



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 4 November 2015
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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

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

1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 21 OCTOBER 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 21 October 2015.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING

At the General Meeting of 7 October 2015, Council resolved that this item 'lie on the table'. This matter is listed as Item 11.1.1.

7 PUBLIC PARTICIPATION

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

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

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

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

The Councillor must—

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

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

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

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

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

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

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)****ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.1.1 LOCAL LAWS AMENDMENTS**

Objective Reference: A275496
Reports and Attachments (Archives)

Attachments: [Animal Management \(Amendment\) Subordinate Local Law \(No. 1\) 2015](#)
[Parking \(Amendment\) Subordinate Local Law \(No. 1\) 2015](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Jo Jones
Acting Group Manager Corporate Governance

Report Author: Tracey Cooke
Acting Governance and Policy Advisor

PURPOSE

The purpose of this report is to propose amendments and to initiate the process of amending, two subordinate local laws which came into effect on 1 July 2015.

BACKGROUND

At the General Meeting of 22 April 2015 Council adopted a set of new local laws which were developed under the State Model Local Law framework, and a set of new subordinate local laws specific to the requirements of Redland City.

1. At this meeting (Item 11.2.2 'Making of Local Laws') Council resolved to: '*Commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.*' The proposed amendments to *Subordinate Local Law No.2 (Animal Management) 2015* respond to this resolution. For the purpose of this report, this amendment will be referred to as the 'Koala Areas' amendment.
2. An internal request for an amendment to *Subordinate Local Law No. 5 (Parking) 2015* was received in September for the inclusion of an off-street regulated parking area (SL810075 and SP265130) located on Junner Street, Dunwich, and leased by Stradbroke Ferries Pty Ltd.

Councillor Workshops were held on 14 July 2015 and 8 September 2015 to consider and prioritise a number of proposed amendments to the new laws, and to review in detail the Koala Areas amendment.

It was agreed to give immediate priority to the Koala Areas amendment.

The remainder of local law amendments will be progressed at a later date.

ISSUES

Proposed Amendment – Koala Areas (SLL2)

At the Councillor Workshop held on 8 September 2015, Councillors reviewed Koala Area mapping and the requirements for dog owners in Koala Areas in the context of submissions received by Council during community consultation for the Model Local Law process.

Submissions were made supporting the expansion of identified Koala Area mapping to three new areas: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island (NSI) townships only (as Council's jurisdiction does not apply to a large proportion of NSI). Submissions were also made on the requirements for keeping a dog in a Koala Area.

Councillors considered a range of supporting data and factors, including the existing regulatory provisions for all dog owners in Redland City, regardless of whether they reside in a Koala Area. All dog owners must provide and maintain structures or facilities which facilitate the escape of koalas from the premises; and if a koala is on the land, protect the koala by restraining the dog until the koala has left, and confine the dog so the dog cannot attack the koala until the koala has left the land.

In line with the existing subordinate local law, for properties greater than 2000m² in the proposed new Koala Areas, the same provisions relating to dogs being tethered or confined between sunset and sunrise will apply.

Councillors agreed to propose three new areas for inclusion in Koala Area mapping: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island townships; and to initiate the process for amending the relevant subordinate local law, which includes community engagement. This report seeks to initiate that process.

Subordinate Local Law No.2 (Animal Management) 2015

Schedule 4B Koala Area mapping to be amended to insert maps containing three new proposed Koala Areas: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island townships.

Behaviour Change Program (Reduce Koala Mortality by Domestic Dog Attacks)

Councillors considered the potential impact and benefits of non-regulatory behaviour change mechanisms, and a proposed high value whole of City 'Behaviour Change Program' to reduce the koala mortality from domestic dog attacks.

Councillors agreed to proceed with the development and implementation of a City wide Behaviour Change Program for an initial three year period.

1. Proposed Amendment – Off-street regulated parking area (SLL5)

Stradbroke Ferries Pty Ltd has requested regulated parking enforcement of a parcel of land in Junner Street, Dunwich (SP265130 and SL810075). A regulated parking

agreement has been prepared in accordance with the *Transport Operations (Road Use Management) Act 1995*.

Council has similar arrangements in place to regulate other privately owned car parks within the City.

Subordinate Local Law No.5 (Parking) 2015

Schedule 2 Part 1, item 4 to be amended to insert the description and location of a new regulated parking area at Junner Street, Dunwich. Schedule 2 Part 2 to be amended to insert a new Map 4B.

Community Engagement

The report proposes that community engagement be conducted for both proposed amendments from 14 October 2015 for a period of 21 days. The consultation package will include:

- Public notice in Redland City Bulletin;
- Media release;
- Redland City Council website communication and online submission form;
- Printed submission forms for Customer Service Centres;
- Posters and flyers;
- Targeted communication to residents of three new proposed Koala Areas; and
- Display the public notice in Council's public office.

Anti-competitive provisions

No anti-competitive provisions have been identified in the proposed amendments to *Subordinate Local Law No.2* or *Subordinate Local Law No.5*.

STRATEGIC IMPLICATIONS

Legislative Requirements

This report is in accordance with the legislative requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*.

Risk Management

The risks associated with amending subordinate local laws are managed by conducting the process in accordance with the legislative requirements of the *Local Government Act 2009*, *Local Government Regulation 2012* and Council's adopted practice for amending local laws.

Financial

The main cost associated with the local law amendment process will be for conducting community engagement and public notification. This cost applies to both proposed amendments: Koala Areas; and off-street regulated parking. Funding has been included in the 2015/16 budget.

Funding for the design and implementation of a Behaviour Change Program to reduce koala mortality from domestic dog attacks will require a budget allocation and can be drawn down from the Environment Separate Charge Operation Reserve. It is estimated that the cost of the program could be in the vicinity of \$80,000 to \$200,000 over a three year period. It is proposed that an allocation of \$50,000 as part of the first budget review in the current financial year be made to design the program and further funding bids be made in subsequent years.

People

Internal consultation has occurred in relation to the proposed amendments. This has included both the content of the amendments and their implementation. Submissions from previous community consultation have been considered in drafting the Koala Area amendment.

Environmental

There are no direct environmental impacts associated with this report. There are environmental implications associated with the Koala Area amendment. The community will be asked to provide their views and feedback on this amendment when community engagement is undertaken.

Social

Local Government provides for good governance of their local government areas through two main channels – planning schemes and local laws. As such Council's local law amendments relate to all members of the Redland community. There are regulatory implications for the communities of Ferntree Park, St James's Park and the NSI townships in relation to the proposed Koala Areas amendment, if a person keeps a dog on a lot with an area of more than 2000m². There are regulatory implications for users of the proposed new off-street regulated car park at Junner Street, Dunwich.

Alignment with Council's Policy and Plans

The process for making and initiating local law amendments and the associated recommendations of this report are in accordance with the local law making process adopted by Council by resolution. The process is also in keeping with *Council's Corporate Plan 2015-2020* Strategy 8, Inclusive and Ethical Governance.

CONSULTATION

In developing the proposed subordinate local law amendments and community engagement schedule, consultation has occurred with:

1. Elected representatives;
2. Environment and Regulation Group Officers;
3. Communications, Engagement and Tourism Group officers;
4. All other relevant operational areas of Council;
5. King and Company Solicitors; and
6. Redland City residents via submitters to previous Model Local Law process.

Community engagement will be conducted as previously outlined in this report.

