>	Michael John BAHR	4 Taylor Street Russell Island QLD 4184	Referral Agency Response - Planning	02/09/2019	N/A	Approved	5
CAR19/0306	Design and Siting - existing building and deck	Gold Coast Building Approvals	17 Beaumont Drive Russell Island QLD 4184	Referral Agency Response - Planning	03/09/2019	N/A	Approved	5
OPW19/0089	Operational Works - Domestic Driveway Crossover Widening	Dale Russell CASSIE Tania Fay CASSIE	15-17 Fontebasso Circuit Redland Bay QLD 4165	Code Assessment	05/09/2019	N/A	Development Permit	6
MCU19/0083	Home based business	Tanis MONTGOMERY	59 Bromption Street Alexandra Hills QLD 4161	Code Assessment	02/09/2019	N/A	Development Permit	7
RAL19/0052	Standard Format- Reconfiguring a Lot (1 into 2 Subdivision)	The White Picket Fence Project Pty Ltd	30 Cochrane Street Alexandra Hills QLD 4161	Code Assessment	02/09/2019	N/A	Development Permit	7
CAR19/0259	Design and Siting - Carport	Fluid Approvals	57 Albert Street Ormiston QLD 4160	Referral Agency Response - Planning	06/09/2019	N/A	Approved	8
RAL19/0016	Rearranging Boundaries - 2 into 2	Birkdale Land Pty Ltd	167-173 Collingwood Road Birkdale QLD 4159	Code Assessment	06/09/2019	N/A	Development Permit	8

## Decisions Made Under Delegated Authority 01.09.2019 to 07.09.2019

## CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU19/0099	Extension to Currency Period - MCU012588 Apartment Building (36 Units)	ABC Properties Development Pty Ltd Javica Pty Ltd	4-6 Wharf Street Cleveland QLD 4163	Minor Change to Approval	02/09/2019	N/A	Approved	2
MC010203	Dwelling House	Mount Albert Pty Ltd As Trustee	54 Resthaven Drive Lamb Island QLD 4184	Extension to Currency Period	06/09/2019	N/A	Approved	5
OPW18/0092.01	Change to Development Approval	Springfield Lakeview Apartments Pty Ltd As Trustee	81 Bailey Road Birkdale QLD 4159	Minor Change to Approval	04/09/2019	N/A	Approved	8
MCU19/0045	Low impact industry	Nick Penkus Pty Ltd	19 Hook Street Capalaba QLD 4157	Code Assessment	02/09/2019	N/A	Development Permit	9
MCU19/0046	Low impact industry	Formido Pty Ltd As Trustee	21 Hook Street Capalaba QLD 4157	Code Assessment	02/09/2019	N/A	Development Permit	9
OPW19/0077	Operational Works for RAL - 1 into 2 Lots	Christopher ON	2 Dorsal Drive Birkdale QLD 4159	Code Assessment	04/09/2019	N/A	Development Permit	10

### Decisions Made Under Delegated Authority 01.09.2019 to 07.09.2019

#### CATEGORY3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0148	MIXED DEVELOPMENT - Aged Persons and Special Needs Housing, Shop, Refreshment Establishment and Commercial Office	Eivani Pty Ltd	4-10 Doig Street Cleveland QLD 4163	Code Assessment	06/09/2019	N/A	Development Permit	2
SPS19/0007	Request to Apply Superseded Planning Scheme - 1 into 2	DTS Group Pty Ltd	2 Sauterne Street Thornlands QLD 4164	DA apply previous policy/code	03/09/2019	N/A	Approved	3

## Decisions Made Under Delegated Authority 08.09.2019 to 14.09.2019

## CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0313	Design and Siting - Dwelling	Lauren Michaela Lucy MACDONALD Nathan Alexander MACDONALD	17 Sunshine Drive Cleveland QLD 4163	Referral Agency Response - Planning	11/09/2019	N/A	Approved	2
CAR19/0327	Build Over/Near Sewer	KCM Developments	19 Angela Crescent Cleveland QLD 4163	Referral Agency Response - Engineering	10/09/2019	N/A	Approved	2
MCU18/0279	Dwelling house	Cyber Drafting & Design Heien Janice STEVENSON Jay Arscott STEVENSON	7 Marram Court Cleveland QLD 4163	Code Assessment	13/09/2019	N/A	Approved	2
MCU19/0089	Dwelling house	Heien Janice STEVENSON Jay Arscott STEVENSON	18 Captains Court Cleveland QLD 4163	Code Assessment	09/09/2019	N/A	Development Permit	2
MCU19/0104	Dual occupancy	Caroline Masako VINER Peter Yoshio WAKEFIELD Robin Edward WAKEFIELD Rosemary Yasuko CALLINAN	15 Midjimberry Road Point Lookout QLD 4183	Code Assessment	11/09/2019	N/A	Development Permit	2
RAL19/0057	Standard Format - 1 into 2 Lots	Gregory Brian Vearna Ellen Amanda Ellen & Matthew Brian Sillis As Trustee	10 Erubin Street Cleveland QLD 4163	Code Assessment	10/09/2019	N/A	Development Permit	2
DBW19/0018	Domestic Additions	The Certifier Pty Ltd	52 Samarmda Way Point Lookout QLD 4183	Code Assessment	11/09/2019	N/A	Development Permit	2
CAR19/0310	Design and Siting - Dwelling	Marr BASIC	10 Ibis Street Macleay Island QLD 4184	Referral Agency Response - Planning	11/09/2019	N/A	Approved	5

## Decisions Made Under Delegated Authority 08.09.2019 to 14.09.2019

## CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR19/0316	Combined Design & Siting & Amenities & Aesthetics - Dwelling	Applied Building Approvals	4 Puritt Parade Russell Island QLD 4184	Referral Agency Response - Planning	13/09/2019	N/A	Approved	5
CAR19/0318	Design and Siting - Dwelling	Pacific Approvals Pty Ltd	9 Oxley Avenue Russell Island QLD 4184	Referral Agency Response - Planning	10/09/2019	N/A	Approved	5
RAL19/0056	Reconfiguring a Lot - Standard Format - 1 into 2 Lots	Jeanette Relova ALMIRANTE	14 Haslingden Drive Redland Bay QLD 4165	Code Assessment	09/09/2019	N/A	Development Permit	5
CAR19/0321	Design and Siting - Patio	Bardera Pty Ltd	3 Coachwood Street Redland Bay QLD 4165	Referral Agency Response - Planning	12/09/2019	N/A	Approved	6
CAR19/0308	Design and Siting - Carport & Patio	Fastrack Building Certification	23 Queensbury Court Wellington Point QLD 4160	Referral Agency Response - Planning	13/09/2019	N/A	Refused	8
CAR19/0315	Design and Siting - Dwelling House	Henley Properties (Qld) Pty Ltd	23 Mcmillan Road Alexandra Hills QLD 4161	Referral Agency Response - Planning	11/09/2019	N/A	Approved	8
CAR19/0324	Design and Siting - Carport	Titan Garages	8 Jennifer Street Birkdale QLD 4159	Referral Agency Response - Planning	11/09/2019	N/A	Approved	8

## Decisions Made Under Delegated Authority 08.09.2019 to 14.09.2019

## CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW19/0092	Change to Development Approval - OPW002264	Anita Margaret AZCUNE John Augusto AZCUNE	6 Yarrow Court Cleveland QLD 4163	Minor Change to Approval	09/09/2019	N/A	Approved	2
OPW19/0096	Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	50 Sentinel Court Cleveland QLD 4163	Code Assessment	12/09/2019	N/A	Development Permit	2
OPW19/0054.01	Change to Development Approval - OPW19/0054 - RAL - 2 into 3 Lots	Niclin Constructions	89 Collins Street Redland Bay QLD 4165	Minor Change to Approval	12/09/2019	N/A	Approved	6
RAL19/0067	Change to Development Approval - SB004189 Redland Downs - Combined MCU/Standard Format Reconfiguration - 8 lots (Stage 1) total 14 lots - associated MC5474	Mr Andrew McINTYRE Doyen Planning	15-55 School Of Arts Road Redland Bay QLD 4165	Minor Change to Approval	13/09/2019	N/A	Approved	6
OPW19/0039	Operational Works - 1 into 45 lots	Harridan Pty Ltd	84-86 Kinross Road Thornlands QLD 4164	Code Assessment	11/09/2019	N/A	Development Permit	7
OPW19/0067	Operational Works - Retaining Wall	Norman A THOMASON	26 Chelsea Crescent Alexandra Hills QLD 4161	Code Assessment	10/09/2019	N/A	Development Permit	7

## 14.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 15 OCTOBER 2019

### Objective Reference:

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

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

**Report Author:** Christy Englezakis, Senior Appeals Planner

**Attachments:** Nil

### PURPOSE

The purpose of this report is for Council to note the current development and planning related appeals and other related matters/proceedings.

### BACKGROUND

Information on appeals and other related matters may be found as follows:

#### 1. Planning and Environment Court

a) Information on current appeals and applications 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 applications 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 applications lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

b) Information about the appeal or application, including the file 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 website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

#### PLANNING & ENVIRONMENT COURT APPEALS & APPLICATIONS

<b>1.</b>	<b>File Number:</b>	CA11075/17 (MCU013296)
<b>Appellants:</b>		<b>Lipoma Pty Ltd</b>
		<b>Lanrex Pty Ltd</b>
		<b>Victoria Point Lakeside Pty Ltd</b>
<b>Co-respondent (Applicant)</b>		<b>Nerinda Pty Ltd</b>
<b>Proposed Development:</b>		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)
<b>Appeal Details:</b>		Submitter appeal against Council approval.
<b>Current Status:</b>		A directions hearing was held on 1 August 2018. A further directions hearing was held on 5 October 2018 to confirm the matters to be determined by the Court. The matter was heard before the Court over four days, commencing 4 March 2019. The Court handed down its decision on 4 October 2019. The appeal was dismissed and the development application was approved. The appellant has until 18 November 2019 to appeal the decision.

<b>2.</b>	<b>File Number:</b>	2171 of 2018 (ROL006209)
<b>Applicant:</b>		<b>Lorette Margaret Wigan</b>
<b>Proposed Development:</b>		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
<b>Appeal Details:</b>		Appeal against Council decision to issue Preliminary Approval.
<b>Current Status:</b>		Appeal filed on 13 June 2018. Mediation was held on 29 June 2018. A second mediation was held on 2 October 2018. A third mediation was held on 22 October 2018. A fourth mediation was held on 8 April 2019. Reviews were held on 12 April 2019, 19 July 2019 and 23 August 2019. The matter has been listed for further review on 9 October 2019.

<b>3.</b>	<b>File Number:</b>	135 of 2018 (MCU013917)
<b>Applicant:</b>		<b>Maureen Joan Chapman</b>
<b>Proposed Development:</b>		Material Change of Use for a Dwelling House 42 Magnolia Street, Russell Island (Lots 77, 78, 104 & 105 on RP129012)
<b>Appeal Details:</b>		Appeal against Council refusal.
<b>Current Status:</b>		Appeal filed on 21 September 2018. The Appellant filed an application in pending proceedings on 10 May 2019, for orders to progress the appeal. A review was held on 30 May 2019. A without prejudice mediation was held on 11 July 2019. A review was held on 2 August 2019. The Appellant filed a Notice of Discontinuance on 11 September 2019 and the appeal is now resolved.



<b>4.</b>	<b>File Number:</b>	2959 of 2019 (MCU013688)
<b>Applicant:</b>		<b>Quin Enterprises Pty Ltd</b>
<b>Proposed Development:</b>		Material Change of Use for the extension of the existing Extractive Industry and Heavy Industry (office, truck weighbridge, car parking, storage area for materials with associated landscape buffers) 684-712 Mount Cotton Road, Sheldon (Lot 1 on RP109322 & 3 on SP238067)
<b>Appeal Details:</b>		Appeal against Council refusal.
<b>Current Status:</b>		Appeal filed 19 August 2019. The Appellant filed an application in pending proceeding on 4 September 2019, for orders to progress the appeal. A review was held on 11 September 2019. A site inspection was carried out on 18 September 2019. A without prejudice mediation is scheduled for 21 October 2019. The matter has been listed for further review on 8 November 2019.

<b>5.</b>	<b>File Number:</b>	3041 of 2019 (OPW18/0053)
<b>Applicant:</b>		<b>Daniel Joseph Laruccia</b>
<b>Proposed Development:</b>		Minor change application for a second driveway 9 Megan Court, Thornlands (Lot 18 on SP213904)
<b>Application Details:</b>		Application for a declaration that the proposed change is a minor change and for orders amending the existing reconfiguration approval granted by the Planning and Environment Court (Appeal 836/07) to reflect the proposed change.
<b>Current Status:</b>		Application filed 23 August 2019. A review was held on 25 September 2019. The application was heard on 30 September 2019 and the Court made orders that the application be approved subject to conditions. The matter is now resolved.

<b>6.</b>	<b>File Number:</b>	3450 of 2019
<b>Appellant:</b>		<b>S. &amp; S. Lambourne Investments Pty Ltd</b>
<b>Proposed Development:</b>		Application made under <i>Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2017</i> and <i>Local Law No 1 (Administration) 2015</i> for two Permanent Signs – Electronic Display Component High Impact Billboard.  58-68 Delancey Street, Ormiston (Lot 1 on RP213631)
<b>Appeal Details:</b>		Appeal against Council refusal or in the alternative, appeal against a condition of approval.
<b>Current Status:</b>		Appeal filed 24 September 2019. A directions hearing is listed for 18 October 2019.

#### APPEALS TO THE QUEENSLAND COURT OF APPEAL

<b>7.</b>	<b>File Number:</b>	8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
<b>Appellant:</b>		<b>Redland City Council</b>
<b>Respondent (applicant):</b>		<b>King of Gifts Pty Ltd and HTC Consulting Pty Ltd</b>
<b>Proposed Development:</b>		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay Road, Alexandra Hills
<b>Appeal Details:</b>		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
<b>Current Status:</b>		Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. The matter was heard before the Court on 12 March 2019. The Court has reserved its decision.

**DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS**

<b>8.</b>	<b>File Number:</b>	Appeal 19-033 (CAR19/0135)
<b>Appellant:</b>		<b>Robert Reynolds</b>
<b>Assessment Manager:</b>		<b>Luke Jones</b>
<b>Co-Respondent</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		Building Work for Carport (Boatport) (including car wash) 6 Dinton Court, Alexandra Hills
<b>Appeal Details:</b>		Appeal against the decision of the assessment manager to refuse the development application, as directed by Redland City Council, in its role as concurrence agency.
<b>Current Status:</b>		Appeal filed by the Appellant on 26 July 2019. Council was notified of the appeal on 30 July 2019.

<b>9.</b>	<b>File Number:</b>	Appeal 19-034 (PD236994)
<b>Appellant:</b>		<b>Gregory Thomas Hayes</b>
<b>Assessment Manager:</b>		<b>Redland City Council</b>
<b>Proposed Development:</b>		Plumbing and Drainage Works for a composting toilet 17 Kennedy Avenue, Russell Island
<b>Appeal Details:</b>		Appeal against the decision of the Redland City Council to refuse a plumbing application for the installation of a composting toilet.
<b>Current Status:</b>		Appeal filed on 26 July 2019. Council was notified of the appeal on 30 July 2019.

<b>10.</b>	<b>File Number:</b>	Appeal 19-035 (ENF007739)
<b>Appellant:</b>		<b>Janis Wemyss and Joseph Greaves</b>
<b>Respondent</b>		<b>Redland City Council</b>
<b>Applicable Development:</b>		Retaining wall 44 Chipping Drive, Alexandra Hills
<b>Appeal Details:</b>		Appeal against the decision of Redland City Council to give an enforcement notice.
<b>Current Status:</b>		Appeal filed on 6 August 2019. Council was notified of the appeal on 7 August 2019. The appeal was withdrawn on 9 September 2019.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note this report.**

**14.3   MCU17/0090   -   NEGOTIATED   DECISION   ASSESSMENT   REPORT   FOR  
147-205 ROCKY PASSAGE ROAD REDLAND BAY****Objective Reference:****Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Eskinder Ukubamichael, Planner Officer**Attachments:**

1. **Negotiated Decision Plans** [↓](#)
2. **Engineering Consultant Advice for Effluent Disposal** [↓](#)
3. **Assessment Manager Conditions** [↓](#)

**PURPOSE**

On 19 June 2019 Council issued a preliminary approval for a material change of use for tourist accommodation (61 units) at 147-205 Rocky Passage Road, Redland Bay. In accordance with the *Planning Act 2016*, Section 75, the applicant has made representations about the preliminary approval, seeking a development permit.

The owner of the property is New Land Tourism Pty Ltd and the applicant is Arnold Development Consultants.

It is recommended that a development permit be granted subject to conditions. The application is referred to Council for decision.

**BACKGROUND**

As part of the original application, the applicant lodged a request to reclassify part of the koala habitat from bushland habitat to rehabilitation habitat (green to pink) and from rehabilitation habitat to bushland habitat (pink to green), as reflected in Figure 1, under Schedule 11, Part 4 of the *Planning Regulation 2017*. The request was partially approved by Council resolution on 8 April 2019 as follows:

- high value rehabilitation to high value bushland habitat; and
- high value bushland habitat to medium value rehabilitation habitat, with the exception of the southernmost area and the north-easternmost area proposed to change, which must remain as high value bushland habitat.

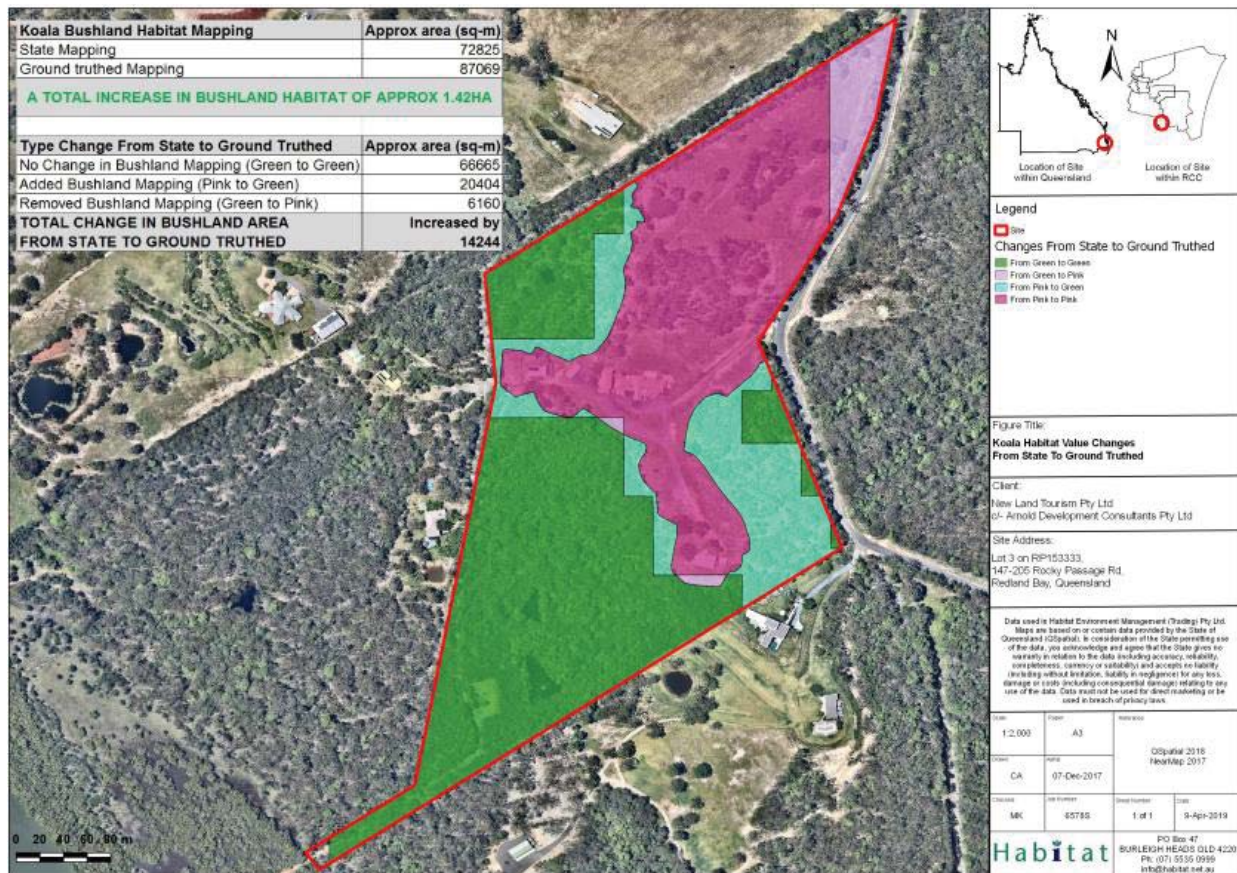


Figure 1. Reclassification request koala habitat map.

On 19 June 2019 Council resolved to issue a preliminary approval for the development on the basis that outstanding issues surrounding onsite waste water management and privacy had not been resolved.

**ISSUES**

The proposal is for tourist accommodation, comprising 61 units. The proposal envisages establishing an integrated eco-resort focused on health (therapies and learning), nature walks, relaxation and meditation – utilising the unique environmental characteristics of the premises, as well as its attractive rural location. The proposed development is comprised of the following principal components:

- resort main building which includes indoor recreational and dining facilities with a gross floor area (GFA) of 2065m<sup>2</sup>;
- a swimming pool, water features, pond, and a number of landscaped gardens; and
- tourist accommodation units spread out over 19 buildings with the following detail:

Type of Building	Units per building	No. of units	Bedroom per unit
Type 1 Resort Suites X 2	8	16	2 bedrooms
Type 2 4 Plex X 2	4	8	2 bedrooms
Type 3 Detached Dwelling X 6	1	6	3 bedrooms
Type 3B	1	3	3 bedrooms

Type of Building	Units per building	No. of units	Bedroom per unit
Detached Dwelling X 3			
Type 4 4 Plex X 3	4	12	2 bedrooms
Type 5 Luxury Resort Suites X 4	4	16	2 bedrooms
<b>Total</b>		<b>61</b>	<b>Total Bedrooms 131</b>

The proposal has a total GFA of approximately 4,980m<sup>2</sup> which is roughly 3.4% of the site. The facility will be operated by up to 30 full-time staff roughly divided over two shifts. Entry to the site is proposed to be gained via a new driveway and exit will be from the existing driveway off Rocky Passage Road. A total of 77 car parking spaces are proposed to be provided over the site as follows:

- On-ground - 54 spaces.
- Basement (of central facility) - 23 spaces.

### Site and locality

The subject site has a total area of 14.62ha. The site has approximately 540m of road frontage to Rocky Passage Road and has approximately 20m of frontage to the Logan River to the south west.

Currently the site is improved by a dwelling house and a secondary dwelling with a collection of ancillary sheds and garage structures. The primary dwelling house is located centrally within the allotment and a smaller dwelling (secondary dwelling) located approximately 150m to the south of the main dwelling. An ancillary pool area and tennis courts lie immediately west of the primary dwelling. There are two rural dams in the northern part of the lot (close to Rocky Passage Road frontage), and two additional dams lie within the vegetated south west part of the property. There are several high-points located in the centre of the subject site, including one in the north-west corner, one in the north-east corner, and one in the south-west corner with grades ranging between 10% to 40%. The subject site contains a number of gullies, several of which drain to the existing dams. Access to the subject lot is via a concrete driveway accessed directly from Rocky Passage Road. This access lies at the crest of a hill.

Vegetation on the majority of the site consists of open eucalypt forest regrowth with areas that have been slashed previously and a number of mature trees scattered throughout the site. A significant percentage of the site has been cleared and is maintained as turf/lawn surrounding the former main dwelling house and along the top ridgeline between existing dwellings.

Development surrounding the subject site consists of:

- rural and rural residential land to the north west, west and south;
- Rocky Passage Road - bounding the eastern boundary of the premises;
- a large covenant area located to the east of the site;
- Logan River is located approximately 190m west of the main portion of the site, with the site having an access handle providing direct access to the river; and
- directly across the Logan River (to the west approximately 550m) there are existing aquaculture uses.

In the broader context, the accessibility (approximate travel time) of the subject site is as follows:

- 15 minutes to regional retail centre at Victoria Point;
- 20 minutes to the Cleveland Town Centre;

- 35 minutes to the Brisbane CBD;
- 45 minutes to the Brisbane International Airport;
- 35 minutes to Gold Coast theme parks; and
- 1 hour to the Gold Coast International Airport.

## APPLICATION ASSESSMENT

### Assessment framework

The applicant has made written representations to Council during the applicant's appeal period under Section 75(1) of the *Planning Act 2016* (PACT) about changing a matter in the development approval.

In accordance with Section 76(1) of the PACT:

*(1) The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.*

*(2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—*

*(a) the applicant; and*

*(b) if the assessment manager agrees with any of the change representations—*

*(i) each principal submitter; and*

*(ii) each referral agency; and*

*(iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and*

*(iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and*

*(v) another person prescribed by regulation.*

*(3) A decision notice (a negotiated decision notice) that states the assessment manager agrees with a change representation must—*

*(a) state the nature of the change agreed to; and*

*(b) comply with section 63(2) and (3).*

*(4) A negotiated decision notice replaces the decision notice for the development application.*

*(5) Only 1 negotiated decision notice may be given.*

*(6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.'*

## Change representations

The assessment of the representations are limited to the preliminary approval conditions as outlined below.

### Preliminary approval condition 1

- Design the development in a way that retains and protects the non-juvenile koala trees in areas which are in the area designated as bushland habitat in the north-east corner of the site, that will be impacted due to earthworks edge effects and location of services (onsite waste treatment), in accordance with Schedule 11, Part 2, Item 6 of the Planning Regulation 2017.

### *Applicant's representations*

The development plans have been amended illustrating that the area of "bushland habitat" along the north east corner of the subject site is clear of onsite waste treatment area and associated works.

### *Officer's comments*

The previously considered layout plan included part of the wastewater treatment area within the bushland habitat classification. The development has now been amended (figure 2) so that the treatment is located outside of this area and therefore avoids clearing of non-juvenile koala habitat trees in bushland habitat area (figure 2). Considering this, the proposal has complied with condition 1 of the preliminary approval.

As a consequence of the reduction in wastewater treatment area, a sewer effluent disposal strategy is proposed by ADG Engineers (Attachment 2).

The strategy involves:

- On site treatment plant will be sized to treat the total volume of raw sewerage generated from the development (peak load).
- The treated effluent will then initially be disposed on site through on site disposal.
- In times of peak demand when the onsite effluent disposal capacity is exceeded, the excess volume of treated effluent will be directed to onsite storage tanks.
- The treated effluent will then be collected by contractor and disposed of by the contractor at other locations.

Specific Outcome S4 (1) of the infrastructure works code states that:

*'(1) Sewerage infrastructure -*

*(a) is consistent with the expected capacity of the use or other development;*

*(b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development.'*

Redland Water and Waste Operations Team provided comment that the subject site is outside of the sewerage service area and there is no capacity to accept the volume or concentration of the additional treated wastewater. The Team further commented that treated waste water is accepted by certain treatment plants in South East Queensland (SEQ).

A detailed assessment of the effluent treatment area including the disposition of the excess treated waste will be assessed as part of a future Environmental Relevant Assessment (ERA) by the State Government. If the ERA is not approved, the applicant will need to redesign the development and request a change application to Council.



Figure 2. Amended plan.



Figure 3. Aerial and koala habitat map.

Preliminary approval condition 2

- Provide design criteria for implementation that ensure privacy for the private spaces of the neighbouring homes, and provide information as to how design elements will ensure visitors to the property are aware of the boundaries of the site.

*Applicant’s representations*

To ensure privacy of neighbouring properties information on privacy design and site elements have been identified on new layout plans. To make visitors aware of property boundaries, new layout plans have been prepared to show indicative precautions to ensure visitors are able to navigate the site with ease and are aware of the extent of the subject site so they do not cross on to neighbouring properties.

*Officer’s comments*

S3.3 (1) (b) of the environmental protection zone code states that:



*'Setbacks contribute to the maintenance and protection of environmental values and the landscape setting.'*

The proposal has adopted design elements of P3.3 (1) and includes setbacks of:

- 71.7m from Rocky Passage Road
- 45.1m from south western boundary
- 10m from northern boundary
- 14.9m from western boundary.

The amended plans show in more detail how the development has addressed the privacy condition of the preliminary approval. The three buildings along the south-western boundary are oriented in such a way that the habitable room windows and outdoor space are not facing directly towards the adjoining neighbour to the south west (figure 4). The design of these buildings include windows with high sill heights and privacy screening (figures 5 and 6). It is considered that the design sufficiently protects the privacy of neighbours and therefore addresses condition 2 of the preliminary approval.

To make visitors aware of property boundaries, new layout plans have been prepared to show indicative precautions to ensure visitors are able to navigate the site with ease and are aware of the extent of the subject site so they do not cross on to neighbouring properties. These plans will form part of the approved plans.



**Figure 4. Site detail along south western boundary.**

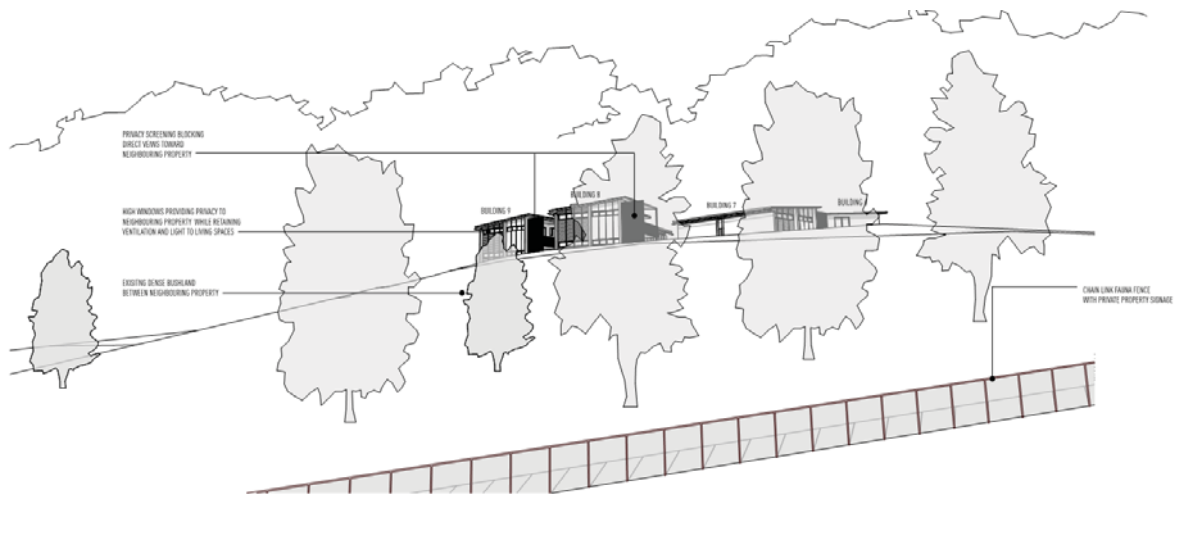


Figure 5. Perspective plan with window and privacy screen.



Figure 6. Detail design of window and privacy screen.

**INFRASTRUCTURE CHARGES****Total charge:                   \$531,004.00**

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.3\) August 2016](#).

Residential Component	
9 X 3 bedroom Tourist Accommodation X \$12,029.20 (no sewer)	\$108,262.80
52 X 1-2 bedroom Tourist Accommodation X \$8,592.30 (no sewer)	\$446,799.60
Demand Credit	
1 X existing lot X \$23,527.60 (no sewer)	\$24,058.40
<b>Total Council Charge:</b>	<b>\$531,004.00</b>

**Offsets**

There are no offsets that apply under Chapter 4 Part 2 of the *Planning Act 2016*.

**Refunds**

There are no refunds that apply under Chapter 4 Part 2 of the *Planning Act 2016*.

**STATE REFERRALS****State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response dated 25 February 2019 in regards to tourist activity in SEQ regional landscape and rural production area. The Department approved the proposed development subject to referral agency conditions to ensure that the proposed central facilities remain ancillary to the approved use of the site for tourist activity. The Department's referral response, including conditions, will be attached to Council's decision notice.

**CONCLUSION**

The applicant's representations have been assessed and it is considered that the conditions of the preliminary approval have been addressed. It is therefore recommended that a development permit be granted subject to conditions.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

In accordance with the *Planning Act 2016* this development application has been assessed against the Redlands Planning Scheme V7.1 and other relevant planning instruments.

### Risk Management

The standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

### Financial

The applicant can appeal to the Planning and Environment Court against this decision of Council. Such proceedings would incur legal and court costs.

### People

There are no implications for staff.

### Environmental

Environmental implications are detailed within the assessment in the 'Issues' section of this report.

### Social

Social implications are detailed within the assessment in the 'Issues' section of this report.

### Alignment with Council's Policy and Plans

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

## CONSULTATION

The assessment manager has consulted with other internal assessment teams. Advice has been received from relevant officers and forms part of the assessment of the application. A copy of the original proposal was provided to the local Councillor on 23 August 2019.

Consulted	Consultation Date	Comments/Actions
Divisional Councillor	23 August 2019	Original proposal provided to Divisional Councillor. On 27 August 2019 the application was called in for a decision by Council.

## OPTIONS

### Option One

That Council resolves to issue a negotiated decision for the development application for tourist accommodation on land described as Lot 3 on RP153333 and situated at 147-205 Rocky Passage Road Redland Bay QLD 4165 as follows:

1. The preliminary approval is changed to a development permit.
2. A development permit is granted subject to conditions contained within Attachment 3.

### Option Two

That Council resolves to issue a negotiated decision as follows:

1. The preliminary approval is changed to a development permit.
2. A development permit is granted without conditions or subject to different conditions.

**Option Three**

That Council resolves to not agree to the representations and maintain the preliminary approval.

**OFFICER'S RECOMMENDATION**

**That Council resolves to issue a negotiated decision for the development application for tourist accommodation on land described as Lot 3 on RP153333 and situated at 147-205 Rocky Passage Road Redland Bay QLD 4165 as follows:**

- 1. The preliminary approval is changed to a development permit.**
- 2. A development permit is granted subject to conditions contained within Attachment 3.**

Attachment 1 - Negotiated Decision Plans



**SITE DESCRIPTION**  
 LOT 9 ON RP143333  
 147205 ROCKY PASSAGE ROAD, REDLAND BAY  
 PARISH OF REDLAND  
 COUNTY OF STANLEY  
 SITE AREA : 14.62 ha

LOCATION PLAN

DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 13 LANGRISH STREET MAROUBAY QLD 4074 AUSTRALIA  
 TEL: 07 5523 0444 FAX: 07 5523 0444  
 44 CANTONMENT RD, MAROUBAY QLD 4074 AUSTRALIA  
 WWW.JARDPOOLEDDESIGN.COM.AU



**PROJECT**  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

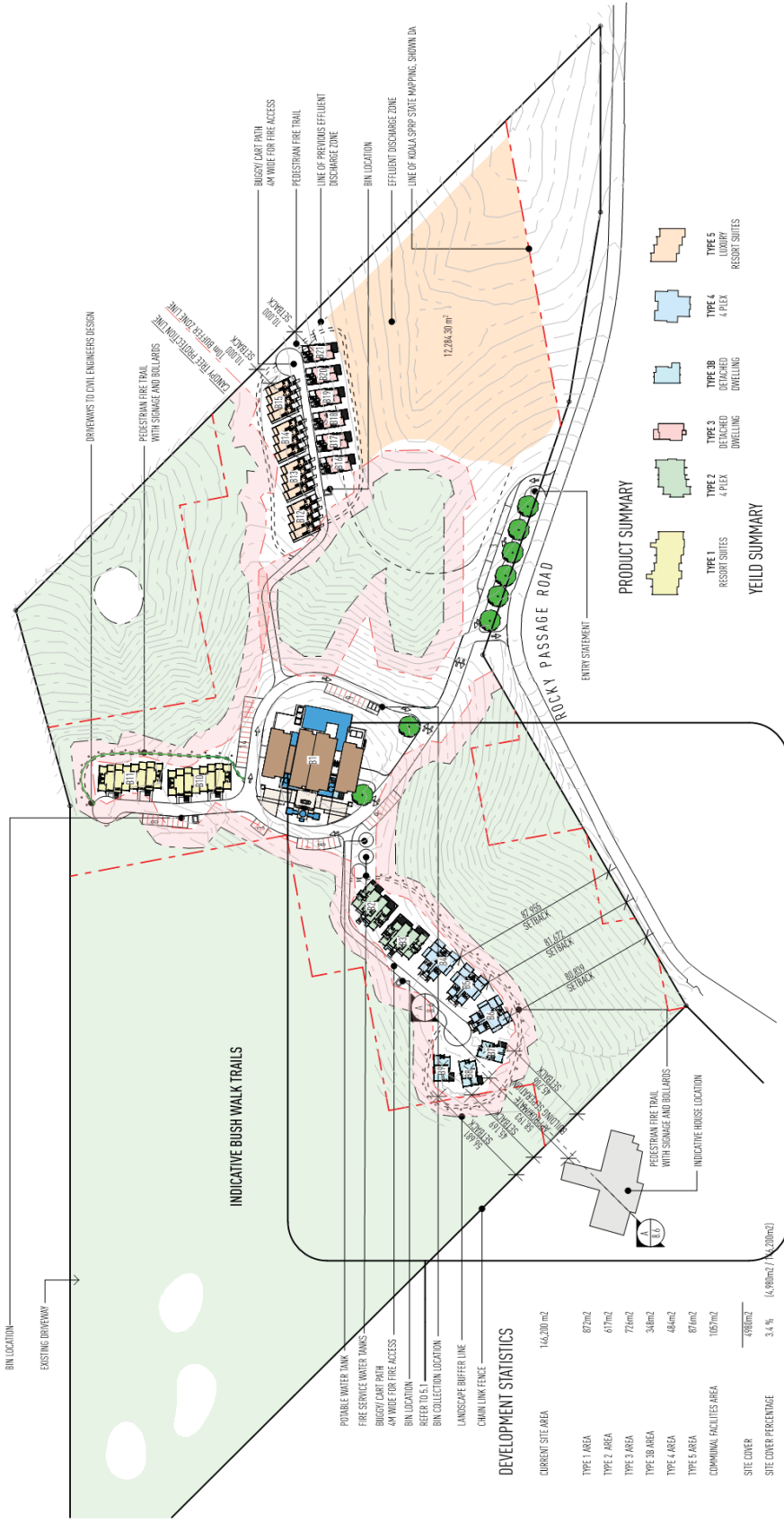
DRAWING IDENTIFICATION

DATE  
 09/08/19

SCALE  
 A1:1

**POOLE**





**DEVELOPMENT STATISTICS**

CURRENT SITE AREA	146,200 m <sup>2</sup>
TYPE 1 AREA	87m <sup>2</sup>
TYPE 2 AREA	67m <sup>2</sup>
TYPE 3 AREA	77m <sup>2</sup>
TYPE 3B AREA	34m <sup>2</sup>
TYPE 4 AREA	48m <sup>2</sup>
TYPE 5 AREA	87m <sup>2</sup>
COMPUNAL FACILITIES AREA	1057m <sup>2</sup>
SITE COVER	498m <sup>2</sup>
SITE COVER PERCENTAGE	3.4 % (4,980m <sup>2</sup> / 146,200m <sup>2</sup> )

**PRODUCT SUMMARY**

TYPE 1 RESORT SUITES	TYPE 2 4 PLEX	TYPE 3 BACHELOR BUILDING	TYPE 3B BACHELOR BUILDING	TYPE 4 4 PLEX	TYPE 5 RESORT SUITES
-------------------------	------------------	-----------------------------	------------------------------	------------------	-------------------------

**YIELD SUMMARY**

YIELD	No. OF ACCOMMODATION BUILDINGS	No. OF UNITS/BUILDING	No. OF BEDROOMS/SUIT	TOTAL YIELD (BEDROOMS)
TYPE 1	2	8	2 BEDROOMS	32
TYPE 2	2	4	2 BEDROOMS	16
TYPE 3	6	1	3 BEDROOMS	18
TYPE 3B	3	1	3 BEDROOMS	9
TYPE 4	3	4	2 BEDROOMS	24
TYPE 5	4	4	2 BEDROOMS	32
TOTAL		20		131

**BIN COLLECTION**

ON DAY OF BIN COLLECTION BINS WILL BE MOVED BY SITE MANAGER TO BIN COLLECTION LOCATION

**CAR PARKING SCHEDULE**

CARRIAGE SPACE PROVIDED 77 (23 CENTRAL FACILITY BASEMENT) (AS PER TRAFFIC ENGINEERS)

**CONCEPT MASTER PLAN**

SCALE: 1:2000 @ A3

DATE: 2019-10-23

PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND OLD FOR NEW LAND TOURISM PTY LTD

DRAWING: CONCEPT MASTER PLAN

DATE: 09/08/2019

BY: A.E.

FOR: POOLE







**SCALE:**

- THE PROPOSAL OF RESIDENTIAL CHARACTER, GENERALLY OF ONE OR TWO LEVELS.
- RESIDENTIAL HEIGHT OF NOMINALLY 6.0M, EXCEPT ELEMENTS DUE TO SLOPING GROUND
- THE CENTRAL FACULTIES BUILDING REPLACES THE EXISTING HOUSE AT PRESENT LOCATION

**IMPACT:**

- THE PROPOSED DEVELOPMENT HAS A SITE COVER OF 3%
- THE PROPOSAL HAS A VERY SMALL FOOTPRINT, CONSIDERED ECO FRIENDLY
- OUTCOME WAS BY A PROCESS OF A "DESIGN BY SOLUTION" APPROACH WITH ACKNOWLEDGEMENT TO OPPORTUNITY AND CONSTRAINTS OVERLOOKING ADJACENT PROPERTIES AND PRIVACY CAN BE MAINTAINED.

**DENSITY:**

- THE PROPOSAL IS OF LOW DENSITY
- POPULATION DENSITY, CURRENT PLANNING CRITERIA AT 1 PERSON PER 400 SQM
- THE DENSITY IS NOT EXCESSIVE
- THE PROPOSAL CONSISTS AND INCORPORATES MORE TRADITIONAL CONSTRUCTION METHODS, WITHOUT THE "MONSA STYLE" OF BUILDING ON STILTS, DUE TO OPPORTUNITIES AND CONSTRAINTS IMPOSED BY SPECIALIST CONSULTANTS HAS RESULTED IN THE DEVELOPMENT INTO CLUSTERS TO ENSURE COMPLIANCE TO LANDFORM, LANDSCAPE RETENTION, WATER AND DISCHARGE MANAGEMENT CRITERIA.
- THE PROPOSAL IS NOT SPREAD-OUT, BUT CONCENTRATED AS TO REDUCE IMPACT
- THE PROPOSAL IS STILL ECO TOURISM AND HAS ECO INCLUSIVE IN THE DESIGN APPROACH

**ARCHITECTURAL THEME:**

- THE PROPOSAL CONSISTS AND INCORPORATES MORE TRADITIONAL CONSTRUCTION METHODS, WITHOUT THE "MONSA STYLE" OF BUILDING ON STILTS, DUE TO OPPORTUNITIES AND CONSTRAINTS IMPOSED BY SPECIALIST CONSULTANTS HAS RESULTED IN THE DEVELOPMENT INTO CLUSTERS TO ENSURE COMPLIANCE TO LANDFORM, LANDSCAPE RETENTION, WATER AND DISCHARGE MANAGEMENT CRITERIA.

**BUILDING SETBACKS:**

- THE PROPOSAL PROVIDES ADEQUATE SETBACKS TO ADJOINING PROPERTIES, TOGETHER WITH SUFFICIENT CORRIDORS FOR WILDLIFE.
- NORTHERN AREAS OF THE SITE ARE UNSUITABLE FOR BUILDING LOCATIONS DUE TO WATER MANAGEMENT CONTROLS
- THE SET BACKS ARE GREATER THAN THE STANDARDS REQUIRED

**URBAN DESIGN REVIEW**

SCALE: B A2

DATE	DATE	DESCRIPTION

**JARID POOLE DESIGN**

LEVEL 1: 13 LANGRISH AVENUE, BRISTOL PARK QLD 4170 AUSTRALIA  
 PHONE: 07 550 0500 FAX: 07 550 0501  
 4/4 CANTONMENT DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 CANTONMENT DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 CANTONMENT DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 CANTONMENT DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 CANTONMENT DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA

**PROJECT:**  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: URBAN DESIGN REVIEW  
 DRAWING NO:  
 BPT78/4.02

DATE:  
 A-T

**POOLE**



AERIAL VIEW (FROM RIVER)

SCALE: 1:1000 (APPROX)

DATE: 08/10/19

DESCRIPTION:

TYPE 3 (DETACHED DWELLING)

TYPE 5 (LUXURY RESORT SUITE)

TYPE 1 (RESORT SUITE)

CENTRAL FACILITY

TYPE 2 (PLEX)

TYPE 4 (PLEX)

TYPE 3B (DETACHED DWELLING)

JARD POOLE DESIGN

LEVEL: 1:50 (NON-MAPPING, SHIFTS MANAGE, 1:427 METERS)

BY: JARD POOLE, 10/10/2019

DATE: 10/10/2019

PROJECT: POOLE

SCALE: 1:50 (NON-MAPPING, SHIFTS MANAGE, 1:427 METERS)

BY: JARD POOLE, 10/10/2019

DATE: 10/10/2019

PROJECT:

A PROPOSED NEW ECO DEVELOPMENT

AT

REDLAND BAY QUEENSLAND QLD

FOR

NEW LAND TOURISM PTY LTD

DRAWING: AERIAL VIEW FROM RIVER

DATE:

08/10/2019

SCALE:

1:50

PROJECT:

POOLE



AERIAL VIEW (FROM ROCKY PASSAGE)

SCALE 1:200 @ A3

DATE: 08/11/2019

DESCRIPTION: AERIAL VIEW FROM ROCKY PASSAGE

PROJECT: A PROPOSED NEW ECO DEVELOPMENT

AT REDLAND BAY QUEENSLAND OLD

FOR NEW LAND TOURISM PTY LTD

DRAWING: A3/14.3

DATE: 08/11/2019

SCALE: 1:200 @ A3

JARRED POOLE DESIGN

LEVEL 13 MONROE AVENUE, BRISTOL MARQUEE QLD 4275 AUSTRALIA

TEL: 07 5523 0000 FAX: 07 5523 0001

WWW.JARREDPOOLED.COM

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PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
AT REDLAND BAY QUEENSLAND OLD  
FOR NEW LAND TOURISM PTY LTD

DRAWING: A3/14.3  
DATE: 08/11/2019  
SCALE: 1:200 @ A3

POOLE

**BUILDING SIGNAGE**

GUIDING AND DIRECTING VISITORS TO ACCOMMODATION AND FACILITIES



**BUSH TRAIL SIGNAGE**

SITE MAPS AND SIGN PLAINES PROVIDED ALONG PATHWAYS, PREVENTING BEHAVIOUR FROM TRAILS



**BUILDING ENTRANCE**

ARBORIS, PATHWAYS AND LANDSCAPING INCORPORATED TO PROVIDE CLEAR PATHWAYS TO FRONT DOOR



**CONSERVED EXISTING BUSHLAND**

DENSE EXISTING BUSHLAND PROVIDES BOUNDARIES AND CORRIDORS ALONG TRAILS PATHWAYS ALLOWING VISITORS TO NAVIGATE THE SITE THE WAY INTENDED.



**PROPERTY BOUNDARY**

CHAIN LINK FENCE WITH PRIVATE PROPERTY SIGNAGE (WHERE REQUIRED) TO PREVENT VISITORS OF THE SITE FROM CROSSING IN TO NEIGHBOURING PROPERTIES



**SITE TRAILS**

EASILY IDENTIFIED TRAILS PATHWAYS WILL PROVIDE EASY NAVIGATION AROUND SITE

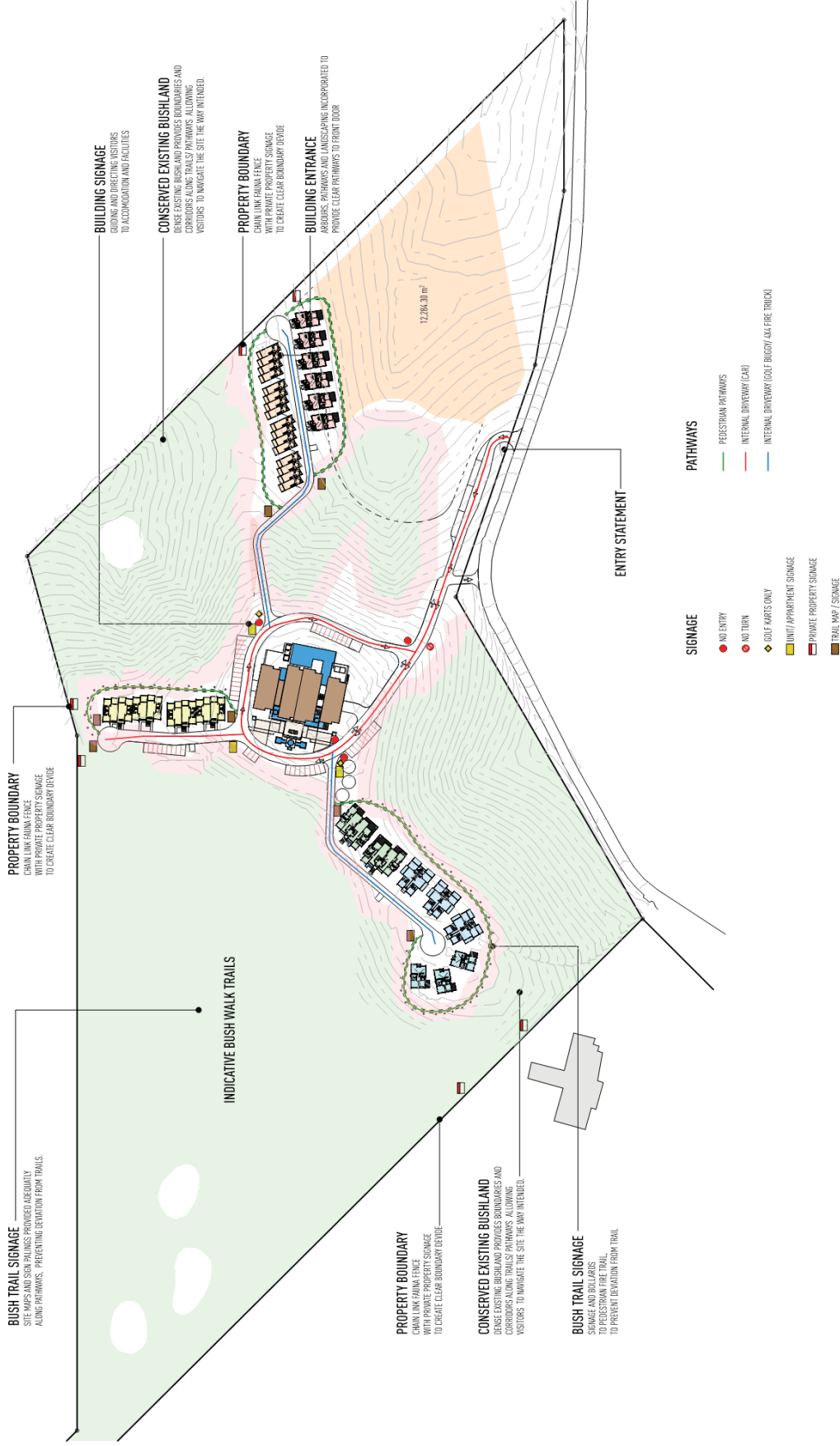
**WAY FINDING SIGNAGE - INDICATIVE**

SCALE 8:12

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		PRELIMINARY WAY FINDING SIGNAGE - INDICATIVE
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		PRELIMINARY WAY FINDING SIGNAGE - INDICATIVE
		PRELIMINARY WAY FINDING SIGNAGE - INDICATIVE

PROJECT  
A PROPOSED NEW ECO DEVELOPMENT  
AT  
REDLAND BAY QUEENSLAND QLD  
FOR  
NEW LAND TOURISM PTY LTD

DRAWING: WAY FINDING SIGNAGE - INDICATIVE  
DATE: 09/06/2019  
SCALE: A1  
**POOLE**



WAY FINDING PLAN - INDICATIVE

DATE	JOB	DESCRIPTION
	1	PRELIMINARY WAY FINDING PLAN
	2	FINAL WAY FINDING PLAN
	3	PROJECT EXECUTION / PROGRESS REPORTS

**JARD POOLE DESIGN**  
 LEVEL 13 LANGRISH STREET MANDALAY CENTRE  
 100 WOODSIDE ROAD, WOODSIDE VIC 3009  
 TEL: 03 9489 4444 FAX: 03 9489 4445  
 WWW.JARDDPOOLED.COM.AU

PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: WAY FINDING PLAN - INDICATIVE  
 DATE: 08/10/19  
 BY: A.F.  
**POOLE**



SITE PLAN DETAIL

SCALE 1:500

DATE	DESCRIPTION
15/10/19	PRELIMINARY DESIGN DEVELOPMENT
15/10/19	PRELIMINARY DESIGN DEVELOPMENT
15/10/19	PRELIMINARY DESIGN DEVELOPMENT
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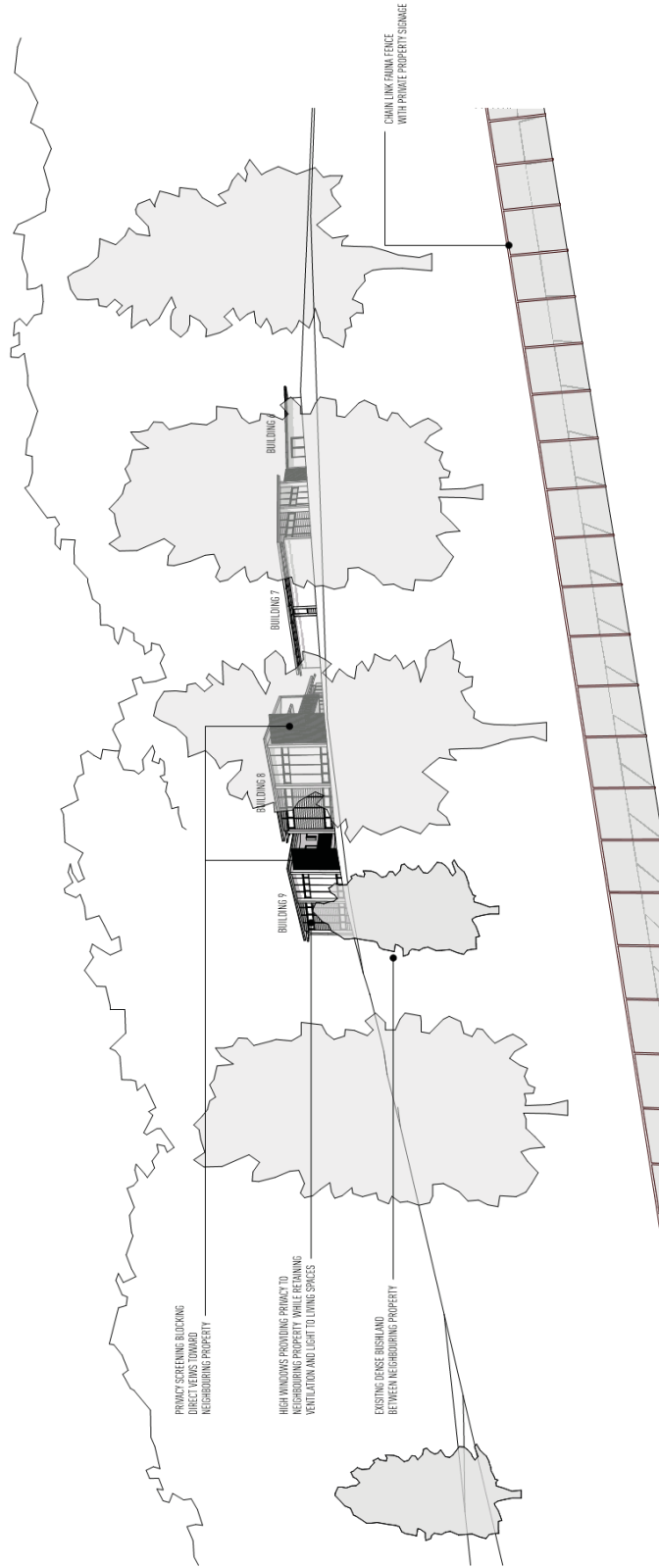
**JARED POOLE DESIGN**  
 LEVEL 13 LAKOWARINE, BRIDGE AVENUE, E. 4271 MANTARA  
 RD, BRISBANE QLD 4007, AUSTRALIA  
 TEL: 07 3259 4444 FAX: 07 3259 4444  
 WWW.JAREDPOOLED.COM  
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PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: SITE PLAN DETAIL  
 PROJECT: BPT763/0.01

DATE:  
 A-F

**POOLE**



PERSPECTIVE

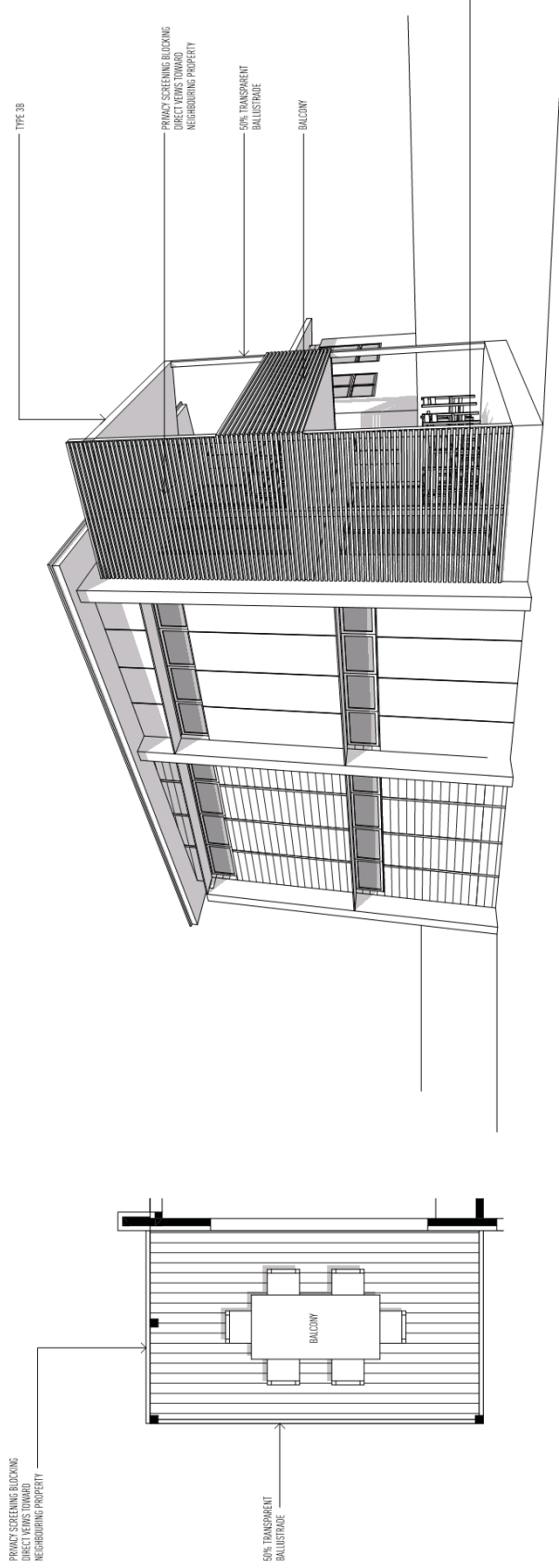
SCALE: 1:100 @ A2

DATE	DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 13 ELKINGTON BUILDING, BRISTOL PLACE, 4171 AUSTRALIA  
 TEL: 08 8532 0000 FAX: 08 8532 0001  
 44 COLLEGE AVENUE, SUITE 100, MARRARA, QLD 4214 AUSTRALIA  
 TEL: 07 5522 2222 FAX: 07 5522 2223  
 100 WOODS ROAD, SUITE 100, MARRARA, QLD 4214 AUSTRALIA  
 TEL: 07 5522 2222 FAX: 07 5522 2223

PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING: PERSPECTIVE  
 DATE: 07/06/19  
 DES: A-F  
**POOLE**



TYPE 3B BALCONY PLAN

1:50

TYPICAL TYPE 3B BALCONY

SCALE: 100, 0000 8:42

DATE: 08/11/19

DESCRIPTION: TYPICAL TYPE 3B BALCONY

PROJECT: A PROPOSED NEW ECO DEVELOPMENT

AT REDLAND BAY QUEENSLAND QLD

FOR NEW LAND TOURISM PTY LTD

JARD/POOLED/DESIGN  
 LEVEL: 13 ELKINGTON AVENUE, BRISTOL MARQUEE QLD 4275 AUSTRALIA  
 TEL: 07 552 02 00 FAX: 07 552 02 00  
 44 COLTON RD, ST MARYS QLD 4220 AUSTRALIA  
 44 COLTON RD, ST MARYS QLD 4220 AUSTRALIA  
 44 COLTON RD, ST MARYS QLD 4220 AUSTRALIA  
 44 COLTON RD, ST MARYS QLD 4220 AUSTRALIA  
 44 COLTON RD, ST MARYS QLD 4220 AUSTRALIA

DRAWING: TYPICAL TYPE 3B BALCONY

DATE: 08/11/19

PROJECT: A PROPOSED NEW ECO DEVELOPMENT

AT REDLAND BAY QUEENSLAND QLD

FOR NEW LAND TOURISM PTY LTD

POOLE





SECTION A  
1:100

BUILDING SECTION

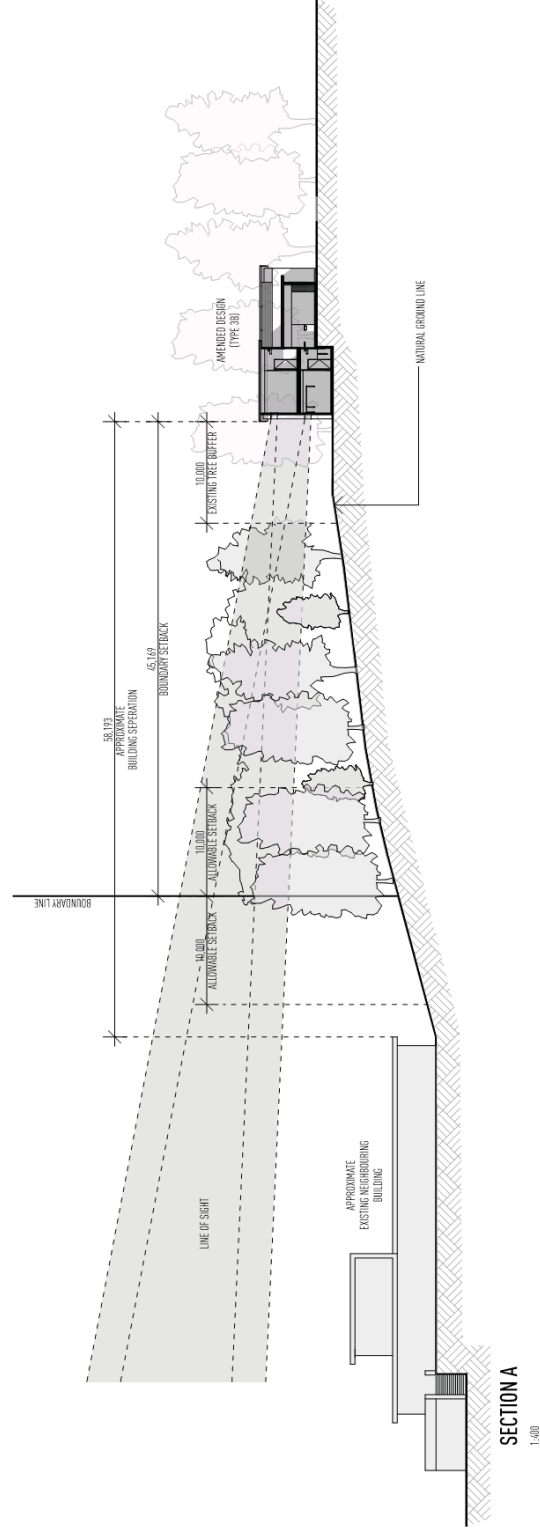
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11/11/17	PRELIMINARY DESIGN DEVELOPMENT
11/11/17	PRELIMINARY DESIGN DEVELOPMENT
11/11/17	PRELIMINARY DESIGN DEVELOPMENT

**JARD POOLE DESIGN**  
 LEVEL 1, 13 KAYONG DRIVE, BRISBANE, QLD 4000 AUSTRALIA  
 TEL: 07 555 555 555 FAX: 07 555 555 555  
 WWW.JARPOOLE.COM AUSTRALIA  
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PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING: BUILDING SECTION  
 DATE:  
 A-F  
**POOLE**



SECTION A  
1:400

SITE SECTION

SCALE: 1:400 @ A3

DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 13 ELKINGTON AVENUE, SPRING HARBOR, N.S.W. 2250 AUSTRALIA  
 TEL: 02 9439 0000 FAX: 02 9439 0001  
 10/100 WILSON ROAD, WILSON PROMENADE, SPRING HARBOR, N.S.W. 2250 AUSTRALIA  
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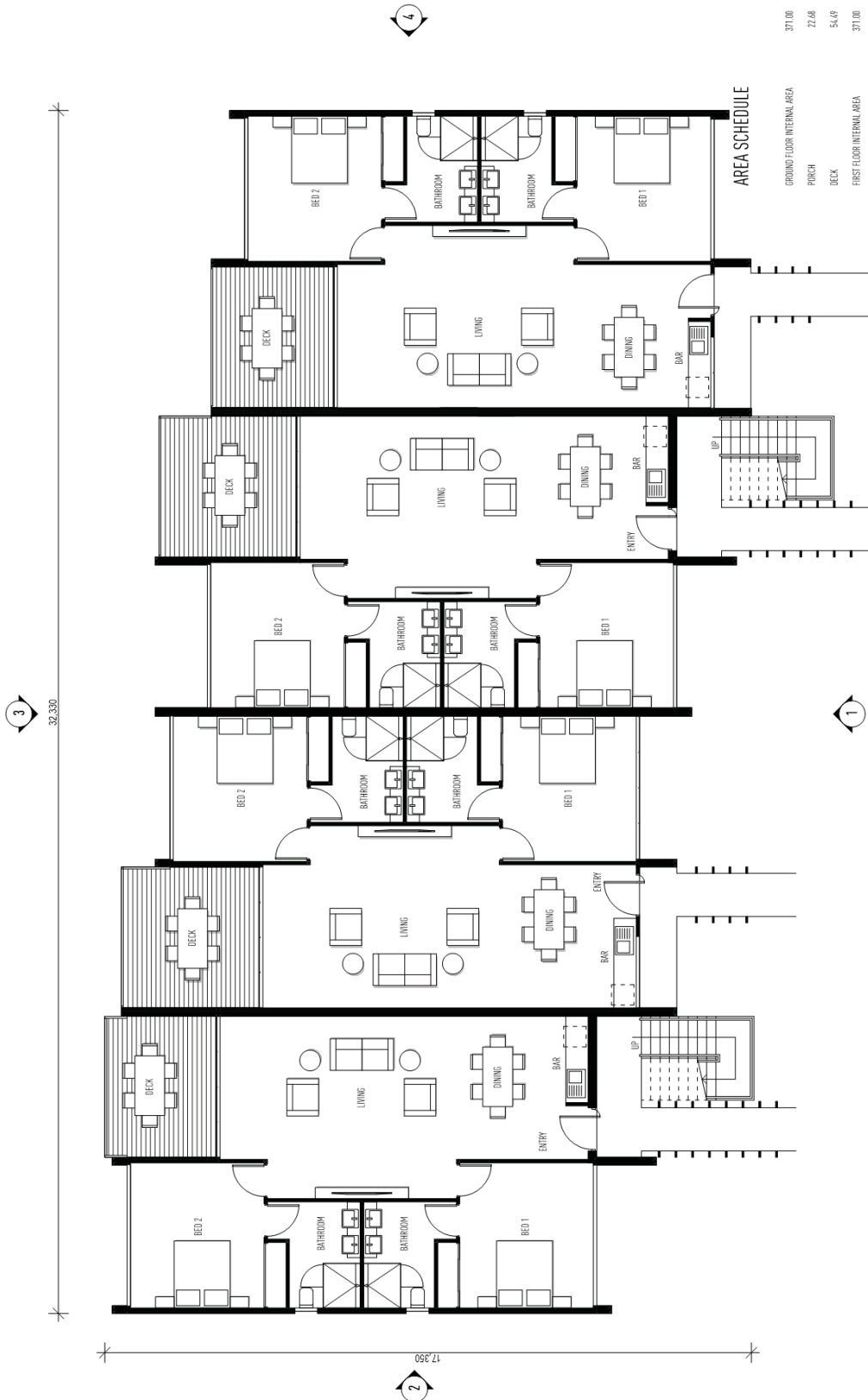
PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND QLD  
 FOR NEW LAND TOURISM PTY LTD

DRAWING: SITE SECTION  
 NO: BPT/2019.05

DATE: A-F







AREA SCHEDULE

GROUND FLOOR INTERNAL AREA	371.00
PORCH	22.68
DECK	54.49
FIRST FLOOR INTERNAL AREA	371.00
DECK	54.49
COMMON STAIR	22.68
<b>TOTAL</b>	<b>896.34 m<sup>2</sup></b>

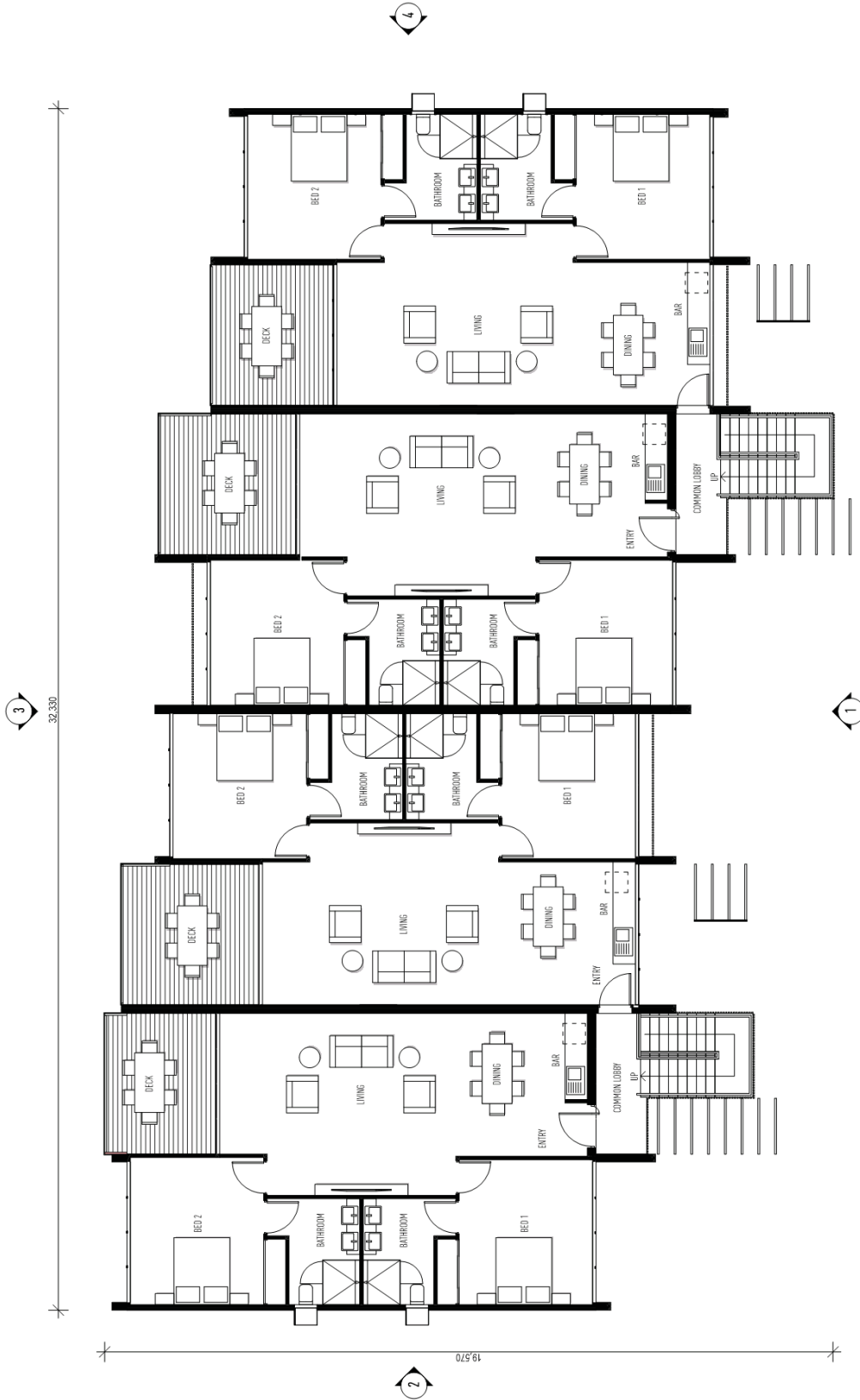
TYPE 1 (RESORT SUITES) - GROUND FLOOR PLAN

SCALE: 1:100 (1:80)

DATE: 08/10/19  
 DRAWN BY: JARED POOLE  
 CHECKED BY: JARED POOLE  
 PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND OLD FOR NEW LAND TOURISM PTY LTD  
 DRAWING: TYPE 1 (RESORT SUITES) - GROUND FLOOR PLAN  
 SHEET: A/E

**JARED POOLE DESIGN**  
 LEVEL 13 ELKINGTON AVENUE, BRISBANE MARQUEE QLD 4072 AUSTRALIA  
 TEL: 07 3252 0000 FAX: 07 3252 0001  
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**TYPE 1 (RESORT SUITES) - FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"

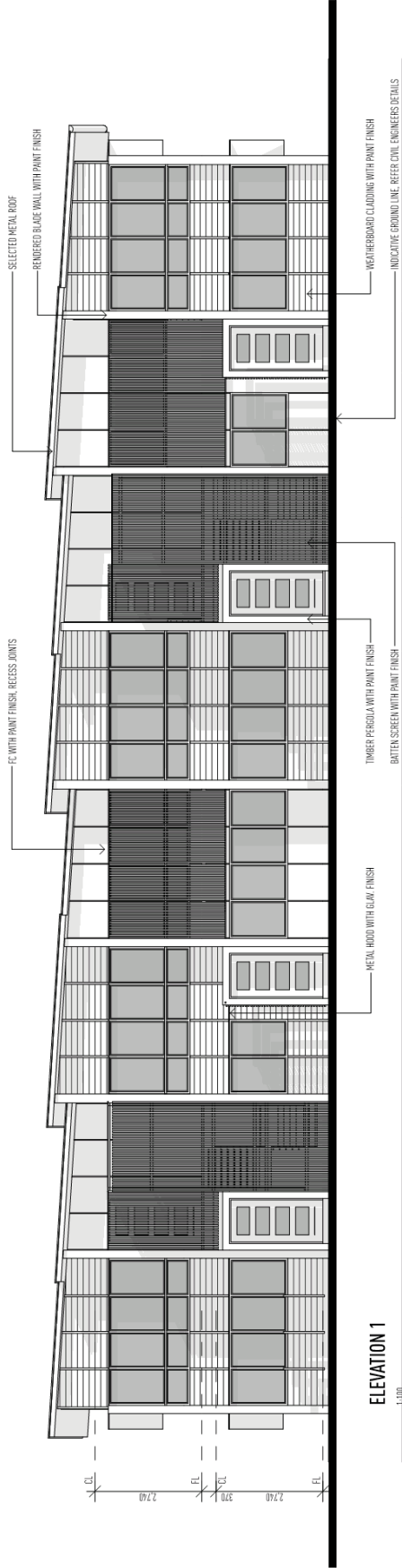
DATE	DESCRIPTION

**JARID POOLE DESIGN**  
 LEVEL 1: 13 ELKINGTON AVENUE, SPRING HAVEN, S.E. 4274 AUSTRALIA  
 TEL: 08 8525 0500 FAX: 08 8525 0501  
 WWW.JARIDPOOLEDDESIGN.COM.au  
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PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

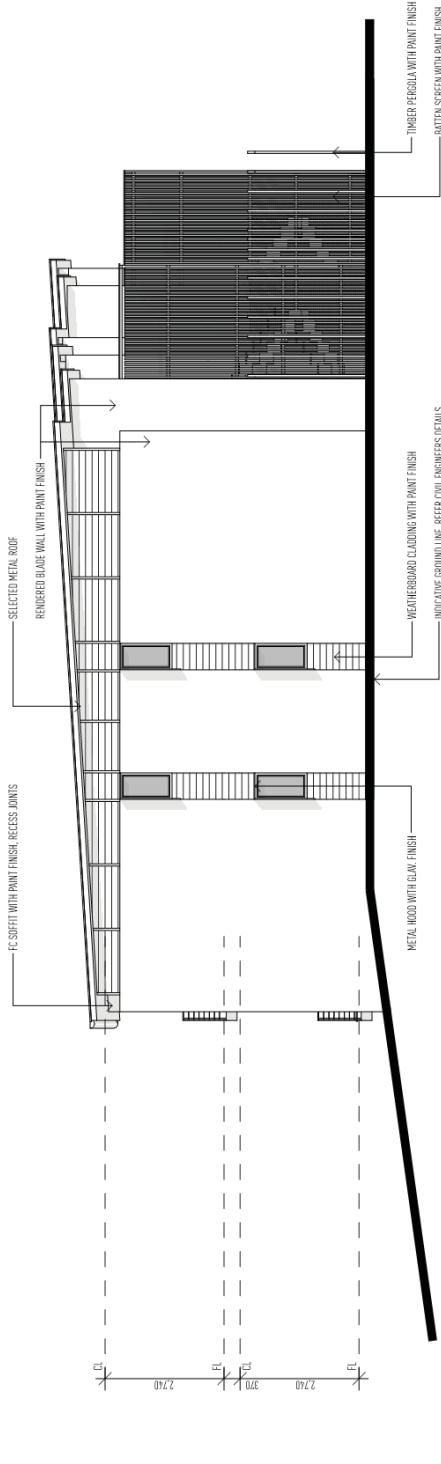
DRAWING TYPE: **RESORT SUITES - FIRST FLOOR PLAN**  
 DATE: **08/08/2019**  
 DESIGNED BY: **A.E.**





ELEVATION 1

1:100



ELEVATION 2

1:100

TYPE 1 (RESORT SUITES) - ELEVATIONS

DATE	DESCRIPTION

JARVED POOLE DESIGN  
 LEVEL 1, 13 ELKINGTON AVENUE, BRISBANE MAROOCH L 4277 AUSTRALIA  
 TEL: 07 552 00 00 FAX: 07 552 00 00  
 13 ELKINGTON AVENUE, BRISBANE MAROOCH L 4277 AUSTRALIA  
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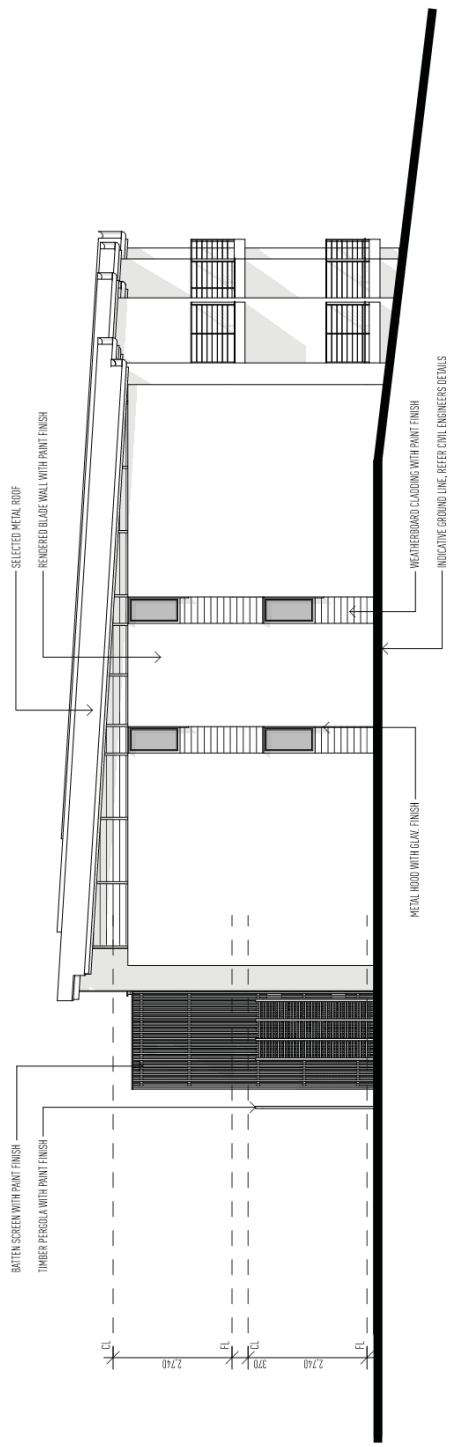
PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING TYPE: EXTERIOR ELEVATIONS  
 DATE: 07/08/19  
 A/E  
**POOLE**

SCALE: 1:100 (B&B)



ELEVATION 3  
1:100



ELEVATION 4  
1:100

TYPE 1 (RESORT SUITES) - ELEVATIONS

NO.	DATE	DESCRIPTION

JARD POOLE DESIGN  
LEVEL 10, 15 KAYONG DRIVE, BRISBANE QLD 4007 AUSTRALIA  
TEL: 07 3253 0000 FAX: 07 3253 0001  
WWW.JARDDPOOLEDESIGN.COM  
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PROJECT  
A PROPOSED NEW ECO DEVELOPMENT  
AT  
REDLAND BAY QUEENSLAND QLD  
FOR  
NEW LAND TOURISM PTY LTD

DRAWING TYPE: ELEVATION  
DATE: 09/10/19  
BY: A.E.  
**POOLE**



TYPE 2 (4 PLEX) - STREET PERSPECTIVE

DATE	DESCRIPTION

JARDI POOLE DESIGN  
 LEVEL 1, 131 KNOXWAY, BRISBANE MARSH, QLD, AUSTRALIA  
 TEL: 07 552 00 00 | PO: 11, 127 JORDONVALE RD, BRISBANE QLD 4007  
 WWW.JARDIPOOLEDESIGN.COM | INFO@JARDIPOOLEDESIGN.COM  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND QLD FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPE 2  
 SHEET: 01/01  
 DATE: A-F

**POOLE**





AREA SCHEDULE

LOBBY	52.18
GROUND FLOOR LIVING	232.25
GROUND FLOOR PATIO	7.06
GROUND FLOOR DECK	47.79
FIRST FLOOR LIVING	232.25
FIRST FLOOR DECK	54.35
<b>TOTAL</b>	<b>655.58m<sup>2</sup></b>

TYPE 2 (4 PLEX) - GROUND FLOOR PLAN

SCALE: 1:100 @ A3

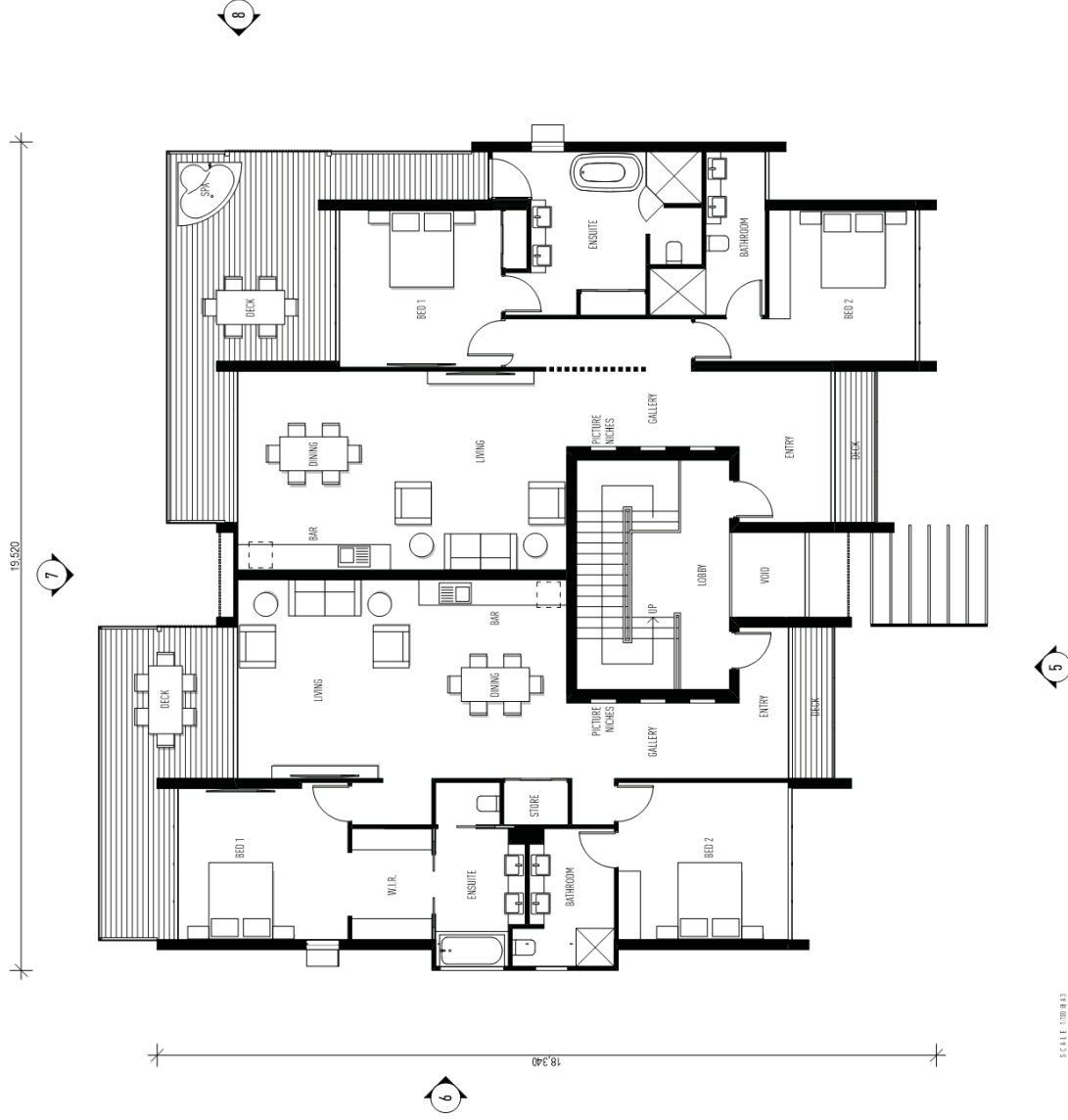
DATE	DESCRIPTION

**JARID POOLE DESIGN**  
 LEVEL: 13 ELKINGTON AVENUE, SPRING HARBOR, N.S.W. AUSTRALIA  
 TEL: 02 9550 0944 FAX: 02 9550 0944  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND QLD  
 FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPE 2 (4 PLEX) - GROUND FLOOR PLAN  
 DATE: 07/06/2019  
 DES: A-F





TYPE 2 (4 PLEX) - FIRST FLOOR PLAN

SCALE 1:100 @ A1

DATE: 08/10/19

NO.	DATE	DESCRIPTION
1	08/10/19	ISSUED FOR PERMIT APPLICATION
2	08/10/19	ISSUED FOR PERMIT APPLICATION
3	08/10/19	ISSUED FOR PERMIT APPLICATION
4	08/10/19	ISSUED FOR PERMIT APPLICATION
5	08/10/19	ISSUED FOR PERMIT APPLICATION
6	08/10/19	ISSUED FOR PERMIT APPLICATION
7	08/10/19	ISSUED FOR PERMIT APPLICATION
8	08/10/19	ISSUED FOR PERMIT APPLICATION
9	08/10/19	ISSUED FOR PERMIT APPLICATION
10	08/10/19	ISSUED FOR PERMIT APPLICATION

**JARID POOLE DESIGN**  
 LEVEL 13 ELKINGTON BUILDING, 300 BRIDGE ROAD, SYDNEY NSW 1570 AUSTRALIA  
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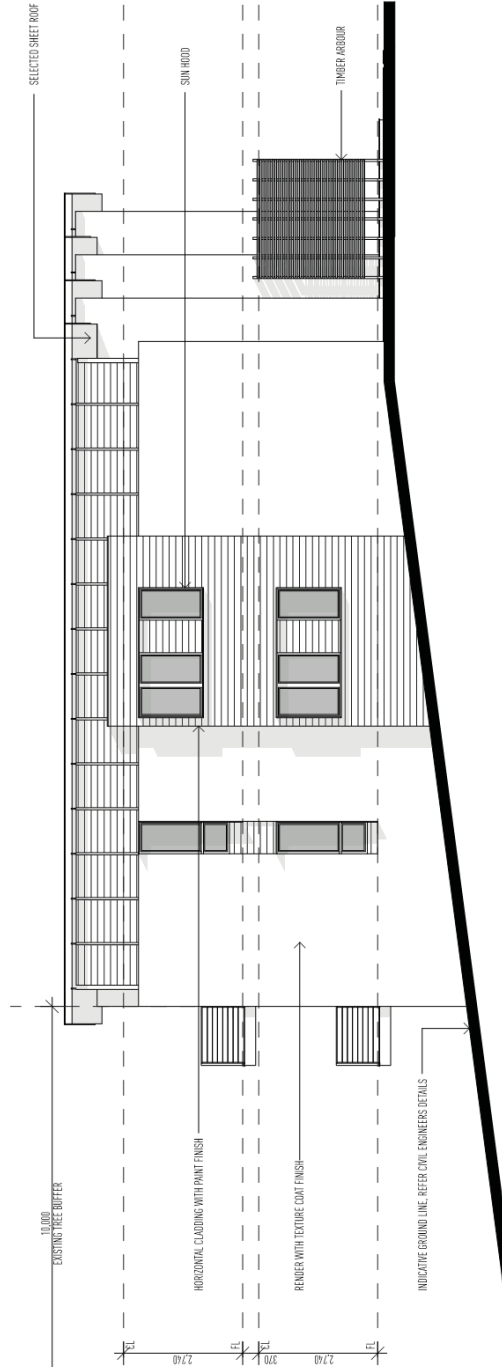
PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: TYPE 2 (4 PLEX) - FIRST FLOOR PLAN  
 DATE: 08/10/19  
 DES: A-F





ELEVATION 5  
1:100



ELEVATION 6  
1:100

TYPE 2 (4 PLEX) - ELEVATIONS

SCALE 1:100 (B.A.)