OPTIONS

1. To accept the recommendations of this report and to:
 - a. Propose to make *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015*;
 - b. Develop and implement a City wide Behaviour Change Program to reduce koala mortality from domestic dog attacks with external consultants for an initial period of three years, subject to allocation of funds through the normal budgetary process;

- c. Propose to make *Parking (Amendment) Subordinate Local Law (No. 1) 2015*; and
 - d. Enter into an agreement with Stradbroke Ferries Pty Ltd to enforce the local law provisions about car parking at Junner Street, Dunwich.
2. To accept the recommendations of this report with further amendments to the subordinate local laws.
 3. To not accept the recommendations of this report.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. Propose to make Animal Management (Amendment) Subordinate Local Law (No. 1) 2015;
2. Develop and implement a City-wide Behaviour Change Program to reduce koala mortality from domestic dog attacks with appropriate resources for an initial period of three years, subject to the allocation of funds through the normal budgetary process;
3. Propose to make Parking (Amendment) Subordinate Local Law (No. 1) 2015;
4. Enter into an agreement with Stradbroke Ferries Pty Ltd to enforce the local law provisions about car parking at Junner Street, Dunwich; and
5. Undertake a twenty-one day period of community consultation, with regard to both proposed subordinate local law amendments, commencing 14th October 2015, as detailed in this report.

PROCEDURAL MOTION AT GENERAL MEETING 7 OCTOBER 2015

Moved by: Cr M Elliott

That this item lie on the table.

CARRIED 10/0

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

Cr Boglary was absent from the meeting.

ADDENDUM (20.10.15)

At the General Meeting on 7 October 2015, a procedural motion was put by Cr Elliott to have this item lie on the table to allow mapping to be developed for a proposed addition to the Koala Areas.

Revised Maps 1 and 2 and an additional Map 2I, showing a proposed new Koala Area around The Grove and Pinecone Place, Thornlands, are included for consideration (Attachment 1).

The revised resolution also proposes a new commencement date for community consultation.

REVISED OFFICER'S RECOMMENDATION

Attachment 1: [Animal Management \(Amendment\) Subordinate Local Law \(No.1\) 2015 including revised Maps 1 and 2, and additional Map 2](#)

That Council resolves to:

1. Propose to make Animal Management (Amendment) Subordinate Local Law (No. 1) 2015, as outlined in the attachment to this addendum;
2. Develop and implement a City-wide Behaviour Change Program to reduce koala mortality from domestic dog attacks with appropriate resources for an initial period of three years, subject to the allocation of funds through the normal budgetary process;
3. Propose to make Parking (Amendment) Subordinate Local Law (No. 1) 2015, as outlined in the attachment to the original report dated 7 October 2015;
4. Enter into an agreement with Stradbroke Ferries Pty Ltd to enforce the local law provisions about car parking at Junner Street, Dunwich; and
5. Undertake a twenty-one day period of community consultation, with regard to both proposed subordinate local law amendments, commencing 11th November 2015.

**Redland City Council
Animal Management (Amendment) Subordinate Local Law
(No. 1) 2015**

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2 Subordinate local law amended1

Part 2 Amendments to subordinate local law.....2

3 Amendment of sch 4B (Koala areas).....2

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015*.

2 Subordinate local law amended

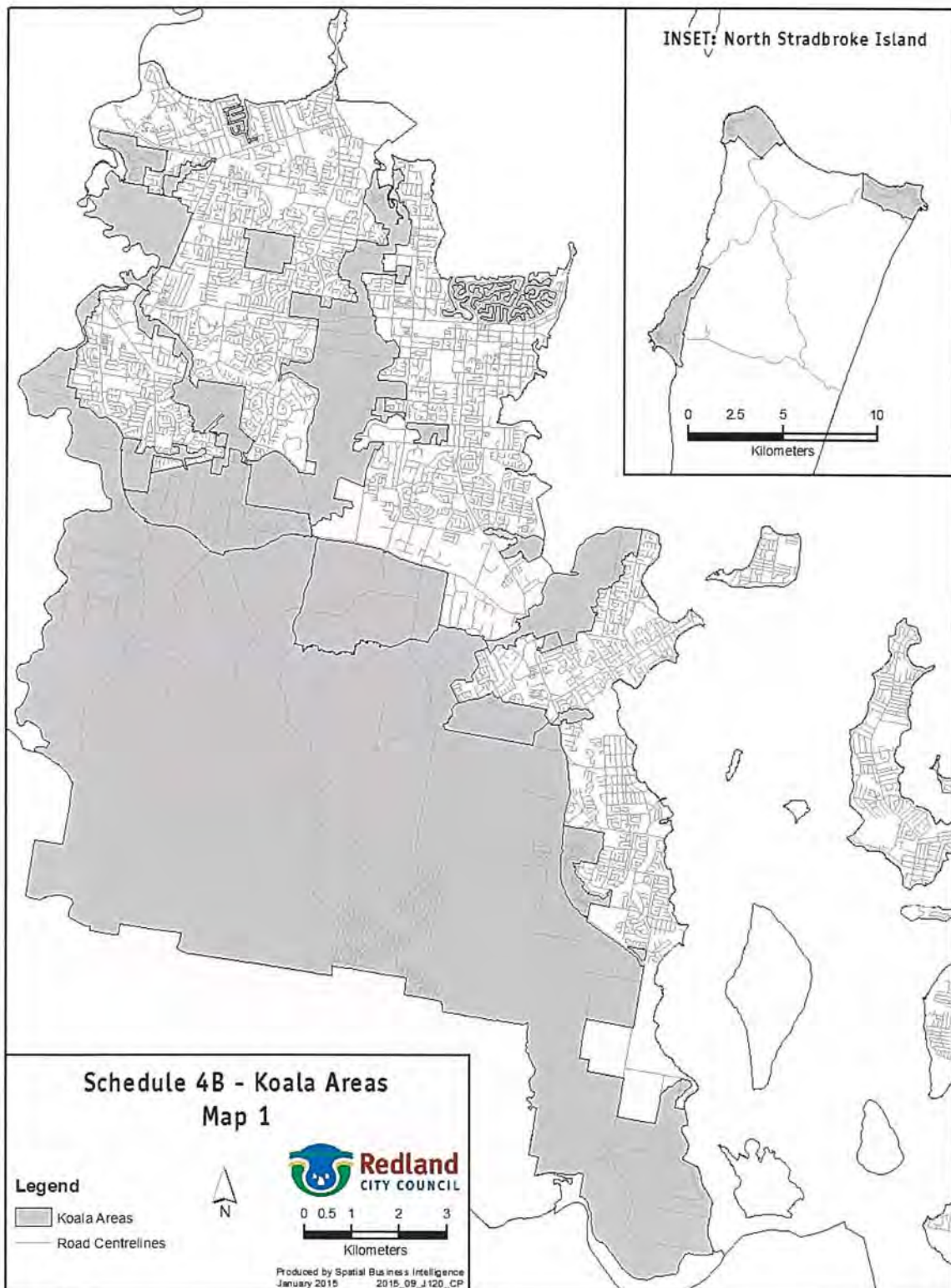
This subordinate local law amends *Subordinate Local Law No. 2 (Animal Management) 2015*.