DATE: 08/11/19 DESCRIPTION: TYPE 2 (4 PLEX) - ELEVATIONS

JARD POOLE DESIGN  
LEVEL 13 LANGRISH STREET, BRISBANE QLD 4001 AUSTRALIA  
TEL: 07 3252 0911 FAX: 07 3252 0910  
WWW.JARDDPOOLEDESIGN.COM.AU  
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DRAWN BY: J. POOLE

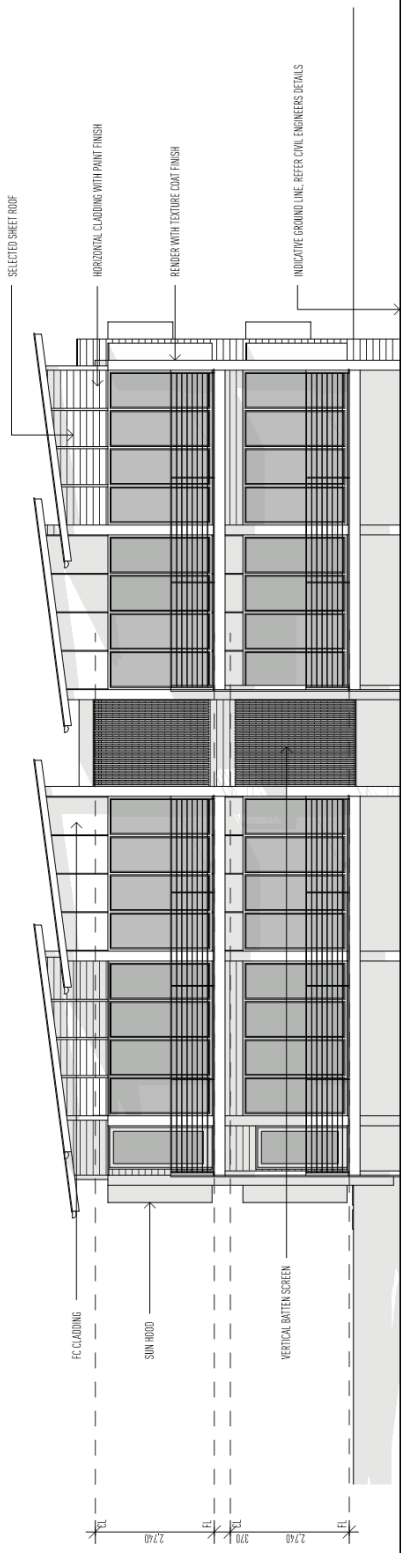
PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
AT REDLAND BAY QUEENSLAND QLD  
FOR NEW LAND TOURISM PTY LTD

DRAWING TYPE: ELEVATION

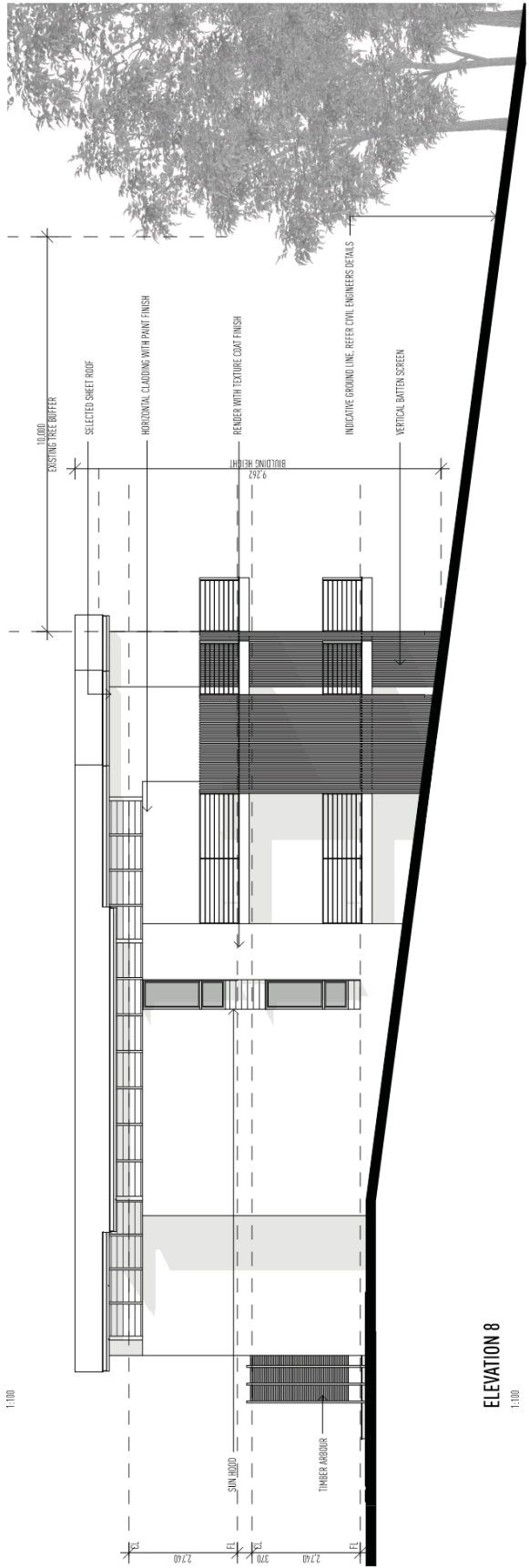
DATE: 08/11/19

BY: A.F.

**POOLE**



ELEVATION 7  
1:100



ELEVATION 8  
1:100

TYPE 2 (4 PLEX) - ELEVATIONS

SCALE 1:100 (B.A.2)

DATE	DESCRIPTION

**JARID POOLE DESIGN**  
 LEVEL 13 LANGRISH STREET MAROUBAY QLD 4074 AUSTRALIA  
 TEL: 07 5525 9944 FAX: 07 5525 9944  
 4/400 MAROUBAY ROAD MAROUBAY QLD 4074 AUSTRALIA  
 PO BOX 1000 MAROUBAY QLD 4074 AUSTRALIA  
 WWW.JARIDPOOLED.COM  
 10/10/19 11:58 AM  
 1:100 (B.A.2)  
 1:100 (B.A.2)

DRAWING: TYPE 2 (4 PLEX) - ELEVATIONS  
 DATE: 08/10/19  
 DRAWN: A-T

**POOLE**  
 POOLE ARCHITECTS  
 10/10/19 11:58 AM



TYPE 3 (DETACHED DWELLING) - STREET PERSPECTIVE

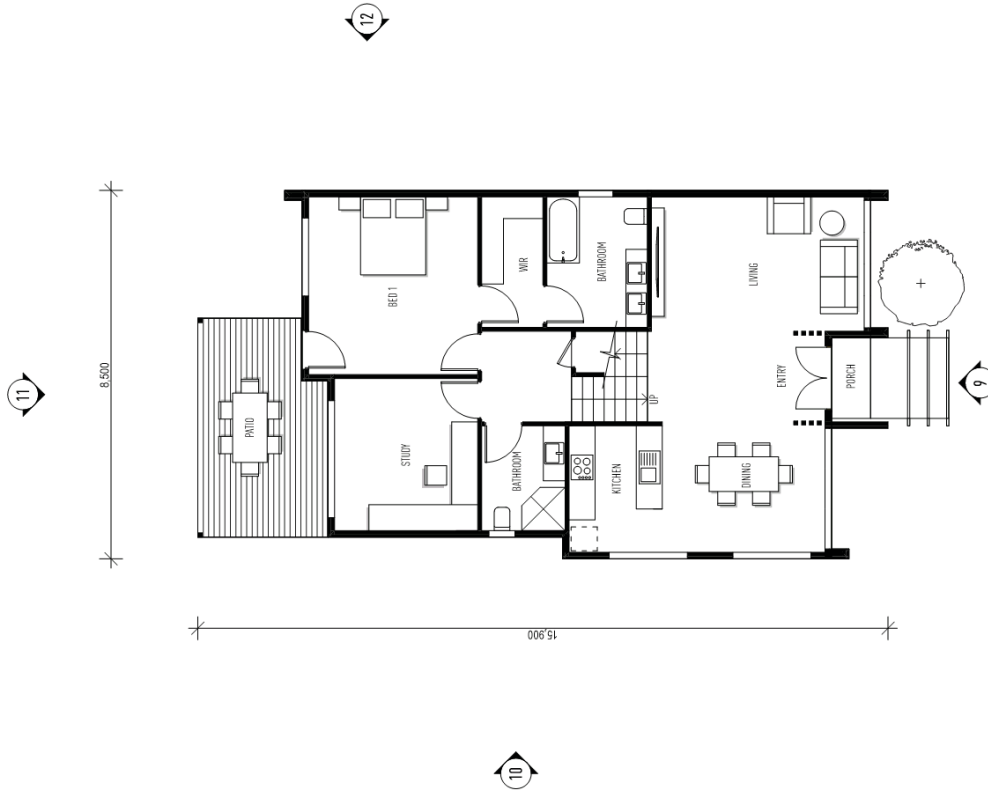
DATE	DESCRIPTION

**JARED POOLE DESIGN**  
 LEVEL 13 LANGSHAW BUILDING, 300 HERBERT STREET, SYDNEY NSW 1570 AUSTRALIA  
 TEL: 61 2 9550 4000 FAX: 61 2 9550 4001  
 WWW.JAREDDPOOLEDESIGN.COM AUSTRALIA    INFO@JAREDDPOOLEDESIGN.COM  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND QLD FOR NEW LAND TOURISM PTY LTD

DATE: 09/10/19  
 DRAWING: TYPE 3  
 SHEET: A/C

**POOLE**



AREA SCHEDULE

LIVING	101.84
PATIO	14.28
PORCH	1.89
FIRST FLOOR LIVING	57.95
BALCONY	14.28
<b>TOTAL</b>	<b>190.24 m<sup>2</sup></b>

TYPE 3 (DETACHED DWELLING) - GROUND FLOOR PLAN

SCALE: 1:100 (B.A.F)

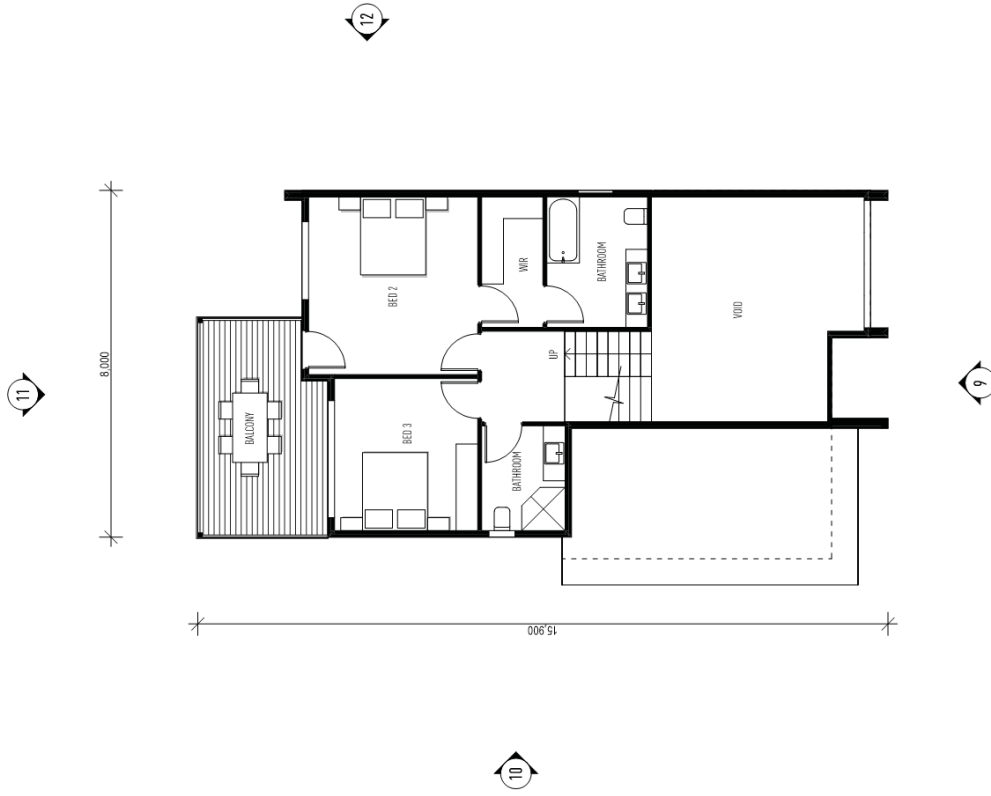
DATE	DESCRIPTION

**JAR/POOLE DESIGN**  
 LEVEL 13 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 TEL: 07 5502 0000 FAX: 07 5502 0001  
 4/4 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA  
 4/4 ELKINGTON DRIVE, BRISTOL PARK QLD 4170 AUSTRALIA

PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING TYPE: SITEWORK/CONCRETE - GROUND FLOOR PLAN  
 DATE: 08/08/19  
 DRAWING NO: BPT/18/01/02

**POOLE**



**TYPE 3 (DETACHED DWELLING) - FIRST FLOOR PLAN**

SCALE: 1:100

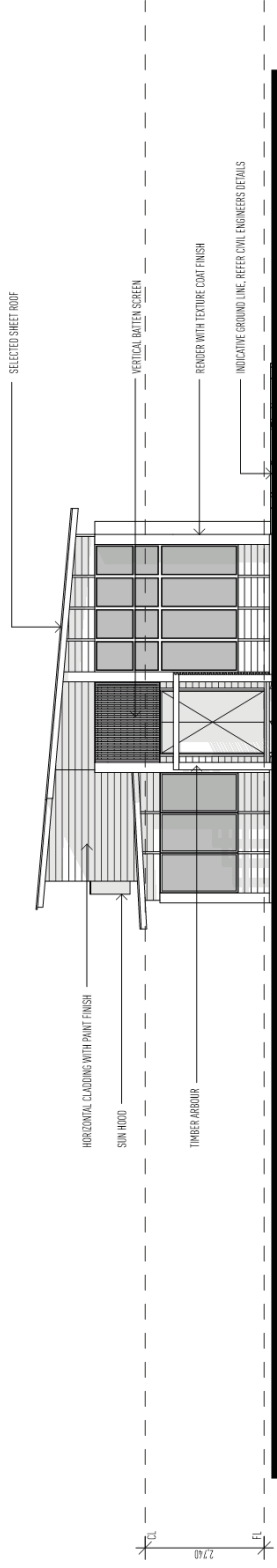
DATE	DESCRIPTION

**JAR/POOLE DESIGN**  
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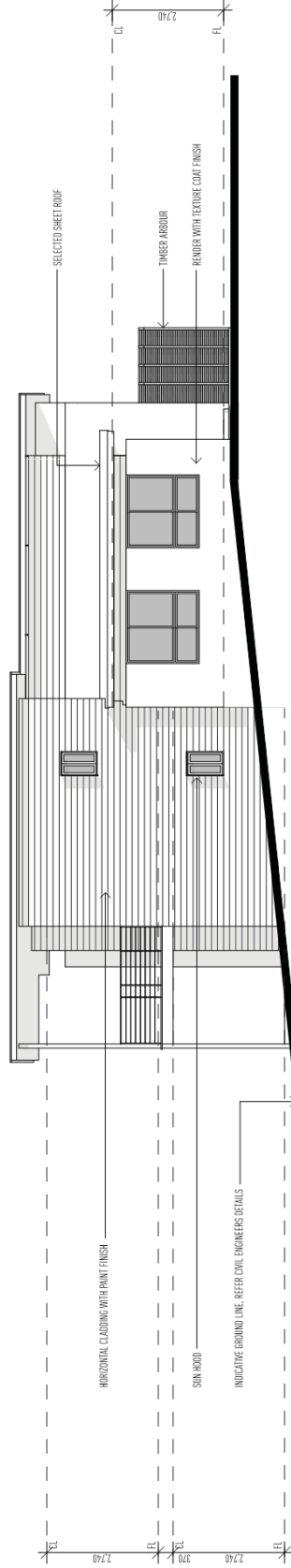
PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING TYPE: SITEWORK/CONCRETE - FIRST FLOOR PLAN  
 DATE: 08/08/19  
 DRAWN BY: A.C.





**ELEVATION 9**  
1:100



**ELEVATION 10**  
1:100

**TYPE 3 (DETACHED DWELLING) - ELEVATION**

SCALE 1:100 @ A2

DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 13 ELKINGTON BUILDING, BRISBANE MARQUEE, 4277 MURRAYA  
 RD, ST. LOUIS SQUARE, 4000 BRISBANE, QLD 4000  
 TEL: 07 3252 0000 FAX: 07 3252 0001 WWW: JPOOLED.COM  
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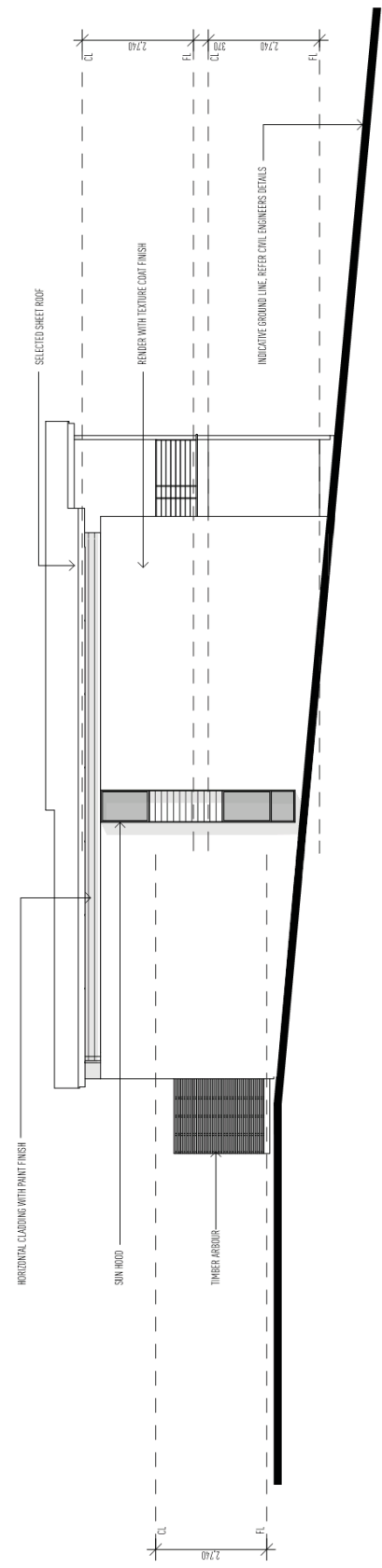
PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING TYPE: 3D RENDERING/ILLUSTRATION - ELEVATION  
 DATE: 08/10/19  
 DRAWN BY: A.C.  
**POOLE**





ELEVATION 11  
1:100



ELEVATION 12  
1:100

TYPE 3 (DETACHED DWELLING) - ELEVATIONS

SCALE 1:100 @ A2

DATE	DESCRIPTION

**JARVED POOLE DESIGN**  
 LEVEL 1: 13 LAKOWARINE, SPITERS PASSAGE, L 427 AUSTRALIA  
 TEL: 08 9438 0444 FAX: 08 9438 0444  
 44 LAKOWARINE, SPITERS PASSAGE, L 427 AUSTRALIA  
 TEL: 08 9438 0444 FAX: 08 9438 0444  
 44 LAKOWARINE, SPITERS PASSAGE, L 427 AUSTRALIA  
 TEL: 08 9438 0444 FAX: 08 9438 0444  
 44 LAKOWARINE, SPITERS PASSAGE, L 427 AUSTRALIA  
 TEL: 08 9438 0444 FAX: 08 9438 0444

DRAWING: TYPE 3 (DETACHED DWELLING) - ELEVATIONS  
 DATE: 08/10/19  
 BY: A.C.  
**POOLE**

PROJECT:  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD



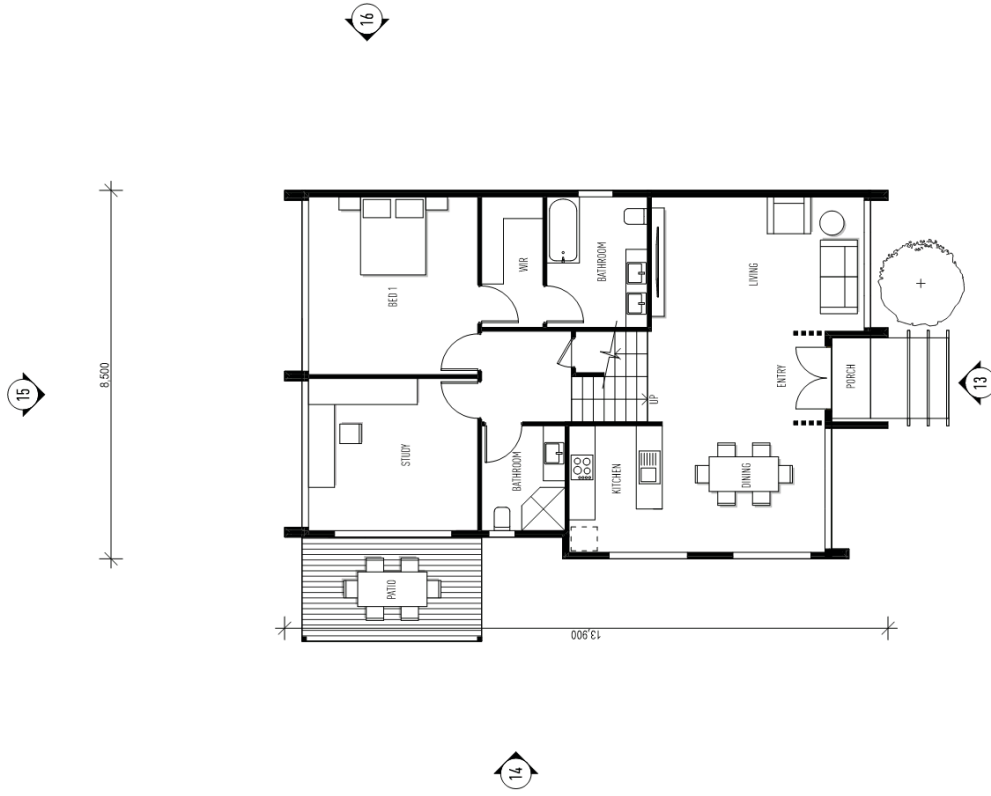
TYPE 3B (DETACHED DWELLING) - STREET PERSPECTIVE

DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 13 LANGSHAW BUILDING, 300 RIVER WALK, SYDNEY NSW 1570 AUSTRALIA  
 TEL: 02 9550 4400 FAX: 02 9550 4401  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND QLD  
 FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPE 3B  
 DATE: A-D  
**POOLE**



AREA SCHEDULE

LIVING	104.00
PATIO	9.74
PORCH	1.89
FIRST FLOOR LIVING	46.11
BALCONY	9.74
<b>TOTAL</b>	<b>185.88 m<sup>2</sup></b>

TYPE 3B (DETACHED DWELLING) - GROUND FLOOR PLAN

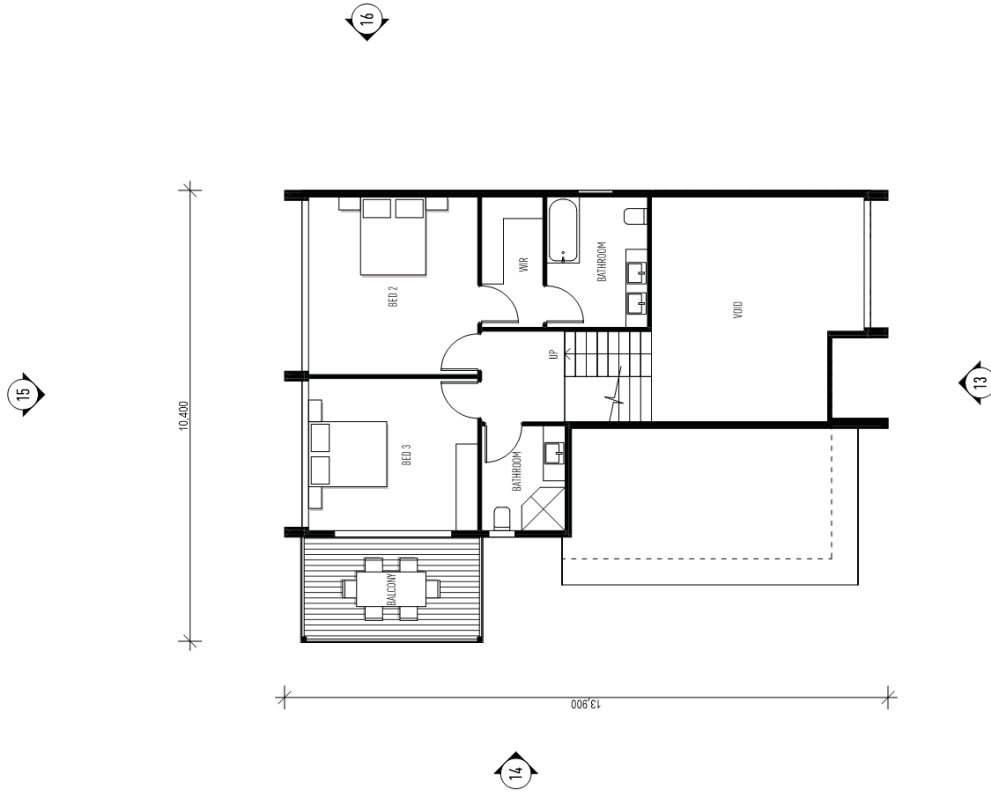
SCALE 1:100 (1:80)

DATE	DESCRIPTION

PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING TYPE: **3B DETACHED DWELLING - GROUND FLOOR PLAN**  
 DRAWING NO: **BP78/10.02**  
 DATE: **A-D**





TYPE 3B (DETACHED DWELLING) - FIRST FLOOR PLAN

SCALE: 1:100

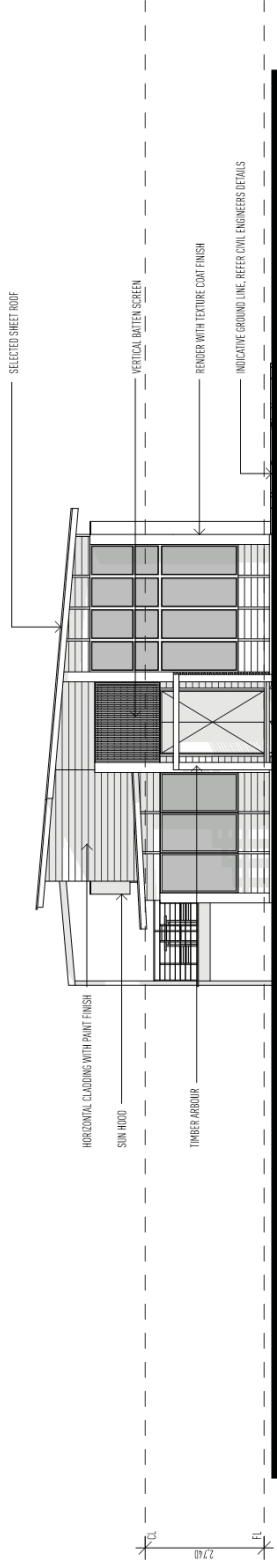
DATE: 08/10/19

NO.	DATE	DESCRIPTION
1	08/10/19	ISSUED FOR PERMIT
2	08/10/19	ISSUED FOR PERMIT
3	08/10/19	ISSUED FOR PERMIT
4	08/10/19	ISSUED FOR PERMIT
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6	08/10/19	ISSUED FOR PERMIT
7	08/10/19	ISSUED FOR PERMIT
8	08/10/19	ISSUED FOR PERMIT
9	08/10/19	ISSUED FOR PERMIT
10	08/10/19	ISSUED FOR PERMIT

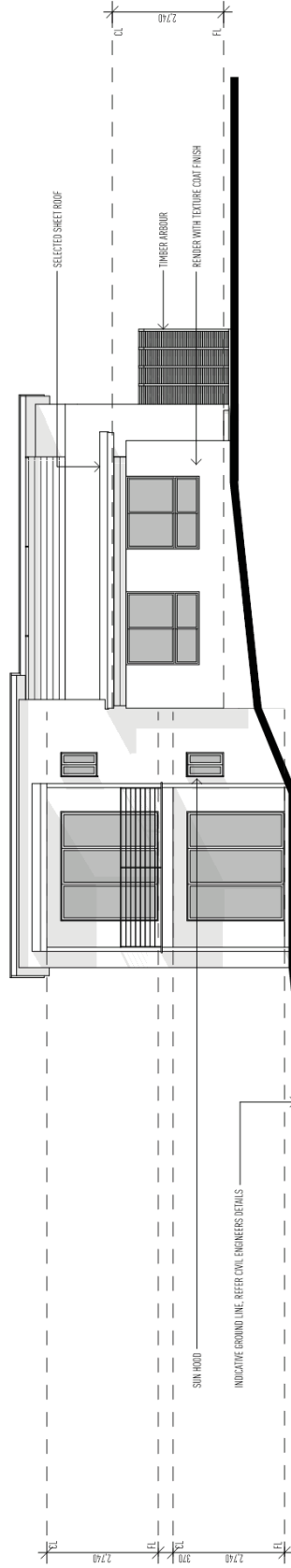
**JARD POOLE DESIGN**  
 LEVEL 13 KILGOUR BUILDING, BRIDGE ROAD, S.E. 1571 AUSTRIA  
 TEL: 07 552 05 00 FAX: 07 552 05 01  
 WWW.JARPOOLEDESIGN.COM.AU  
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PROJECT:  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: TYPE 3B (DETACHED DWELLING) - FIRST FLOOR PLAN  
 DATE: 08/10/19  
 DRAWN BY: A-D  
**POOLE**



ELEVATION 13  
1:100



ELEVATION 14  
1:100

TYPE 3B (DETACHED DWELLING) - ELEVATION

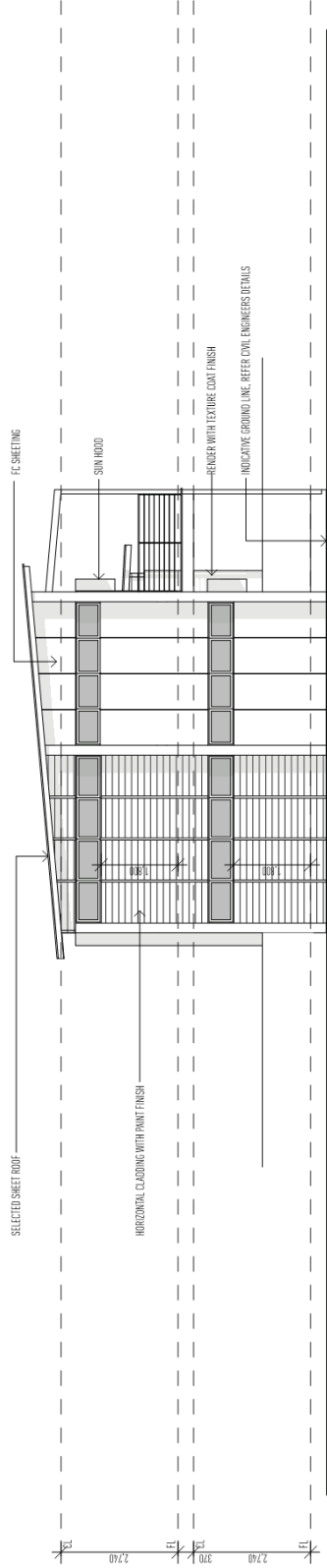
SCALE 1:100 @ A2

DATE	DESCRIPTION

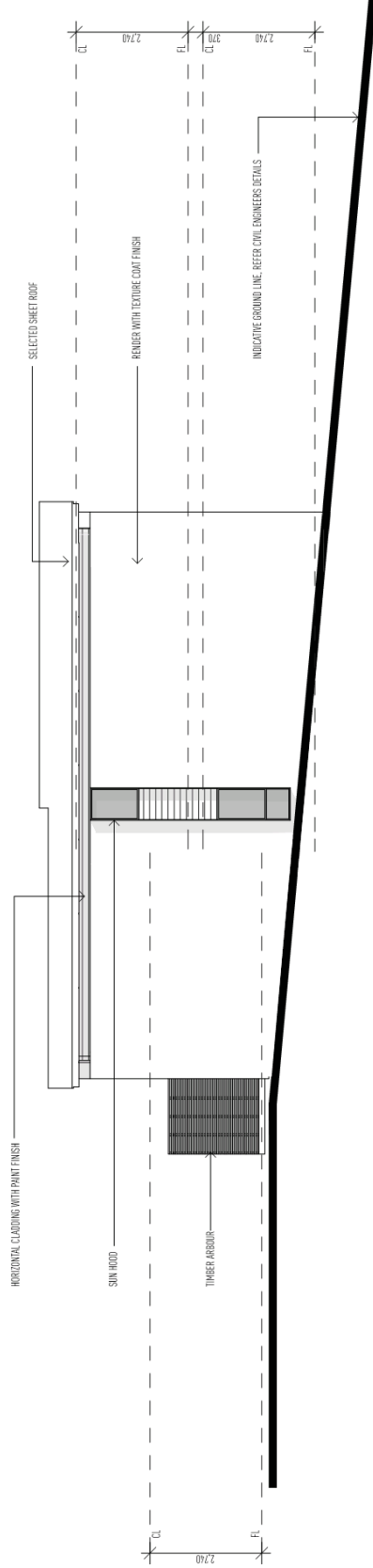
**JARD POOLE DESIGN**  
 LEVEL 13 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 TEL: 07 5525 0911 FAX: 07 5525 0910  
 4/4 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 4/4 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 4/4 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 4/4 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA

PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING TYPE: EXPANDED DWELLING - ELEVATION  
 DATE: A/D  
 8/7/2019.04  
**POOLE**



ELEVATION 15  
1:100



ELEVATION 16  
1:100

TYPE 3B (DETACHED DWELLING) - ELEVATION

SCALE 1:100 @ A2

DATE: 08/10/19  
DRAWN BY: JAR/POO/DESIGN

CHECKED BY: JAR/POO/DESIGN

DATE: 08/10/19

DATE: 08/10/19

DATE: 08/10/19

DATE: 08/10/19

DATE: 08/10/19

DATE: 08/10/19

DATE: 08/10/19

JAR/POO/DESIGN  
LEVEL 13 LAKOWARINE, SUITES 3000/1, 4/177 ANZANIA  
RD, WILLOWBANK, VIC 3105  
TEL: 03 9593 9999 FAX: 03 9593 9998  
WWW.JARPOO.COM.AU  
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PROJECT  
A PROPOSED NEW ECO DEVELOPMENT  
AT  
REDLAND BAY QUEENSLAND QLD  
FOR  
NEW LAND TOURISM PTY LTD

DRAWING TYPE: SUBMITTED DWELLING - ELEVATION  
DATE: 08/10/19  
SCALE: A2/0





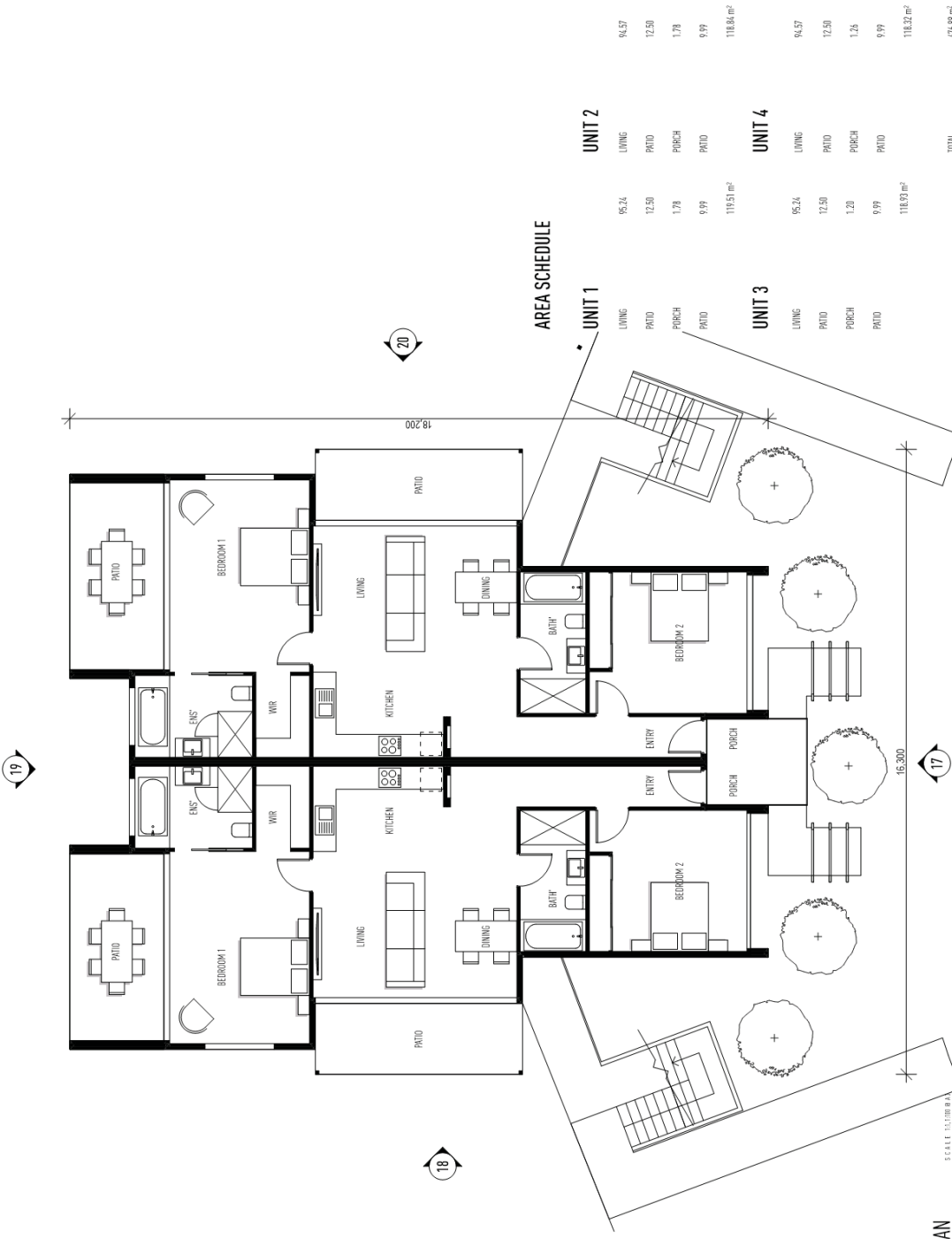
DATE	JOB	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 10 LINDENHAYNE, BRISTOL MARQUEE, 1, 4071 AUSTRALIA  
 TEL: 08 9439 4400 FAX: 08 9439 4401  
 WWW.JARDPOOLEDESIGN.COM.AU  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND QLD FOR NEW LAND TOURISM PTY LTD

DRAWING: PLEX  
 DRAWING NO: 87763/11.01  
 DATE: A-F

**POOLE**



TYPE 4 (4 PLEX) - GROUND FLOOR PLAN

SCALE 1:100.000.00

DATE	DESCRIPTION

**JARID POOLE DESIGN**  
 LEVEL 13 ILAKOON WALK, SMITHS HILLS NSW 2147 AUSTRALIA  
 TEL: 02 9525 9944 FAX: 02 9525 9945  
 WWW.JARIDPOOLED.COM AUSTRALIA  
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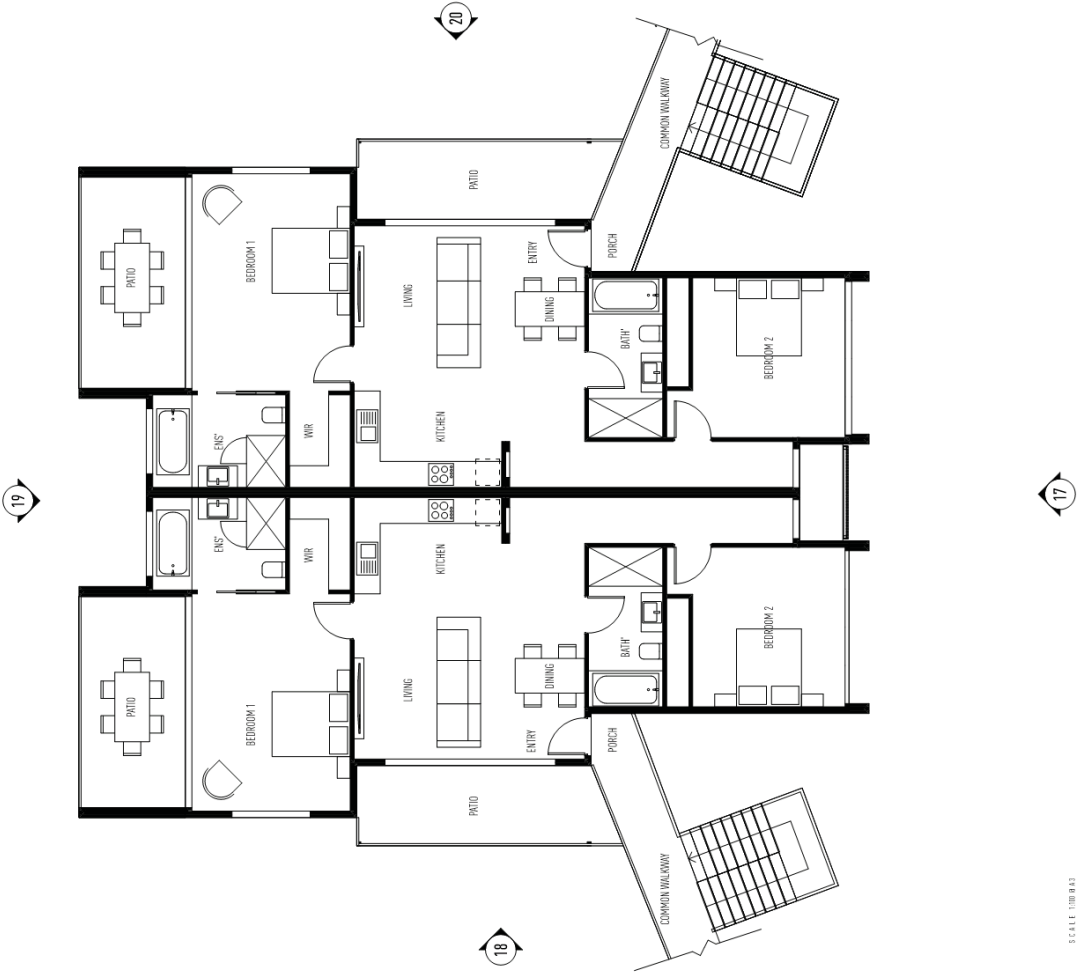
AREA SCHEDULE

UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
LIVING 95.24	LIVING 95.24	LIVING 95.24	LIVING 95.24	376.96
PATIO 12.50	PATIO 12.50	PATIO 12.50	PATIO 12.50	50.00
PORCH 1.78	PORCH 1.78	PORCH 1.26	PORCH 1.26	6.08
PATIO 9.99	PATIO 9.99	PATIO 9.99	PATIO 9.99	39.96
<b>119.51 m<sup>2</sup></b>	<b>118.84 m<sup>2</sup></b>	<b>118.93 m<sup>2</sup></b>	<b>118.93 m<sup>2</sup></b>	<b>476.24 m<sup>2</sup></b>

DRAWING TYPE: ELP/REV: GROUND FLOOR PLAN  
 DATE: 07/08/2019  
 DES: A-F  
**POOLE**

PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND OLD  
 FOR NEW LAND TOURISM PTY LTD





TYPE 4 (4 PLEX) - FIRST FLOOR PLAN

SCALE: 1:100 @ A3

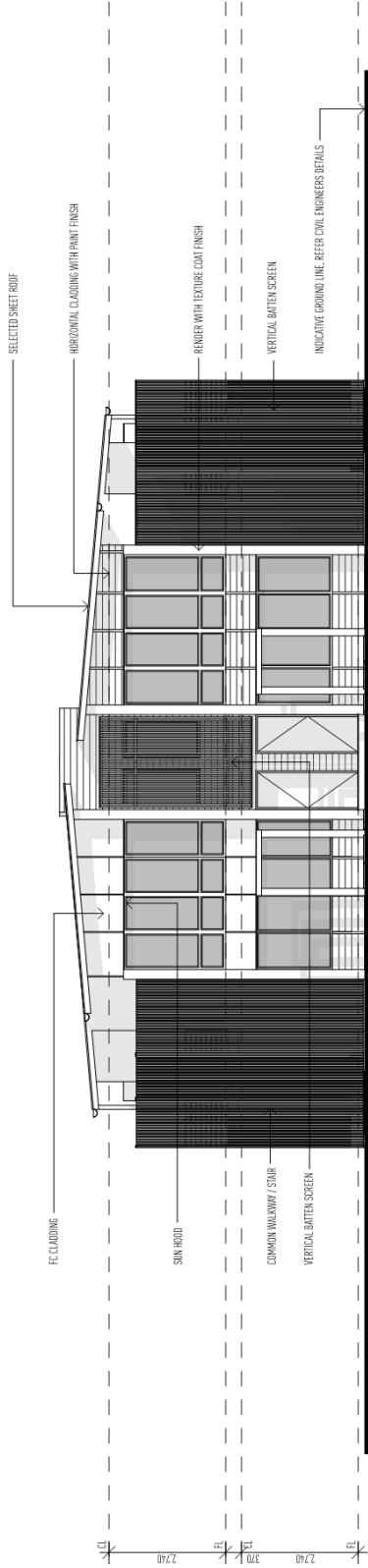
DATE	DESCRIPTION

**JARID POOLE DESIGN**  
 LEVEL: 13 ELKINGTON DRIVE, BRIMLEY VIC 3085, AUSTRALIA  
 TEL: 03 9350 0000 FAX: 03 9350 0001  
 WWW.JARIDPOOLEDDESIGN.COM.au  
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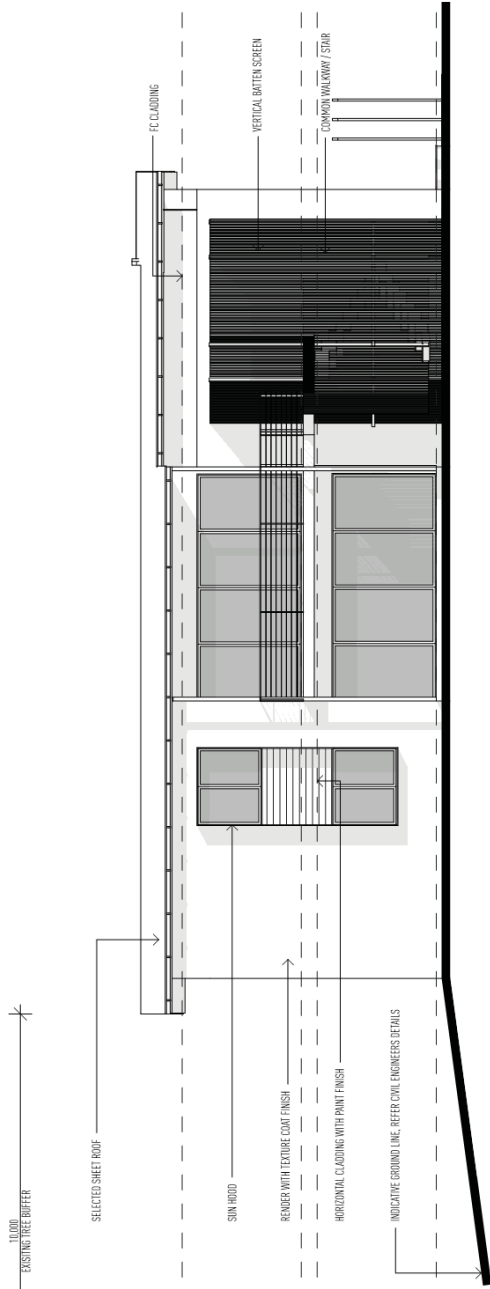
PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND OLD  
 FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPE 4 (4 PLEX) - FIRST FLOOR PLAN  
 DATE: 09/08/19  
 DES: A-F





ELEVATION 17  
1:100



ELEVATION 18  
1:100

TYPE 4 (4 PLEX) - ELEVATION

SCALE 1:100 (B.A.2)

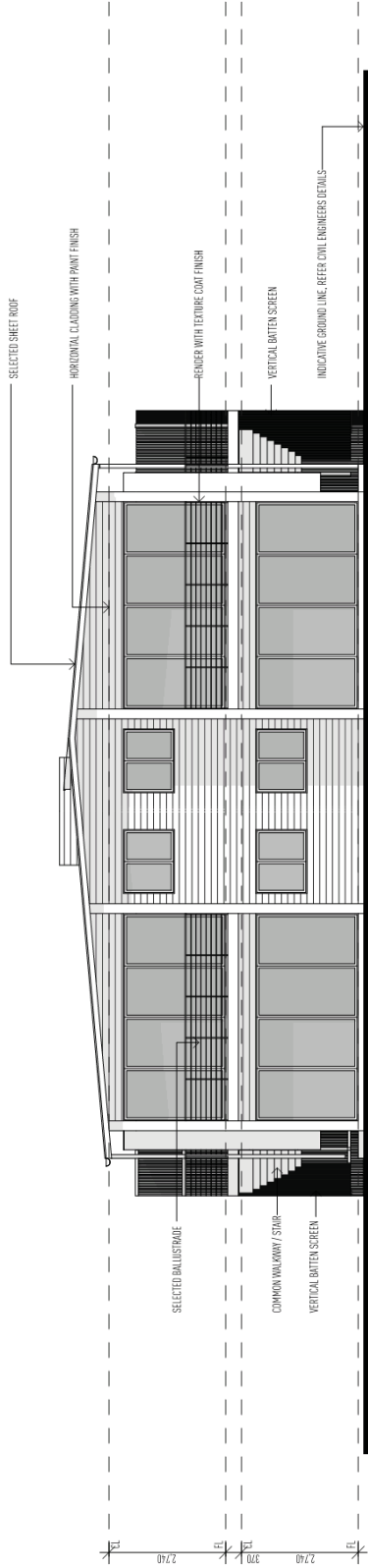
DATE: 09/11/2019 DESCRIPTION: ARCHITECTURAL ELEVATION

NO.	DATE	DESCRIPTION
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2	09/11/2019	ARCHITECTURAL ELEVATION
3	09/11/2019	ARCHITECTURAL ELEVATION
4	09/11/2019	ARCHITECTURAL ELEVATION
5	09/11/2019	ARCHITECTURAL ELEVATION
6	09/11/2019	ARCHITECTURAL ELEVATION
7	09/11/2019	ARCHITECTURAL ELEVATION
8	09/11/2019	ARCHITECTURAL ELEVATION
9	09/11/2019	ARCHITECTURAL ELEVATION
10	09/11/2019	ARCHITECTURAL ELEVATION

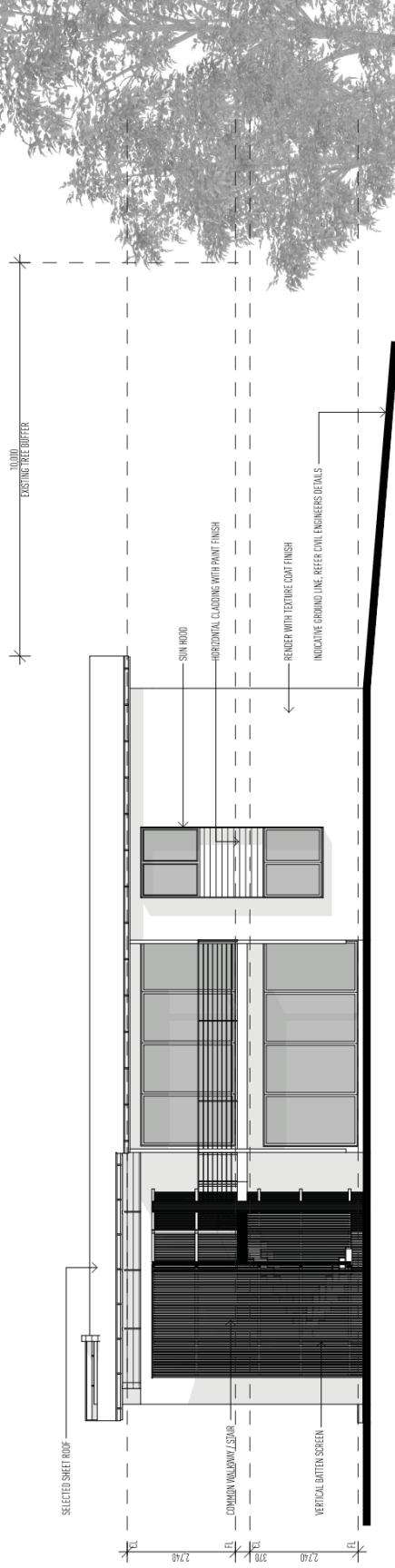
JARID POOLE DESIGN  
 LEVEL 13 LAKOWANING, BRIDES WALKS, 6, 4271 AUSTRALIA  
 TEL: 08 8525 0244 FAX: 08 8525 0244  
 WWW.JARIDPOOLEDDESIGN.COM.AU  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT  
 AT REDLAND BAY QUEENSLAND QLD  
 FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPE 4 (4 PLEX) - ELEVATION  
 DATE: 09/11/2019  
 DESIGNED BY: A.F.  
**POOLE**



ELEVATION 19  
1:100



ELEVATION 20  
1:100

TYPE 4 (4 PLEX) - ELEVATIONS

SCALE 1:100 (B.A.2)

DATE: 08/10/19

JARID POOLE DESIGN  
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TEL: 08 8523 9911, 07 4983 7000 FAX: 08 8523 9900  
WWW.JARIDPOOLED.COM  
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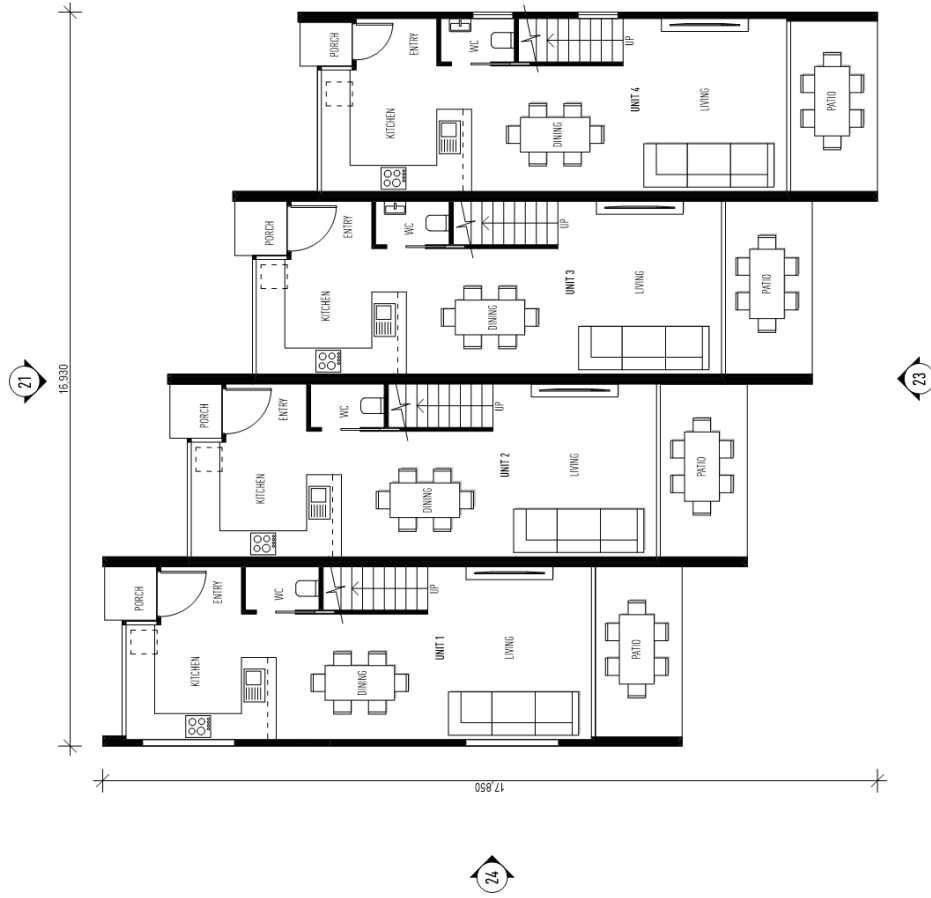
PROJECT  
A PROPOSED NEW ECO DEVELOPMENT  
AT  
REDLAND BAY QUEENSLAND QLD  
FOR  
NEW LAND TOURISM PTY LTD

DRAWING TYPE: ELEVATION - EXTERIOR  
DRAWING NO:  
BPT763/11.05

DATE:  
A-T

**POOLE**





AREA SCHEDULE

UNIT	ROOM	AREA (m <sup>2</sup> )
UNIT 1	LIVING	45.21
	PATIO	8.60
	PORCH	1.00
	FIRST FLOOR LIVING	46.21
BALCONY		8.60
TOTAL		108.62 m <sup>2</sup>
UNIT 2	LIVING	45.21
	PATIO	8.60
	PORCH	1.00
	FIRST FLOOR LIVING	46.21
BALCONY		8.60
TOTAL		108.62 m <sup>2</sup>
UNIT 3	LIVING	45.21
	PATIO	8.60
	PORCH	1.00
	FIRST FLOOR LIVING	46.21
BALCONY		8.60
TOTAL		108.62 m <sup>2</sup>
UNIT 4	LIVING	45.21
	PATIO	8.60
	PORCH	1.00
	FIRST FLOOR LIVING	46.21
BALCONY		8.60
TOTAL		108.62 m <sup>2</sup>
TOTAL		435.77 m <sup>2</sup>

TYPE 5 (LUXURY RESORT SUITES) - GROUND FLOOR PLAN

SCALE: 1:100 @ A3

DATE: 08/11/19

**JARID POOLE DESIGN**  
 LEVEL 13 LAKOWANING, SPICES MARQUEE L, 4377 AUSTRALIA  
 08 8352 0500 • 08 8352 0501 • 08 8352 0502 • 08 8352 0503  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0504  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0505  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0506  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0507  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0508  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0509  
 44 LAKOWANING, 454 MARQUEE L, 4377 AUSTRALIA • 08 8352 0510

PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: TYPE 5 (LUXURY RESORT SUITES) - GROUND FLOOR PLAN  
 DATE: 08/11/19  
 BY: JARID POOLE  
 A-F





**TYPE 5 (LUXURY RESORT SUITES) - FIRST FLOOR PLAN**

SCALE: 1:100

DATE	DESCRIPTION

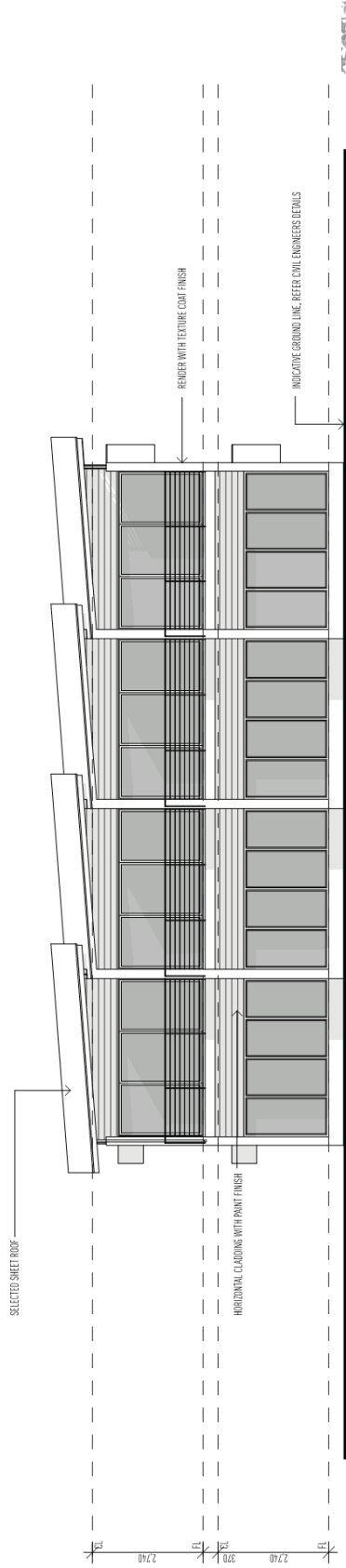
**JARID POOLE DESIGN**  
 LEVEL 10 ELKINGTON DRIVE, BRISBANE QLD 4001 AUSTRALIA  
 TEL: 07 3252 0000 FAX: 07 3252 0001  
 WWW.JARIDPOOLED.COM AUSTRALIA  
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PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING: TYPE 5 (LUXURY RESORT SUITES) - FIRST FLOOR PLAN  
 DATE: 09/08/2018  
 DRAWN BY: A-F

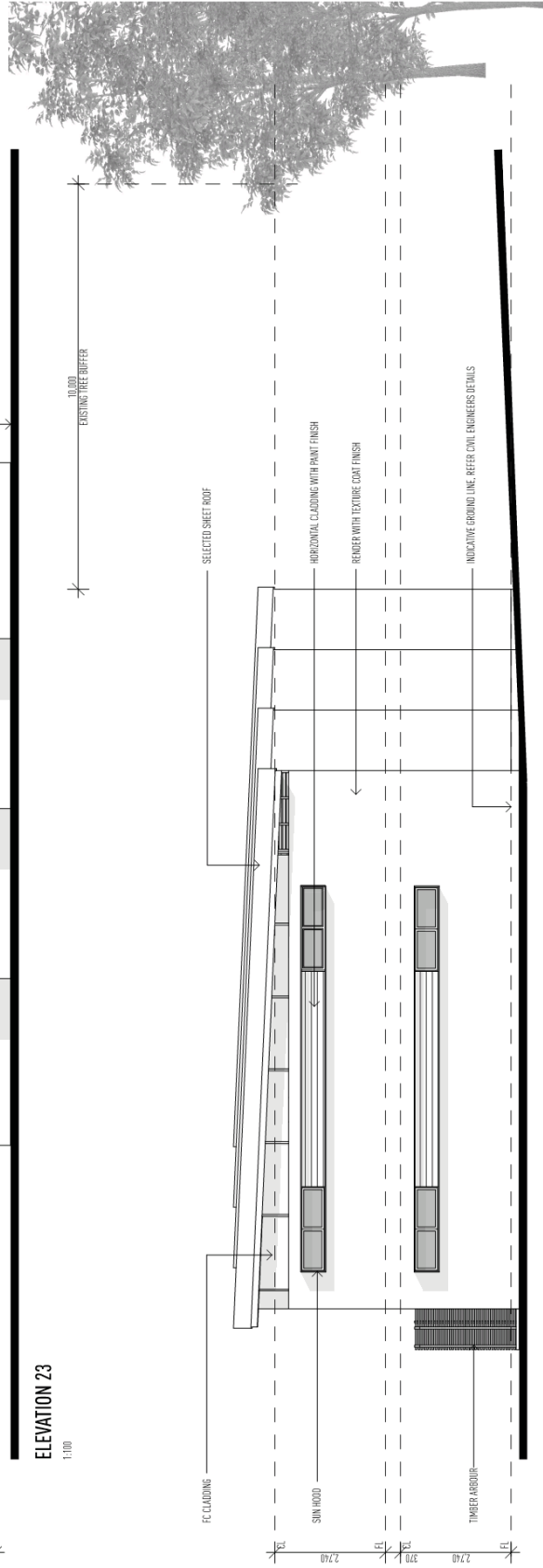






ELEVATION 23

1:100



ELEVATION 24

1:100

TYPE 5 (LUXURY RESORT SUITES) - ELEVATIONS

SCALE 1/100 @ A2

DATE	DESCRIPTION

**JARVED POOLED DESIGN**  
 LEVEL 1: 13 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 TEL: 07 5525 0044 FAX: 07 5525 0044  
 4/4 COLUMBA DRIVE, MOUNT COTTELO QLD 4162 AUSTRALIA  
 TEL: 07 5525 0044 FAX: 07 5525 0044  
 4/4 COLUMBA DRIVE, MOUNT COTTELO QLD 4162 AUSTRALIA  
 TEL: 07 5525 0044 FAX: 07 5525 0044

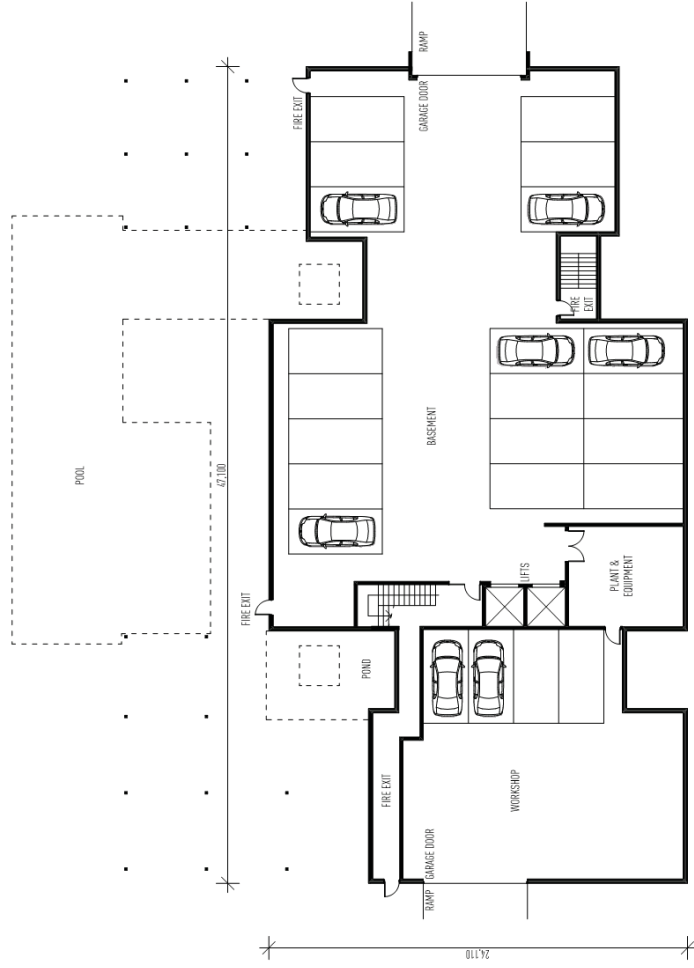
PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING TYPE: LUXURY RESORT SUITES - ELEVATIONS  
 DATE: 07/08/2019  
 DRAWN BY: A-F









CENTRAL FACILITIES - BASEMENT

SCALE 1:200 (B.A.)

DATE: 08/11/18

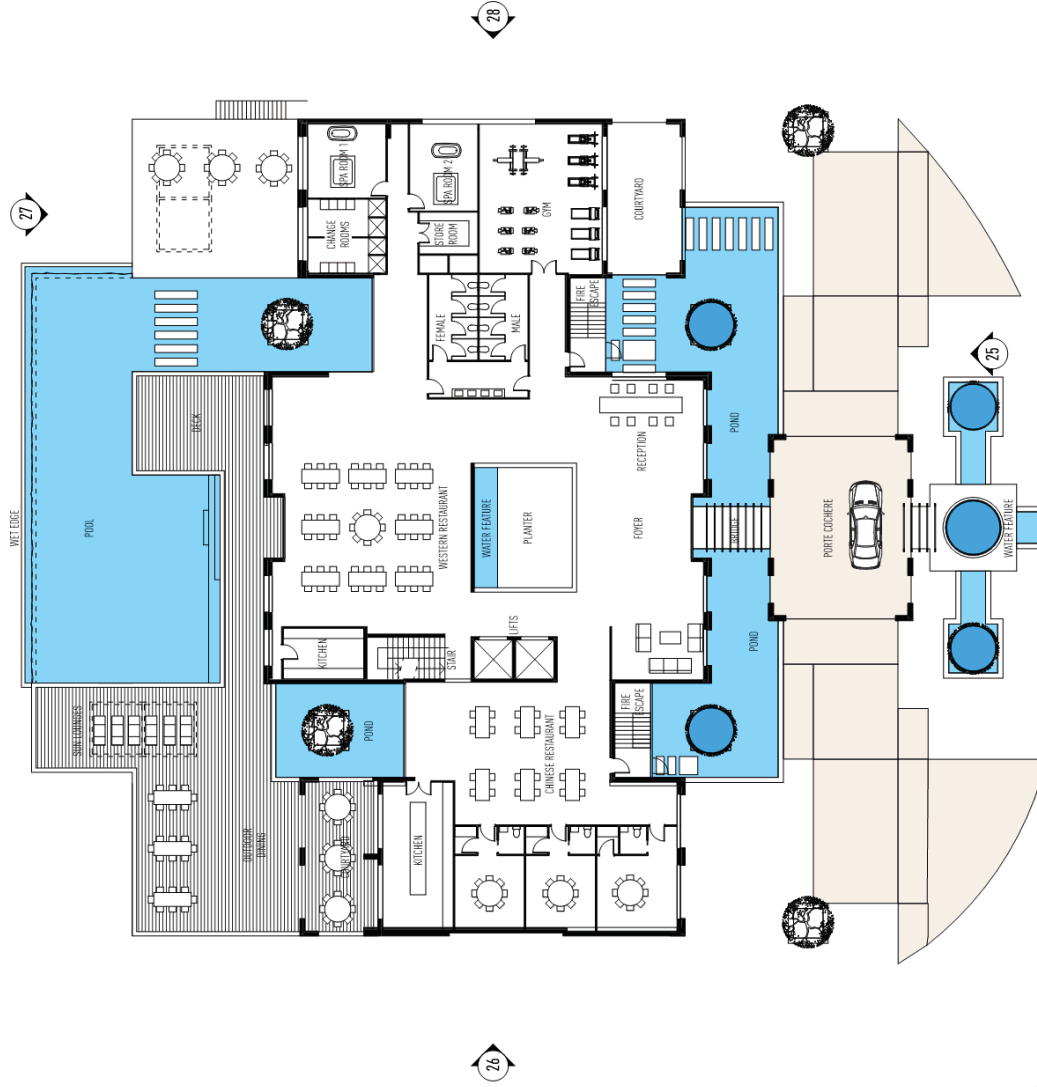
NO.	DATE	DESCRIPTION

**JARD/POOLED/DESIGN**  
 LEVEL 1: 13 ELKINGTON STREET, BRISBANE QLD 4001 AUSTRALIA  
 TEL: 07 3253 0444 FAX: 07 3253 0444  
 4/400 ELKINGTON STREET, BRISBANE QLD 4001 AUSTRALIA  
 TEL: 07 3253 0444 FAX: 07 3253 0444  
 4/400 ELKINGTON STREET, BRISBANE QLD 4001 AUSTRALIA  
 TEL: 07 3253 0444 FAX: 07 3253 0444

PROJECT:  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: CENTRAL FACILITIES - BASEMENT  
 DATE: 08/11/18  
 DRAWN: A-F

**POOLE**



**AREA SCHEDULE**

BASMENT	971
GROUND FLOOR	946
OUTDOOR DECK	371
POOL	329
COURTYARD	42
PORTE COCHERE	70
FIRST FLOOR	907
BALCONY	83
<b>TOTAL</b>	<b>3468 m<sup>2</sup></b>

**CENTRAL FACILITIES - GROUND FLOOR**

SCALE: 1:200 @ A1

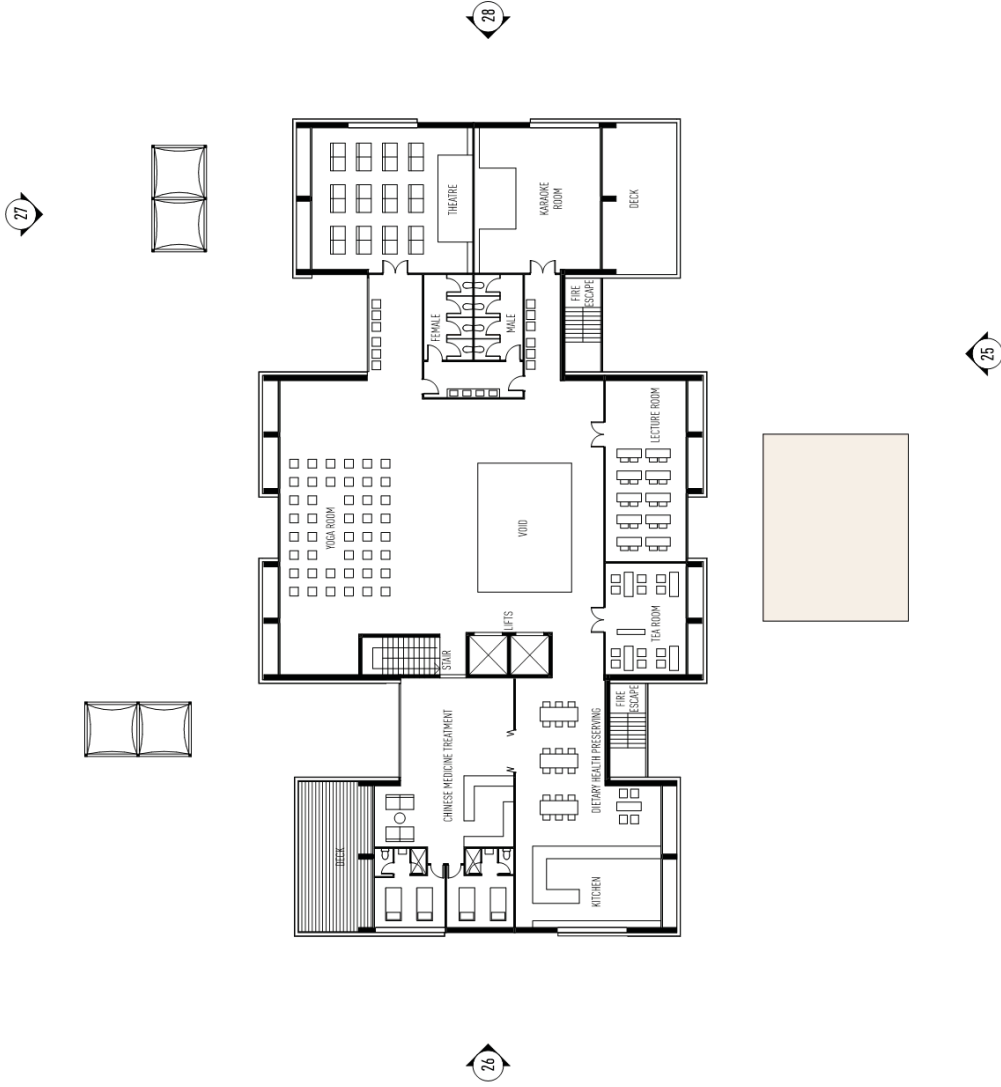
DATE: 2019-10-23  
 DRAWN BY: JARED POOLE  
 CHECKED BY: JARED POOLE

**JARED POOLE DESIGN**  
 LEVEL 13 LAKOWANING, SPURTERS PARKS L, 4177 AUSTRALIA  
 08 9438 0200 • 08 9438 0201 • 08 9438 0202 • 08 9438 0203  
 44 LAKOWANING, 44 LAKOWANING, SPURTERS PARKS L, 4177 AUSTRALIA  
 08 9438 0200 • 08 9438 0201 • 08 9438 0202 • 08 9438 0203  
 44 LAKOWANING, 44 LAKOWANING, SPURTERS PARKS L, 4177 AUSTRALIA  
 08 9438 0200 • 08 9438 0201 • 08 9438 0202 • 08 9438 0203

PROJECT:  
**A PROPOSED NEW ECO DEVELOPMENT**  
 AT  
**REDLAND BAY QUEENSLAND QLD**  
 FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING: CENTRAL FACILITIES - GROUND FLOOR  
 DATE:  
**09/08/2019**

**POOLE**



CENTRAL FACILITY - FIRST FLOOR

SCALE 1:200 (B.A.2)

DATE: 2019-10-23

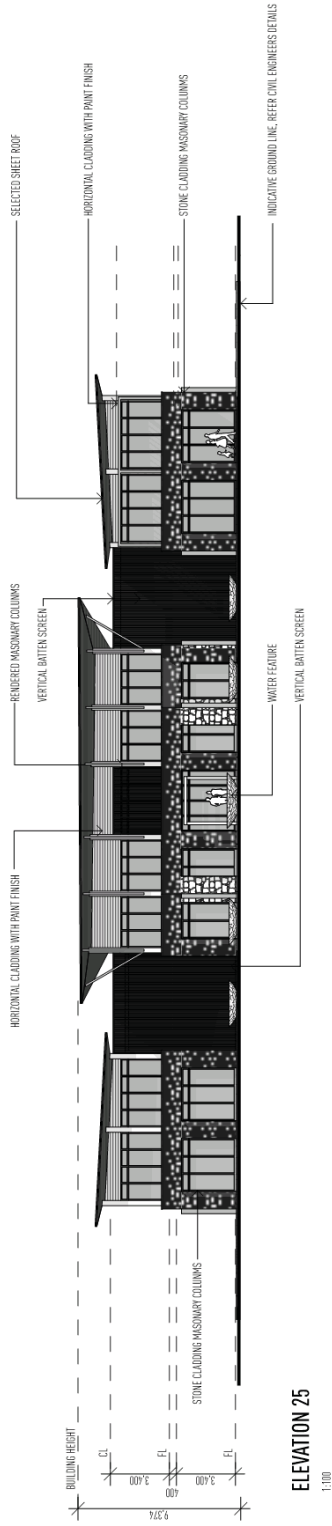
NO.	DATE	DESCRIPTION

**JARD POOLE DESIGN**  
 LEVEL 1: 13 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 TEL: 07 5525 0744 FAX: 07 5525 0745  
 10/11000/19/001 - 10/11000/19/001 - 10/11000/19/001 - 10/11000/19/001  
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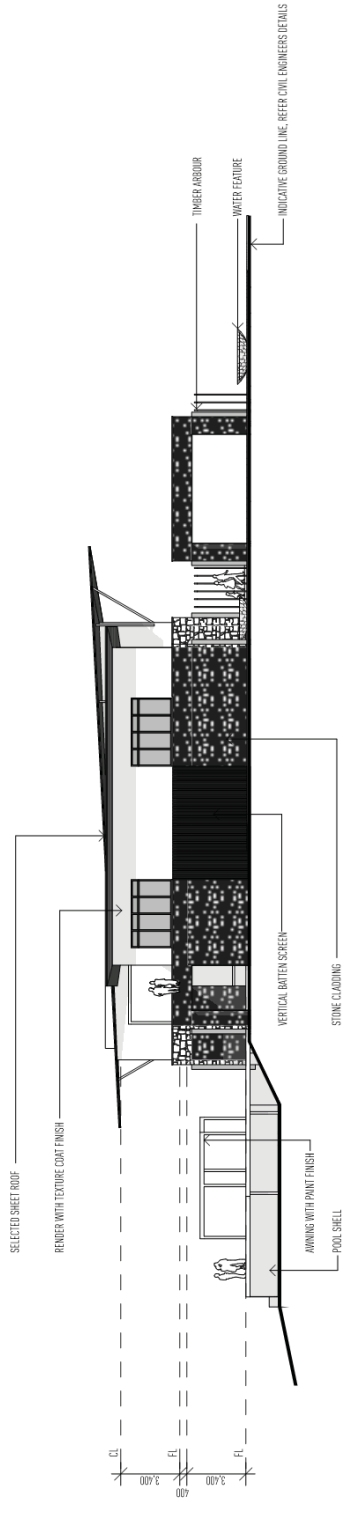
PROJECT:  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: CENTRAL FACILITY - FIRST FLOOR  
 DATE: 07/08/13.04  
 DES: A-F

**POOLE**



**ELEVATION 25**  
1:100



**ELEVATION 26**  
1:100

**CENTRAL FACILITY - ELEVATIONS**

SCALE 1:200 (B.A.2)

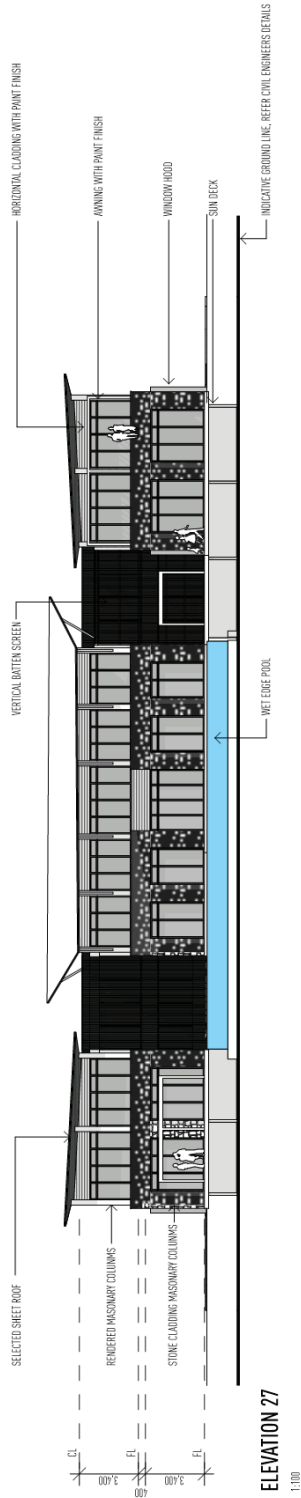
DATE	DESCRIPTION

**JARID POOLE DESIGN**  
LEVEL 13 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
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WWW.JARIDPOOLEDDESIGN.COM.au  
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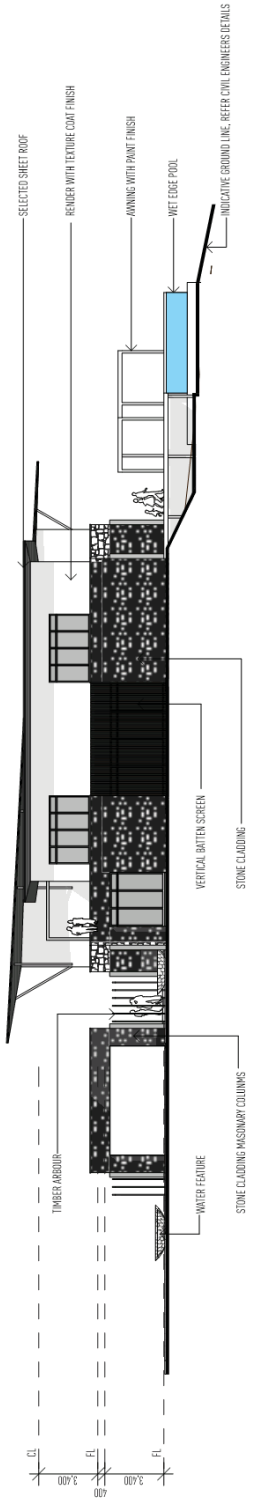
PROJECT  
**A PROPOSED NEW ECO DEVELOPMENT**  
AT  
**REDLAND BAY QUEENSLAND QLD**  
FOR  
**NEW LAND TOURISM PTY LTD**

DRAWING: CENTRAL FACILITY - ELEVATIONS  
DATE: 07/08/19  
SCALE: A1-F





ELEVATION 27  
1:100



ELEVATION 28  
1:100

CENTRAL FACILITY - ELEVATIONS

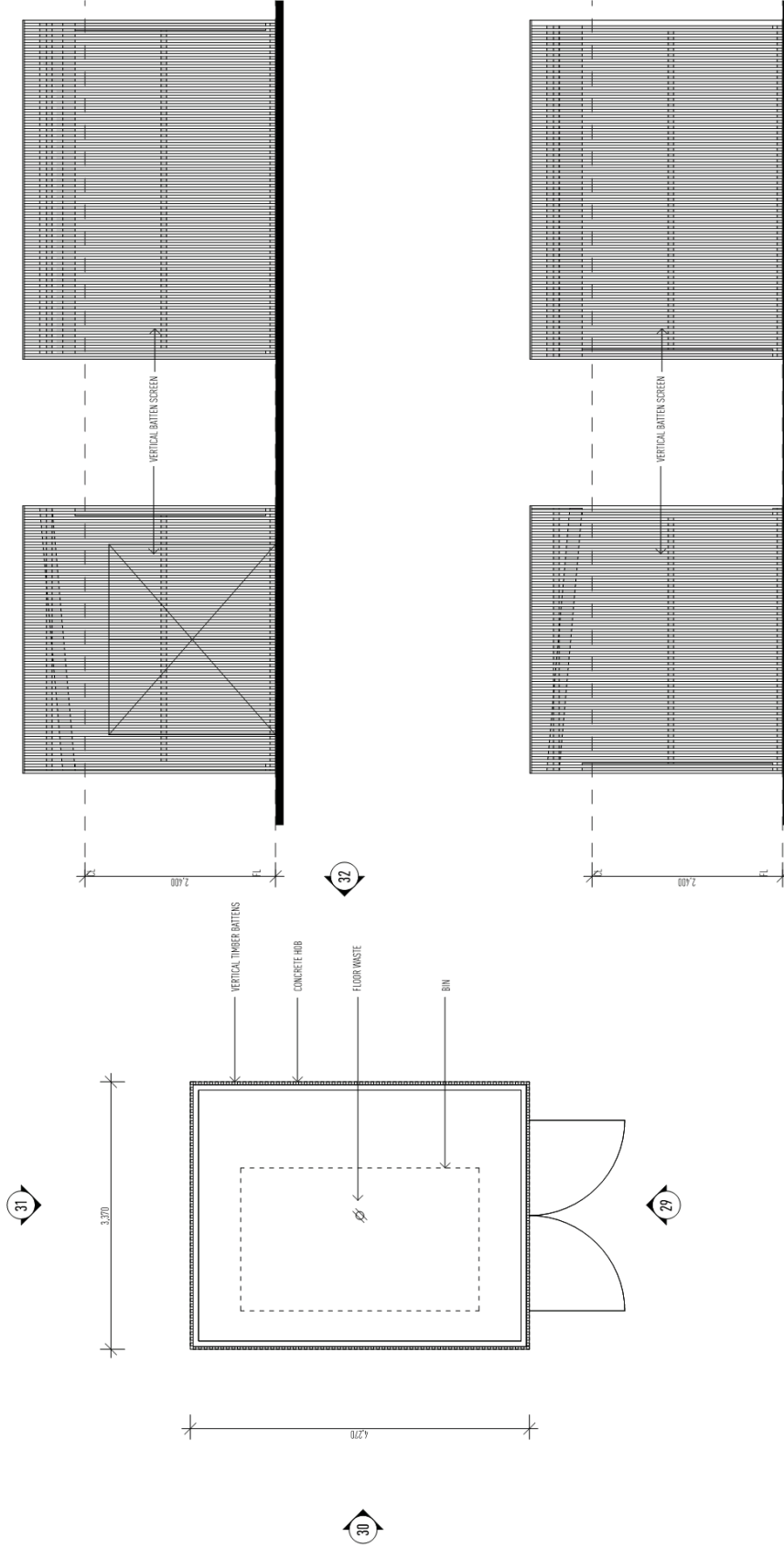
SCALE 1:200 (B.A.2)

DATE	DESCRIPTION

JARD/POOLE/DESIGN  
 LEVEL 13 ELKINGTON AVENUE, BRISTOL PARK QLD 4177 AUSTRALIA  
 TEL: 07 5525 0744 FAX: 07 5525 0745  
 WWW.JARDPOOLE.COM AU  
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PROJECT  
 A PROPOSED NEW ECO DEVELOPMENT  
 AT  
 REDLAND BAY QUEENSLAND QLD  
 FOR  
 NEW LAND TOURISM PTY LTD

DRAWING: CENTRAL FACILITY - ELEVATIONS  
 DATE:  
 BPT/26/13.06  
 A-F  
**POOLE**



TYPICAL BIN STORE

SCALE 1:50 (B32)

DATE: 08/11/19 DESCRIPTION: TYPICAL BIN STORE

NO.	DATE	DESCRIPTION

PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND QLD FOR NEW LAND TOURISM PTY LTD

DRAWING: TYPICAL BIN STORE  
 DATE: 08/11/19  
 DES: A-F









MATERIALS AND FINISHES

SCALE 0/25

DATE: 08/11/18

DESCRIPTION: MATERIALS AND FINISHES

NO.	DATE	DESCRIPTION

**JARDEPOOLEDDESIGN**  
 LEVEL 13 LANGRISH, BRISTOL MARQUEE, 1477 AUSTRALIA  
 08 8333 3333 | www.jardepooledesign.com.au | info@jardepooledesign.com.au  
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PROJECT: A PROPOSED NEW ECO DEVELOPMENT AT REDLAND BAY QUEENSLAND QLD FOR NEW LAND TOURISM PTY LTD

DRAWING: MATERIALS AND FINISHES

DATE: 08/11/18

BY: A-F

**POOLE**

## Attachment 2 - Engineering Consultant Advice for Effluent Disposal



Gold Coast Office  
Suite 201, Level 1, 1 Short Street  
Southport QLD 4215, Australia  
PO Box 208, Southport QLD 4215

1300 657 402

www.adgce.com

Our Ref: 18547 / C L001  
21<sup>st</sup> August 2019  
ML/mrb  
Gold Coast Office

Redland City Council  
PO Box 21  
Cleveland QLD 4163

To Whom it may concern,

**ENGINEERING ADVICE IN RESPONSE TO PRELIMINARY APPROVAL  
MCU17/0090 – TOURIST ACCOMODATION  
147-205 ROCKY PASSAGE ROAD, REDLAND BAY QLD 4165  
LOT 3 RP153333**

We refer to the preliminary approval dated 25 June 2019. The preliminary approval notes the presence of an area zoned as Koala Habitat in the east corner of the site.

The proposed sewer effluent disposal strategy will be adapted given the above constraint. As shown on the attached plan DA16 [01] and summarised in **Table 1** below, the available area for onsite disposal has been reduced from the original 1.93 ha to 1.17 ha. This means that the available effluent disposal area is less than the minimum required to dispose of the effluent from the full development as nominated in the previous effluent disposal report prepared by Biome (dated September 2017). To account for this shortfall, additional effluent above that which can be disposed of onsite will be directed to onsite holding tanks to await removal at regular intervals by a licenced water removal operator. As shown in **Table 1**, during peak periods the volume of effluent that requires such removal has been calculated to equate to 18.1 kL / day.

**Table 1 – Effluent Disposal Rates**

	Original Disposal Area	Current Available Disposal Area
Allocated Area	1.93 ha	1.17 ha
Max daily disposal	45.9 kL / day *	27.8 kL / day *
Disposal deficit	0 kL / day	18.1 kL / day

\* Based on 23.7 kL / day / ha as per effluent disposal report by Biome Report

The final configuration of the effluent treatment and disposal for the site will be further detailed as part of a future ERA application. The onsite effluent disposal will be modelled using MEDLY which will calculate the maximum allowable flow to be directed to the proposed effluent disposal area. The design will consider the environmental constraints and ensure all water disposed of onsite remains within the effluent disposal area hence having no impact on downstream environmental values.

Should you need to discuss further, please feel free to contact me on the above details.