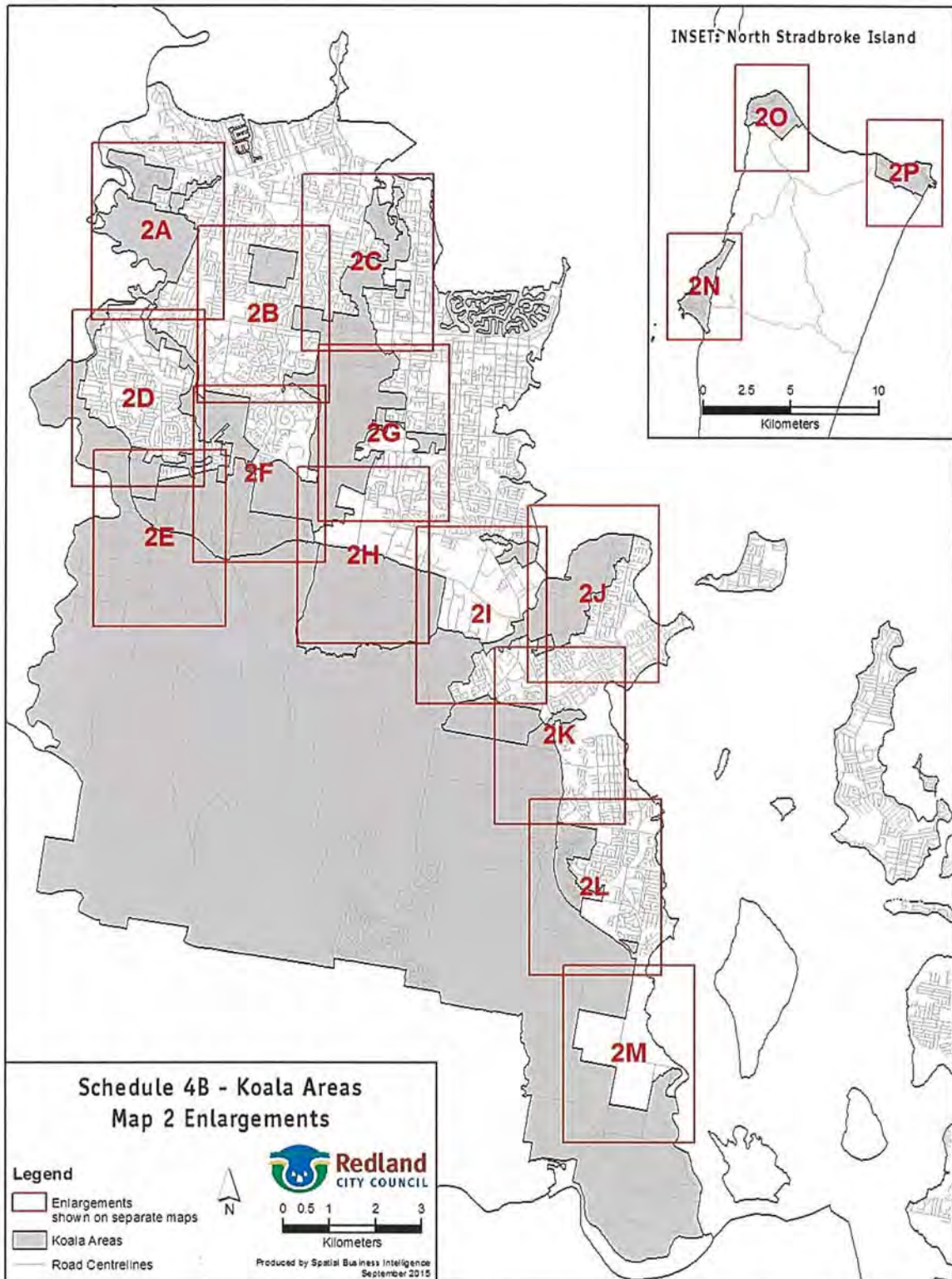
Part 2 Amendments to subordinate local law

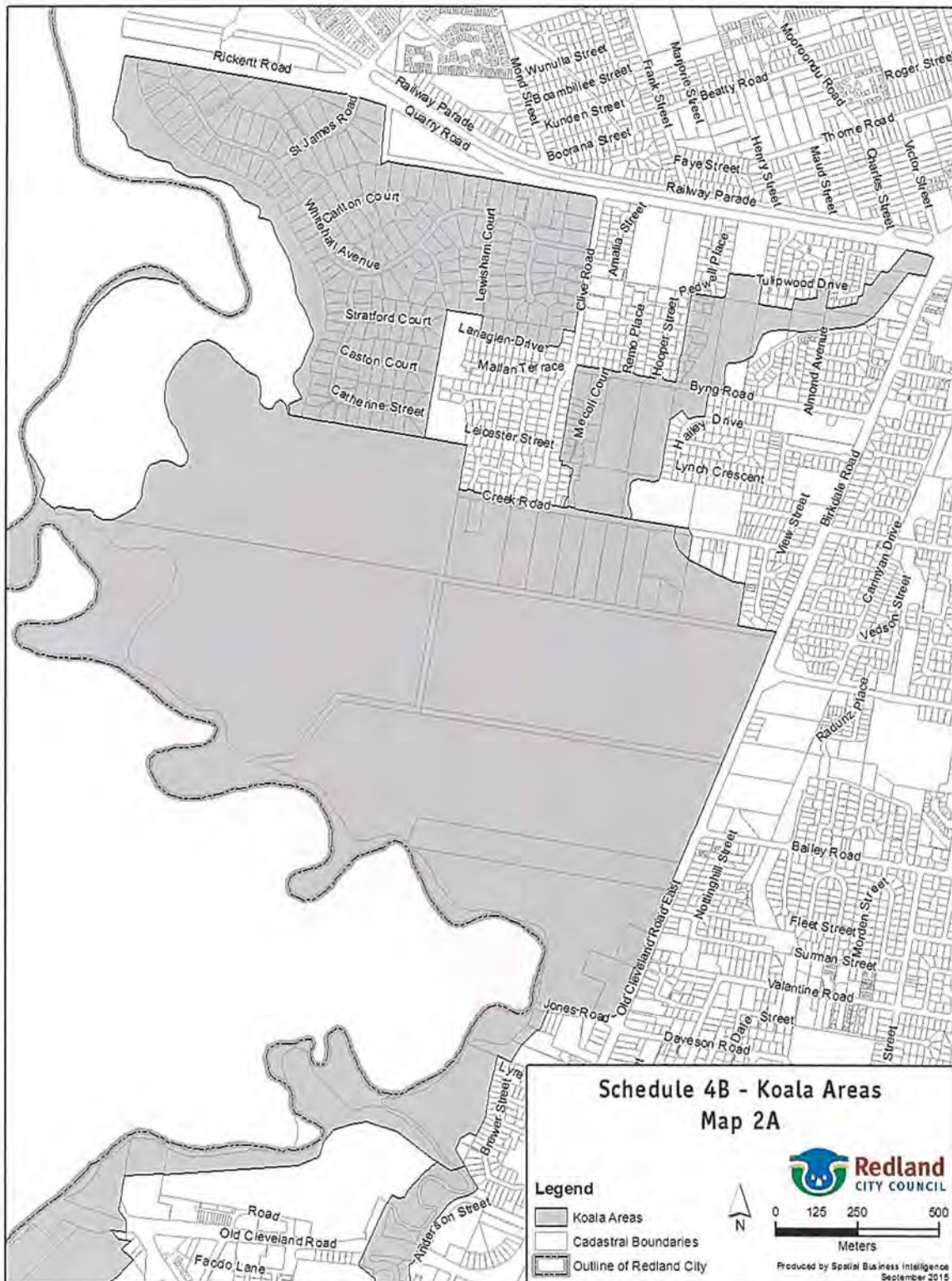
3 Amendment of sch 4B (Koala areas)