**ADG ENGINEERS (AUST) PTY LTD**

**MICHAEL LEPELAAR**

Team Lead – Civil



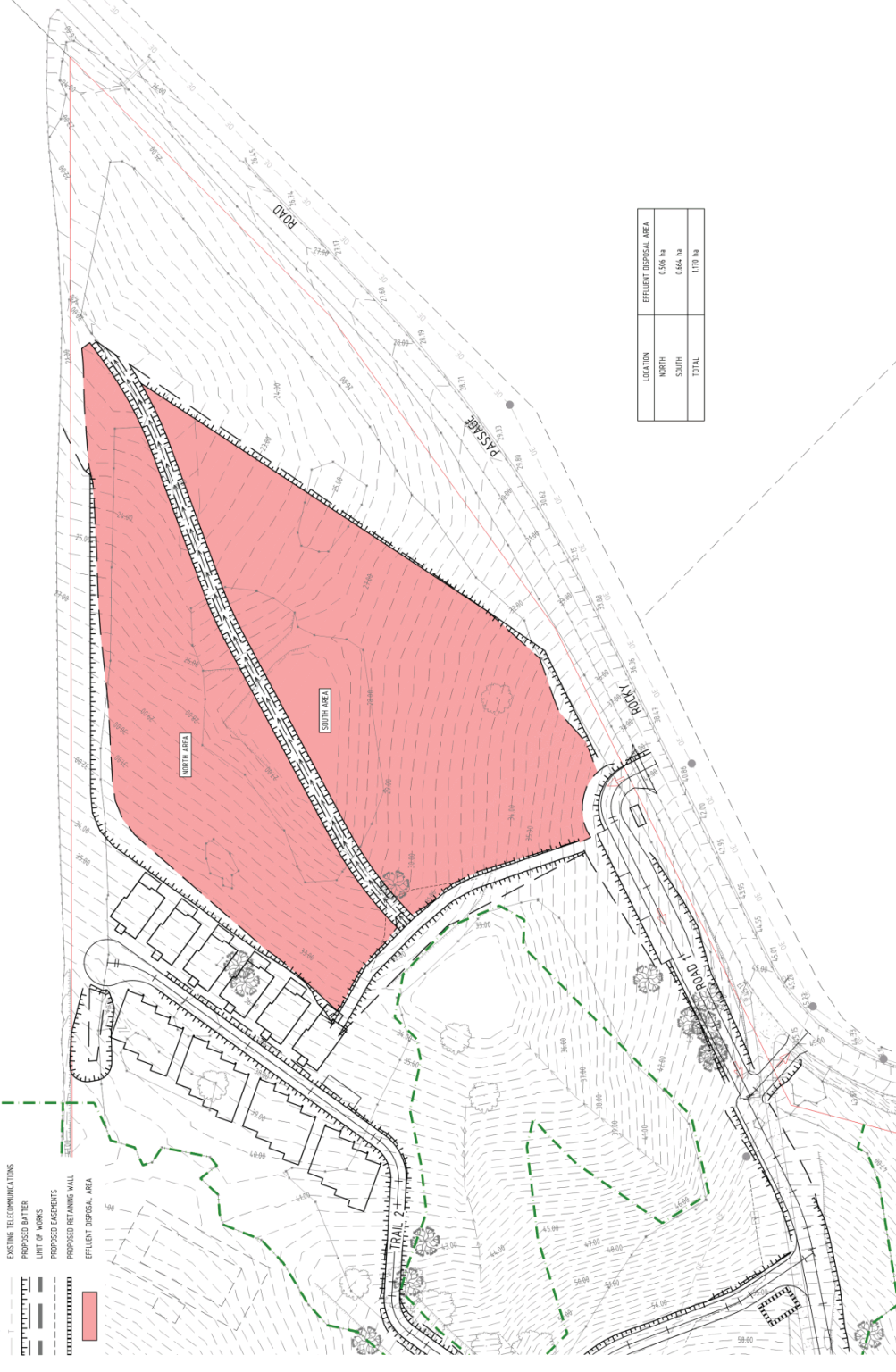


**PRELIMINARY**  
NOT FOR CONSTRUCTION

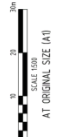


2  
SP 10932

- LEGEND**
- 0.5 — EXISTING SURFACE CONTOURS
  - 0.1 — BULK CARPARKS CONTOURS
  - EXISTING CORSE OF BULKERS
  - EXISTING NORMAL KESP LINE
  - EXISTING VEGETATION LINE
  - SVD — PROPOSED NORMAL KESP LINE
  - EXISTING STORMWATER DRAINAGE
  - EXISTING SEWER
  - EXISTING WATER
  - EXISTING OVERHEAD ELECTRICITY
  - EXISTING GAS
  - EXISTING TELECOMMUNICATIONS
  - PROPOSED BATTER
  - LIMIT OF WORKS
  - PROPOSED EASEMENTS
  - PROPOSED RETAINING WALL
  - EFFLUENT DISPOSAL AREA



LOCATION	EFFLUENT DISPOSAL AREA
NORTH	8.58 ha
SOUTH	8.66 ha
TOTAL	17.24 ha



DATE: 27/10/17  
 PREPARED BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number]  
 OF: [Number]

**ADG**  
 Civil & Construction  
 147 ROCKY PASSAGE ROAD  
 REDLAND BAY QLD 4165  
 AUSTRALIA & NZ LAND DEVELOPMENT

CLIENT	PROJECT NAME
MRB	MRB
DESIGNED BY	MRB
CHECKED BY	MRB
APPROVED BY	MRB
DATE	27/10/17

FIG. 102 OF 1000

## Attachment 3 – Conditions

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

<b>Plan/Document Title</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Plan/Doc. Date</b>
Location Plan	BP783/1.01/A-F	Jared Poole Design	16/11/18
Development Summary	BP783/1.02/A-E	Jared Poole Design	26/02/19
Concept Master Plan	BP783/4.01/A-E	Jared Poole Design	21/08/19
Urban Design Review	BP783/4.02/A-F	Jared Poole Design	16/11/18
Aerial View from River	BP783/4.06/A-D	Jared Poole Design	08/02/19
Aerial View from Rocky Passage Road	BP783/4.07/A-D	Jared Poole Design	08/02/19
Way Finding Signage - Indicative	BP783/5.01/A-F	Jared Poole Design	21/08/19
Way Finding Plan - Indicative	BP783/5.02/A-F	Jared Poole Design	21/08/19
Site Plan Detail	BP783/6.01/A-F	Jared Poole Design	21/08/19
Perspective	BP783/6.02/A-F	Jared Poole Design	21/08/19
Typical Type 3B Balcony	BP783/6.03/A-F	Jared Poole Design	21/08/19
Building Section	BP783/6.04/A-F	Jared Poole Design	21/08/19
Site Section	BP783/6.05/A-F	Jared Poole Design	21/08/19
Type 1 Resort Suites Perspective	BP783/7.01/A-E	Jared Poole Design	26/02/19
Type 1 Resort Suites Ground Floor Plan	BP783/7.02/A-E	Jared Poole Design	26/02/19
Type 1 Resort Suites First Floor Plan	BP783/7.03/A-E	Jared Poole Design	26/02/19
Type 1 Resort Suites Elevations 1 and 2	BP783/7.04/A-E	Jared Poole Design	26/02/19
Type 1 Resort Suites Elevations 3 and 4	BP783/7.05/A-E	Jared Poole Design	26/02/19
Type 2 - 4 Plex Perspective	BP783/8.01/A-F	Jared Poole Design	16/11/18

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Type 2 - 4 Plex Ground Floor Plan	BP783/8.02/A-F	Jared Poole Design	16/11/18
Type 2 - 4 Plex First Floor Plan	BP783/8.03/A-F	Jared Poole Design	16/11/18
Type 2 - 4 Plex Elevations 5 and 6	BP783/8.04/A-F	Jared Poole Design	16/11/18
Type 2 - 4 Plex Elevations 7 and 8	BP783/8.5/A-F	Jared Poole Design	16/11/18
Type 3 – Detached Dwelling Perspective	BP783/9.01/A-C	Jared Poole Design	31/01/19
Type 3 - Detached Dwelling Ground Floor Plan	BP783/9.02/A-C	Jared Poole Design	31/01/19
Type 3 - Detached Dwelling First Floor Plan	BP783/9.03/A-C	Jared Poole Design	31/01/19
Type 3 – Detached Dwelling Elevations 9 and 10	BP783/9.04/A-C	Jared Poole Design	31/01/19
Type 3 – Detached Dwelling Elevations 11 and 12	BP783/9.05/A-C	Jared Poole Design	31/01/19
Type 3B – Detached Dwelling Perspective	BP783/10.01/A-D	Jared Poole Design	08/02/19
Type 3B - Detached Dwelling Ground Floor Plan	BP783/10.02/A-D	Jared Poole Design	08/02/19
Type 3B - Detached Dwelling First Floor Plan	BP783/10.03/A-D	Jared Poole Design	08/02/19
Type 3B – Detached Dwelling Elevations 13 and 14	BP783/10.04/A-D	Jared Poole Design	08/02/19
Type 3B – Detached Dwelling Elevations 15 and 16	BP783/10.05/A-D	Jared Poole Design	08/02/19
Type 4 - 4 Plex Perspective	BP783/11.01/A-F	Jared Poole Design	16/11/18
Type 4 - 4 Plex Ground Floor Plan	BP783/11.02/A-F	Jared Poole Design	16/11/18
Type 4 - 4 Plex First Floor Plan	BP783/11.03/A-F	Jared Poole Design	16/11/18
Type 4 - 4 Plex Elevations 17 and 18	BP783/11.04/A-F	Jared Poole Design	16/11/18
Type 4 - 4 Plex Elevations 19 and 20	BP783/11.05/A-F	Jared Poole Design	16/11/18
Type 5 – Luxury Resort Suites Perspective	BP783/12.01/A-F	Jared Poole Design	16/11/18
Type 5 – Luxury Resort Suites Ground Floor Plan	BP783/12.02/A-F	Jared Poole Design	16/11/18
Type 5 – Luxury Resort Suites	BP783/12.03/A-F	Jared Poole Design	16/11/18

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First Floor Plan			
Type 5 – Luxury Resort Suites Elevations 21 and 22	BP783/12.04/A-F	Jared Poole Design	16/11/18
Type 5 – Luxury Resort Suites Elevations 23 and 24	BP783/12.05/A-F	Jared Poole Design	16/11/18
Central Facility Perspective	BP783/13.01/A-F	Jared Poole Design	16/11/18
Central Facility Basement	BP783/13.02/A-F	Jared Poole Design	16/11/18
Central Facility Ground Floor Plan	BP783/13.03/A-F	Jared Poole Design	16/11/18
Central Facility First Floor Plan	BP783/13.04/A-F	Jared Poole Design	16/11/18
Central Facility Elevations 25 and 26	BP783/13.05/A-F	Jared Poole Design	16/11/18
Central Facility Elevations 27 and 28	BP783/13.06/A-F	Jared Poole Design	16/11/18
Typical Bin Store	BP783/14.01/A-F	Jared Poole Design	16/11/18
Entry Statement	BP783/14.02/A-F	Jared Poole Design	16/11/18
Material and Finishes	BP783/15.01/A-F	Jared Poole Design	16/11/18
Traffic Impact Assessment	17056	Rytenskild Traffic Group	05/10/2017
Traffic Letter	17056	Rytenskild Traffic Engineering	7/06/2018
Solid Waste Management Plan	BE180134-RP-SWMP-00	Burchills Science and Engineering	05/06/2018
Landslide Susceptibility Report	GI2791-A	Geotech Investigations Pty Ltd	19/07/2016
Conceptual Stormwater Management Plan	18547 REV02	ADG Engineers (Aust.) Pty Ltd	05/11/2018

Table 1: Approved Plans and Documents

Design	
3. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing and ongoing.
4. Submit certification to Council from a licensed surveyor to ensure that floor levels and maximum overall height of the central facility is in accordance with the development approval. All levels must be provided to Australian Height Datum (AHD). a) After completion of the construction of the building but prior to the issue of the Certificate of Classification or Final Building	At the building stages specified in the condition.



Attachment 3 – Conditions

Approval to demonstrate that the highest point of the building complies with the approval.	
<b>Use Operation</b>	
5. Ensure that the central facility is used solely by guests staying in the tourist accommodation.	Prior to the use commencing and ongoing.
6. Limit all service deliveries and waste collection to the hours between 7:00 am and 7:00 pm.	Ongoing.
<b>Access, Roadworks and Parking</b>	
<p>7. Provide 77 car parks in accordance with approved concept master plan. The total number of car parks must include:</p> <ul style="list-style-type: none"> <li>• 61 resident parking spaces</li> <li>• 16 parking spaces for employees</li> </ul> <p>Access to car parking spaces, bicycle spaces, bin bays, vehicle loading and manoeuvring areas and driveways must remain unobstructed and available during the approved hours of operation. Loading and unloading operations must be conducted wholly within the site.</p>	Prior to the use commencing and ongoing.
<b>Conditioned Works Assessment</b>	

Document or Works Item	Assessment Criteria
Stormwater design	<ul style="list-style-type: none"> <li>• Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code</li> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>• Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management</li> <li>• Water Sensitive Urban Design Technical Guidelines for South East Queensland</li> <li>• State Planning Policy July 2017</li> <li>• Queensland Urban Drainage Manual</li> </ul>
Water Supply	<ul style="list-style-type: none"> <li>• SEQ Water Supply and Sewerage Design and Construction Code</li> <li>• Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code</li> <li>• Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> </ul>

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	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 7 – Water Reticulation.</li> </ul>
Access and Parking	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 – Access and Parking</li> <li>Australian Standard 2890:2009 – Parking Facilities Set</li> </ul>
Sediment and Erosion Control Plan/Program	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control</li> <li>International Erosion Control Association Best Practice Erosion and Sediment Control document</li> </ul>
Earthworks	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 12 – Excavation and Fill.</li> <li>Australian Standard 4678:2002 – Earth-retaining Structures</li> <li>Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.</li> </ul>
Landscape Plan	<ul style="list-style-type: none"> <li>Redlands Planning Scheme Part 8 Division 8 – Landscape Code</li> <li>Redlands Planning Scheme Part 9 Schedule 9 – Street Trees</li> <li>Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding</li> <li>Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping</li> <li>Redlands Planning Scheme Part 11 Policy 16 – Safer by Design</li> </ul>

**Table 2: Conditioned Works Assessment**

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8. Comply with all conditions and approved plans in the Conditioned Works Approval.	Prior to the use commencing.
<b>Bonds</b>	
9. Lodge with Council the bonds listed in Table 3:	Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.

Bond Item	Amount	Returned
Road Cleaning Bond	\$2,000	When works accepted on maintenance by Council.
Road Opening Approval Bond	\$500	When works accepted on maintenance by Council.
<b>TOTAL</b>	<b>\$2,500</b>	

**Table 3: Bonds**

<b>Inspections</b>	
10. Arrange with Council for the following inspections to be carried out at the relevant time in accordance with Table 4: Inspections below.	

Inspection	Timing
Prestart	Prior to any works commencing.
Driveway Crossover/Footpath	Box inspection to be undertaken with reinforcing mesh in place and supported on bar chairs prior to the concrete being poured.
Compliance Inspection	On completion of the development in accordance with the approval and its conditions.

**Table 4: Inspections**

For the pre-start, on maintenance and off maintenance inspections, at least **five (5) business days** notice must be given to Council. For all other inspections, a minimum of **24 hours** notice must be given to Council.

The development must pass a Compliance Inspection before the use commences.

<b>General</b>	
11. Provide details to Council of the nominated Principal Contractor, including copies of the Principal Contractor’s WorkCover and public liability currency certificates. The public liability insurance policy must	Prior to requesting a pre-start meeting or works

## Attachment 3 – Conditions

be a minimum of ten million dollars and must indemnify Redland City Council.	commencing, whichever is the sooner.
12. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) Section 3.4 'Lawful Point of Discharge'. Maintain the temporary system for the duration of the building works.	During construction.
13. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.	Prior to compliance inspection or the use commencing, whichever is the sooner.
14. Provide written certification from a Registered Professional Engineer Queensland (RPEQ) certifying that all civil works have been completed in accordance with the approved drawings and specifications and to the applicable Australian Standards.	Prior to compliance inspection or the use commencing, whichever is the sooner.
15. Undertake the development works so that there is no risk to public safety at any time on the site, adjacent public land, road reserve or private property. Should the site be unattended or abandoned, public safety must still be maintained.	During the construction phase.
16. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to the use commencing.
<b>Roadworks</b>	
17. Submit to Council for approval, engineering plans and details showing the following frontage works are in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval: <ul style="list-style-type: none"> <li>a) Reinstatement of concrete kerb and channel where required;</li> <li>b) Removal of all redundant vehicle crossovers;</li> <li>c) Entry treatment/access to the site;</li> <li>d) Adjustment and relocations necessary to public utility services resulting from these works;</li> </ul>	As part of the request for conditioned works assessment.

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<ul style="list-style-type: none"> <li>e) A new permanent vehicular crossover minimum 6m wide to the Rocky Passage Road frontage for access to the site according to standard drawing R-RCC-3 and approved drawings.</li> <li>f) Install a “No entry” sign facing the road at the existing crossover of the site and a “Stop” sign at the exit.</li> <li>g) Install pavement arrow at the internal intersection entry/exit and signs to control the direction of traffic in that area.</li> </ul>	
<p>18. Submit and have approved by Council a Road Opening Approval for any works being undertaken within the road reserve. Provide the following to Council as part of the application:</p> <ul style="list-style-type: none"> <li>a) A completed application form and associated fee, at the rate applicable at the time of payment. The current rate for the 2019/2020 Financial Year is:             <ul style="list-style-type: none"> <li>• \$913.70– this incorporates a refundable bond of \$500 and a non-refundable administration fee of \$413.70.</li> </ul> </li> <li>b) A copy of the contractor’s Workcover insurance currency certificate.</li> <li>c) A copy of the contractor’s Public Liability insurance currency certificate. The public liability insurance policy must be a minimum of ten million dollars and must indemnify Redland City Council.</li> <li>d) Submission of a Traffic Management Plan (TMP) and/or a Traffic Guidance Scheme (TGS) that is prepared and authorised by a person who holds a current DTMR ‘Open Level’ Traffic Management Design Certification for the crossover and should include proposed haul routes for construction vehicles associated with the works, as applicable.</li> </ul>	<p>Prior to requesting a pre-start meeting or works commencing, whichever is the sooner.</p>
<p><b>Stormwater Management</b></p>	
<p>19. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> <li>• A lawful point of discharge in accordance with the approved plans.</li> </ul>	<p>Prior to the use commencing and ongoing.</p>
<p>20. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the use commencing and ongoing.</p>

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<p>21. Submit to Council, and receive Conditioned Works approval for a detailed stormwater design drawings that is generally in accordance with the approved “Conceptual Stormwater Management Plan”, and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, and the following:</p> <ul style="list-style-type: none"> <li>• Design of bio retention devices and precise locations.</li> <li>• Demonstrate how the stormwater directed to the area mapped as Bushland Habitat along the northern part of the onsite treatment area will not have a negative effect on the non-juvenile koala habitat trees (NJKHTs) located in this area. Alternatively, direct the water away from NJKHT’s in this area.</li> <li>• Provide detailed design of the proposed swale located within the transpiration area with specific design for scouring prevention at the end of line.</li> <li>• Detailed drawings of the proposed stormwater quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation.</li> <li>• An electronic copy of the MUSIC model.</li> </ul>	<p>As part of request for conditioned works assessment.</p>
<p>22. Maintain all internal stormwater management devices for the life of the development in accordance with approved documentation and to manufacturer’s specifications.</p>	<p>Ongoing condition.</p>
<p><b>Vegetation Management</b></p>	
<p>23. Provide a notice of election in the approved form, which details the proposed offset delivery approach of non-juvenile koala habitat trees to be removed from areas of high value rehabilitation habitat, as a result of the proposed development, in accordance with sections 2.3 and 2.4 of the Queensland Environmental Offsets Policy (Version 1.6). The approved form is EOD1 – Environmental Offsets Delivery Form 1: Notice of Election and Advanced Offset Details.</p> <p>The following additional approved forms must also be provided:</p> <ul style="list-style-type: none"> <li>▪ For a land-based offset:             <ul style="list-style-type: none"> <li>- EOD2 – Environmental Offsets Delivery Form 2: Offset Delivery Plan Details</li> <li>- EOD3 – Environmental Offsets Delivery Form 3: Offset Area Details</li> <li>- EOD4 – Environmental Offsets Delivery Form 5: Habitat Quality Details</li> </ul> </li> <li>▪ For a financial settlement offset:</li> </ul>	<p>Prior to the commencement of operational works.</p>

## Attachment 3 – Conditions

<p>- EOD4 – Environmental Offsets Delivery Form 4: Financial Settlement Details.</p>	
<p>24. Reach agreement with Council about how the offset is to be delivered by entering into an agreed delivery arrangement (deemed condition under s 19B Environmental Offsets Act 2014). Council’s response to the notice of election will document the agreed arrangement and, where approved, constitutes the ‘agreed delivery arrangement’.</p>	<p>Prior to the commencement of operational works.</p>
<p><b>Landscape Works</b></p>	
<p>25. Submit detailed landscape plans, specification notes and documentation to Council for approval in accordance with the assessment criteria listed in Table 2: Conditioned Works Assessment of this approval. Include the following items:</p> <ul style="list-style-type: none"> <li>• Designs that are generally in accordance with the approved plans.</li> <li>• Landscape with screening shrubs and trees that are low flammability plants between buildings along the northern and eastern boundaries.</li> <li>• A maintenance plan for the entire landscaping component of the development.</li> <li>• Details of lighting to driveways, car-park areas, communal open space areas and footpaths within the site.</li> </ul>	<p>As part of request for conditioned works assessment.</p>
<p>26. Rectify any damage to Council infrastructure as a result of construction activities, at no cost to Council.</p>	<p>Prior to a Compliance Inspection or the use commencing, whichever is the sooner.</p>
<p>27. Undertake the following works in accordance with the approved landscape plans and the Redlands Planning Scheme Policy 9 Chapter 11 – Landscaping:</p> <ul style="list-style-type: none"> <li>• Landscaping in accordance with the landscape plans approved in the conditioned works approval.</li> <li>• Turf all areas of disturbance within the road verge with turf cut from a weed free source.</li> <li>• Remove all weed species from the site, as identified in Part B of Council’s Pest Management Plan 2012-2016.</li> </ul>	<p>Prior to a Compliance Inspection or the use commencing, whichever is the sooner.</p>
<p>28. Appoint a suitably qualified arborist to supervise any works required to be undertaken within and adjacent to the Tree Protection Zone (TPZ) of</p>	<p>During any approved works for clearing of</p>

## Attachment 3 – Conditions

trees to be protected and conduct necessary remedial actions ensuring the long term health and viability of the trees. The TPZs must be determined in accordance with <i>Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites</i> .	vegetation, demolition and constructions works.
<b>Utilities</b>	
29. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	At the time of works occurring.
30. Provide adequate potable water supply for the development including water reservoir and equipment to provide sufficient demand, water quality and pressure across the site according to South East Queensland Water Supply and Sewerage Design and Construction Code.	As part of request for conditioned works assessment.
31. Provide details on the water treatment method to demonstrate that the non-reticulated water used is potable. For example: the use of water filtration and disinfection using ultraviolet treatment, ozone treatment and/or chlorine dosing.	As part of request for conditioned works assessment.
32. Provide a fire fighting network for the development according to the requirements in the Australian Standards and Bushfire Management Report FM2945, prepared by Eldon Bottcher Architects Pty Ltd, dated 18/08/2017.	As part of request for conditioned works assessment.
<b>Excavation and Filling</b>	
33. Submit to Council, and receive Conditioned Works approval for, excavation and fill works that are generally in accordance with the approved plans.	During construction.
34. Submit to Council test certificates for all filling greater than 400mm in depth, confirming that the necessary levels of compaction have been achieved, including a Level 1 inspection and testing report in accordance with AS3798.	Prior to a compliance inspection.



## Attachment 3 – Conditions

<p>35. Provide certification from a Registered Professional Engineer Queensland (RPEQ) for the design and construction of any retaining walls greater than 1m in height, in relation to stability and resistance to overturning and sliding (overall safety factor of 1.5) in accordance with AS1170.1 and AS3600.</p>	<p>Prior to a compliance inspection.</p>
<b>Waste Management</b>	
<p>36. Install a waste storage room and collection point as shown in the approved solid waste management plan.</p> <p>The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.</p>	<p>Prior to the use commencing and ongoing.</p>
<b>Erosion and Sediment Control</b>	
<p>37. Design, implement and maintain measures and practices in accordance with “Best Practice Erosion and Sediment Control” published by the International Erosion Control Association (Australasian Chapter) (2008).</p>	<p>During the construction phase.</p>
<p>38. Ensure dewatering activities (such as from excavations or sediment basins) do not discharge water offsite or where the water could reasonably be expected to move offsite or into waters or stormwater, unless the following are met:</p> <ul style="list-style-type: none"> <li>a) the concentration of total suspended solids (TSS) must not exceed 50 mg/L;</li> <li>b) turbidity (nephelometric turbidity units - NTU) values must not be greater than 10% of the turbidity of waters immediately upstream of the sites water entry points at time of the release;</li> <li>c) the pH must be within the range of 6.5-8.5 except where, and to the extent, the natural receiving waters lie outside this range; and,</li> <li>d) water is to be sampled by experienced personnel and tested by a NATA (National Association of Testing Authorities) accredited laboratory.</li> </ul>	<p>During construction phase.</p>
<p>39. Provide a stabilised construction exit at each exit point for the site. Maintain this area so that no loose debris is deposited on to adjoining roadways. Remove any material brought onto the road as soon as possible.</p>	<p>During construction phase.</p>

Attachment 3 – Conditions

<p>40. Implement dust control measures at each phase of site development and operation in accordance with IECA (2008) Best Practice Erosion and Sediment Control.</p>	<p>During construction phase.</p>
<p><b>Survey and As Constructed Information</b></p>	
<p>41. Submit as constructed drawings and documentation for all works, prepared in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 2.</p> <p>Include surveyed as constructed data showing works completed (digital and hard copies) and amended design plan data showing construction deviation from design plans (digital and hard copies). The digital data and the design data must be endorsed by a RPEQ and Landscape Architect holding AILA (Australian Institute of Landscape Architecture) membership and a registered surveyor using the certification clauses contained in Planning Scheme Policy 9 – Infrastructure Works, Chapter 2.</p>	<p>As soon as all works are completed and prior to the request for on maintenance or the use commencing, whichever is the sooner.</p>

**ADDITIONAL APPROVALS**

The following further **Development Permits** are necessary to allow the development to be carried out.

- Material Change of Use for Environmentally Relevant Activity.
- Building Works approval.
- Building works – demolition:
  - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development.

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

- Conditioned Works Assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.
- Capping of Sewer – for demolition of existing buildings on site.
- Road Opening Permit – for any works proposed within an existing road reserve.
- Food Business Licence – for any development proposing to conduct a food business under the *Food Act 2006*.
- Permit to operate a public swimming pool in accordance with Redland City Council Local Law 1.10 (Operation of Public Swimming Pools) 2015.
- Permit to operate an Accommodation Park in accordance with Redland City Council Local Law 1.8 (Operation of Accommodation Parks) 2015.
- Permit to operate a personal appearance service in accordance with the *Public Health (Infection Control for Personal Services) Act 2003*.

## Attachment 3 – Conditions

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**REFERRAL AGENCY CONDITIONS**

- **Queensland Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)**  
Refer to the attached correspondence from the DSDMIP dated 25/02/2019 (DSDMIP reference 1711-2566 SRA).

**ASSESSMENT MANAGER ADVICE**

- **Infrastructure Charges**  
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
  - **Live Connections**  
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.  
  
Further information can be obtained from Redland Water on 07 3829 8999.
  - **Bushfire Hazard**  
Council's Bushfire Hazard Overlay identifies the site as medium bushfire hazard. Further advice on this matter should be sought from a building certifier.
  - **Coastal Processes and Sea Level Rise**  
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
  - **Hours of Construction**  
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
  - **Services Installation**  
It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.
  - **Fire Ants**
-

## Attachment 3 – Conditions

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Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

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- **Cultural Heritage**

The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website: <https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website: <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or [admin@QYAC.net.au](mailto:admin@QYAC.net.au)

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

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- **Fauna Protection**

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

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- **Environment Protection and Biodiversity Conservation Act**

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

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Attachment 3 – Conditions

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

- **Workplace Health and Safety**  
Please be aware that you are required to comply with the Work Health and Safety Act 2011 in regards to all works associated with this development.

**NOTICE ABOUT DECISION – STATEMENT OF REASONS**

<b>Assessment Benchmarks:</b>	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>o Redlands Planning Scheme 7.1: <ul style="list-style-type: none"> <li>▪ Conservation zone code</li> <li>▪ Environmental protection zone code</li> <li>▪ Tourist accommodation code</li> <li>▪ Access and parking code</li> <li>▪ Erosion prevention and sediment control code</li> <li>▪ Excavation and fill code</li> <li>▪ Infrastructure works code</li> <li>▪ Landscape code</li> <li>▪ Stormwater management code</li> <li>▪ Acid sulfate soils overlay code</li> <li>▪ Bushfire hazard overlay code</li> <li>▪ Bushland habitat overlay code</li> <li>▪ Flood storm and drainage constrained land overlay code</li> <li>▪ Landslide hazard overlay code</li> <li>▪ Waterways wetlands and moreton bay overlay code.</li> </ul> </li> </ul>
<b>Matters Prescribed by a Regulation</b>	<p>The proposed development was assessed against the following matters prescribed by a regulation:</p> <ul style="list-style-type: none"> <li>o State Planning Policy 2017: <ul style="list-style-type: none"> <li>▪ Tourism</li> <li>▪ Biodiversity</li> <li>▪ Coastal environment</li> <li>▪ Water quality</li> <li>▪ Natural hazards, risk and resilience</li> </ul> </li> <li>o Planning Regulation: <ul style="list-style-type: none"> <li>▪ Schedule 11 – Koala habitat area</li> </ul> </li> </ul>

Attachment 3 – Conditions

The key issues identified in the assessment were:

- Low-key tourism accommodation
- Environment
- Bushfire
- Privacy
- Water and wastewater services

For these issues, the development meets the specific or overall outcomes, which therefore complies with the code as outlined below.

Issue	Performance assessment
Low-key tourism accommodation	The central facility will operate as an ancillary service to guests on the site. Considering footprint, built form of the development and operational characteristics of the communal facility, the proposal is considered low-key tourist accommodation.
Environment	The development is located in the most cleared part of the lot. It is noted that no non-juvenile koala habitat trees are to be removed from Bushland Habitat area. Unavoidable clearing of koala habitat trees in the rehabilitation habitat area will be offset.
Bushfire	The proposal will establish bushfire trails and is supported by a bushfire management plan to ensure safety for residents and property.
Privacy	The design of the buildings along the boundaries include windows with high sill heights and privacy screening to address privacy issue to adjoining neighbours. The proposal will be conditioned to provide landscaping along the north and western boundaries within the vicinity of the proposed structures.
Water and wastewater services	The development will be supplied with potable water being trucked to the site. The proposal includes a sewer effluent disposal strategy that involves treating the waste on site and disposing the treated water on 1.17ha of land any treated waste that is additional effluent above that which can be disposed of onsite will subsequently be directed to onsite holding tanks to await removal at regular intervals by a licenced waste water removal operator.

The development application is approved as it complies with all of the relevant assessment benchmarks, or can be made to comply through the imposition of conditions on the approval.

Matters Raised in Submissions	
Matter Raised	Description of how matters were dealt with in reaching the decision

## Attachment 3 – Conditions

Scale, height and setback	The central facility will operate as an ancillary service to guests on the site. Considering the footprint, built form of the development and operational characteristics of the communal facility, the proposal is considered low-key tourist accommodation. The proposed buildings are low-rise (two storey), consistent with existing two storey dwellings in the locality. The proposed setbacks contribute to the maintenance and protection of environmental values and the landscape setting of the locality.
Impact on environmental values	The majority of the development is located on the already cleared part of the lot. The proposal has minimise adverse impacts on environmental and scenic values of the site. The onsite treatment area will be open grassed area and will not inhibit fauna movement.
Traffic	The total number of vehicle movements from the proposed development is much less than the road capacity of Rocky Passage Road. The scale of proposal would not require upgrade to the existing road.  The number of traffic movements resulting from the development are considered to be consistent with the rural environment of the locality.
Electricity supply and internet	Power supply and its impact on adjoining neighbours will be a matter to be addressed by electricity supplier and the developer.
Noise and light impacts	The noise generated by the proposed development will not impact adjoining residential uses considering the location of the main central activity building. Service deliveries and waste collection will be limited to the hours between 7:00 am and 7:00 pm. Existing trees and landscaping along boundaries will provide a buffer to lighting impacts for adjoining residential uses.
Stormwater	The proposal includes a stormwater management report that complies with the requirements of the planning scheme.
Waste treatment	The proposal includes an onsite waste treatment area for effluent. The area proposed to treat the waste occupies 1.17ha of land. At full capacity the proposed 1.17ha will not be sufficient to dispose of the treated waste water. Extra treated waste water will be directed to onsite holding tanks to await removal at regular intervals by a licenced waste water removal operator.

**DEVELOPMENT APPROVAL NOTATIONS/AMENDMENTS*****THIS SECTION IS NOT TO BE INSERTED INTO THE DECISION NOTICE***

Notation/Amendments Summary	YES	NO
Zone changes proposed/recommended	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlay amendments proposed/recommended	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Covenants approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Easements approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Variation Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Superseded Planning Scheme Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conflict with Planning Scheme approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment 3 – Conditions

Flood study submitted	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land to be dedicated	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Where applicable ( <i>'yes' has been checked</i> ) further information can be found below.		



#### 14.4 RAL19/0063 - 175-183 AND 185-189 DUNCAN ROAD, SHELDON - 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:** Eskinder Ukubamichael, Planner Officer**Attachments:**

1. [Site Plan](#) ↓
2. [Ecologist Report](#) ↓

**PURPOSE**

This proposal seeks to amend the habitat classification on Lot 5 on RP84645 and Lot 1 on RP123228 (175-183 Duncan Road, Sheldon) from rehabilitation habitat to an area unsuitable for koalas through a request under Schedule 11 Part 4 of the Planning Regulation 2017. It is referred to Council for determination.

**BACKGROUND**

An application for reconfiguring a lot (2 into 2) at 175-183 and 185-189 Duncan Road, Sheldon, was lodged with Council on 28/08/2019 (attachment 1). The reclassification request has been lodged as part of this application.

The request has been lodged by JDA Consultants Pty Ltd on behalf of the owners; Woodstock Nominees (Qld) Pty Ltd and Hodson Superannuation Pty Ltd.

**ISSUES****Site & Locality**

The subject site is described as Lot 5 RP 84645 and Lot 1 RP 123228 and zoned rural. The site has an area 3.6611ha and is improved by a dwelling house and various sheds. The subject site is located on the southern corner of Duncan Road and Taylor Road in Sheldon. The site slopes down from west to east with a fall of 5 metres towards Taylor Road. The southern half of Lot 1 on RP123228 contains dense vegetation (refer figure 1).

The zoning and surrounding land uses are as follows (refer figure 1):

- North side – Low density residential zoned lots with dwelling houses across Duncan Road and vacant environmental management zoned land further to the north east;
- East side – Rural zoned lots containing dwellings and ancillary sheds across Taylor Road;
- South side – Rural zoned lots containing dwellings and ancillary sheds and Sheldon College further south; and
- West side – Rural zoned lots containing dwellings and ancillary sheds.

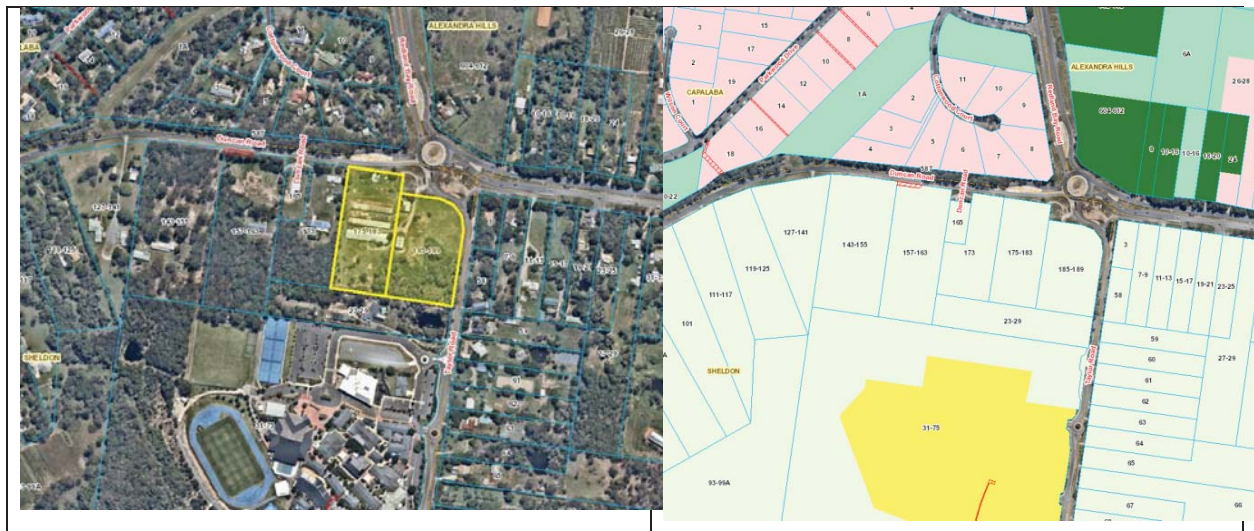


Figure 1. Location and zone map of the subject site.

**Mapping/Aerials**

As shown in Figure 2 below, the State’s Koala Habitat Mapping shows the site being affected by the high value rehabilitation (darker pink) and low value rehabilitation (light pink) designations along the south west corner.



Figure 2 – Koala Habitat mapping

Figure 3 is an aerial view of the subject site taken from Nearmap which is dated 9 August 2019.



Figure 3 – Nearmap Aerial – 9 August 2019

### Request assessment

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 the reconfiguring a lot application. Schedule 11, Part 4 section 9 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.'*

### Proposed changes

The applicant's request asserts that the subject site currently identified as rehabilitation habitat area is more characteristic of an 'area unsuitable for koalas' and has provided an ecological report prepared by Eco Logical Australia in support of the request. The applicant requests that the entire site be classified to an 'area unsuitable for koalas' as a site assessment has determined that the site is incorrectly mapped as 'rehabilitation area'. The proposal includes an ecological report prepared by conducting an on site assessment on 5/04/17 and 28/06/19 by two different ecological experts (attachment 2).

The ecological report has mapped the site and identified the following vegetation communities (Page 11 of Attachment 2) on the site:

- Exotic grassland - this area did not contain koala habitat trees.
- Isolated trees and shrubs – this area has one non juvenile koala habitat tree *Corymbia intermedia* (Pink Bloodwood).
- Lantana and exotic species - this area did not contain koala habitat trees.
- Highly disturbed eucalypt forest – this area is dominated by exotic species with few scattered native trees within the community. These included *Grevillea robusta* (Silky Oak), *Eucalyptus microcorys* (Tallowwood), *Lophostemon suaveolens* (Swamp Box) and *Melaleuca quinquenervia* (Broad-leaved Paperbark), *Corymbia intermedia* (Pink Bloodwood) and Ficus species. Each species had one or two individuals in the area and formed a canopy of around 20m in height. The Tallowwood, Swamp Box, Paperbark and Bloodwood represent non-juvenile koala habitat trees.
- Eucalyptus, Brushbox and Casuarina Forest - this area is located to the south-west of the property and extends on to the adjacent property. The area forms approximately 20m high canopy consists of *Eucalyptus crebra* (Narrow-leaved Ironbark), *Lophostemon confertus* (Brushbox), *Allocasuarina littoralis* (Black She-oak) and Broad-leaved Paperbark and *Alphitonia excelsa* (Red Ash). The Narrow-leaved Ironbark, Brushbox, Black She-oak, Paperbark and Red Ash represent non-juvenile koala habitat trees.

The ecologist report has concluded that there is no evidence of koala due to dense undergrowth of lantana and other weeds that restrict access of koalas into this area. There are koala habitat areas to the south and west of the subject site.

### Assessment

In deciding the request the assessment manager may determine for assessment of the development application that the mapped habitat is taken to be in a different koala habitat classification area. The *Planning Regulation 2017* Schedule 11, Part 4 section 10 outlines each of the habitat types and these are considered in table 1 below.

Descriptions under the <i>Planning Regulation 2017</i>	Assessment
<p><b>Rehabilitation habitat area</b> is described as land that:</p> <p><i>'(i) is on a lot of 0.5ha or more; and</i>  <i>(ii) contains native vegetation as forested areas, scattered trees, areas of grass and bare surfaces; and</i>  <i>(iii) contains trees that koalas typically use for food or shelter; and</i>  <i>(iv) allows for the movement and dispersal of koalas; and</i>  <i>(v) allows for genetic exchange between koalas;'</i></p>	<p>i. The land subject to the application is 3.66ha.</p> <p>ii. The site contains scattered native vegetation to the southeastern side of the subject site with areas of grass and bare surfaces to the rest of the site excluding the areas that are developed with buildings/structures.</p> <p>iii. The site contains koala habitat trees.</p> <p>iv. The site allows for movement and dispersal of koalas, is connected to a wider vegetated area and is within close proximity to bushland habitat.</p> <p>v. The site allows for genetic exchange between koalas.</p> <p>The areas identified for reclassification are considered to meet the classification of rehabilitation habitat.</p>
<p><b>Area unsuitable for koalas</b> is described as land that:</p> <p><i>'(i) contains mainly bare and impervious surfaces; and</i>  <i>(ii) is separated from other areas of koala habitat; and</i>  <i>(iii) contains a high level of threats for koalas; and</i>  <i>Examples of areas that contain a</i></p>	<p>i. The site is predominantly pervious, with areas of grassland and vegetation. Only a part of the site is covered by buildings and impervious area.</p> <p>ii. The subject site as a whole is not considered to be separated from other areas of koala habitat in particular to the south and west.</p> <p>iii. The site is separated from koala habitat to the north and east by roads. There are a number of higher value koala habitat areas</p>

Descriptions under the <i>Planning Regulation 2017</i>	Assessment
<p style="text-align: center;"><i>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.</i></p>	<p>that adjoin similar road types. For this reason it is not considered that the subject site contains a high level of threats for koalas.</p> <p>iv. Council data indicates that koalas have been present on the site and the immediate surrounds. Therefore, the site is within a 10,000ha area which contains koalas and would be inconsistent with this description.</p> <p>It is considered that the site does not meet the definition of an 'area unsuitable for koalas'.</p>

**Table 1. Habitat type definition assessment.**

It is considered that the site's habitat meets the definition of 'rehabilitation habitat area' and clearly does not meet the definition of an 'area unsuitable for koalas'. It is therefore recommended that the request be refused.

### **State Referral Agencies**

The request does not trigger any referrals.

### **Public Consultation**

The request does not require public notification.

## **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 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**

Consulted	Consultation Date	Comments/Actions
Environmental Assessment Team	16/08/2019	Did not agree to the reclassification to unsuitable for koalas.

**OPTIONS****Option One**

That Council resolves to refuse the reclassification request for Lot 5 on RP84645 and Lot 1 on RP123228, identified as rehabilitation habitat area to an area unsuitable for koalas, under schedule 11, part 4 of the *Planning Regulation 2017*, as the site habitat meets the definition of 'rehabilitation habitat area' and does not meet the definition of an 'area unsuitable for koalas' in Schedule 10, Part 4 of the *Planning Regulation 2017*.

**Option Two**

That Council resolves to approve only part of the requested reclassification of habitat areas on Lot 5 RP 84645 and Lot 1 RP 123228, under schedule 11, part 4 of the *Planning Regulation 2017*.

**Option Three**

That Council resolves to approve the reclassification of the area on Lot 5 RP 84645 and Lot 1 RP 123228, identified as rehabilitation habitat area to an area unsuitable for koalas, under schedule 11, part 4 of the *Planning Regulation 2017*.

**OFFICER'S RECOMMENDATION**

**That Council resolves to refuse the reclassification request for Lot 5 on RP84645 and Lot 1 on RP123228, identified as rehabilitation habitat area to an area unsuitable for koalas, under schedule 11, part 4 of the *Planning Regulation 2017*, as the site habitat meets the definition of 'rehabilitation habitat area' and does not meet the definition of an 'area unsuitable for koalas' in Schedule 10, Part 4 of the *Planning Regulation 2017*.**



## Attachment 2 - Ecologist Report



Level 5  
12 Creek Street  
Brisbane QLD 4000  
t: (07) 3239 9600

10 July 2019

Our ref: 13637

Bushflower Pty Ltd  
Via email: [mark@bushflowerproperty.com](mailto:mark@bushflowerproperty.com)  
Attention: Mark Hodson

Dear Mark,

**Koala Assessment – Lot 1 RP123228 and Lot 5 RP84645**

Eco Logical Australia was engaged by Bushflower Pty Ltd to undertake an assessment of koala habitat values at Lot 1 RP123228 and Lot 5 RP84645 on Duncan Road, Sheldon (the site) to assist with the development application for a reconfiguration of a lot (RAL) and potential future applications which may trigger an application for a material change of use (MCU). The background to the assessment, the assessment methods and results, and a discussion of relevant issues pertaining to the koala are outlined below.

Please note that the supporting figures are provided at the end of this letter.

**BACKGROUND**

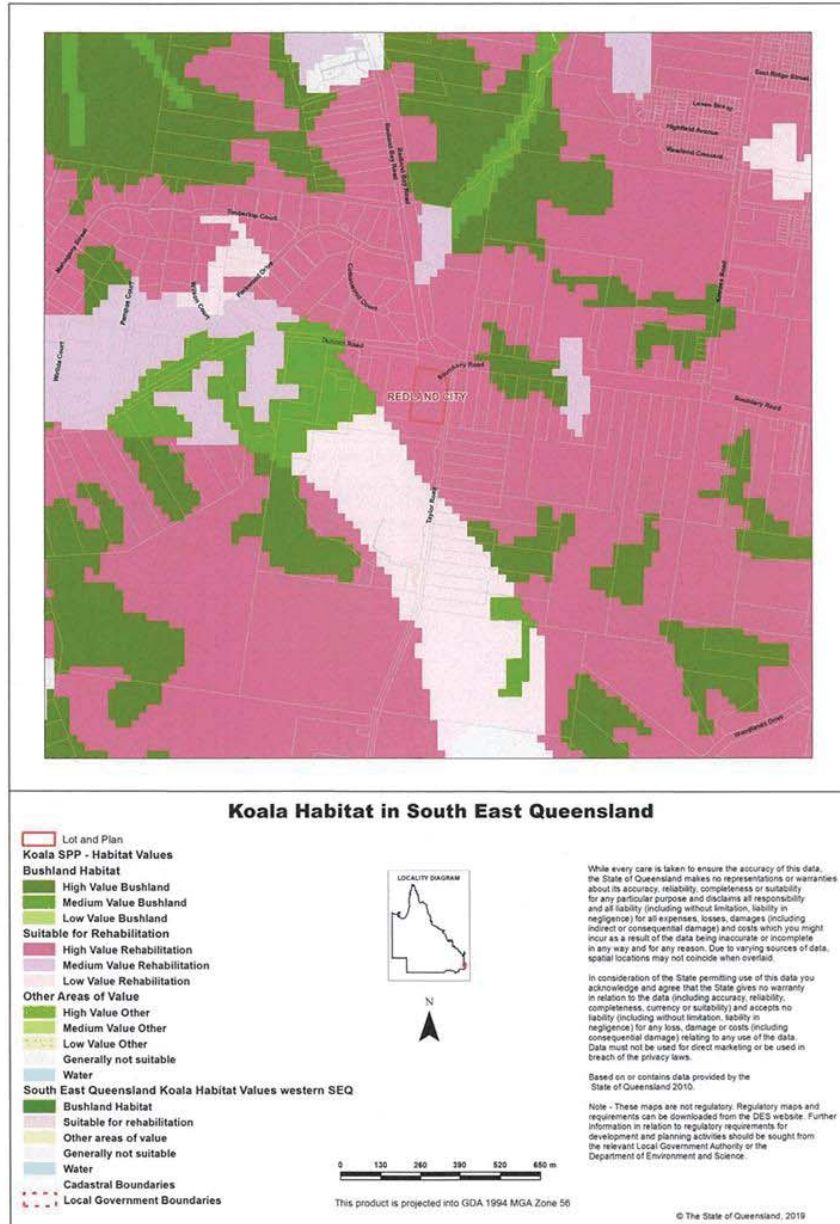
We understand that Bushflower Pty Ltd proposes to reconfigure the lot, proposing a boundary realignment (see **Figure 1 and Figure 3**) and may at a future time make an application for a material change of use (MCU) (**Figure 4**). Noting these factors, the following constraints relevant to the koala apply to the site:

- Development is proposed to occur on land that is zoned as Rural (non-urban) under the Redlands City Plan (Version 2);



- The site is within a Priority Koala Assessable Development Area (PKADA) and is mapped as High Value Rehabilitation Bushland Habitat under the *Planning Act (2016)* (

Map requested: (05/07/2019 11:10:07)  
 Lot: 1 Plan: RP123228



- Figure 2); and

- The proposed development is subject to Schedule 11 of the *Planning Regulation (2017)* unless an exemption applies, or a determination is made by the assessment manager under Schedule 11 (part 4) that koalas are generally not present in the area.
- Furthermore, Schedule 10 (Part 10) of the *Planning Regulation (2017)* states that a material change of use of premises is prohibited development to the extent that it is for an urban activity and is in an area specified under a local planning instrument as having a rural purpose. Schedule 10 (Part 10) applies unless the aforementioned exemptions are applied or the determination under Schedule 11 is made. This is relevant for the potential MCU (only if it is to be made for an urban activity).

Under Schedule 11, Part 4 of the *Planning Regulation (2017)*, proponents can 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.”. Under Schedule 11 Part 4 Section 10, an assessment manager who receives a request under Schedule 11 Part 4 Section 9 may make the requested decision if – for a decision that the part is taken to be an area unsuitable for koalas as – the part:

- contains mainly bare and impervious surfaces; and
- is separated from other areas of koala habitat; and
- contains a high level of threats for koalas; and
- is within an area of at least 10,000 ha which generally does not contain Koalas.

Eco Logical Australia was engaged to assess the quality of koala habitat on site (and immediate surrounds) and determine if it conforms to the current koala habitat mapping (**Figure 3**).

This letter provides the results of the koala habitat assessment for the site. As there may be a future MCU application on either of the lots, the assessment results provided in this letter address criteria outlined in the *Planning Regulation (2017)* Schedule 11 Part 4 Section 9. This section stipulates that a request for the determination must be accompanied by a report, prepared by an appropriately qualified person.

#### METHODOLOGY

Two site assessments have been made, the first on 5 April 2017, the second on 28 June 2019.

The first assessment on 5 April 2017 was undertaken by Steve Jarman, an appropriately qualified and experienced professional whose relevant qualifications include:

- Master of Science majoring in Conservation Biology, University of Queensland, Brisbane; and
- First Class Honours in Environmental Management majoring in Sustainable Development, University of Queensland.

Steve has over 14 years of environmental consulting experience and has undertaken several surveys and desktop assessments to determine the presence of koala or their habitat in accordance with State and Federal guidelines. A CV can be provided upon request.

The second assessment on 28 June 2019 was undertaken by Tessa Innes, an appropriately qualified and experienced professional whose qualifications include:

- Honours (IIA) in Environmental Management majoring in Natural Systems and Wildlife, University of Queensland.

Tessa has over 3 years of experience in environmental planning and has regularly undertaken surveys and desktop assessments to determine the presence of koala or their habitat in accordance with State and Federal guidelines. A CV can be provided upon request.

The following information was collected during the site assessments:

- Dominant flora;
- The extent and condition of vegetation on the property;
- The presence of weeds;
- Any evidence of koalas (scratches, scats, direct observation); and
- The presence of koala habitat trees, as defined under the *Planning Regulation* (2017).

Regarding terminology in this letter, species marked with an asterisk are exotic. Also, scientific names of species are used the first time the species is mentioned, with common names used thereafter.

## RESULTS

### Vegetation and Koala Habitat Trees

Vegetation communities on the subject site are mapped on **Figure 3** and described below:

#### **Exotic Grassland**

The exotic grassland community consisted of exotic and managed (slashed) grass such as *Megathyrsus maximus\** (Guinea Grass), *Cynodon dactylon\** (Couch), *Chloris gayana\** (Rhodes Grass), *Setaria sphacelata\** (Setaria), *Sorghum halepense\** (Johnson Grass) and *Paspalum notatum\** (Bahia Grass). Common exotic forbs such as *Bidens pilosa\** (Cobblers Pegs) and *Cirsium vulgare\** (Spear Thistle) were also present. Photos are presented in **Figure 5**.

This area did not contain koala habitat trees.

#### **Isolated Trees and Shrubs**

Three isolated patches of vegetation are mapped as part of this community. There are two patches within the potential development area, whilst the third is a single *Caesalpinia ferrea\** tree (Leopard Tree) that overhangs the current driveway in the north west of the site. Species observed within the two patches that exist within the potential development area include the exotics *Psidium guajava\** (Yellow Guava), *Senna pendula\** (Easter Cassia), *Schefflera actinophylla\** (Umbrella Tree) and *Murraya paniculate\** (Mock Orange). A single native tree, *Corymbia intermedia* (Pink Bloodwood) was also present, as shown in **Figure 5(d)**. This tree is approximately 8 m high and meets the definition of a non-juvenile koala habitat tree under the *Planning Regulation* (2017).

The single Pink Bloodwood does not contribute significant habitat value to koala due to the following reasons:

- The tree is isolated from larger patches of vegetation;
- The tree is close to road noise and a high level of visual disturbance (traffic), which koalas are known to avoid;
- It offers no significant foraging value to koalas. It is a relatively small tree and koalas are known to show a preference for large trees when foraging (Moore and Foley, 2000);

- If koalas existed in the area, it is likely that they would show preference for the extant food trees to the west of the site, as these are large, mature, and amongst contiguous patches of vegetation.

Therefore, there is no incentive or benefit for the koala to approach this single Pink Bloodwood aside from the potential to escape from predators (e.g. domestic dogs).

#### ***Lantana and other exotic species***

This area is similar to the exotic grassland however it is unmanaged (unslashed) and also dominated by thickets (often impenetrable) of *Lantana camara*\* (Lantana) and other exotic forb and shrub species (e.g. *Solanum mauritianum*\* - Wild Tobacco). A tree canopy layer was absent with the exception of a single senescing tree (unidentified) which exists within the proposed development footprint (**Figure 5(E)**). This area is also shown in **Figure 5(A & C)**. This area did not contain koala habitat trees.

#### ***Highly Disturbed Forest***

The area of highly disturbed forest is shown in **Figure 5(C)**. This area was dominated by weed species in all strata. Species of weed observed in the canopy layer included *Delonix regia* (Poinciana\*), *Cinnamomum camphora*\* (Camphor Laurel), *Jacaranda mimosifolia*\* (Jacaranda), *Corymbia torelliana*\* (Cadaghi) and Umbrella Tree\*.

On the ground and in the mid- layers, the following species were common: Lantana\* (forming dense thickets in many areas), *Syngonium podophylla*\* (Arrow-head Vine), Easter Cassia\*, *Agave* sp.\* (Agave), Wild Tobacco\*, *Bougainvillea glabra*\* (Bougainvillea), *Bauhinia variegata*\* (Butterfly Tree), *Solanum torvum*\* (Devil's Fig), *Eriobotrya japonica*\* (Loquat), *Lagerstroemia indica*\* (Crepe Myrtle), *Musa* sp.\* (Banana), Cobblers Pegs, *Ageratum houstonianum*\* (Blue Billy-goat Weed), *Ardisia crenata*\* (Coral berry), and *Sphagneticola trilobata*\* (Singapore Daisy), amongst others. The grass species present in the exotic grass vegetation community were also present to varying degrees in this area.

Despite the dominance of exotic species, there were a few scattered native trees within the community. These included *Grevillea robusta* (Silky Oak), *Eucalyptus microcorys* (Tallowwood), *Lophostemon suaveolens* (Swamp Box) and *Melaleuca quinquenervia* (Broad-leaved Paperbark), Pink Bloodwood and *Ficus* sp. Each species had one or two individuals in the area and formed a canopy of around 20 m in height. Often, the native trees were choked by exotic vines.

The Tallowwood, Swamp Box, Paperbark and Bloodwood represent non-juvenile koala habitat trees under the *Planning Act* (2017). Nonetheless, no evidence of koala was observed, and it is likely that the dense thicket of lantana and other weeds restrict access of koala into this area.

#### ***Eucalyptus, Brushbox and Casuarina Forest***

This community occurs in the south-west of the property and extends on to the adjacent property. Photos of the area are presented in **Figure** . The approximately 20 m high canopy consists of *Eucalyptus crebra* (Narrow-leaved Ironbark), *Lophostemon confertus* (Brushbox), *Allocasuarina littoralis* (Black She-oak) and Broad-leaved Paperbark. *Alphitonia excelsa* (Red Ash) was also present in the mid-story.

The ground layer contains *Cymbopogon refractus* (Barbed wire grass), *Lomandra multiflora* (Many-flowered Mat-rush), *Imperata cylindrica* (Blady Grass), *Lepidosperma laterale* (Variable Swordsedge), *Gahnia* sp. (Saw Sedge), *Leptospermum juniperinum* (Prickly Tea-tree), and *Pteridium esculentum* (Bracken), amongst others.

This community is heavily infested by weeds: Lantana\* was very dense in the north and edges of the community as shown in **Figure 5 (C & E)**, and the exotics Guinea Grass, Easter Cassia, and *Ochna serrulata\** (Micky Mouse Plant) were common.

#### EVIDENCE OF KOALA

No evidence of koala was observed during both site assessments. i.e. no individual koalas and no scratches or scats.

#### KOALA HABITAT SUITABILITY

##### 1. Contains mainly bare and impervious surfaces

3.7 ha of the site is dominated by exotic grasses, shrubs and forbs and 1.2 ha is vegetation which is highly disturbed and of limited habitat value. The site also has large areas of agricultural infrastructure, including poultry sheds, equipment sheds and residential dwellings which sit on concrete slabs.

Potential future developments may be proposed to occur within the area of scattered trees amongst the exotic grassland, and within areas dominated by shrubby weeds (particularly Lantana\*) (**Figure 4**).

Overall, two thirds of the site is bare of trees and shrubs being mostly exotic grasses and forbs amongst agricultural infrastructure. The vegetation that does occur on site is mostly located within the south-east corner and provides significantly limited habitat value to koalas.

##### 2. Is separated from other areas of koala habitat

The site is separated from koala habitat (including major conservation areas) to the north, north-east and north-west by main roads (Duncan Rd, Boundary Rd and Redland Bay Rd) as well as residential areas containing fenced properties. To the south-west, the site is separated from limited koala habitat by Taylor Rd and large cleared areas between Taylor Rd and potentially suitable habitat corridors further south and south-west (See **Figure 6**).

West of the site, there is a fragmented corridor of medium value bushland that meets Mt Cotton Rd (see **Figure 2**). The vegetation in neighbouring properties is of secondary koala habitat value (includes *Melaleuca quinquenervia*).

Overall the site is located within a highly fragmented urban landscape and is separated from any suitable koala habitat.

##### 3. Contains a high level of threats for koalas

The koala habitat value of the site is affected by its proximity to main roads (i.e. Duncan Road, Boundary Road, Redland Bay Road and Taylor Road), which would provide a high level of threat and disturbance (visual and audible disturbance, leading to aversion behaviour) to koalas as well as a significant hindrance to habitat connectivity in the area. The roundabout at the junction of these roads, experiences significant traffic including 31,026; 18,979; and 12,668 traffic movements per day for Boundary Road, Redland Bay Road, and Duncan Road near the roundabout respectively (TMR 2014). This also includes

over approximately 1500 heavy vehicles movements per day. The potential for koalas to cross these roads near this major intersection and access the site is also reduced due to current property fences (that represent hard barriers to wildlife movement) and/or lack of suitable vegetation that exists across the road.

Additionally, the residential surroundings provide further threat through the presence of domestic animals (dogs). These animals may also enter the property and pose a threat to wildlife as the property boundary is not fenced at the northern and eastern boundaries.

Thus, the area is unsuitable for maintaining koala populations due to its alienation from any suitable koala habitat and high level of threats within the hostile urban matrix.

#### 4. Surrounding 10,000 ha area

The site is located within 10,000 ha of areas where koalas are generally present. A 10,000 ha area encompasses approximately half of the Redland City Council (RCC) local government area (LGA) (excluding North Stradbroke Island). The following reports illustrate Koala population distribution across RCC (concentrated in the north):

- *Redland Coast Koala Population Assessment Project (2018)*, prepared for RCC by the University of the Sunshine Coast
- *Priority areas in the Redlands for Koala conservation: building a model of spatial prioritisation using zonation (2018)*, prepared for RCC by Dr Christine Hosking
- *Redlands Coast koala Population and habitat assessment, final report to Redlands City Council (2019)*, prepared for RCC by Biolink.

The reported koala population distribution illustrates a higher concentration of koalas in the northern half of the RCC area however, still present in across the RCC, so the site is within a 10,000 ha area known to support koalas.

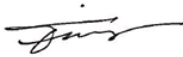
#### CONCLUSION

Schedule 11 of the *Planning Regulation (2017)* allows applicants to request that the assessment manager make a determination that land, which is part of that development application, is of a different koala habitat type than the koala habitat type shown for the land on the Koala Assessable Development Area habitat values mapping.

The assessment has revealed that the High Value Rehabilitation habitat that is shown on the Koala Assessable Development Area habitat values mapping, is not correct as it is an area unsuitable for koalas. This is due to the fact that development footprint and immediate surrounds:

- lack suitable vegetation for koala;
- are overwhelmingly dominated by exotic grasses and weeds;
- are separated from suitable habitat due by a major intersection and main roads; and
- are in close proximity to a highly urbanised environment.

Yours sincerely,



Tessa Innes  
Environmental Consultant

Figure 1: Proposed RAL and Local Context





Map requested: (05/07/2019 11:10:07)  
 Lot: 1 Plan: RP123228

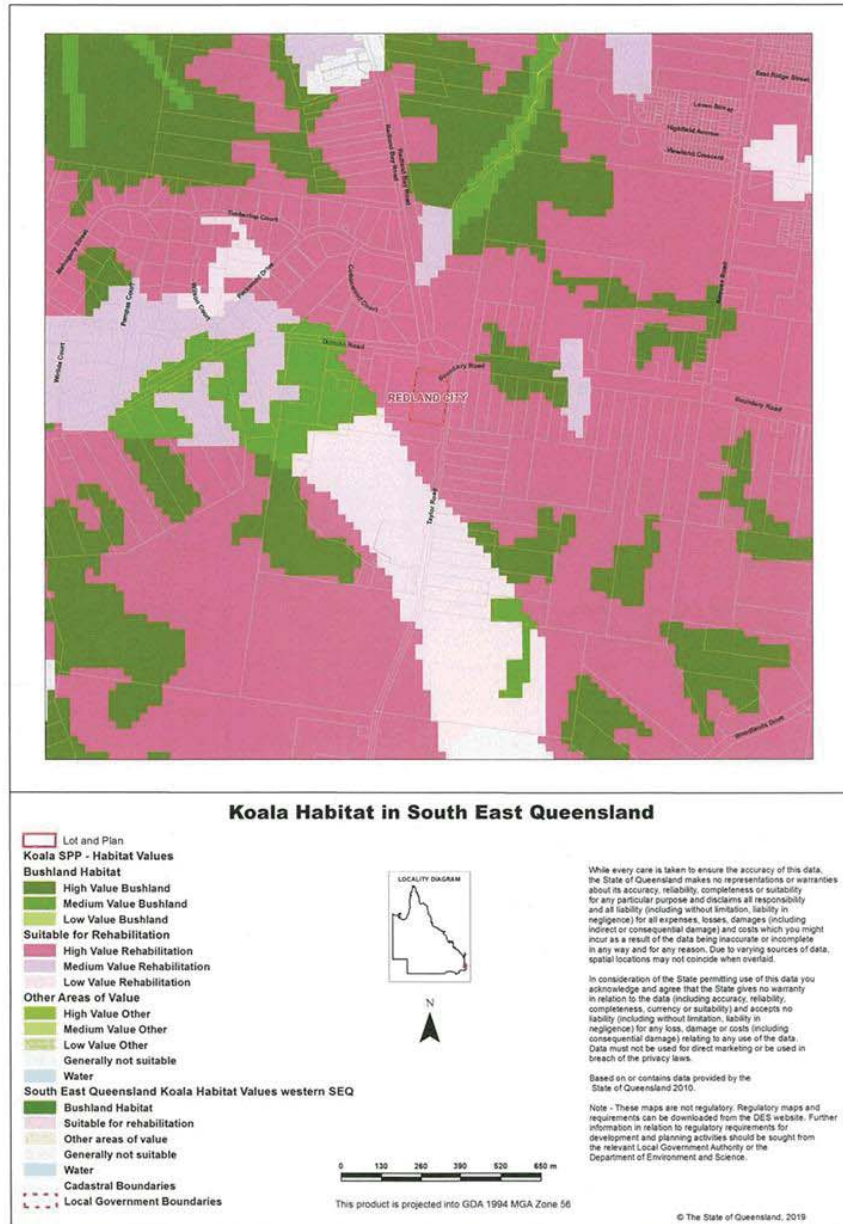


Figure 2 Koala Habitat Mapping



Figure 3 Vegetation Communities

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Figure 4 Site and proposed development footprint

**Figure 5 Site photos**

A) Looking north-east from with the southern extent of the *Lantana* and other exotic species vegetation community.



B) Looking east into *Eucalyptus*, Brushbox and *Casuarina* vegetation community along southern fence line.



C) Highly disturbed forest



D) Exotic grassland with scattered trees in the mid-ground



E) A single senescing tree amongst Lantana and other exotic species



F) looking North East from the south-western corner of the property. *Eucalyptus*, Brushbox and *Casuarina* in background.



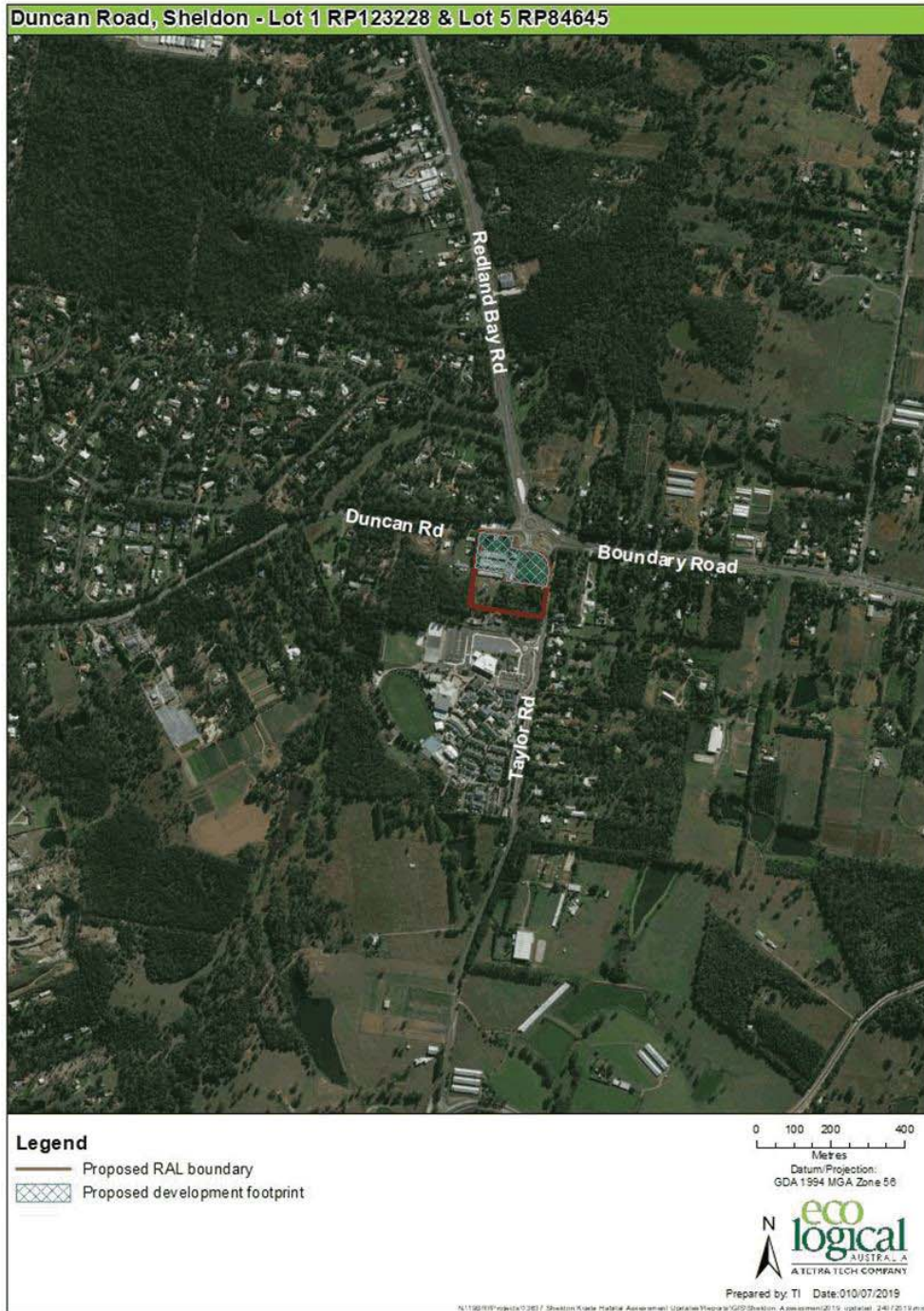


Figure 6 Main roads and broader connectivity

## REFERENCES

Moore, B. D. & Foley, W. J. (2000). *A review of feeding and diet selection in koalas (Phascolarctos cinereus)*. Australian Journal of Zoology 48, 317-333..

TMR (2014). *2014 Traffic census for Queensland State declared road network*, Queensland Government, Brisbane. Available online at <https://data.qld.gov.au>



## 14.5 GENERAL MAJOR AMENDMENT PACKAGE 01/19 - PUBLIC CONSULTATION

### Objective Reference:

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

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

**Report Author:** Janice Johnston, Principal Strategic Planner

**Attachments:**

1. **GMAP 01/19 Amendment package made available for public consultation** [↓](#)
2. **GMAP 01/19 Public Consultation Report** [↓](#)

### PURPOSE

The purpose of this report is to inform Council of the submissions made in relation to the General Major Amendment Package (GMAP) 01/19, and seek Council endorsement to issue a notice to the Minister for State Development, Manufacturing, Infrastructure and Planning, requesting approval to adopt the revised amendment package.

### BACKGROUND

At the General Meeting of 10 October 2018, a confidential report was presented to Council for the GMAP 01/19 for City Plan. Council subsequently resolved to commence the amendment process pursuant to the Minister's Guidelines and Rules (MGR) and submit the amendment package to the Minister for the purpose of the State interest review. This review was finalised on 12 June 2019, with the Minister issuing a notice stating that the proposed amendment may proceed to public consultation subject to two (2) conditions being complied with. Council subsequently resolved at its General Meeting of 17 July 2019 to change the amendment package to reflect the Minister's conditions (refer to Attachment 1) and to undertake public notification.

### ISSUES

Public consultation for the GMAP 01/19 was undertaken for a period of 20 business days, starting on 1 August 2019 and ending on 29 August 2019. Community engagement included:

- a full page public notice in the *Redland City Bulletin* on 31 July 2019;
- a public notice was published in the *Local Government Gazette* on 26 July 2019;
- a copy of the public notice and amendment package, plus fact sheets and hardcopy submission forms were displayed at each of Council's three (3) customer service centres;
- letters were sent to all landholders whose properties were impacted by proposed zone changes;
- letters were sent to the Raby Bay Ratepayers Association and Quandamooka Yoolooburrabee Aboriginal Corporation and a notice provided to the Danggan Balun (Five Rivers) People, to advise them of the proposed amendment; and
- links were included on the Redland City Council YourSay website for the public to download the public notice, amendment package and factsheet, and an online submission form.

At the close of public notification, eighteen (18) properly made and three (3) not properly made submissions were received by Council. The issues raised in submissions have been grouped as follows:

Issue	Item number in amendment package	Number of properly made submissions	Number of not properly made submissions
Side and rear setbacks in the low density residential zone LDR2 precinct	Item 1	2	-
Permitted uses on the Birkdale Commonwealth land site	Item 6	10	2
Impacts of retaining walls on visual amenity (infrastructure works code)	Item 9	1	-
Amenity and visual impacts of development along canal and lake frontages – additional provisions	Item 11	1	1
Zone change – 145 to 167 Panorama Drive, Thornlands	Item 13	2	-
Zone change – 7 John Street, Cleveland	Item 19	1	-
Zone change – 159 to 169 Delancey Street, Ormiston	Item 20	1	-
	<b>Total</b>	<b>18</b>	<b>3</b>

No submissions were received in relation to the following items, hence they will remain in the amendment package as is:

<b>Item 2</b>	Site coverage in the low density residential zone (LDR1 precinct)
<b>Item 3</b>	Site coverage in the low density residential zone (LDR2 precinct)
<b>Item 4</b>	Front boundary setbacks in the medium density residential zone
<b>Item 5</b>	Filling and excavation assessment triggers
<b>Item 7</b>	Integrating adult stores SPRP provisions into City Plan
<b>Item 8</b>	Filling and excavation assessment triggers in the conservation zone
<b>Item 10</b>	Road movement network in South-East Thornlands (18-22 Beveridge Road collector street)
<b>Item 12</b>	Dual occupancy density in the low density residential zone
<b>Item 14</b>	Zone change – 85 Finucane Road, Alexandra Hills
<b>Item 15</b>	Zone change – 188 Wellington Street, Ormiston
<b>Item 16</b>	Zone change – 130 to 138 Allenby Road, Wellington Point
<b>Item 17</b>	Zone change – 85 to 87 Lyndon Road, Capalaba
<b>Item 18</b>	Zone change – 10 to 14 Napier Street, Birkdale
<b>Item 21</b>	Zone change – 10 Burwood Road, Alexandra Hills
<b>Item 22</b>	Zone change – 267 to 275 Wellington Street, Ormiston
<b>Item 23</b>	Zone change - 174 to 186 Wellington Street, Ormiston

In accordance with the requirements of the MGR, Council officers have considered each submission and prepared a consultation report detailing how the submission has been dealt with. The consultation report is attached (refer to Attachment 2).

As per the consultation report, changes are proposed to address issues raised in the submissions as follows:

Issue and item number in amendment package	Changes proposed
Item 1 - Side and rear setbacks in the low density residential zone LDR2 precinct	No change
Item 6 - Permitted uses on the Birkdale Commonwealth land site	Item 6 removed from GMAP 01/19

Issue and item number in amendment package	Changes proposed
Item 9 - Impacts of retaining walls on visual amenity (infrastructure works code)	Changes proposed as outlined in Attachment 2
Item 11- Amenity and visual impacts of development along canal and lake frontages – additional provisions	Changes proposed as outlined in Attachment 2
Item 13 - Zone change for 145 to 167 Panorama Drive, Thornlands	Item 13 removed from GMAP 01/19
Item 19 - Zone change for 7 John Street, Cleveland	No change
Item 20 - Zone change for 159 to 169 Delancey Street, Ormiston	No change

### Process under the MGR

In accordance with the MGR, it is considered that the proposed changes:

- Continue to appropriately integrate and address relevant State interests; and
- Do not result in the proposed amendment being significantly different to the version released for public consultation.

In accordance with the MGR, the process from here involves:

- The local government must decide whether or not to proceed with the amendment package, and if so, must give a notice of a request to adopt the proposed amendment to the Minister;
- The Minister will consider if the local government may adopt the proposed amendment and issue a notice stating whether or not the amendment may be adopted, and any Minister's conditions, if any, that apply;
- Once the Minister's conditions have been complied with, the local government may adopt the proposed amendment.

Note that part of the recommendation of this report is to publish the consultation report. In accordance with the MGR, this involves:

- Providing a copy of the report to each person who made a properly made submission (this can be provided electronically or by providing a link to the location of the report on Council's website);
- Making the report available to view and download on Council's website; and
- Making the report available to inspect and purchase in each of the Council's offices.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with the MGR, Council must consider every properly made submission and determine whether changes to the proposed amendment package are necessary in response to submissions. This report satisfies this statutory requirement. The recommendations of this report align with the requirements of the *Planning Act 2016* and the MGR.

### **Risk Management**

Undertaking amendments to the City Plan will ensure the document remains current and consistent with community expectations. Mandatory public consultation requirements (in accordance with the MGR) for major planning scheme amendments also ensures the community is given the opportunity to provide feedback on any proposed changes.

**Financial**

The amendments to the City Plan are being funded as part of the operating budget of the City Planning and Assessment Group.

**People**

The staff resourcing required to facilitate the proposed amendment to the City Plan will be primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group.

**Environmental**

Environmental matters have been addressed in the attached consultation report (Attachment 2) where relevant.

**Social**

Social matters have been addressed in the attached consultation report (Attachment 2) where relevant.

**Alignment with Council's Policy and Plans**

Managing a regular program of amendment to the City Plan forms part of commitment 5.1.4 of Council's *Operational Plan 2019-2020*.

**CONSULTATION**

In reviewing and analysing the submissions, officers consulted with other sections of Council relevant to the matters being considered as identified below:

Consulted	Consultation Date	Comments/Actions
Environmental Assessment Team	September 2019	Discussions regarding suitability of zone changes.
City Infrastructure Group and Planning Assessment	September 2019	Discussions relating to canal and lake frontage assessment provisions.

**OPTIONS****Option One**

That Council resolves as follows:

1. To proceed with the proposed amendment as changed in accordance with this report.
2. To distribute the consultation report (Attachment 2) in accordance with section 18.4 of Chapter 2, Part 4 of the Minister's Guidelines and Rules.
3. To submit the proposed changed amendment to the Minister under chapter 2, part 4, section 21.1 of the Minister's Guidelines and Rules, seeking approval to adopt the amendment package.

**Option Two**

That Council resolves as follows:

1. To proceed with the proposed amendment without change, as provided in Attachment 1.
2. To amend the consultation report (Attachment 2) to reflect that no changes are proposed to the amendment package.

3. To distribute the amended consultation report in accordance with section 18.4 of Chapter 2, Part 4 of the Minister's Guidelines and Rules.
4. To submit the proposed amendment to the Minister under chapter 2, part 4, section 21.1 of the Minister's Guidelines and Rules, seeking approval to adopt the amendment package.

### **Option Three**

That Council resolves as follows:

1. To proceed with the proposed amendment with different or revised changes to those outlined in this report and the consultation report.
2. To confirm that it reasonably believes that the different/revised changes do not result in the proposed amendment being significantly different to the version released for public consultation, and the reasons why Council formed this view.
3. To amend the consultation report (Attachment 2) to reflect that changes proposed to the amendment package.
4. To distribute the amended consultation report in accordance with section 18.4 of Chapter 2, Part 4 of the Minister's Guidelines and Rules.
5. To change and submit the proposed amendment to the Minister under chapter 2, part 4, section 21.1 of the Minister's Guidelines and Rules, seeking approval to adopt the amendment package.

### **OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. **To proceed with the proposed amendment as changed in accordance with this report.**
2. **To distribute the consultation report (Attachment 2) in accordance with section 18.4 of Chapter 2, Part 4 of the Minister's Guidelines and Rules.**
3. **To submit the proposed changed amendment to the Minister under chapter 2, part 4, section 21.1 of the Minister's Guidelines and Rules, seeking approval to adopt the amendment package.**

Attachment 1 -GMAP 01/19 Amendment package made available for public consultation

## Proposed Changes for the General Major Amendment Package (01/19)

### Introduction

The following document details the proposed changes to the current version of the Redland City Plan 2018 – Version 3.0 (City Plan). These changes are referred to as the General Major Amendment Package 01/19.

Each item deals with a particular section/s of the scheme that is/are proposed to be amended. Not all sections of the scheme are proposed to be amended.

Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the City Plan.

### Conventions

In this document all proposed changes to the City Plan are highlighted in yellow.

Where sections are highlighted in yellow and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this.~~

Where sections are highlighted in yellow but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

# Proposed Major Amendments to the Redland City Plan

## ITEM 1: SIDE AND REAR SETBACKS IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses</b>	
Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<p><b>PO4</b></p> <p>Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.</p>	<p><b>AO4.1</b></p> <p>In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and <b>5.10m</b> from a side or rear boundary.</p>

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 2: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR1 PRECINCT)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct</b>	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code	
<b>PO6</b>	<b>AO6.1</b>
Buildings have a limited site cover in order to maintain an open, low density character.	Site cover does not exceed 30% of site area.

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.



## ITEM 3: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct</b>	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<b>PO6</b>	<b>AO6.1</b>
Buildings have a limited site cover in order to maintain an open, low density character.	Site cover does not exceed 30% of site area.

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 4: FRONT BOUNDARY SETBACKS IN THE MEDIUM DENSITY RESIDENTIAL ZONE

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO11</b> Building setbacks (other than basements):</p> <ol style="list-style-type: none"> <li>(1) create an attractive, consistent and cohesive streetscape;</li> <li>(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</li> <li>(3) do not prejudice the development or amenity of adjoining sites;</li> <li>(4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</li> <li>(5) provide useable open space for the occupants; and</li> <li>(6) provide space for service functions including car parking and clothes drying; and</li> <li>(7) where tandem car parking spaces are proposed in front of garages, they are contained wholly within the property boundary.</li> </ol> <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p><b>AO11.1</b> Buildings are set back 3m from street frontages. The front boundary setback is a minimum of:</p> <ol style="list-style-type: none"> <li>(1) 5.5m at ground level, where in line with a garage door; and</li> <li>(2) 3m otherwise.</li> </ol> <p><b>AO11.2</b> The side boundary setback: At the side boundary:</p> <ol style="list-style-type: none"> <li>(1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and</li> <li>(2) otherwise, buildings are set back a minimum of:                             <ol style="list-style-type: none"> <li>(a) 1.5m for a wall up to 4.5m high;</li> <li>(b) 2m for a wall up to 7.5m high; and</li> <li>(c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m.</li> </ol> </li> </ol> <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p><b>AO11.3</b> The rear boundary setback is a minimum of:</p> <ol style="list-style-type: none"> <li>(3) 4m for a wall up to 13m high; and</li> <li>(4) 6m where above 13m high.</li> </ol>

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 5: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE RURAL ZONE

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Excavation and Filling</b>		
<b>All zones except the Conservation Zones</b>	<b>Accepted</b>	
	<p>If carried out by Redland City Council; or</p> <p>1 the excavation or filling proposed does not exceed a depth of 300mm on its own or when combined with any previous excavation or filling;</p> <p>2 the excavation or filling does not exceed:</p> <p>a 600m<sup>2</sup> in area; or</p> <p>b a volume of 50m<sup>3</sup>; and</p> <p>3 where involving a retaining wall, the retaining wall is not greater than 1 metre in height</p> <p>If the proposed filling or excavation:</p> <p>(1) does not involve:</p> <p>a) excavation of 100m<sup>3</sup> or more at or below 5m AHD; or</p> <p>b) filling of 500m<sup>3</sup> with an average depth of 0.5m or more on land below 5m AHD; and</p> <p>(2) does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling; and</p> <p>(3) is not located in an area mapped by any of the following overlays:</p> <p>a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or</p> <p>b) Coastal Protection (Erosion Prone Area) Overlay; or</p>	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	c) Waterway Corridors and Wetlands Overlay; or d) Environmental Significance Overlay.	
	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)), outcome (refer section 5.3.3 (2)-(c)).	
	If not accepted or code assessable	Infrastructure works code
	<b>Code assessment</b>	
	If exceeding a volume of 50m <sup>3</sup> .	Healthy waters code
	If not accepted	Infrastructure works code
<b>Conservation Zone</b>	<b>Accepted</b>	
	If undertaken by Redland City Council	
	<b>Code Assessment</b>	
	If not accepted	Healthy waters code
		Infrastructure works code

**Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 6: PERMITTED USES ON THE BIRKDALE COMMONWEALTH LAND SITE (IN STRATEGIC FRAMEWORK)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

#### 3.2.3 Economic Growth

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of clean, export-oriented industries and training and tertiary education facilities. An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of:

- clean, export-oriented industries;
- training and tertiary education facilities; and
- tourism, recreation, open space and sporting activities.

An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

#### 3.4.1.13 Birkdale special enterprise area

1. A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities and tourism, recreation, open space and sporting activities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 7: INTEGRATING ADULT STORES SPRP PROVISIONS INTO CITY PLAN

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table SC1.2.1 — Index of administrative definitions**

Index for administrative definitions		
<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• <b>Adult store sensitive use area</b></li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Boundary clearance</li> <li>• Building height</li> <li>• Defined flood event</li> <li>• Defined storm tide event</li> <li>• Demand unit</li> <li>• Development footprint</li> </ul>	<ul style="list-style-type: none"> <li>• Domestic outbuilding</li> <li>• Dwelling</li> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Household</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Net developable area</li> <li>• Netserv plan</li> <li>• Non-resident workers</li> <li>• Outermost projection</li> <li>• Planning assumptions</li> </ul>	<ul style="list-style-type: none"> <li>• Plot ratio</li> <li>• Projection area(s)</li> <li>• Rear lot</li> <li>• Secondary dwelling</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Site</li> <li>• Site cover</li> <li>• Storey</li> <li>• Temporary use</li> <li>• Ultimate development</li> <li>• Urban purposes</li> </ul>

**Table SC1.2.2 — Administrative definitions**

Administrative term	Definition
<b>Adult store sensitive use area</b>	<p>Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following:</p> <ul style="list-style-type: none"> <li>200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or</li> <li>100 metres of an Adult Store Sensitive Use measured in a straight line.</li> </ul>

**Table 5.4.1—Principal centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<p><b>Accepted subject to requirements</b></p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(1) change of use within an existing building and involving only minor building work;</li> <li>(2) not located in an adult store sensitive use area.</li> </ul>	<p>Principal centre zone code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><b>Code assessment</b></p> <p>If:</p> <p>(1) not accepted subject to requirements;</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4; and</p> <p>(3) not located in an adult store sensitive use area.</p>	<p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>
<p><b>Adult store</b></p> <p>Bar</p> <p>Caretaker's accommodation</p> <p>Child care centre</p> <p>Club</p> <p>Community care centre</p> <p>Community residence</p> <p>Community use</p> <p>Dwelling unit</p> <p>Educational establishment</p> <p>Emergency services</p> <p>Food and drink outlet</p> <p>Function facility</p> <p>Health care services</p> <p>Hospital</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Market</p> <p>Multiple dwelling</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Place of worship</p> <p>Residential care facility</p> <p>Retirement facility</p> <p>Rooming accommodation</p> <p>Service industry</p> <p>Shop</p> <p>Shopping centre</p> <p>Short term accommodation</p> <p>Showroom</p>	<p><b>Accepted subject to requirements</b></p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p> <p>If a change of use within an existing building and involving only minor building work</p> <p><b>Code assessment</b></p> <p>If:</p> <p>(1) not accepted subject to requirements; and</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4</p>	<p>Principal centre zone code</p> <p>Principal centre zone code</p> <p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre Veterinary services		

Table 5.4.2—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Major centre zone code
	<b>Code assessment</b>	
	<b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m, and (3) not located in an adult store sensitive use area.	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Major centre zone code
	<b>Code assessment</b>	
	If not accepted subject to requirements and building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Nightclub entertainment facility Office Place of worship Rooming accommodation Service industry Short term accommodation Showroom Theatre Veterinary services		

Table 5.4.3—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	District centre zone code
	<b>Code assessment</b> <b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m, and (3) not located in an adult store sensitive use area.	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	<b>Code assessment</b> If not accepted subject to requirements and building height does not exceed 17m	District centre zone code Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Nightclub entertainment facility Office Place of worship Service industry Showroom Theatre Veterinary services		Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.4—Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Local centre zone code
	<b>Code assessment</b> <b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (1) not located in an adult store sensitive use area.	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult Store</b>	<b>Code assessment</b>	
	If not located in an adult store sensitive use area.	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> Brothel Car wash Crematorium Funeral parlour Service station	<b>Code assessment</b>	
		Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.7—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult Store</b>	<b>Accepted subject to requirements</b>	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work, and (2) not located in an adult store sensitive use area.	Mixed use zone code Adult stores code
	<b>Code assessment</b>	
<b>Adult store</b> Agricultural supplies store Bulk landscape supplies Emergency services	If: (1) not accepted subject to requirements; and (2) not located in an adult store sensitive use area.	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
	<b>Accepted subject to requirements</b>	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Garden centre</b> <b>Hardware and trade supplies</b> <b>Indoor sport and recreation</b> <b>Low impact industry</b>	If change of use within an existing building and involving only minor building work	Mixed use zone code
<b>Outdoor sales</b> <b>Place of worship</b> <b>Service industry</b> <b>Showroom</b> <b>Veterinary services</b> <b>Warehouse</b>	If not accepted subject to requirements	<b>Code assessment</b> Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

**Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 8: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE CONSERVATION ZONE

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	All	Infrastructure works code Healthy waters code

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## **ITEM 9: IMPACTS OF RETAINING WALLS ON VISUAL AMENITY (INFRASTRUCTURE WORKS CODE)**

### **Proposed City Plan Amendments**

The proposed amendments to the Planning Scheme are as follows:

#### **9.3.2.3 Infrastructure works code – Specific benchmarks for assessment**

**Table 9.3.2.3.1 —Benchmarks for devevelopment that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For development that is accepted subject to requirements and assessable development</b>	
<b>Excavation and filling</b>	
<p><b>PO1</b> Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.</p>	<p><b>AO1.1</b> Excavation and filling does not exceed:</p> <ul style="list-style-type: none"> <li>(1) a depth of 750mm either alone or combined with any previous excavation or filling;</li> <li>(2) an area of 600m<sup>2</sup>; and</li> <li>(3) a volume of 50m<sup>3</sup>.</li> </ul>
<p><b>PO2</b> Excavation and filling involving retaining walls or structures ensures that they:</p> <ul style="list-style-type: none"> <li>(1) are constructed of materials that are of a high quality appearance;</li> <li>(2) incorporate landscaping or other features to assist in reducing their visual prominence; and</li> <li>(3) are of an appropriate scale so they do not overbear or dominate buildings / structures and land uses in the locality</li> </ul>	<p><b>AO2.1</b> Retaining walls or structures do not exceed 1m in height.</p>
<p><b>PO3</b> Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.</p>	<p><b>AO3.1</b> Retaining walls or structures:</p> <ul style="list-style-type: none"> <li>(1) are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures;</li> <li>(2) have a design life of not less than 60 years; and</li> <li>(3) where associated with reconfiguration, are not constructed of timber materials.</li> </ul>
	<p><b>AO3.2</b> Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>
<p><b>PO4</b> Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry. In addition, where a site contains contaminated material, additional requirements under the Environmental Protection Act 1994 may apply.</p>	<p><b>AO4.1</b> Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>

**Officer Recommendation**

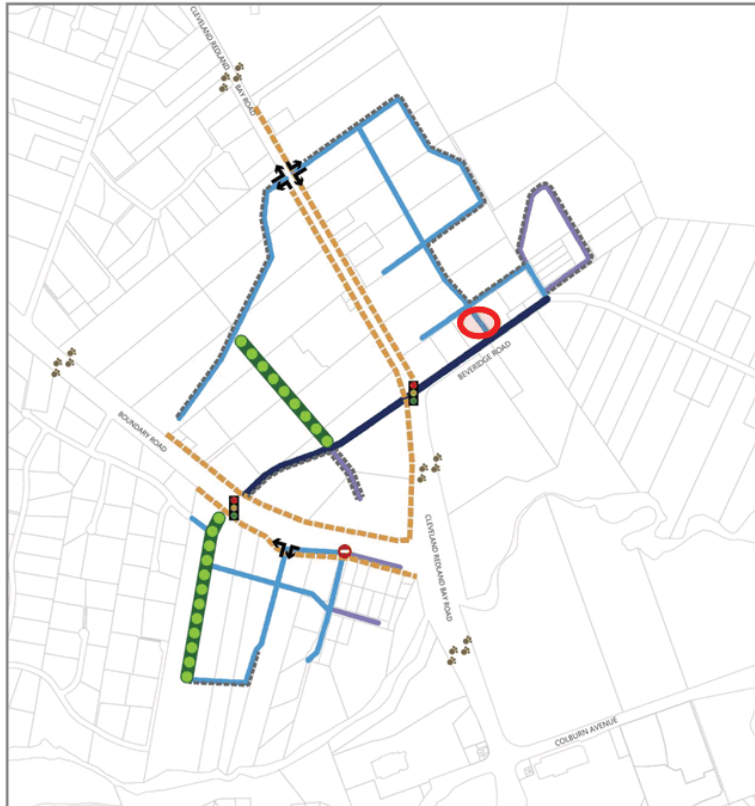
It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.



## ITEM 10: ROAD MOVEMENT NETWORK IN SOUTH-EAST THORLANDS (18-22 BEVERIDGE ROAD COLLECTOR STREET)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme will be made to the following Figure (amendment area circled in red).



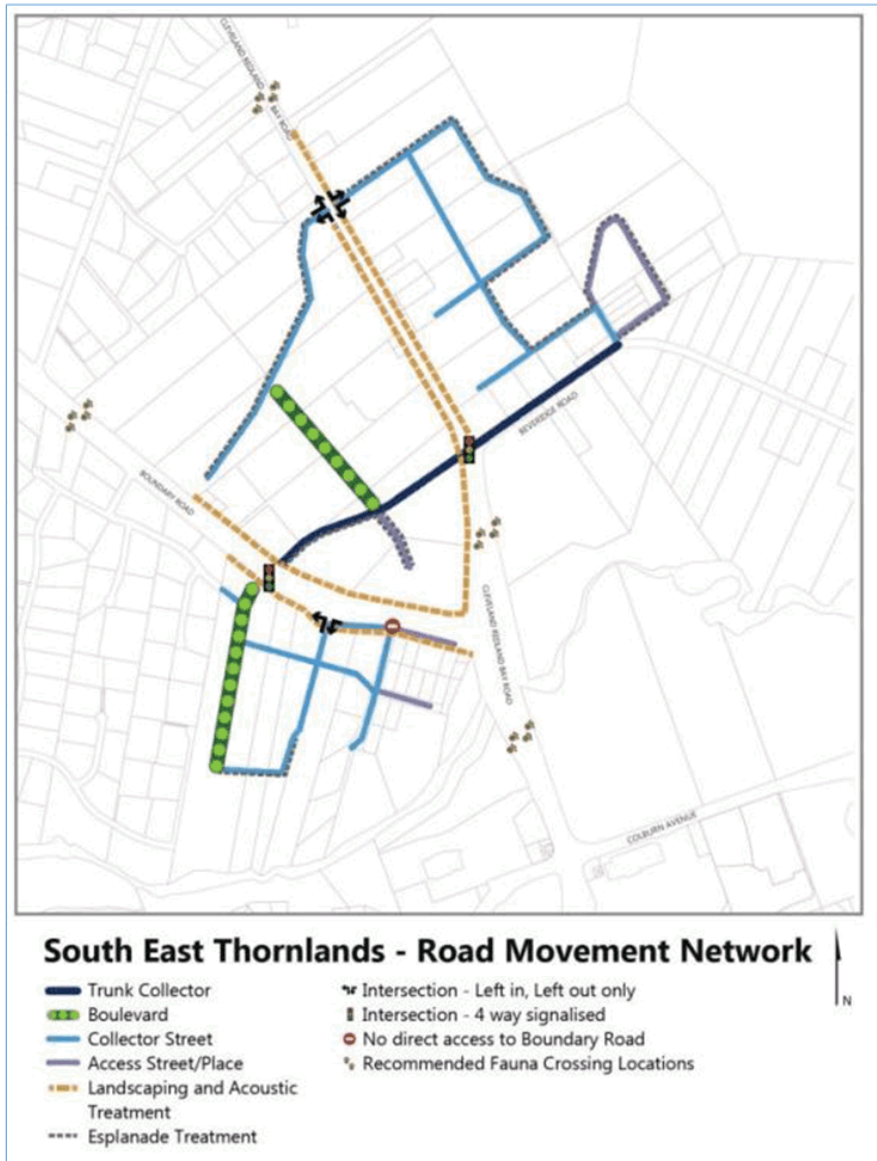
### South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- ↔ Intersection - Left in, Left out only
- ⊠ Intersection - 4 way signalised
- No direct access to Boundary Road
- ♀ Recommended Fauna Crossing Locations

These changes (removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Medium Density Residential Zone Code) will be applied to the following figures within City Plan:

1. **Figure 6.2.2.3.4 South East Thornlands: road movement network;**
2. **Figure 6.2.3.3.5 South East Thornlands: road movement network;**
3. **Figure 6.2.10.3.1 South East Thornlands: road movement network;**
4. **Figure 9.3.4.3.3 South East Thornlands: road movement network** (note that the figure in the current version of city plan incorrectly shows the Kinross Road Movement Network – the whole figure will be replaced using the updated image below).