- (1) Schedule 4B, map 1, map 2 Enlargements, map 2A, map 2D, map 2E, map 2F and map 2H—

omit, insert—







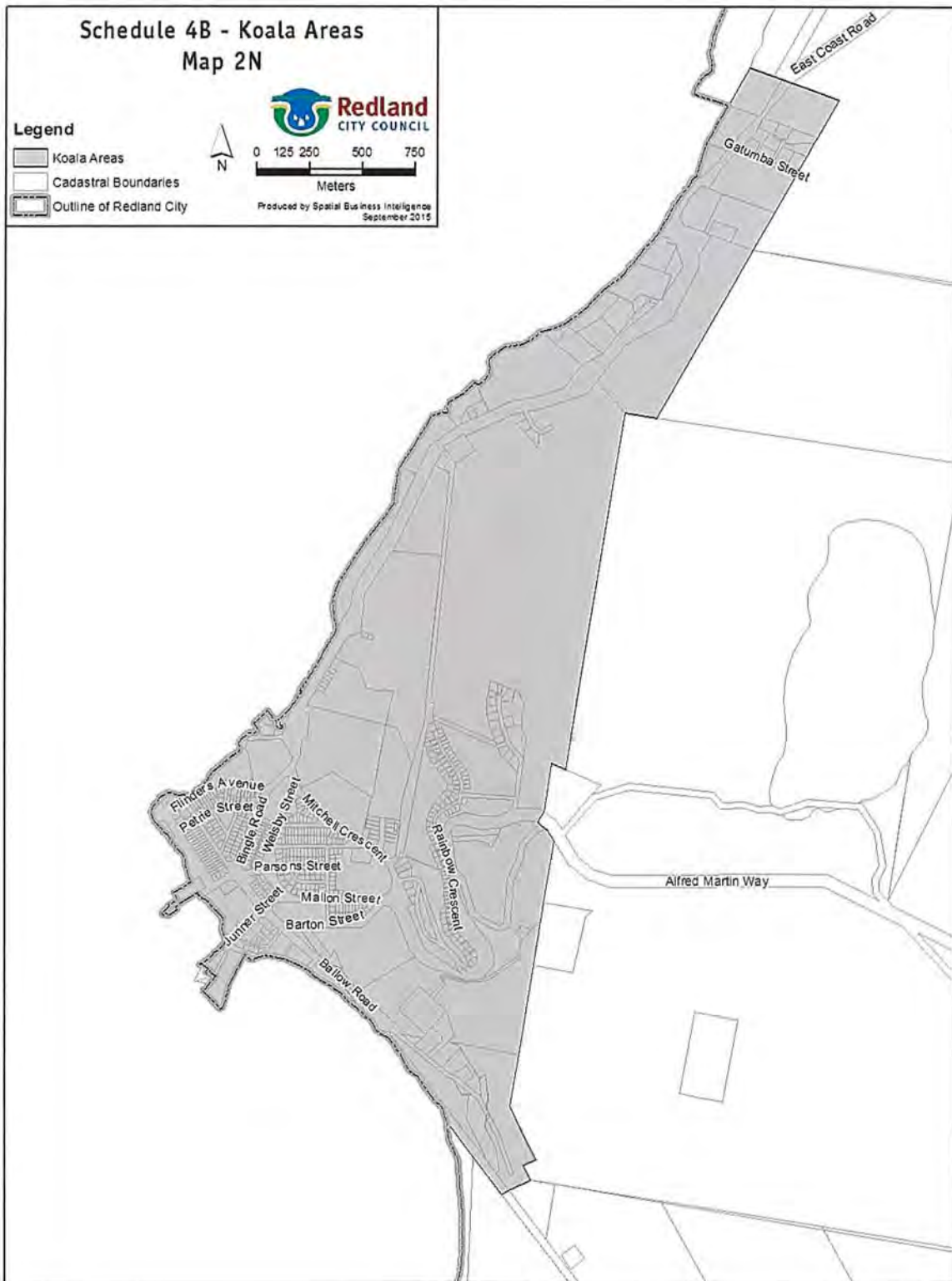


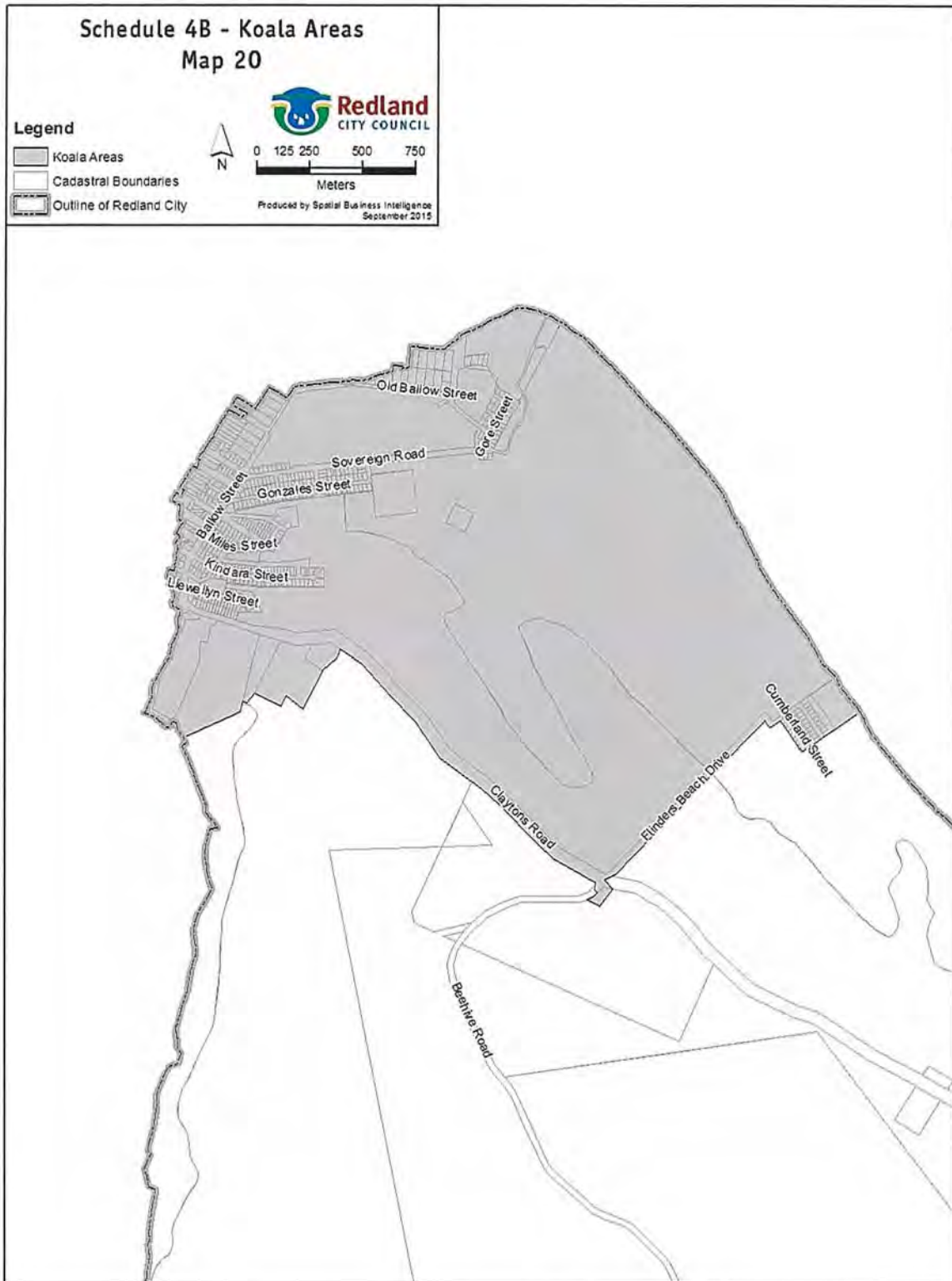


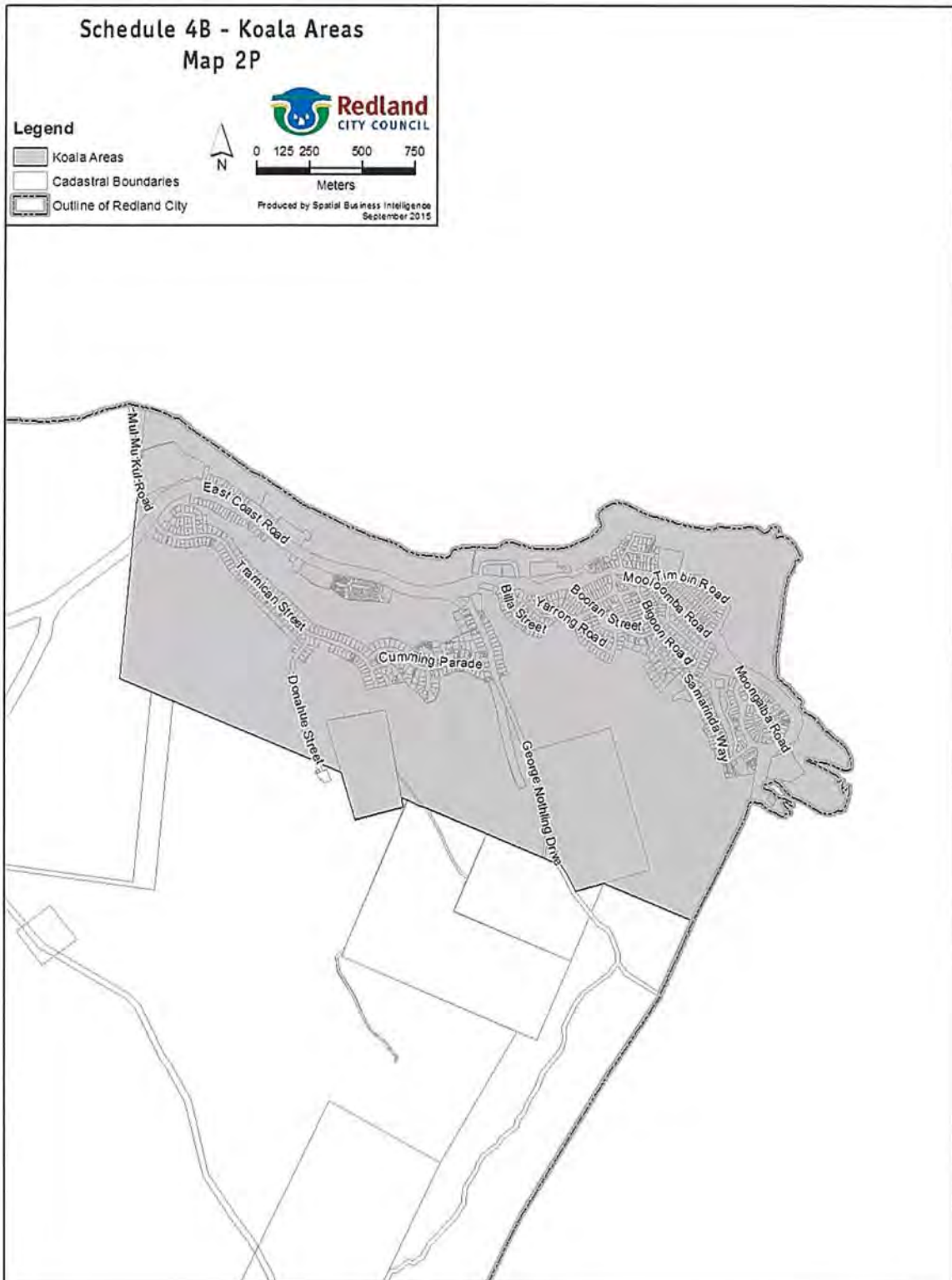




(2) Schedule 4B, after map 2M—
insert—







This and the preceding 12 pages bearing my initials is a certified copy of *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of 2015.

.....
Chief Executive Officer

**Redland City Council
Parking (Amendment) Subordinate Local Law (No. 1) 2015**

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Part 1 Preliminary.....1

1 Short title.....1

2 Subordinate local law amended1

Part 2 Amendments to subordinate local law.....1

3 Amendment of sch 2 (Declaration of off-street regulated parking areas).....1

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Parking (Amendment) Subordinate Local Law (No. 1) 2015*.

2 Subordinate local law amended

This subordinate local law amends *Subordinate Local Law No. 5 (Parking) 2015*.

Part 2 Amendments to subordinate local law