The figures are to be amended as follows:



**Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 11: AMENITY AND VISUAL IMPACTS OF DEVELOPMENT ALONG CANAL AND LAKE FRONTAGES – ADDITIONAL PROVISIONS

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 5.4.1—Low density residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Park</b> <b>Sales office</b> <b>Landing</b> Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	<b>Accepted</b>	
<b>Substation</b> <b>Utility installation</b>	<b>Accepted</b>	
	If provided by a public sector entity	
<b>Telecommunications facility</b>	<b>Accepted</b>	
	If aerial cabling for broadband purposes	
<b>Dwelling house</b>	<b>Accepted</b>	
	If not accepted subject to requirements	
	<b>Accepted subject to requirements</b> Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR2, LDR3, LDR4 or LDR5  If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
<b>Dual Occupancy</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and	Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(3) density does not exceed 1 dwelling per 400m <sup>2</sup> of site area	
	<b>Code assessment</b>	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
<b>Home based business</b>	<b>Accepted subject to requirements</b>	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
<b>Community care centre</b> <b>Community use</b>	<b>Code assessment</b>	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m <sup>2</sup>	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Low density residential zone</b>	<b>Accepted</b>	
	If not accepted subject to requirements	
	<b>Accepted subject to requirements</b>	
	Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	Editor's note—The acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	<b>If:</b> (1) a dwelling house in precincts LDR2, LDR3, LDR4 or LDR5, or (2) a dual occupancy in precinct LDR5.	Low density residential zone code
	<b>If</b> (1) in precincts LDR2, LDR3 or LDR4, or	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body	
<b>Accepted development</b>		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

**6.2.1 Low density residential zone code**

**6.2.1.2 Purpose**

...

(e) Precinct LDR5: Canal and Lakeside Estates:

- (i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;
- (ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and
- (iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location.

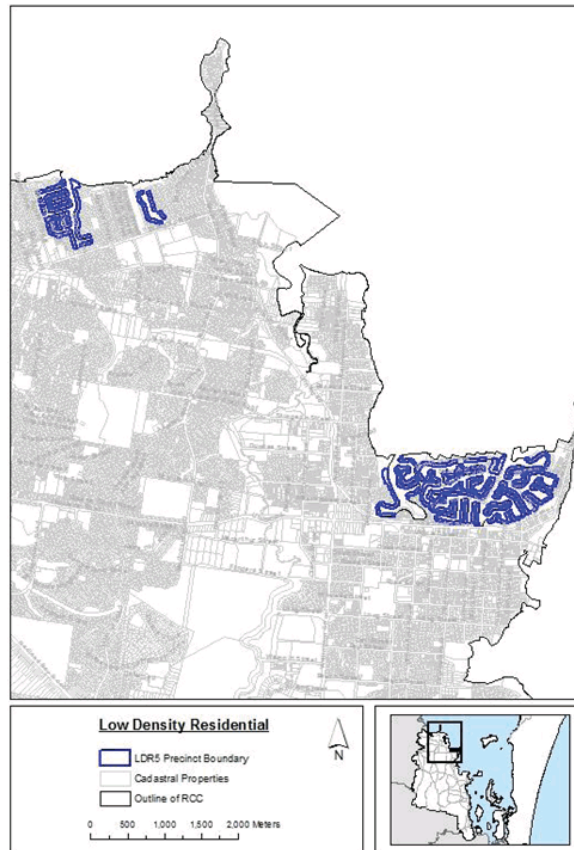


Figure 6.2.1.2.5 – Precinct LDR5: Canal and Lakeside Estates

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3.1 —Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<b>For development that is accepted subject to requirements and assessable development</b>	
<b>Dual occupancies and dwelling houses in precinct LDR5: Canal and lakeside estates</b>	
<p><b>PO6</b> Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <ol style="list-style-type: none"> <li>(1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;</li> <li>(2) Maintain the structural stability of revetment walls;</li> </ol>	<p><b>AO6.1</b> Development is set back 9m from the property boundary adjoining a revetment wall.</p>

<p>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</p> <p>Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p>	
<p><b>PO7</b></p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by:</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(1) maintaining the existing view lines of neighbouring properties; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p>	<p><b>AO7.1</b></p> <p>Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>Development (including domestic outbuildings) is setback a minimum of 9.0m from the property boundary adjoining a canal or lake.</p> <p><b>OR</b></p> <p><b>AO6.2</b></p> <p>Development layout and building setbacks maintain the existing view line of neighbouring properties.</p> <p>Figure 6.2.1.2.4.6 illustrates.</p> <p><b>OR</b></p> <p><b>AO6.3</b></p> <p>Development undertaken within 9.0m of the property boundary adjoining a canal or lake:</p> <p>(1) Is of an open air design; and</p> <p>(2) Does not incorporate screening elements (e.g. shutters, awnings and sunshades) that could impede existing view lines when in use.</p> <p>Figure 6.2.1.2.4.7 illustrates.</p> <p>Editor's note—Applicants should also be aware that structures near a canal or revetment wall must</p>

maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.



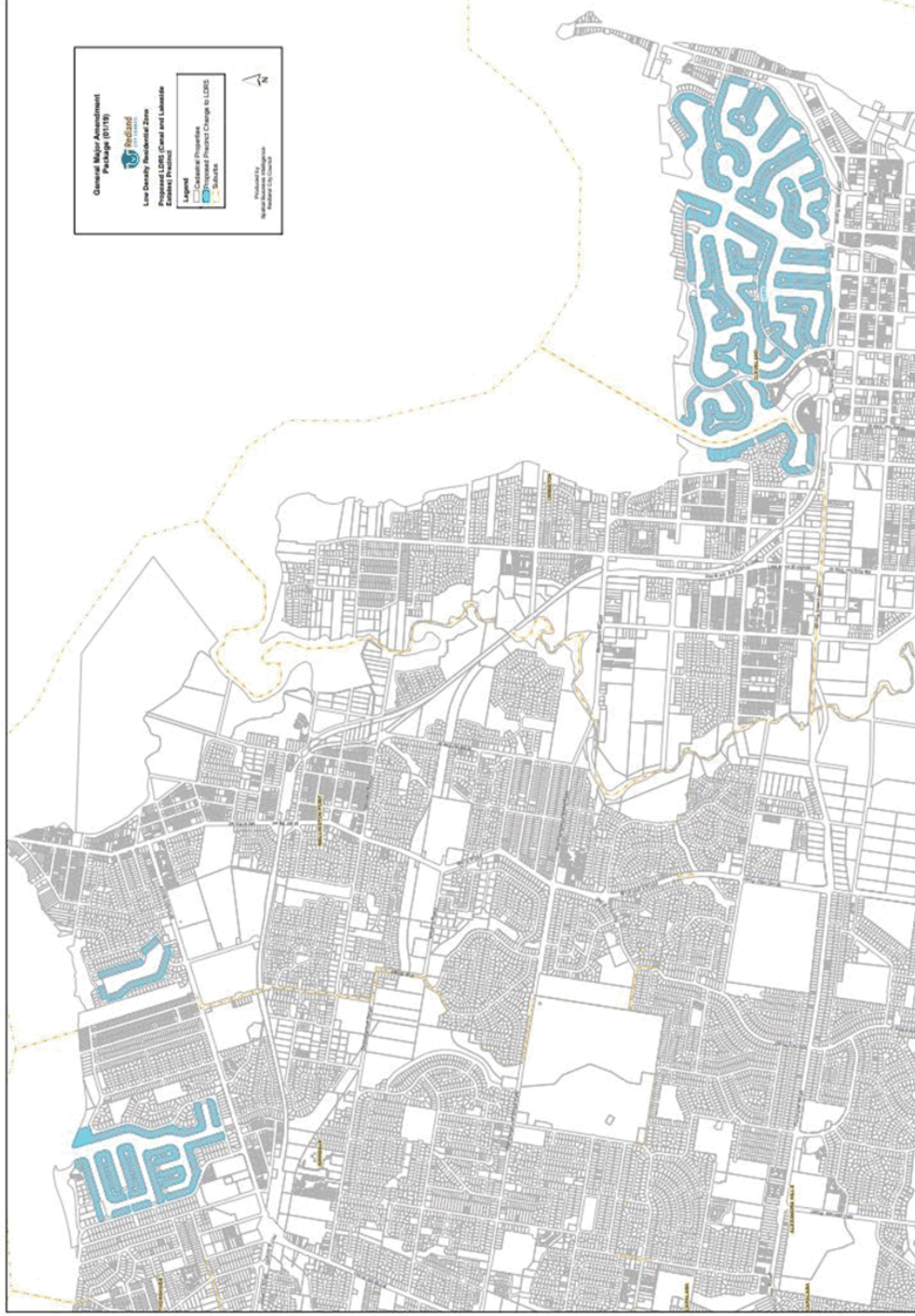
Figure 6.2.1.2.4.6 – Protection of view lines in canal and lakeside estates



Figure 6.2.1.2.7 – Example of Open Air Design<sup>1</sup>

<sup>1</sup> Image retrieved from Complete Home website, <https://www.completehome.com.au/uncategorized/resort-style-living-holiday-at-home.html>





**Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

## ITEM 12: DUAL OCCUPANCY DENSITY IN THE LOW DENSITY RESIDENTIAL ZONE

### Proposed City Plan Amendments

The proposed amendment to the Planning Scheme is as follows:

#### 6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - a. the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone);
  - b. development maintains a low density streetscape character;
  - c. where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
  - d. where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m<sup>2</sup> of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
  - e. uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
  - f. shops, offices and food and drink outlets are not established;
  - g. buildings are of a house-like scale;
  - h. home based businesses are undertaken where they do not detract from the residential amenity of the area; and
  - i. development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
  - a. Precinct LDR1: large lot residential:
    - i. the precinct retains a very low density residential character;
    - ii. retention of habitat within the precinct is maximised;
    - iii. housing forms are limited to dwelling houses; and
    - iv. lot sizes are not reduced below 2,000m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

**Table 6.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
<b>Dual occupancies</b>	
<b>PO1</b> Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross is limited to dwelling houses.	<b>AO1.1</b> Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
<b>PO2</b> In all other areas, dual occupancies occur on larger lots greater than or equal to 800m <sup>2</sup> in area, and unless in a form that is consistent with the low density, open and low-rise character of the locality.	<b>AO2.1</b> Density does not exceed one dwelling per 400m <sup>2</sup> of site area. <b>AO2.2</b> The site has a minimum frontage of 20m.

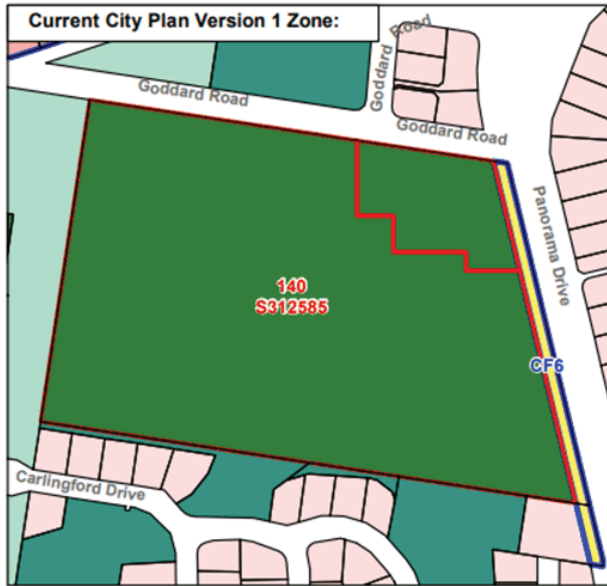
### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.


# ITEM 13: 145-167 PANORAMA DRIVE, THORNLANDS

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



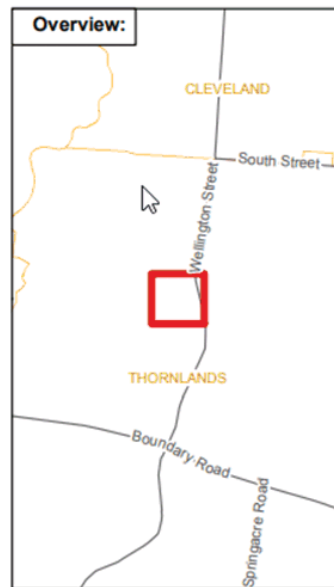
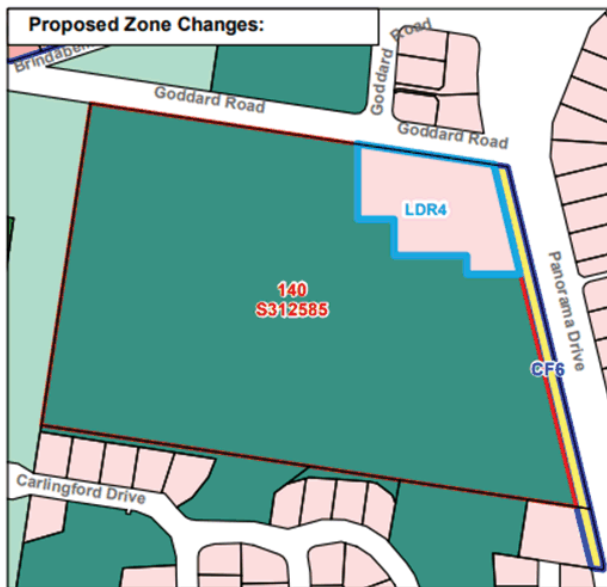
**General Major Amendment Package (01/19)**



**145-167 Panorama Drive, Thornlands**

**Legend**

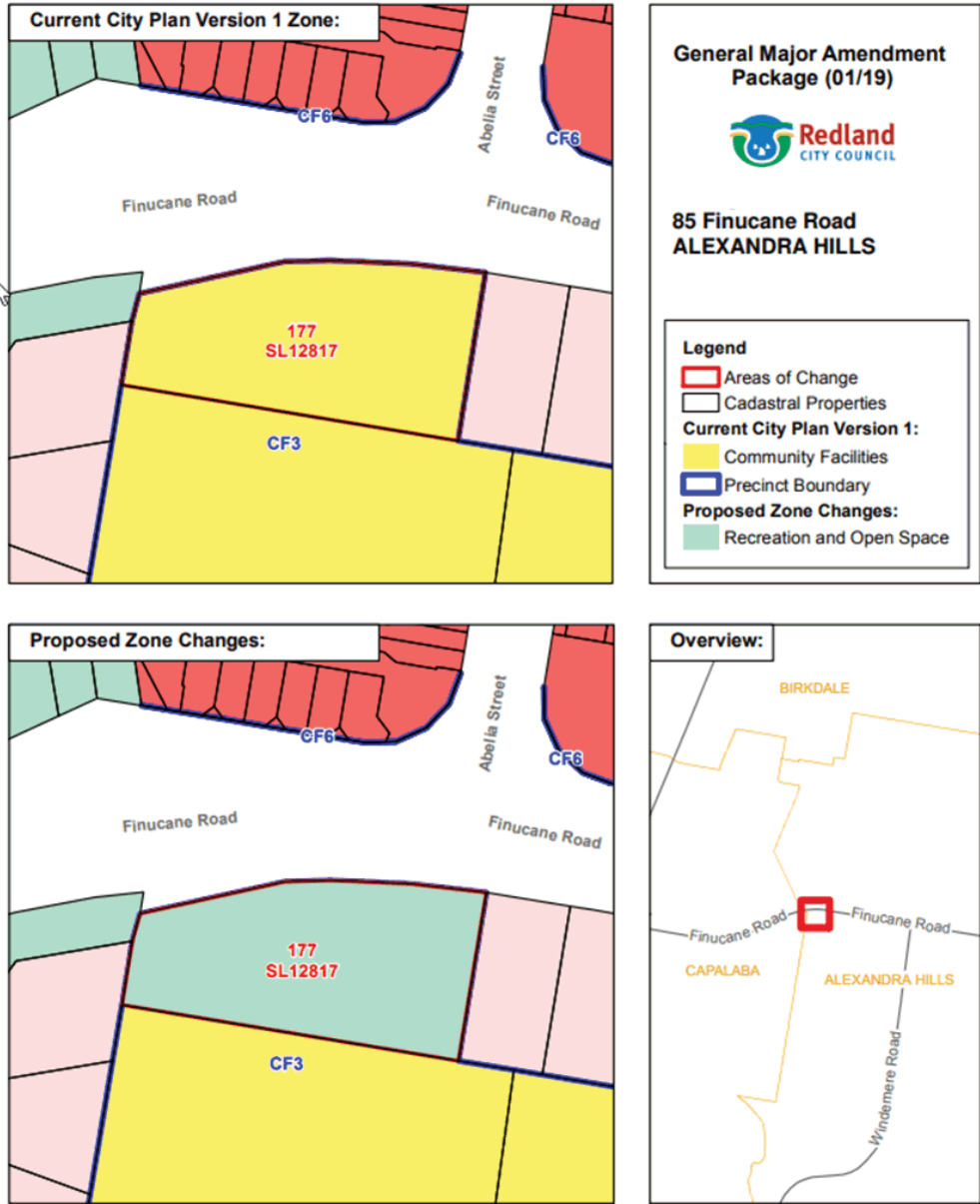
- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
  - Environmental Management
- Precinct Boundary
- Proposed Zone Changes:**
  - Low Density Residential
  - Conservation
- Proposed Precinct Change



# ITEM 14: 85 FINUCANE ROAD, ALEXANDRA HILLS

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



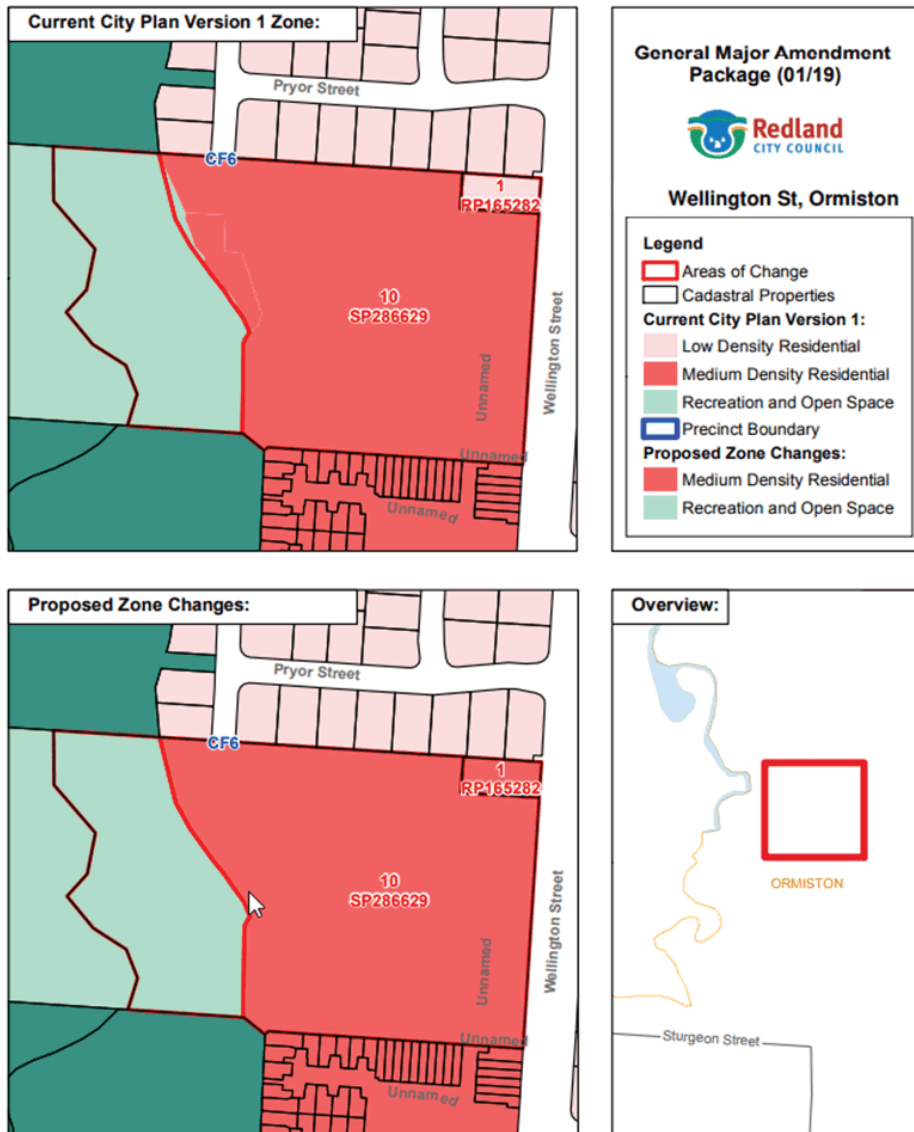
### ITEM 15: 188 WELLINGTON STREET, ORMISTON

AND

### ITEM 23: 174-186 WELLINGTON STREET, ORMISTON

#### Proposed City Plan Amendments

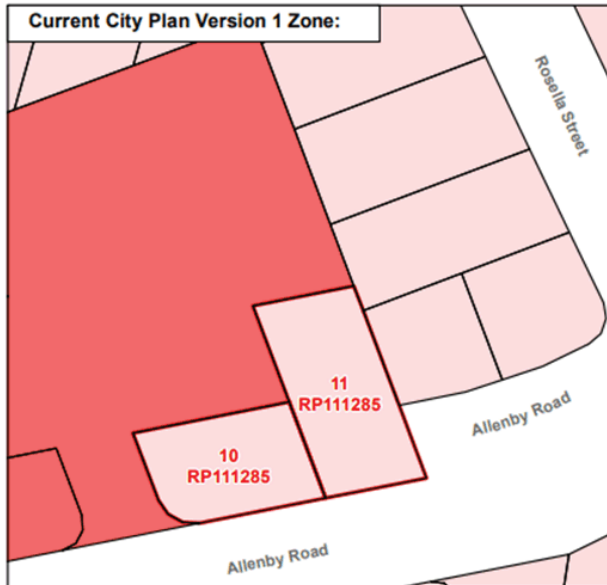
The proposed amendments to the Planning Scheme are as follows:




# ITEM 16: 130-138 ALLENBY ROAD, WELLINGTON POINT

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



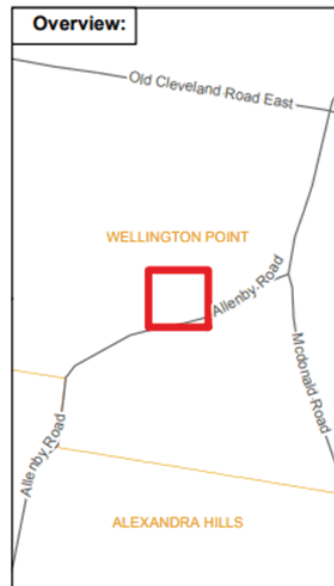
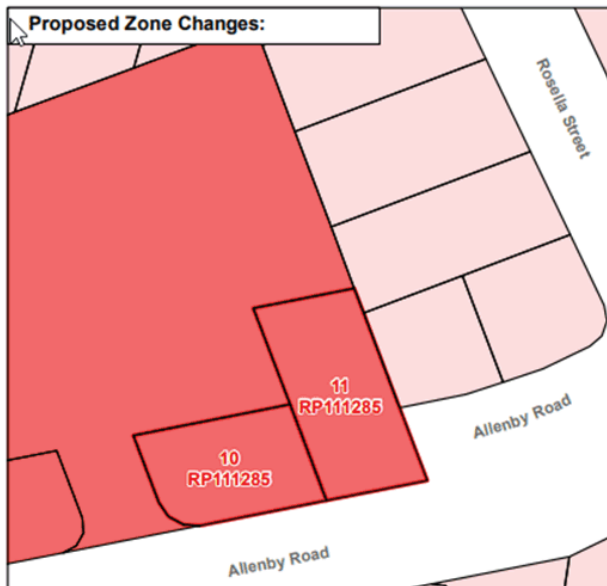
**General Major Amendment Package (01/19)**



**130-138 Allenby Road  
WELLINGTON POINT**

**Legend**

- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
  - Low Density Residential
- Proposed Zone Changes:**
  - Medium Density Residential

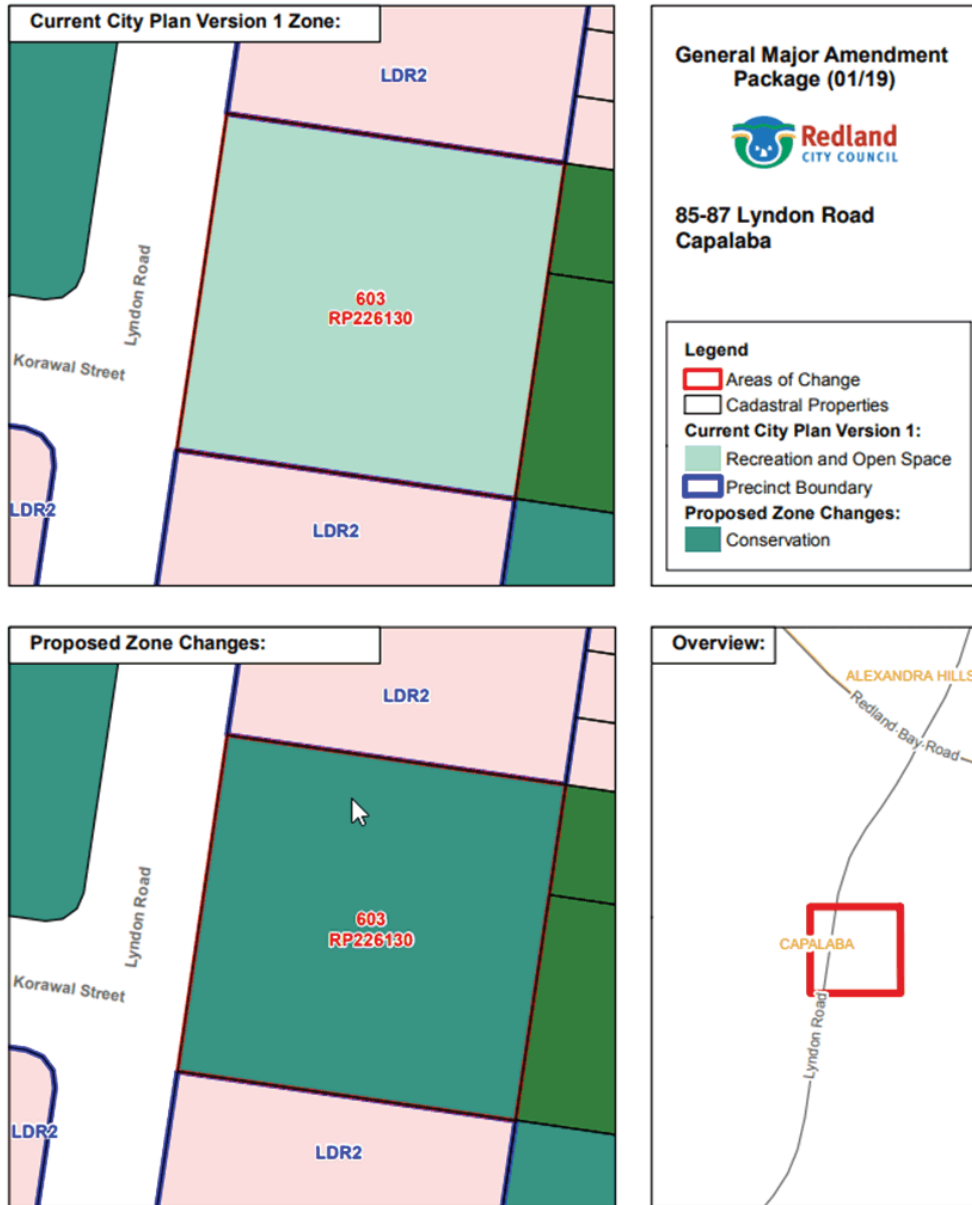




# ITEM 17: 85-87 LYNDON ROAD, CAPALABA

## Proposed City Plan Amendments

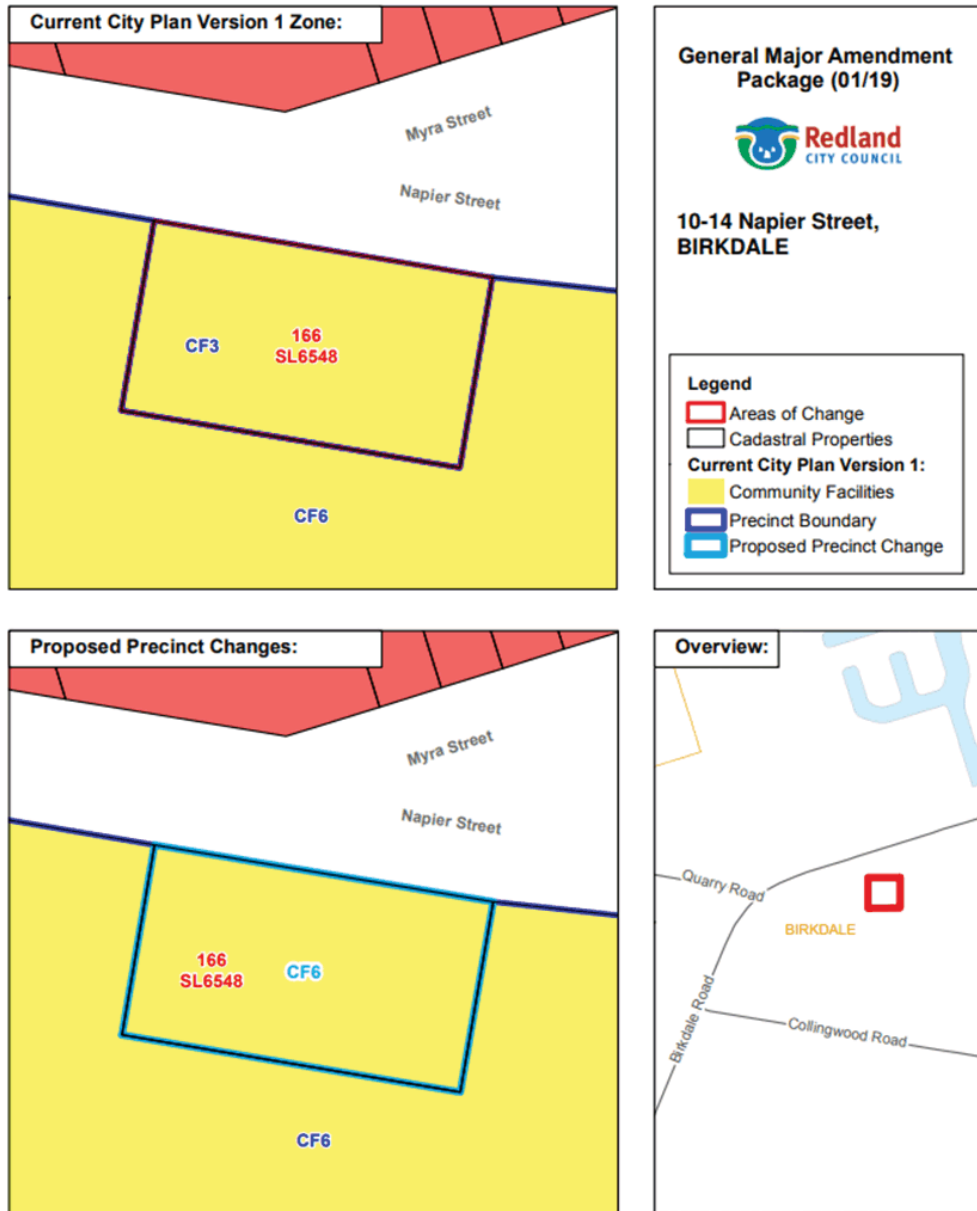
The proposed amendments to the Planning Scheme are as follows:



# ITEM 18: 10-14 NAPIER STREET, BIRKDALE

## Proposed City Plan Amendments

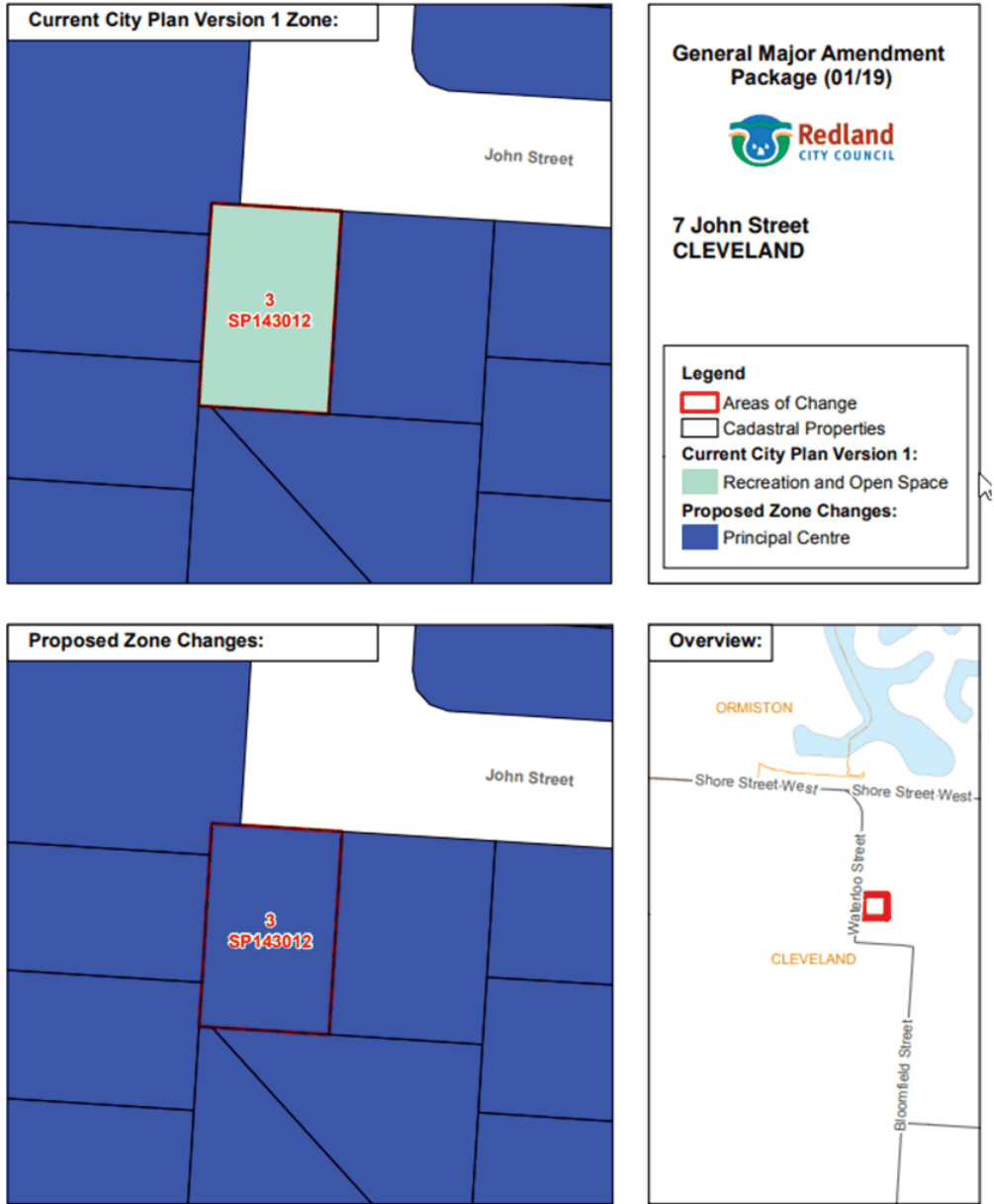
The proposed amendments to the Planning Scheme are as follows:



# ITEM 19: 7 JOHN STREET, CLEVELAND

## Proposed City Plan Amendments

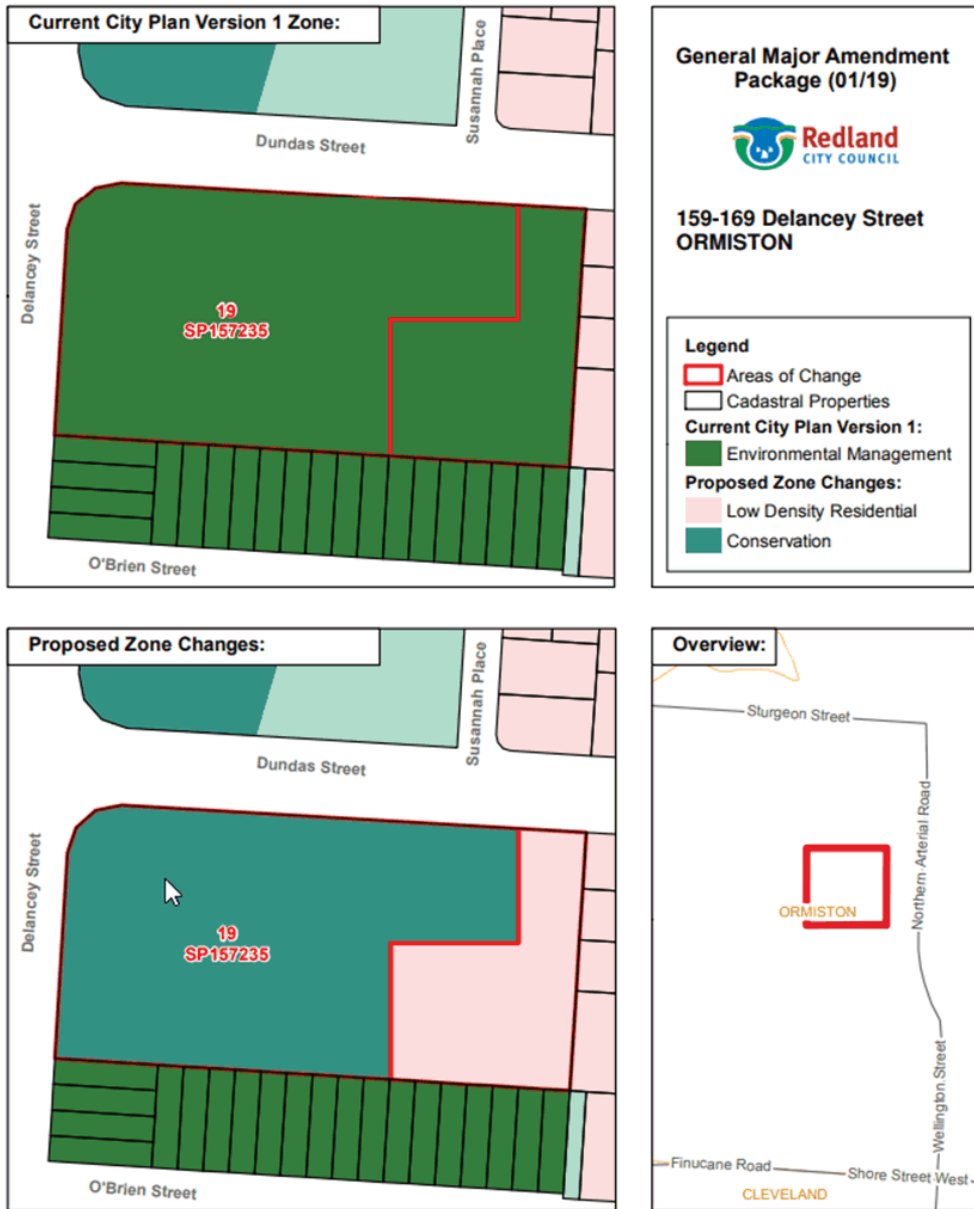
The proposed amendments to the Planning Scheme are as follows:



# ITEM 20: 159-169 DELANCEY STREET, ORMISTON

## Proposed City Plan Amendments

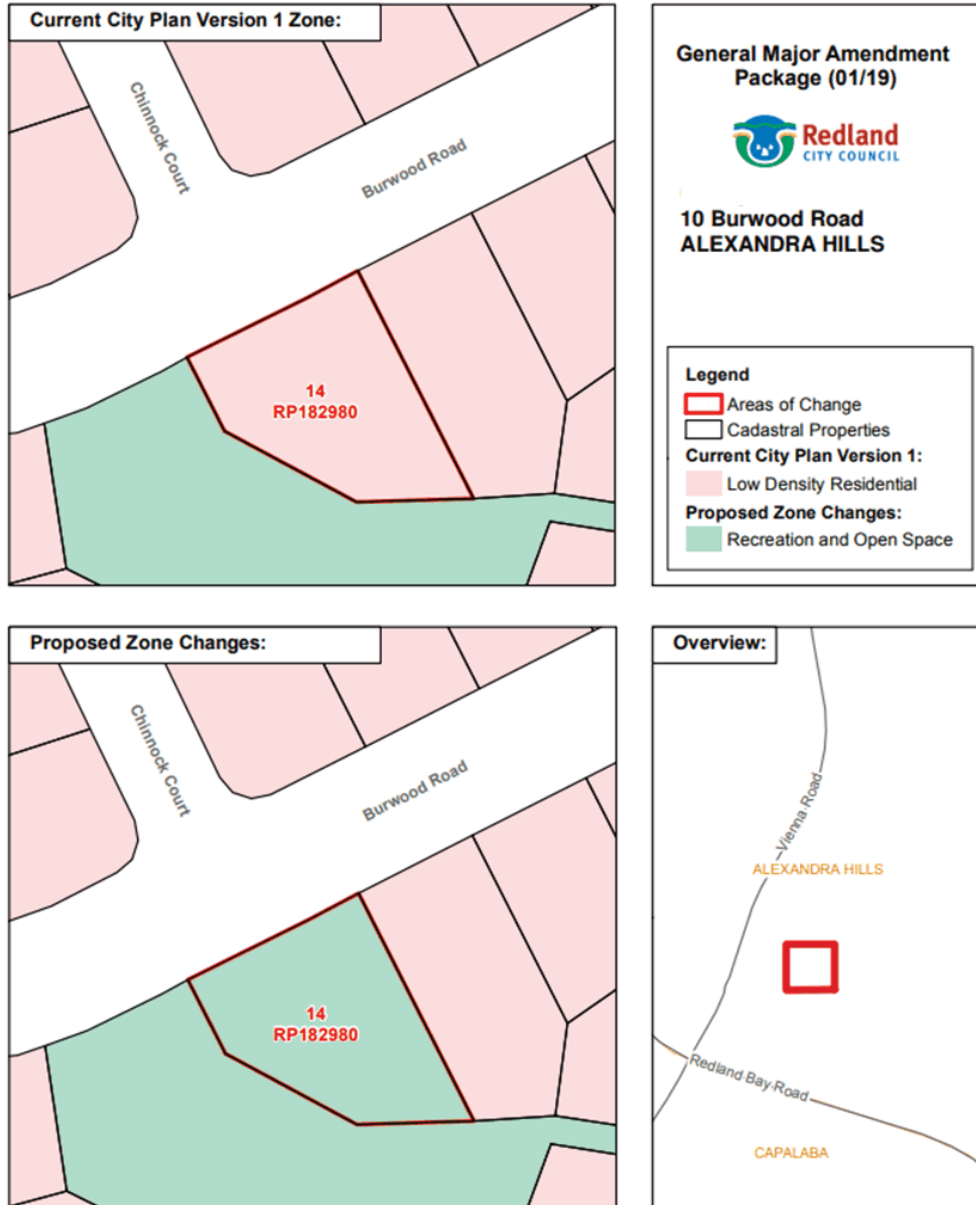
The proposed amendments to the Planning Scheme are as follows:



# ITEM 21: 10 BURWOOD ROAD, ALEXANDRA HILLS

## Proposed City Plan Amendments

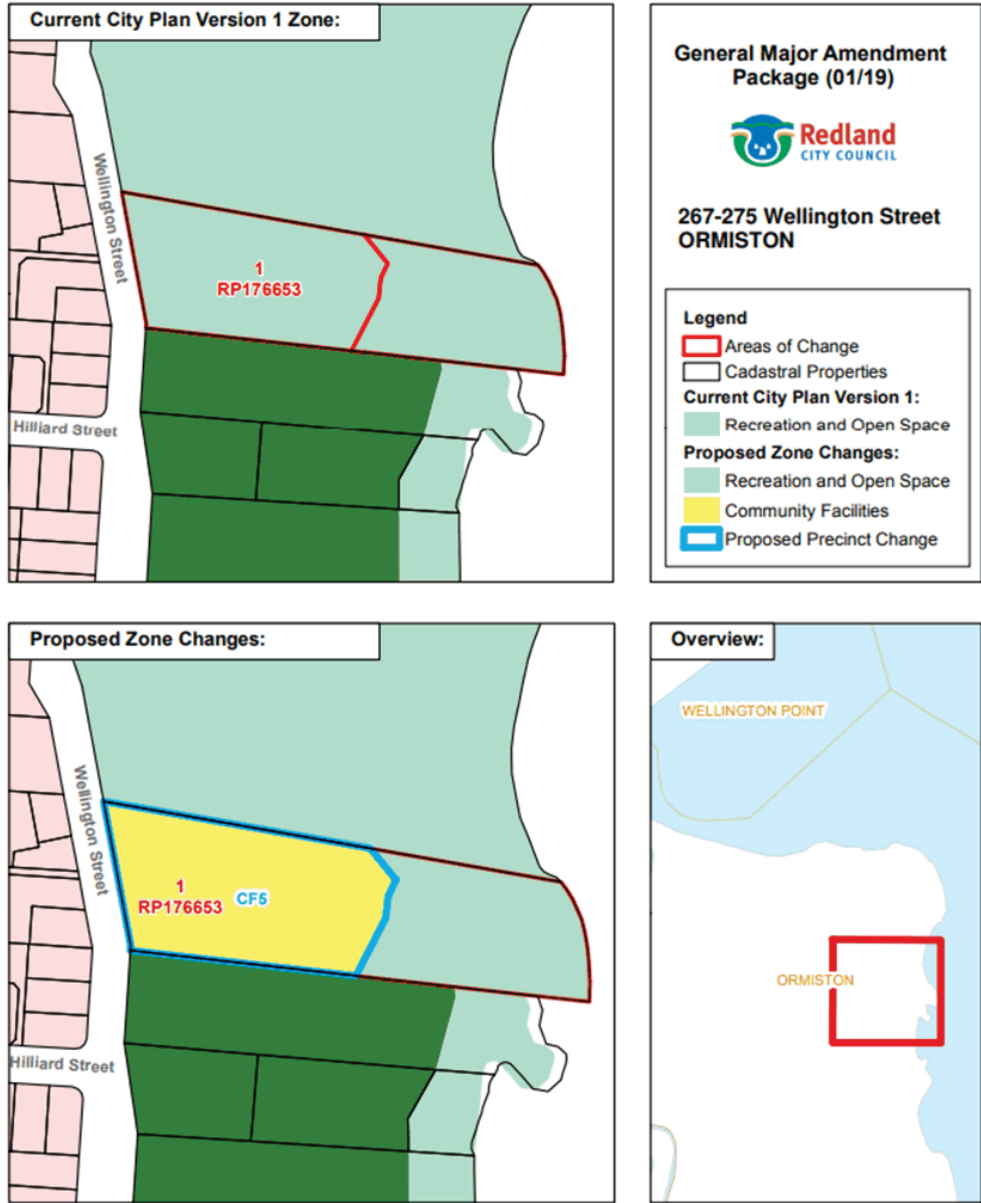
The proposed amendments to the Planning Scheme are as follows:



# ITEM 22: 267-275 WELLINGTON STREET, ORMISTON

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



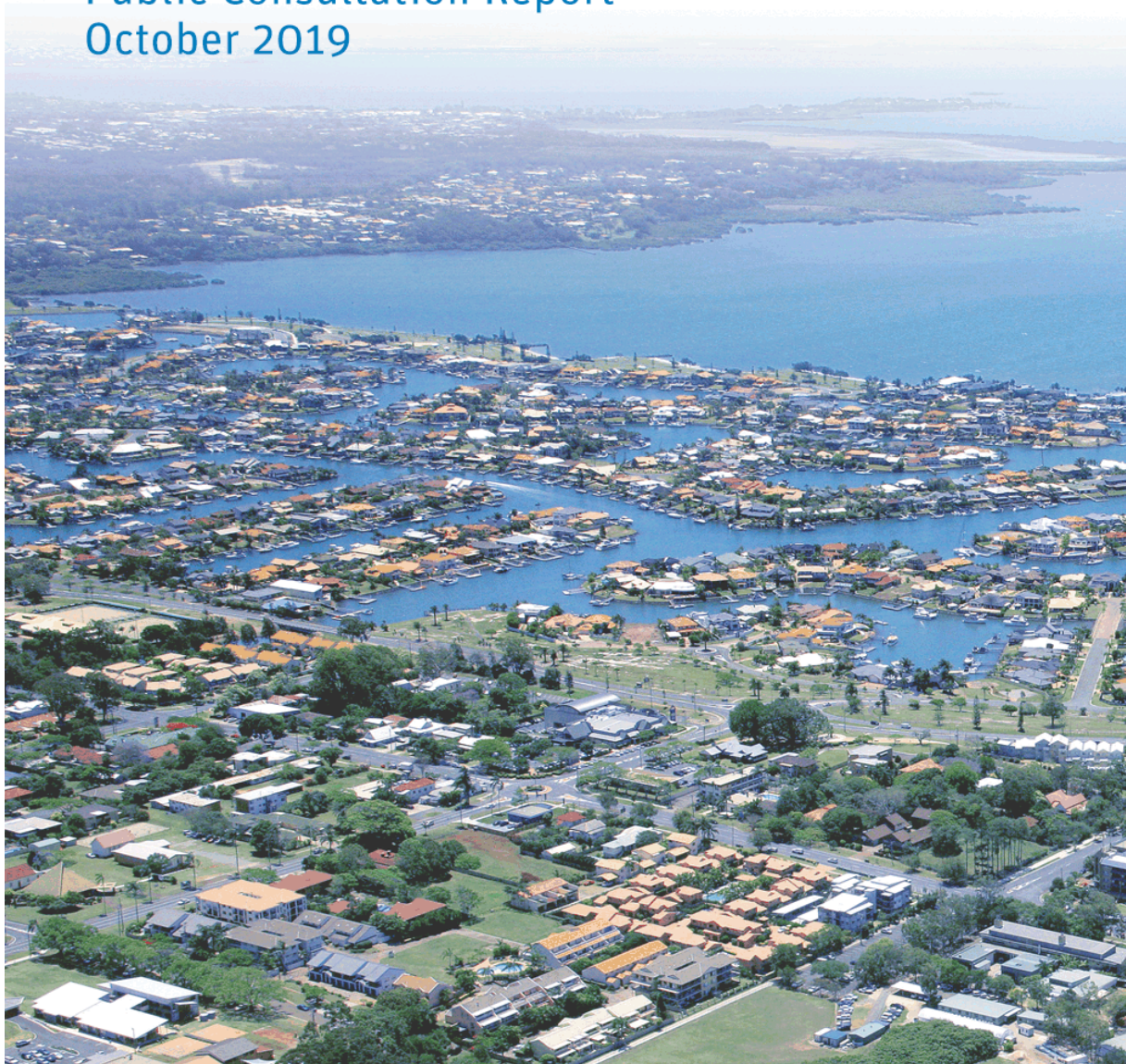


Attachment 2 - GMAP 01/19 Public Consultation Report



# Redland City Plan **General Major Amendment Package 01/19**

## Public Consultation Report October 2019



## Redland City Plan - General Major Amendment Package 01/19

### Public Consultation Report - October 2019

This report has been prepared in accordance with Chapter 2, Part 4, Sections 18.3 and 18.4 of the Minister's Guidelines and Rules (MGR). Public consultation on the General Major Amendment Package (GMAP) 01/19 was undertaken between the 1 and 29 August 2019. During this time, 18 properly made and 3 not properly made submissions were received. The purpose of this report is to outline the grounds of submissions and detail how Council has considered and dealt with each submission (refer to table 2). Note that the grounds raised in all submissions, whether properly made or not, have been addressed in this report. For reporting purposes, submissions have been grouped into categories in accordance with table 1 below, rather than reported on individually.