3 Amendment of sch 2 (Declaration of off-street regulated parking areas)

(1) Schedule 2, part 1, after item 4—

insert—

,

Junner Street Ferry Terminal car park as identified in schedule 2, part 2.	4B	Junner Street Ferry Terminal car park, Dunwich, North Stradbroke Island.
--	----	--

?

- (2) Schedule 2, part 2, after map 4A—
insert—

Map 4B



This and the preceding 2 pages bearing my initials is a certified copy of *Parking (Amendment) Subordinate Local Law (No. 1) 2015* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the _____ day of _____ 2015.

.....
Chief Executive Officer

**Redland City Council
Animal Management (Amendment) Subordinate Local Law
(No. 1) 2015**

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Part 1 Preliminary.....1

1 Short title.....1

2 Subordinate local law amended1

Part 2 Amendments to subordinate local law.....2

3 Amendment of sch 4B (Koala areas).....2

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015*.

2 Subordinate local law amended

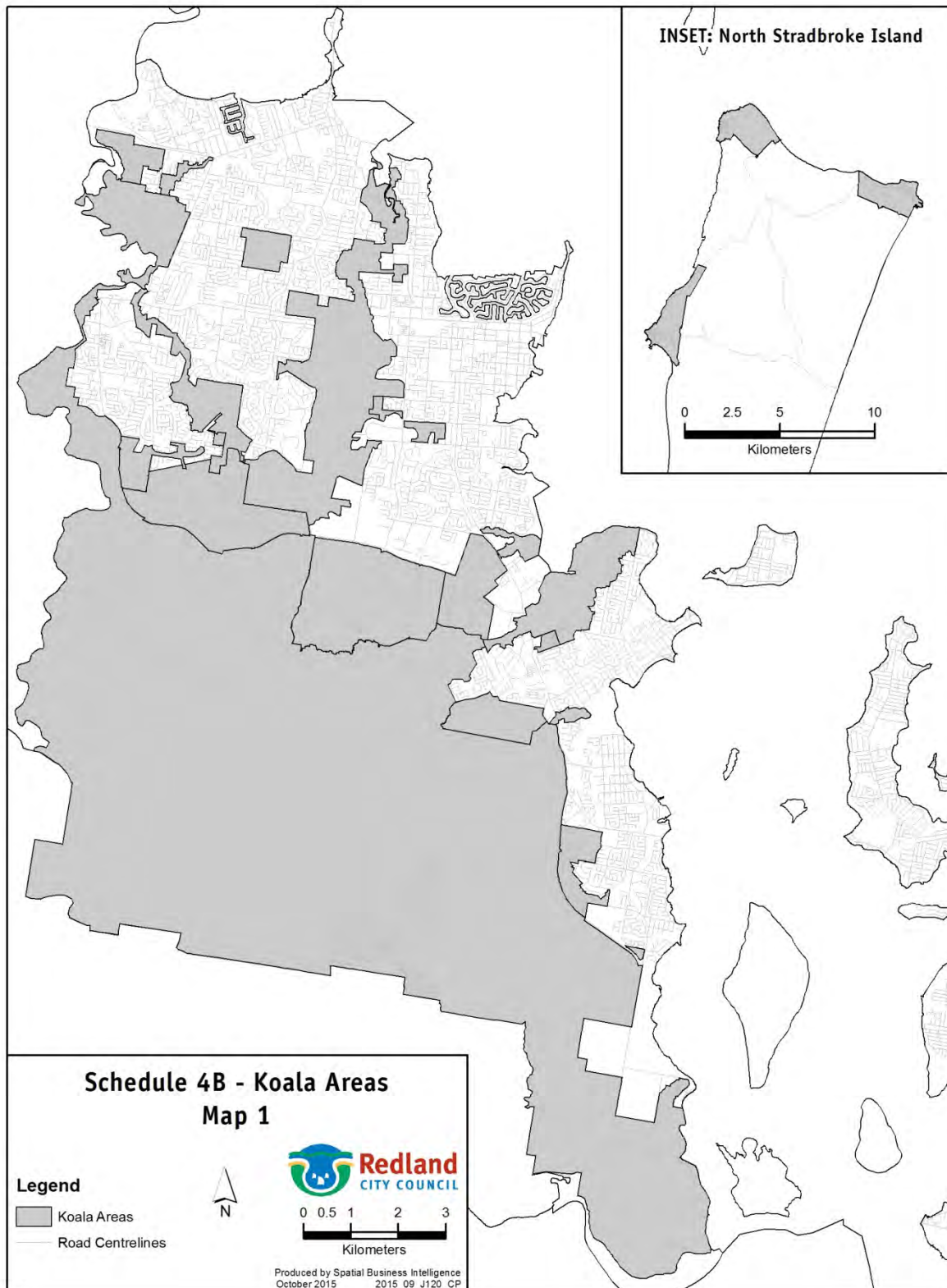
This subordinate local law amends *Subordinate Local Law No. 2 (Animal Management) 2015*.

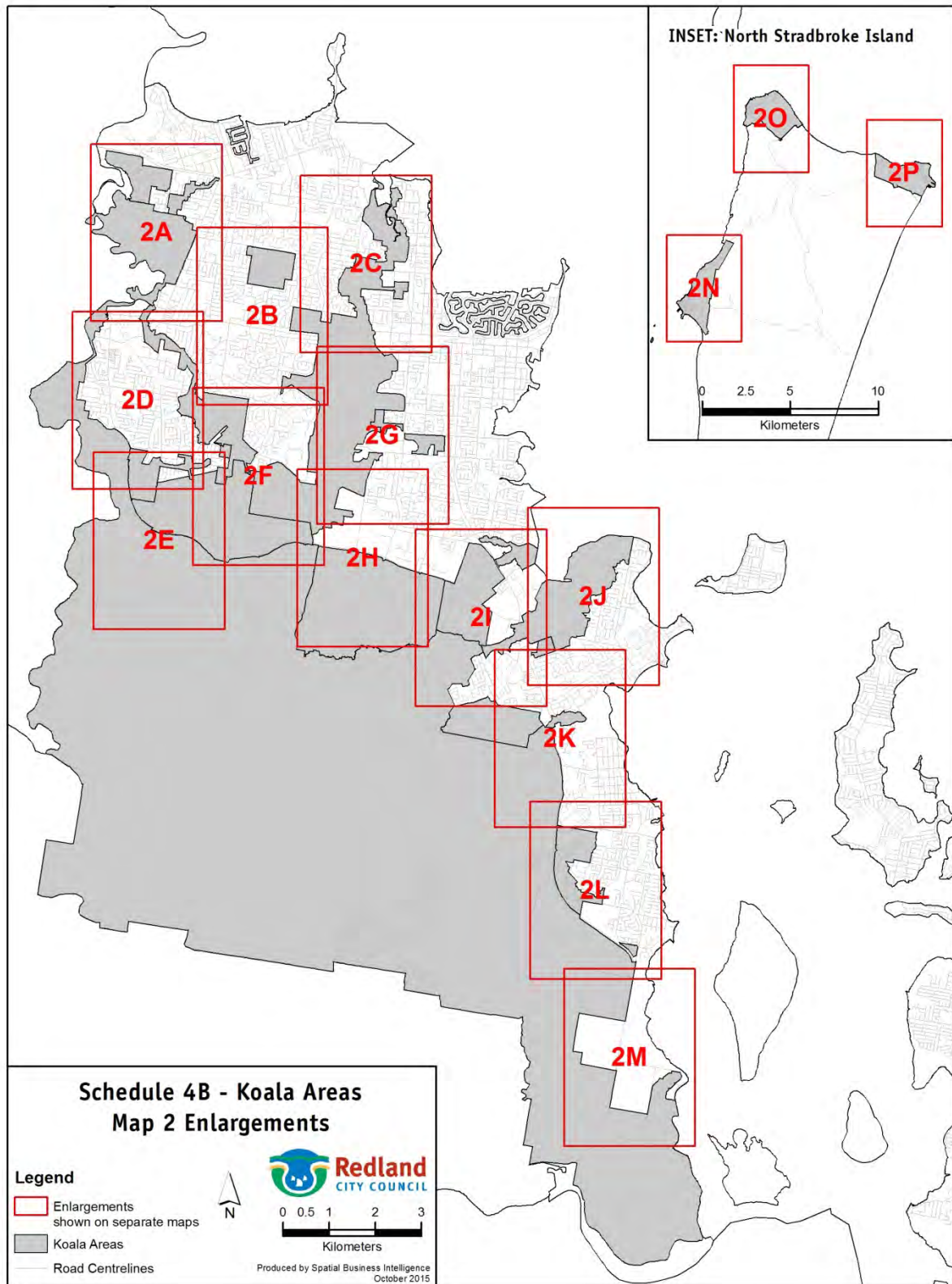
Part 2 Amendments to subordinate local law

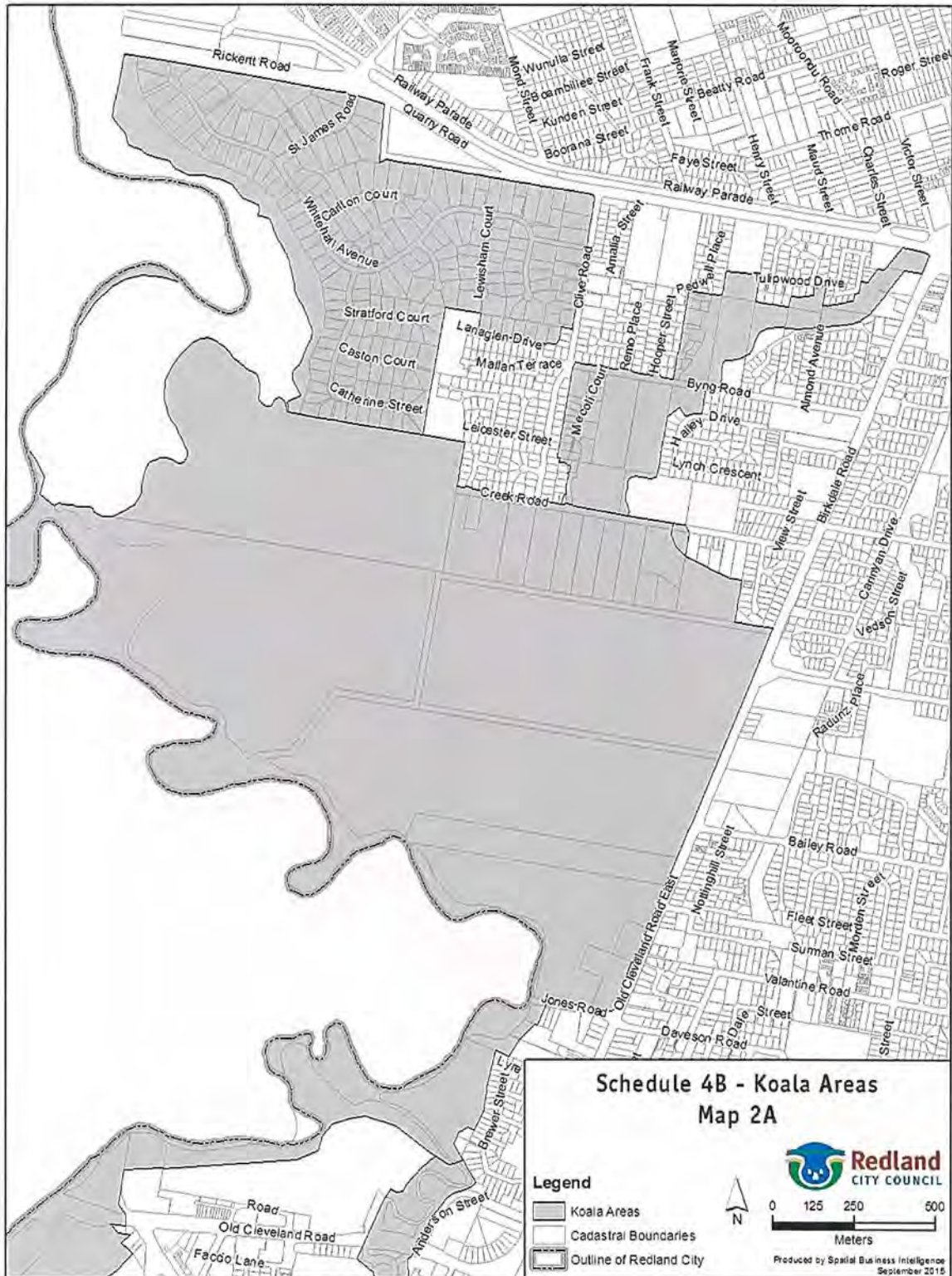
3 Amendment of sch 4B (Koala areas)