**TABLE 1 – SUBMISSIONS GROUPED BY AMENDMENT ISSUE**

Issue	Item number in amendment package	Number of properly made submissions	Number of not properly made submissions
Side and rear setbacks in the low density residential zone LDR2 precinct	Item 1	2	-
Permitted uses on the Birkdale Commonwealth land site	Item 6	10	2
Impacts of retaining walls on visual amenity (infrastructure works code)	Item 9	1	-
Amenity and visual impacts of development along canal and lake frontages – additional provisions	Item 11	1	1
Zone change – 145 to 167 Panorama Drive, Thornlands	Item 13	2	-
Zone change – 7 John Street, Cleveland	Item 19	1	-
Zone change – 159 to 169 Delancey Street, Ormiston	Item 20	1	-
	<b>Total</b>	<b>18</b>	<b>3</b>



**TABLE 2 - GROUNDS OF SUBMISSIONS AND HOW COUNCIL HAS CONSIDERED AND DEALT WITH EACH SUBMISSION**

Amendment	Submission and Grounds	Analysis	Change(s) in response to submission(s)
<p>Item 1 - Side and rear setbacks in the low density residential zone LDR2 precinct</p>	<p>• A number of Low Density Residential Precinct 2 (LDR2) zoned lots are within the Urban Footprint. The reduction of setbacks from 10 to 5 metres will impact on logical sequencing of future infill development, as reconfiguring would have to achieve lot widths of approximately 32.5m to accommodate the 10m side setbacks.</p> <p>• The justification for the change (consistency of 'rural landscape setting') is illogical when compared with the built form outcomes of the rural zone. Increased setbacks have not been applied to dwellings within the rural or environmental management zone, both of which are considered more rural in nature than LDR2.</p> <p>• The overall outcomes allow for lot sizes to be reduced below the envisaged 6,000m<sup>2</sup> through infill of isolated, well-located large lots. The overall outcome also notes a 'semi-rural'</p>	<p>• The LDR2 zone most closely translates to the Park Residential zone under the former Redlands Planning Scheme (RPS). The former scheme included a probable solution that provided for a 10m side setback within the Park Residential zone. The proposed amendment seeks to align with the setbacks under the former Park Residential zone and increase the current acceptable outcome for side setbacks from 5m to 10m. Increasing the acceptable outcome for side setbacks to 10m is considered suitable for the significant majority of lots zoned LDR2 recognising these lots are generally 6,000m<sup>2</sup> or greater in size. In all circumstances a landowner retains the ability to seek a setback less than 10m subject to the lodgement of a concurrence agency application where the merits of an appropriate setback for the particular site can be duly considered.</p> <p>• In relation to other zones, the environmental management zone does not include acceptable outcome setbacks, as the location of a dwelling is dependent on where the environmental values of the site are located. It is also noted the overall outcomes of this zone indicate the land is to retain the generally undeveloped character. Similarly, the overall outcome in the rural zone indicates 'built form is generally a subservient element in the landscape'.</p> <p>• The overall outcomes of the LDR2 precinct indicate that the preferred minimum lot size of 6,000m<sup>2</sup> is a way of achieving the 'semi-rural, bushland character, providing a transition between urban and</p>	<p>No change.</p>

<p>Item 6 - Permitted uses on the Birkdale Commonwealth land site</p>	<p>character, not the 'rural landscape setting' that Council has used in its justification of change. The 'semi-rural, bushland character' of the precinct is not defined by lot size, given the overall outcome dealing with this issue indicates that lot size is determined by the density and character of the surrounding neighbourhood.</p> <ul style="list-style-type: none"> <li>Regarding the wording 'transition to rural lots', City Plan has rural zones, but in a number of cases, LDR2 land adjoins sites which are zoned conservation or environmental management. The transition between urban and rural land does not extend to sites that adjoin anything other than rural zoned lots.</li> </ul>	<p>rural land uses'. The statement 'unless the resultant lots are consistent with the density and character of the surrounding neighbourhood' needs to be read in conjunction with the other overall outcomes.</p> <ul style="list-style-type: none"> <li>In terms of the 'transition between urban and rural land uses', this needs to be considered more broadly than just adjoining lots as referenced in the submission.</li> </ul>	
	<ul style="list-style-type: none"> <li>The site has excellent potential for low impact tourism and recreation, however, until comprehensive studies (which assess the cultural, environmental and heritage values of the site) and community consultation have been properly undertaken, any proposed changes are premature and not warranted at this time. Of particular importance is the ecological corridor along Tingalpa creek.</li> <li>The conservation, indigenous cultural and European heritage values of the site need to be protected for future generations.</li> <li>The proposed changes imply that Council have made decisions about the use of the site</li> </ul>	<ul style="list-style-type: none"> <li>The purpose behind the amendment was to better reflect the potential scope of activities which the site may be used for. In particular the proposed amendment seeks to incorporate tourism, recreation, open space and sporting facilities as potential uses suitable for the site.</li> <li>Since the amendment was first proposed Council has successfully negotiated the purchase of part of the site. It is expected that the land will be transferred to Council ownership in the near future. Moving forward, Council is committed to ensuring that future planning and use of the site is reflective of the expectations of the community and broadly consistent with the Community Purpose and Conservation zonings which currently exist on the site.</li> <li>Recognising these circumstances and the concerns raised by the community as part of public consultation of this amendment package</li> </ul>	<p>Item 6 to be removed.</p>

<p>Item 9 - Impacts of retaining walls on visual amenity (infrastructure works code)</p>	<p>without undertaking investigations, assessments or public notification.</p> <ul style="list-style-type: none"> <li>Some submitters provided details of activities they do not support and also alternative activities they would like to see mentioned.</li> <li>Multiple submissions received regarding this item also requested future amendments to City Plan to increase protection for Koala habitat.</li> </ul>	<p>it is recommended that the proposed amendments in regards to the Birkdale Commonwealth land be removed. Future planning investigations and community consultation will most appropriately inform future use(s) of the land.</p> <ul style="list-style-type: none"> <li>The request for amendments to increase protection of Koala habitat have not been addressed in this report as they are not relevant to the current amendment. This will be considered as part of future amendments to City Plan.</li> </ul>	
	<ul style="list-style-type: none"> <li>The change will have significant implications for practical aspects of home construction and land development and will further contribute to the Redlands' critical land supply shortage and diminishing affordability.</li> <li>Measures that improve visual amenity are supported, but concerns are raised with how the amendment will be implemented by Council given the performance outcome is open to interpretation. This will result in assessing officers deferring to the acceptable outcome, undermining performance based approaches that are necessary to overcome unique site characteristics.</li> <li>Consideration of the following matters is needed:             <ul style="list-style-type: none"> <li>Loss of physical or functional space due to terracing of lots which are not level, resulting in inefficient use of land and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The one (1) metre provision is an acceptable outcome. It is considered a suitable trigger point from where retaining wall amenity needs to be considered in greater detail. It does not prevent walls greater than one (1) metre in height being built, but rather, ensures that the visual amenity impacts of these walls is considered as part of an application. The grounds referred to in the submission would be considered as part of a balanced performance assessment of an application on a site by site basis.</li> <li>The majority of concerns raised in the submission deal with terracing of retaining walls that is not specifically referred to in the proposed performance outcome. However, the submission also requests that the provisions focus on external facing retaining walls. The wording of the performance outcome has been reviewed and it is considered appropriate to make amendments as outlined in Table 3 below. The changes reorder the performance outcome bullet points so that all retaining walls have to be of an appropriate scale, but only retaining walls which are viewed from public areas have to be constructed of materials with a high quality appearance or incorporate landscaping or other visual features. The proposed</li> </ul>	<p>Item 9 be amended to reflect the revised provisions as outlined in Table 3.</p>

	<p>impact on the efficient provision of services;</p> <ul style="list-style-type: none"> <li>- Terracing retaining walls increases construction costs of land development, resulting in negative impacts on retail sale prices and housing affordability;</li> <li>- No buyer resistance to retaining walls exceeding one (1) metre but unanimous preference for appropriately graded blocks. Terracing creates areas that are difficult for landowners to access and maintain and raises issues with safety and lack of functionality;</li> <li>- Steep grades can be managed through the use of smaller/narrower lots as the retaining is dispersed amongst a greater number of lots;</li> <li>- Housing needs to be responsive to the needs of the ageing population. Strong preference for flat, low maintenance blocks and low set houses. On a small lot, terracing reduces the lots usable building footprint, making the construction of single storey houses unviable.</li> </ul> <ul style="list-style-type: none"> <li>• Request changes so that the provision focuses on external facing retaining walls either on primary street frontages or adjoining properties where amenity may be compromised. Design treatments such as landscaping and material/colour selection should also be considered.</li> </ul>	<p>changes are not considered to be significantly different to the amendment that was publicly advertised, or impact on State interests.</p>	
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<p>Item 11 - Amenity and visual impacts of development along canal and lake frontages – additional provisions</p>	<p>Submission 1:</p> <ul style="list-style-type: none"> <li>• Additional changes requested including:             <ol style="list-style-type: none"> <li>a) Changing the wording of the current AO6.1 to require a 9m setback unless a suitable geotechnical report is provided by an RPEQ engineer qualified in the field that demonstrates no additional loading is imposed on the revetment wall;</li> <li>b) New inclusions in AO6.1 that require a 2m rear setback and 1m side setback for revetment wall maintenance access. These changes are described as ‘an absolute minimum rear boundary setback for access to the landward side of the revetment wall for maintenance’ (2m) and a minimum side boundary offset of 1m to one of the side boundaries for maintenance access to the revetment wall;</li> </ol> </li> </ul>	<p>Submission 1:</p> <ol style="list-style-type: none"> <li>a) This proposed change is not considered appropriate for an acceptable outcome. The current provision ensures where development is proposed 9m or greater from a revetment wall it is deemed accepted. In circumstances however, where a development is proposed within 9m it can no longer satisfy the acceptable outcome and will trigger an application to Council which will be assessed against the relevant performance outcomes. Editor’s notes provide guidance on the type of material needed for lodgement to address the relevant performance outcome (PO6). It is through this application process that any geotechnical report supplied to support a development would be reviewed and assessed by Council. If AO6.1 was amended in accordance with the submission, development within 9m of a revetment wall would not trigger an application to Council if a geotechnical report was prepared for the development. Therefore there would be no trigger for Council to assess the geotechnical report. As such, the change to AO6.1 proposed in the submission is not supported.</li> <li>b) Under Queensland Planning law, planning schemes need to be performance based and it is not possible to require an ‘absolute minimum’ boundary setback. Currently AO6.1 requires a 9m setback to allow a development to accepted development, with one of the outcomes in PO6 requiring development to be ‘setback from a property boundary adjoining a revetment wall to provide unimpeded access to allow for the maintenance of revetment walls’. Where development is located within the 9m of a revetment wall, then access requirements for an individual site will be considered as part of an assessment against PO6 by Council. There are two concerns with how the changes in the submission are worded as follows:             <ul style="list-style-type: none"> <li>▪ Currently, AO6.1 and PO6 only consider access for maintenance for the setback where a property boundary adjoins a revetment wall. If an acceptable outcome is introduced that deals with side</li> </ul> </li> </ol>	<p>Item 11 be amended to reflect the revised provisions as outlined in Table 4.</p>
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	<p>c) New editor's notes for A07.2 and A07.3 to further describe the view line diagrams;</p>	<p>boundary setbacks, then the related performance outcome will also need to be amended; and</p> <ul style="list-style-type: none"> <li>▪ A06.1 will always trigger development within 9m of the revetment wall for assessment by Council against PO6. A06.2 (as proposed by the submission) would therefore often be overlooked as development within 2m of the revetment wall would already trigger Council assessment under A06.1.</li> </ul> <p>Officers believe the proposed acceptable outcomes A06.2 and A06.3 have merit, but recommend a different approach to incorporating these aspects into City Plan. Refer to the Table 4 below.</p> <p>The proposed changes in response to this submission use an existing performance outcome and add two acceptable outcomes. In this regard, the proposed changes are not considered to be significantly different to the amendment that was publicly advertised, or impact on State interests.</p> <p>c) The submission provides additional wording as part of an editor's note to further describe figure 6.2.1.2.4.6. As part of the review of this submission, it has been identified that the proposed changes in A07.2 and A07.3 may have unintended development outcomes whereby substantial development within 9m of the revetment wall could be issued building approval without prior approval being required by Council. This is because:</p> <ul style="list-style-type: none"> <li>▪ Figure 6.2.1.2.4.6 referred to in A07.2 is very simplistic. It does not demonstrate how view lines are to be determined when there is existing development close to the revetment wall. A07.2 would be open to interpretation by building certifiers, and because of its simplicity, may not result in appropriate development (that meets the relevant performance outcome) in all instances;</li> </ul>
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	<p>d) Dual occupancies to be impact assessable in the precinct;</p> <p>e) Changes to the reconfiguring a lot code to require that lots created in LDR5 must:</p> <ul style="list-style-type: none"> <li>▪ have direct access to the canal;</li> <li>▪ provide a minimum frontage to the canal or waterway of 11m;</li> <li>▪ Have a minimum frontage of 15m and minimum lot area of 600m<sup>2</sup>; and</li> <li>▪ Not create a rear lot.</li> </ul> <p>Submission 2: Small lot subdivisions and large houses built on these small lots are causing issues (impact on</p>	<ul style="list-style-type: none"> <li>▪ Over time, A07.2 would allow for a gradual progression of development closer to the revetment wall as developments approved outside of the current view lines are built, which therefore change the view line considered for future developments of adjoining properties; and</li> <li>▪ A07.3 allows for structures to be constructed within 9m of a revetment wall as long as they are of an open air design and do not incorporate screening elements. This change may allow for large structures to be constructed as accepted development without Council consideration of how a proposal meets PO7.</li> </ul> <p>To address these issues, it is recommended that changes are made to this item as outlined in Table 4 below (noting that PO7 is now referred to as PO8). The proposed changes are not considered to be significantly different or impact on State interests.</p> <p>d) and e) - These changes relate to aspects of the planning scheme that are not being considered as part of the current amendment package. The changes are considered to be 'significantly different' (as per schedule 2 of the MGR) to the amendment package that underwent State Interest Review and was made available for public consultation. As the proposed changes are not directly related to the items being considered in the current amendment package, the most appropriate way for these items to be considered is through a future major amendment package.</p> <p>Submission 2: • As per item 'd' and 'e' these changes relate to aspects of the planning scheme that are not being considered as part of the current</p>	
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<p>Item 13 - Zone change – 145 to 167 Panorama Drive, Thornlands</p>	<p>water views, visual amenity, noise, overshadowing, overlooking, parking, party houses, air b n b, narrow water frontages).</p>	<p>amendment package. Opportunity exists for the matters raised to be considered as part of a future major amendment.</p>	<p>Item 13 to be removed</p>
<p>Submission 1:</p> <ul style="list-style-type: none"> <li>● Submission objects to the change from environmental management to conservation as it significantly affects the ability to use the land (domestic uses would be impact assessable instead of accepted).</li> <li>● Support the change in zone to allow residential development, but do not agree with the extent of the area to be changed. The area proposed by Council has been determined by the koala habitat mapping which has not been 'ground truthed'.</li> <li>● An ecology report is provided, which indicates that there is no significant value in the habitat east of the gully.</li> <li>● An alternative zone change is proposed with an extended area zoned LDR (not LDR4). A subdivision layout is also provided that proposes 16 lots in the proposed LDR area ranging in size from 570m<sup>2</sup> to 1320m<sup>2</sup>.</li> <li>● Existing water and sewer infrastructure would be more efficiently utilised with the proposed subdivision.</li> </ul>	<p>Submission 1:</p> <ul style="list-style-type: none"> <li>● To review this submission, the grounds are broken down into the following three items:                             <ul style="list-style-type: none"> <li>- Extent of developable area;</li> <li>- Zoning of developable area;</li> <li>- Balance area – conservation vs environmental management;</li> </ul> </li> <li>● <u>Extent of developable area</u> <ul style="list-style-type: none"> <li>● The location and size of the LRD4 area proposed by Council was determined through consideration of matters including:                                     <ul style="list-style-type: none"> <li>- The area zoned for urban residential purposes in the first version of the Redlands Planning Scheme (RPS) 2006;</li> <li>- The State Government's 'Matters of State Environmental Significance' and Koala habitat mapping;</li> <li>- Council's 'Matters of Local Environmental Significance Mapping';</li> <li>- Constraints such as flooding and waterways; and</li> <li>- The area already cleared, disturbed, or void of vegetation cover.</li> </ul> </li> <li>● In relation to the Koala habitat mapping over the site, the site contains:                                     <ul style="list-style-type: none"> <li>- high value rehabilitation to the north west;</li> <li>- medium value bushland through the centre of the site;</li> <li>- medium value rehabilitation to the north-east and south west.</li> </ul> </li> <li>● The proposed amendment put forward by Council proposes the LDR4 zoning in the north east corner of the site where the Koala habitat mapping is medium value rehabilitation. In accordance with Schedule 11, Part 2, Item 6 of the <i>Planning Regulation 2017</i>, any</li> </ul> </li> </ul>	<p>Submission 1:</p> <ul style="list-style-type: none"> <li>● To review this submission, the grounds are broken down into the following three items:                             <ul style="list-style-type: none"> <li>- Extent of developable area;</li> <li>- Zoning of developable area;</li> <li>- Balance area – conservation vs environmental management;</li> </ul> </li> <li>● <u>Extent of developable area</u> <ul style="list-style-type: none"> <li>● The location and size of the LRD4 area proposed by Council was determined through consideration of matters including:                                     <ul style="list-style-type: none"> <li>- The area zoned for urban residential purposes in the first version of the Redlands Planning Scheme (RPS) 2006;</li> <li>- The State Government's 'Matters of State Environmental Significance' and Koala habitat mapping;</li> <li>- Council's 'Matters of Local Environmental Significance Mapping';</li> <li>- Constraints such as flooding and waterways; and</li> <li>- The area already cleared, disturbed, or void of vegetation cover.</li> </ul> </li> <li>● In relation to the Koala habitat mapping over the site, the site contains:                                     <ul style="list-style-type: none"> <li>- high value rehabilitation to the north west;</li> <li>- medium value bushland through the centre of the site;</li> <li>- medium value rehabilitation to the north-east and south west.</li> </ul> </li> <li>● The proposed amendment put forward by Council proposes the LDR4 zoning in the north east corner of the site where the Koala habitat mapping is medium value rehabilitation. In accordance with Schedule 11, Part 2, Item 6 of the <i>Planning Regulation 2017</i>, any</li> </ul> </li> </ul>	<p>Submission 1:</p> <ul style="list-style-type: none"> <li>● To review this submission, the grounds are broken down into the following three items:                             <ul style="list-style-type: none"> <li>- Extent of developable area;</li> <li>- Zoning of developable area;</li> <li>- Balance area – conservation vs environmental management;</li> </ul> </li> <li>● <u>Extent of developable area</u> <ul style="list-style-type: none"> <li>● The location and size of the LRD4 area proposed by Council was determined through consideration of matters including:                                     <ul style="list-style-type: none"> <li>- The area zoned for urban residential purposes in the first version of the Redlands Planning Scheme (RPS) 2006;</li> <li>- The State Government's 'Matters of State Environmental Significance' and Koala habitat mapping;</li> <li>- Council's 'Matters of Local Environmental Significance Mapping';</li> <li>- Constraints such as flooding and waterways; and</li> <li>- The area already cleared, disturbed, or void of vegetation cover.</li> </ul> </li> <li>● In relation to the Koala habitat mapping over the site, the site contains:                                     <ul style="list-style-type: none"> <li>- high value rehabilitation to the north west;</li> <li>- medium value bushland through the centre of the site;</li> <li>- medium value rehabilitation to the north-east and south west.</li> </ul> </li> <li>● The proposed amendment put forward by Council proposes the LDR4 zoning in the north east corner of the site where the Koala habitat mapping is medium value rehabilitation. In accordance with Schedule 11, Part 2, Item 6 of the <i>Planning Regulation 2017</i>, any</li> </ul> </li> </ul>



		<p>future development of the site is not to involve clearing of non-juvenile koala habitat trees in the bushland habitat area (shown as green in the map above). The ecology report and subdivision proposal plan provided through the submission process indicates that there are approximately 40 non-juvenile Koala habitat trees within the additional developable area proposed through the submission, the majority of which are located in the bushland habitat area under the Koala mapping. Removal of these trees does not comply with schedule 11 of the Planning Regulation.</p> <ul style="list-style-type: none"><li>• It is not considered appropriate to apply a residential zoning where no non-juvenile koala habitat trees can be removed. Rather than extend the area zoned for residential purposes, it is considered that the most appropriate way forward would be for the owner to lodge a development application for the proposed reconfiguration, along with a 'request about koala habitat area' under Schedule 11, Part 4, Item 9 of the <i>Planning Regulation 2017</i>. This allows an applicant to request an assessment manager to decide that for assessing and deciding a development application, the part is taken to be in a different koala habitat classification area.</li></ul> <p><u>Zoning of developable area</u></p> <ul style="list-style-type: none"><li>• The LDR4 Precinct was proposed by Council as it encourages a minimum 1,600m<sup>2</sup> lot size, and seeks to retain a very low density residential character, retain habitat and assist in the safe movement of koalas. Schedule 11, Part 2, item 6 of the <i>Planning Regulation 2017</i> indicates that development should avoid clearing non-juvenile koala habitat trees in medium value rehabilitation habitat areas. The provisions of the LDR4 precinct will assist in achieving this. The zoning of the developable area was of particular importance for this lot as access will need to be taken off the Lorikeet Drive cul-de-sac via an easement through the Goddard Road road reserve. Any future access will need to ensure that it does not impact on existing native trees,</li></ul>
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		<p>therefore limiting the number of lots possible on the subject site. Given this, it was considered the LDR4 precinct, was an appropriate zoning for the proposed developable area.</p> <p><u>Balance area – conservation vs environmental management</u></p> <ul style="list-style-type: none"> <li>• Prior to the Kinross Road Structure Plan taking effect, the zoning of the site was as follows:             <ul style="list-style-type: none"> <li>- Urban residential - approximately 10,250m<sup>2</sup> in the north east;</li> <li>- Conservation – approximately 40,319m<sup>2</sup> through the centre of the site and south eastern area;</li> <li>- Environmental protection – approximately 24,400m<sup>2</sup> in the west of the site.</li> </ul> </li> <li>• When the Kinross Road Structure Plan was incorporated into the RPS (V4), the site was primarily zoned conservation, with a strip of community purposes along the frontage to Panorama Drive. The conservation zoning of the site was reflective of the significant habitat values on the site and its critical role as a key bushland patch linking an east west ecological corridor through the Kinross Road structure plan with Hilliard’s creek to the west.</li> <li>• When City Plan was drafted, a decision was made that all privately owned land in the urban footprint previously identified in the conservation zone under the RPS, would be changed to the environmental management zone.</li> <li>• One of the main reasons Council put forward this zone change proposal was that, if the zone remained environmental management, the land owner may potentially be able to develop a dwelling house (which is accepted development), subject to approval of an operational works application for native vegetation clearing. Recognising these circumstances and the significant matters of environmental significance which exist within this balance area, it was</li> </ul>
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		<p>considered appropriate to include this area within the conservation zone as it would offer a greater level of protection over this part of the site than the current environmental management zone. However, since the amendment has been drafted, a new house has been issued with building approval and construction commenced. This is located within the area proposed to be zoned as conservation.</p> <ul style="list-style-type: none"><li>• The options in relation to this aspect would be:<ul style="list-style-type: none"><li>- Maintain the proposed amendment by Council and change the zone of the balance area to conservation;</li><li>- Amend the zoning of the balance lot so it is partially conservation and partially environmental management to reflect the new house location;</li><li>- Remove the zone change over the balance area, maintaining the environmental management zoning over the balance area;</li><li>- Delete the amendment from the package, and retain the whole site within the existing environmental management zone.</li></ul></li><li>• Section 19.1 of the MGR indicates that the local government may make changes to the proposed amendment to address issues raised in submissions, or, address new or changed planning circumstances or information.</li><li>• Currently, investigations are underway in relation to the building approval issued by a private certifier for the new dwelling house and the vegetation clearing that has recently been undertaken in this area.</li><li>• In light of the submissions received and the recent works undertaken on the site it is recommended that at this time the proposed zoning changes for this site be withdrawn from GMAP 01/19.</li></ul>	
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	<p>Submission 2:</p> <ul style="list-style-type: none"> <li>Land was to be kept as wildlife reserve. During sale of property, Council advised this land would not be rezoned.</li> </ul>	<p>Submission 2:</p> <ul style="list-style-type: none"> <li>Planning schemes are not static documents and are continually being updated. Land zoning is not final and can be amended over time. In this instance opportunity existed to consider the potential limited development of the north west corner of the site, whilst facilitating the potential greater protection of the balance area and the potential dedication of this land to public ownership through the development assessment process. However, as noted above the land owner has, through a private certifier received an approval for a dwelling house in a central part of the site. Investigations regarding the building approval and the clearing of land are currently ongoing. At this time it is recommended the site be removed from the current amendment package and the existing environmental management zoning over the property be maintained.</li> </ul>	
<p>Item 19 - Zone change – 7 John Street, Cleveland</p>	<p>Submission in support of the amendment.</p>	<p>N/A</p>	<p>No change</p>
<p>Item 20 - Zone change – 159 to 169 Delancey Street, Ormiston</p>	<ul style="list-style-type: none"> <li>The submission supports the intent of the zone change, but not the location of the split in the zoning. An alternative outcome is proposed, providing the western 40m wide area of land as conservation, with the balance (160m wide area) as low density residential (LDR). The submission includes an ecology report and indicates:             <ul style="list-style-type: none"> <li>The 40m wide conservation area can maintain ecological connectivity and provide for existing fauna within the area;</li> <li>The proposal will result in a reduced bushfire hazard onsite and to adjoining sites;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The proposal for a 40m wide conservation zone and 160m wide LDR zone is not supported given:             <ul style="list-style-type: none"> <li>A significant portion of the proposed 160m wide LDR zoned land would be affected by the flood and storm tide hazard overlay (flood prone land);</li> <li>A 40m wide environmental corridor would be greatly impacted by edge effects and does not provide any buffer between the area to be developed and the significant environmental values the corridor is to conserve. The ecology report does not give any justification as to why/how a 40m wide conservation area is appropriate. It also indicates that some native fauna will lose part of their home range without demonstrating why that is an appropriate outcome;</li> </ul> </li> </ul>	<p>No change</p>

	<ul style="list-style-type: none"> <li>- The zoning proposal put forward by Council results in an irregular boundary that does not support a logical lot pattern consistent with the surrounding LDR allotments, inhibits the site's development potential and does not consider the current or future access arrangements required;</li> <li>- The bushland feel/visual amenity can be retained as viewed from Dundas Street due to existing vegetation in the verge;</li> <li>- Waterway features are incorrectly mapped (waterway and wetlands overlay);</li> <li>- The site is well located for housing, being near many essential services (educational facilities, main roads, shops, railway station and childcare facilities);</li> <li>- There is not enough space in the 40m wide area to accommodate planting of the same number of trees that will be cleared to develop the proposed 160m wide LDR zoned area. It is recommended that an offset approach is taken to manage the difference;</li> <li>- The vegetation on this site is suitable for Koalas, but the site's location in a highly urban environment with many threatening processes make it poor quality habitat overall. The best outcome would be for an offset approach to help build habitat for Koalas in areas without these threatening processes;</li> <li>- From an ecological perspective, it makes sense to provide high density</li> </ul>	<ul style="list-style-type: none"> <li>- The site is linked through vegetated areas to the north, south and west to the more extensive Hilliards Creek corridor. It is true that there are risks posed by nearby roads and the urban effects of vehicles and dogs, however, the site is isolated from the higher speed roads and railway and is somewhat buffered from residential housing. Existing impacts from roads, dogs and the like are not a reason to develop what habitat remains where native fauna are known to be present;</li> <li>- In relation to the Koala habitat mapping over the site, the site contains both 'medium value bushland' and 'low value rehabilitation'. The proposed amendment put forward by Council reflects this mapping, with the conservation zone reflecting the area mapped as medium value bushland, and the LDR zone reflecting the area mapped as low value rehabilitation (note that a small area of medium value bushland along the south-eastern boundary has not been reflected in Council's proposed amendment, however this area is clear of vegetation). In accordance with Schedule 11, Part 2, Item 6 of the <i>Planning Regulation 2017</i>, any future development of the site is not to involve clearing of non-juvenile koala habitat trees in the bushland habitat area. It is not considered appropriate to apply a residential zoning where no non-juvenile koala habitat trees can be removed. The ecology report indicates that 547 koala habitat trees are to be removed from the proposed 160m wide LDR zoned area. The report does not indicate if these are all non-juvenile koala habitat trees, however removal of any of these 547, if they are non-juvenile, does not comply with schedule 11 of the Planning Regulation;</li> <li>- Council's mapping system has identified that the site is partially covered by an environmental corridor as identified in the Wildlife Connections Plan 2018-2028. The mapped corridor traverses the western and southern boundaries of the site. The proposal put forward in the submission proposes to rezone parts</li> </ul>
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	<p>housing in areas such as this to help mitigate against urban sprawl into less fragmented, more contiguous areas of forest;</p> <ul style="list-style-type: none"><li>- Some possums will lose parts of their home range due to clearing. To manage this, clearing should be done in a sequential sequence in the presence of a fauna spotter/catcher.</li></ul>	<p>of this corridor where there is vegetation as LDR, which is not considered appropriate;</p> <ul style="list-style-type: none"><li>- Council did consider access to the property during the preparation of the amendment package. It was noted that if the site were to accommodate future residential development, it would be more appropriate to provide access off Dundas Street, near the property's north-eastern corner, rather than using the existing access point which traverses mapped flood prone land and the most densely vegetated portion of the site.</li></ul>	
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TABLE 3 – CHANGES TO ITEM 9 (IMPACTS OF RETAINING WALLS ON VISUAL AMENITY)

<p><b>PO1</b> Excavation and filling involving retaining walls or structures ensures that they:</p> <ul style="list-style-type: none"> <li>(1) are constructed of materials that are of a high quality appearance;</li> <li>(2) incorporate landscaping or other features to assist in reducing their visual prominence; and</li> <li>(3) are of an appropriate scale so they do not overbear or dominate buildings / structures and land uses in the locality.</li> </ul> <p>(1) are of an appropriate scale so they do not overbear or dominate buildings / structures and land uses in the locality; and</p> <p>(2) where they are visible from a public place, are constructed of materials that are of a high quality appearance and/or incorporate landscaping or other features to assist in reducing their visual prominence.</p>	<p><b>AO2.1</b> Retaining walls or structures do not exceed 1m in height.</p>
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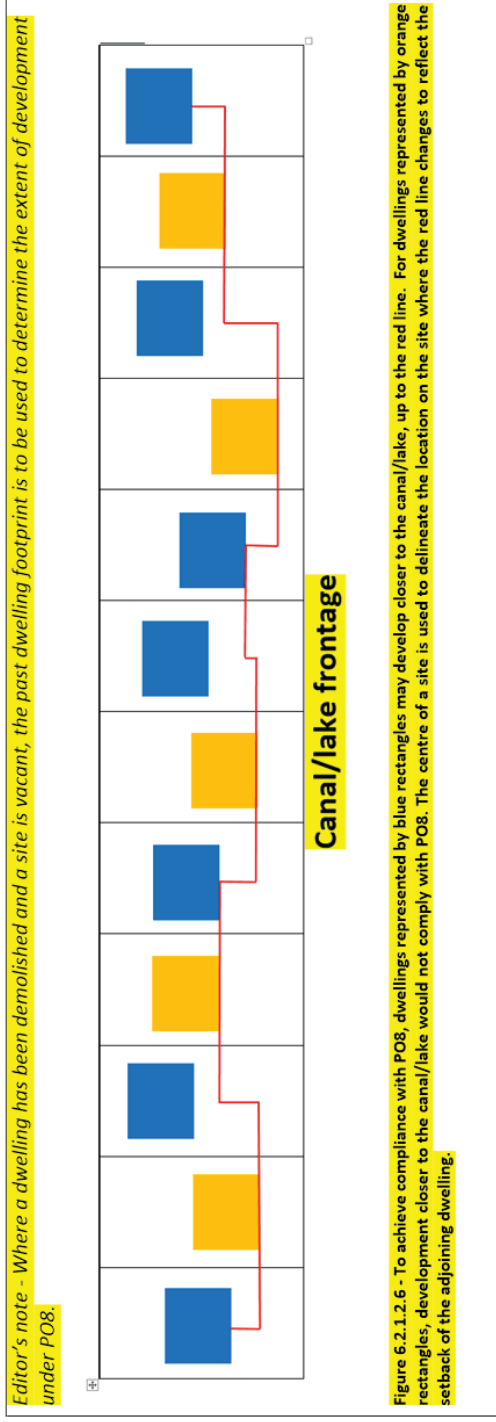
TABLE 4 – CHANGES TO ITEM 11 (AMENITY AND VISUAL IMPACTS OF DEVELOPMENT ALONG CANAL AND LAKE FRONTAGES – ADDITIONAL PROVISIONS)

<p><b>PO6</b> Development in Baby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <ul style="list-style-type: none"> <li>(1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;</li> <li>(2) Maintain the structural stability of revetment walls;</li> <li>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</li> </ul>	<p><b>AO6.1</b> Development is set back 9m from the property boundary adjoining a revetment wall.</p> <p><i>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</i></p>
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<p>Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p>	<p><i>Editor's note—Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</i></p> <p><i>Editor's note - Council has assessed that development that:</i></p> <p><i>a) is placed at, or greater than, 9.0m from the top of the revetment wall; or</i></p> <p><i>b) does not place more than 2.0kPa net positive load on the revetment wall;</i></p> <p><i>is unlikely to cause damage or collapse to the revetment wall.</i></p>
<p><b>PO7</b></p> <p>Development is set back from property boundaries to provide unimpeded access to allow for the maintenance of revetment walls.</p>	<p><b>A07.1</b></p> <p>Development is setback a minimum of 2m from a revetment wall to allow for maintenance of the revetment wall to be undertaken from the land.</p>
	<p><b>A07.2</b></p> <p>Development provides a minimum 1m side access along the full length of one side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall.</p> <p><i>Editor's note – The above acceptable outcomes (A07.1 and A07.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable outcome, a code assessable</i></p>



<p><b>PO7</b> Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by:</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p> <p><b>PO8</b> Development maintains the amenity of adjoining premises and the local area by ensuring that no development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is established closer to the canal/lake than existing dwellings on adjoining sites.</p> <p>Note – for PO8, ‘dwelling’ is taken to include structures which are attached to the dwelling, but not detached structures on the same lot.</p> <p><i>Editor’s note – the following figures [6.2.1.2.6, 6.2.1.2.7 and 6.2.1.2.8] are provided to assist with interpretation of PO8.</i></p>	<p><i>Building Works Assessable Against the Planning Scheme application will be triggered.</i></p> <p><i>Editor’s note – PO7 and AO7.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO6/ AO6.1 or PO8/AO8.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.</i></p>
<p><b>AO7.1</b> <b>AO8.1</b> Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>Development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake.</p> <p><i>Editor’s note - This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.</i></p>	<p><i>Building Works Assessable Against the Planning Scheme application will be triggered.</i></p>



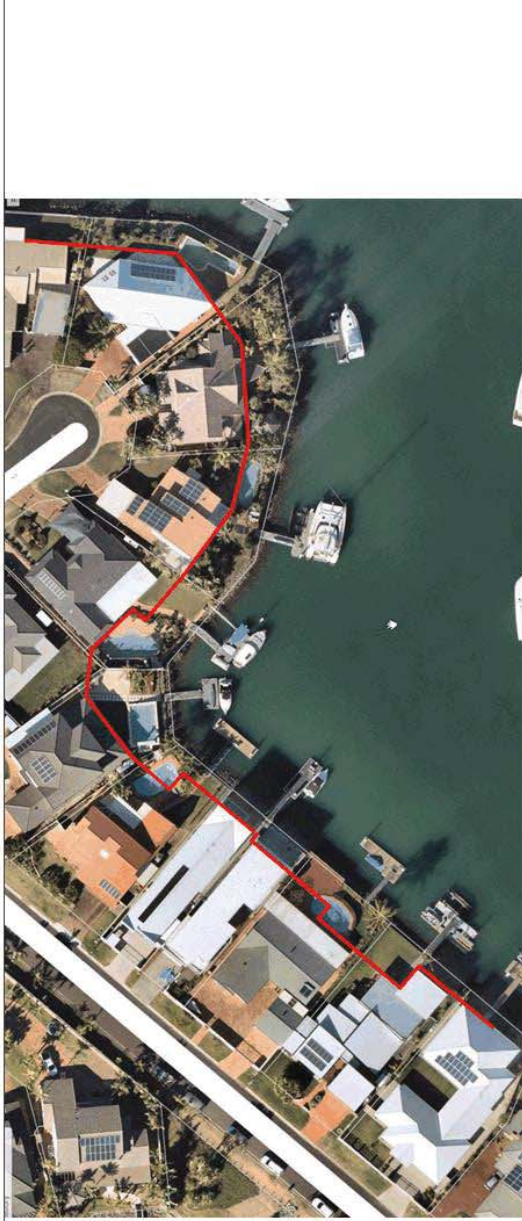
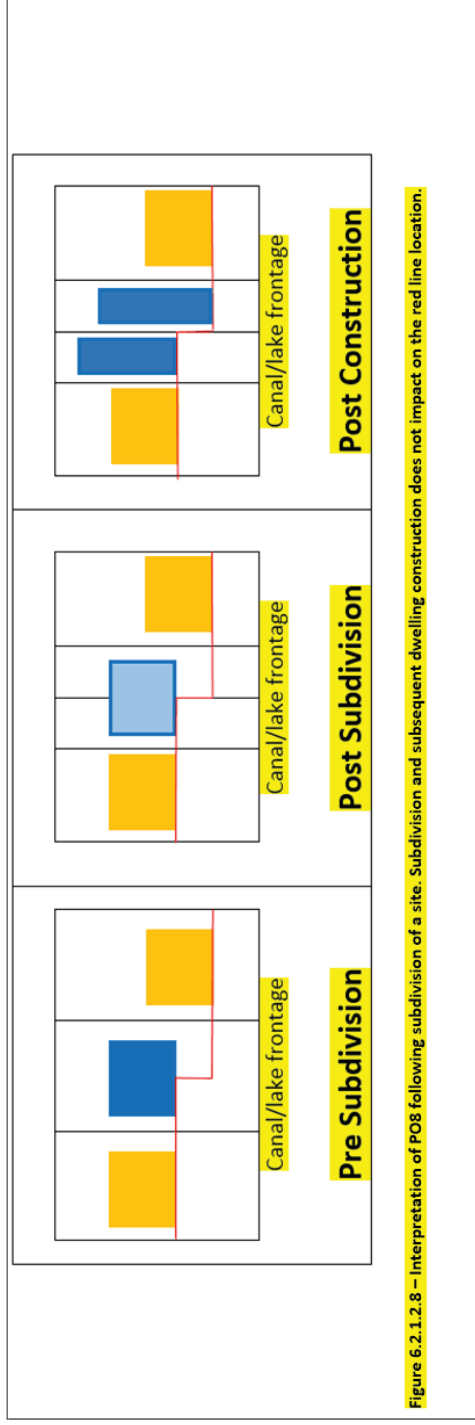


Figure 6.2.1.2.7 - To achieve compliance with POS, dwellings may develop closer to the canal/lake, up to the red line. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.



**15 REPORTS FROM INFRASTRUCTURE & OPERATIONS**

Nil

**16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTION**

In accordance with s.262 Local Government Regulation 2012.

**17 NOTICES OF MOTION****17.1 CR MURRAY ELLIOTT – UNALLOCATED BUDGETED FUNDS**

In accordance with s.6.16 POL-3127 Council Meeting Standing Orders, Cr Elliott intends to move:

**That Council resolves as follows:**

**That the unallocated budgeted funds in the 2019-2020 Capital Works Program be allocated to the Redwaste and Redland Water Capital Works Program, as prioritised by the Capital Works Prioritisation Policy (POL-3131).**

Background

With the current 2019-2020 approved Capital Work Program is an amount of unallocated funds. It is now an appropriate time in the budget cycle to make a decision on what Council should do with those unallocated funds.

Both Redland Waste and Redwater have significant citywide infrastructure projects that would benefit from the allocation of these funds. Given the importance of these projects to every ratepayer in Redland City I believe that the unallocated funds in the Capital Works Program be allocated to Redland Waste and Redwater to undertake vital capital improvements to Council infrastructure.

**18 URGENT BUSINESS WITHOUT NOTICE**

In accordance with s.6.17 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.

<b>Urgent Business Checklist</b>	<b>YES</b>	<b>NO</b>
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 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 a General Manager Previously?		

## 19 CONFIDENTIAL ITEMS

### COUNCIL MOTION

That Council considers confidential report(s) in a meeting closed to the public in accordance with Section 275(1) of the *Local Government Regulation 2012*:

#### 19.1 Proposed Environmental Major Amendment Package (04/19)

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 Australian Industry Trade College - 233 Middle Street Cleveland

This matter is considered to be confidential under Section 275(1)(e) and (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 contracts proposed to be made by it and 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.

#### 19.3 Delegated Authority - Recyclable Material Recovery Services

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