- (1) Schedule 4B, map 1, map 2 Enlargements, map 2A, map 2D, map 2E, map 2F, map 2H and map 2I—

omit, insert—









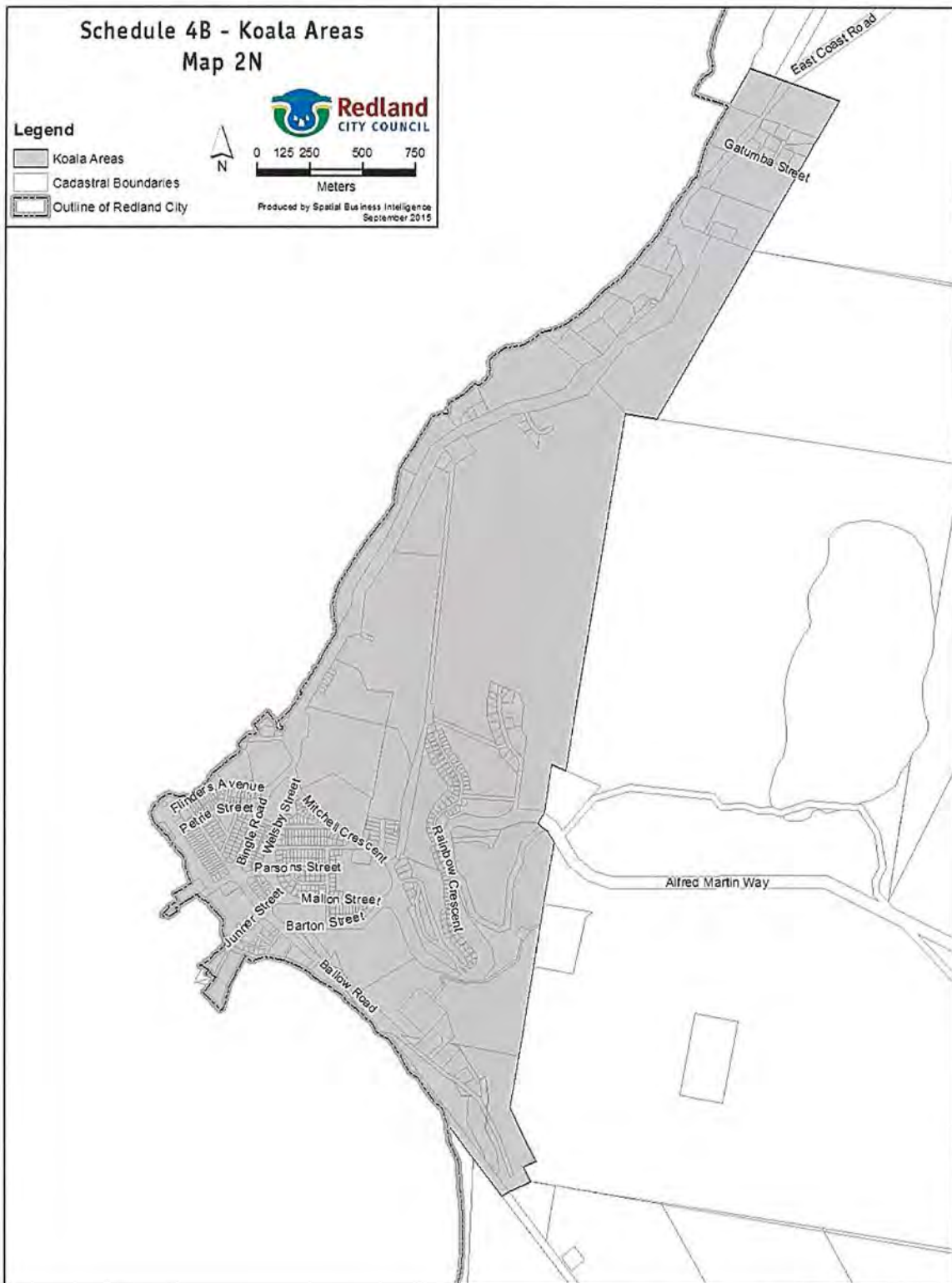


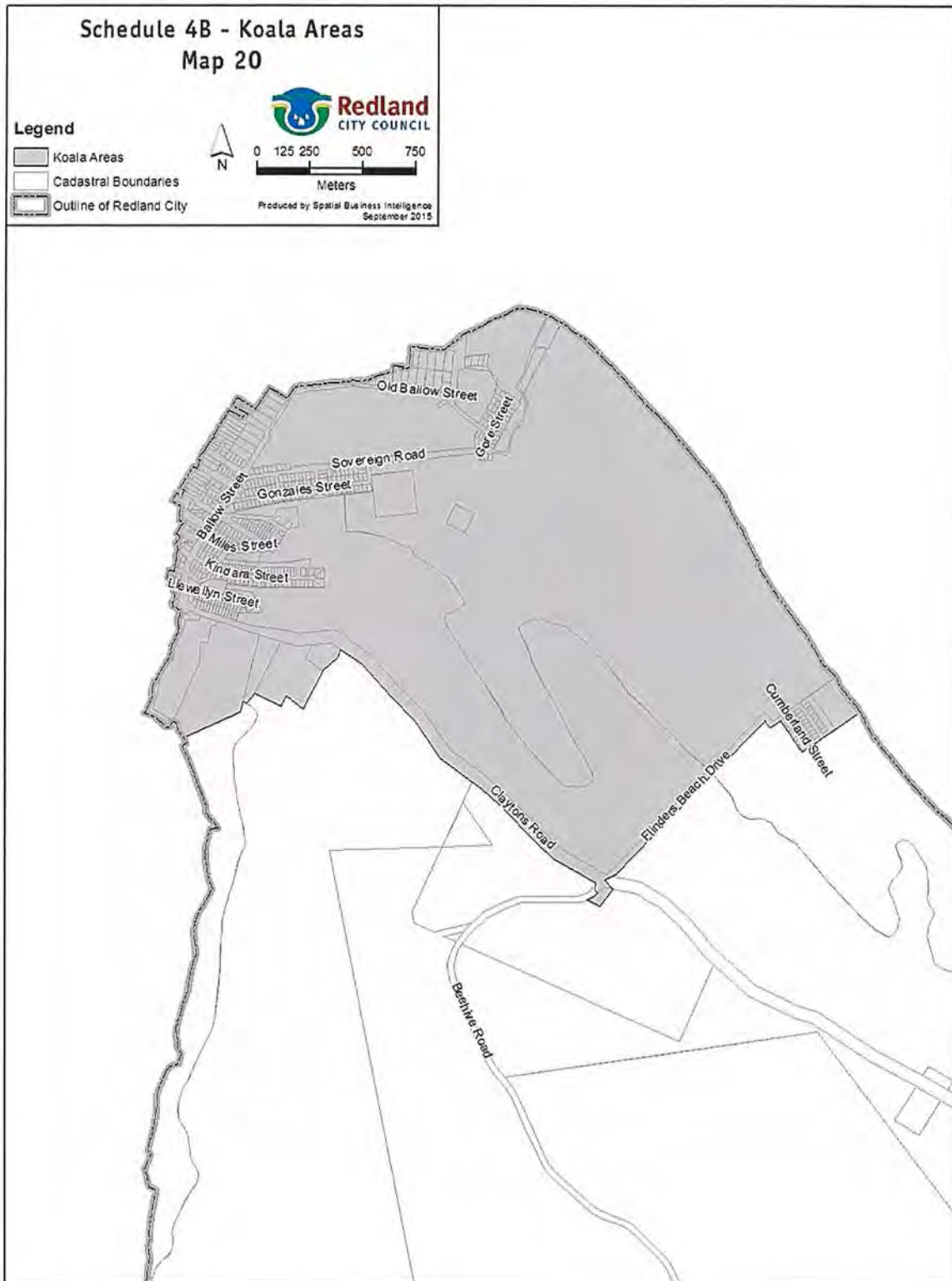


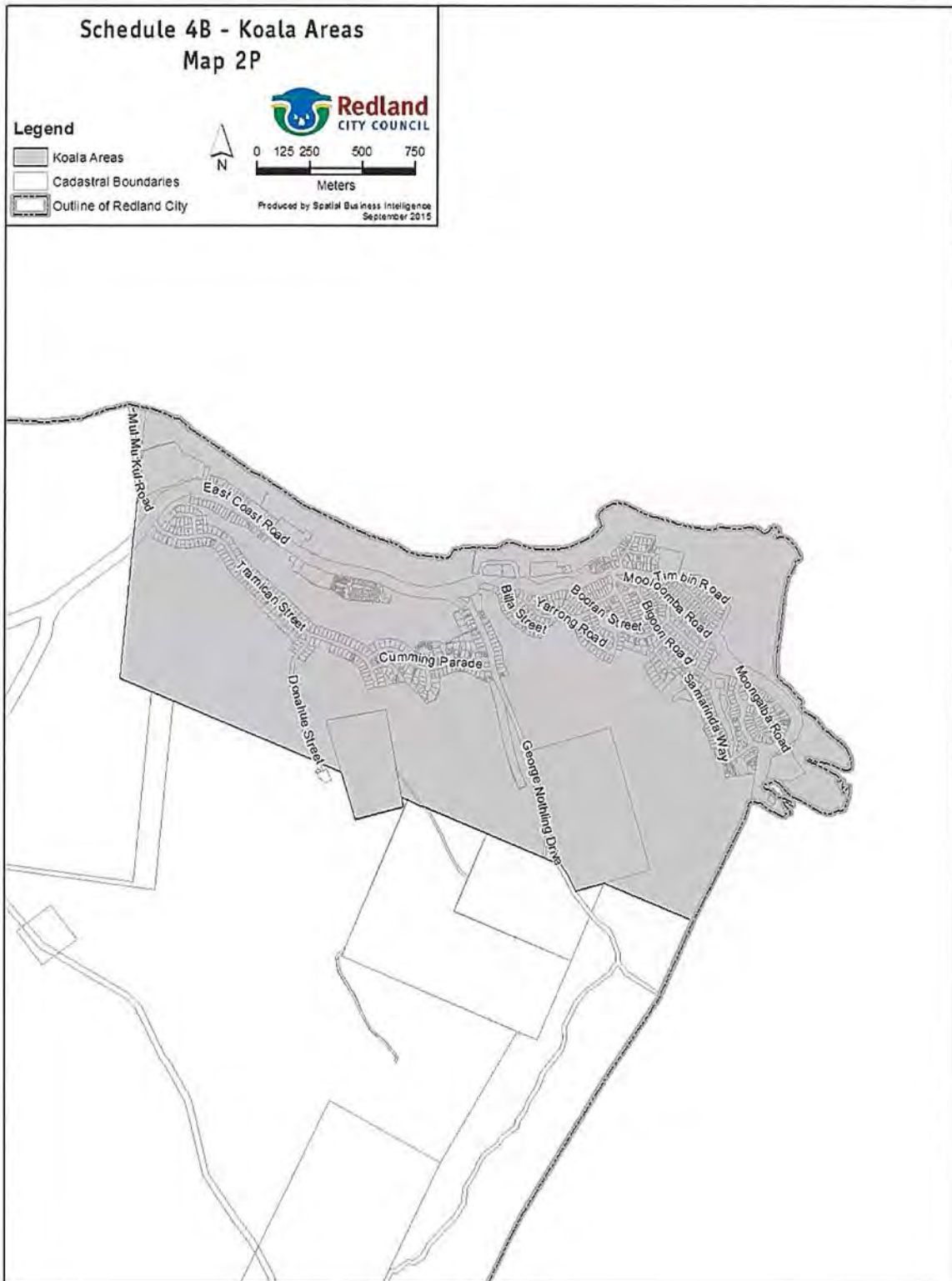




(2) Schedule 4B, after map 2M—
insert—







This and the preceding 13 pages bearing my initials is a certified copy of *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of 2015.

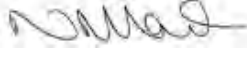
.....
Chief Executive Officer

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11.1.2 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT SEPTEMBER 2015

Objective Reference: A299667
Reports and Attachments (Archives)

Attachment: [Operational Plan Quarterly Performance Report September 2015](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer/Author: Jo Jones
Acting Group Manager Corporate Governance

PURPOSE

The purpose of this report is to provide a progress report against the Operational Plan 2015/16 for the first quarter from 1 July to 30 September, 2015. This report is the first report for the Operational Plan 2015/16.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an Operational Plan each year.

The Operational Plan 2015/16 forms an important part of Council's strategic planning and sets out the work Council planned to deliver towards achievement of the Corporate Plan 2015-2020.

The Act also requires the Chief Executive Officer to present a written assessment of the Council's progress towards implementing the annual operational plan at meetings of Council, at least quarterly.

ISSUES

The report provides a status update for each project, together with a comment outlining progress for the quarter. The information in the report has been provided by the responsible departments for each project.

Projects	Number
Completed	5
On Track	67
Monitor	8
Concern	2
Cancelled	0
Total	82

There have been a number of minor changes since the adoption of the Operational Plan 2015/16 on 3 June 2015. Changes are listed below:

1. Group name change from Planning Scheme Review to Economic Sustainability & Major Projects.
2. Group name change from Priority Developments Project to Redlands Investment Corporation.
3. Activity 1.1.1 '*Maintain* Council owned water bodies' amended to '*Monitor* Council owned water bodies'.
4. Activities 2.1.3, 2.2.1, 5.1.2, 5.2.1, 6.1.1, 6.1.2, 6.3.1, 6.5.1, 7.4.1 are now the responsibility of Economic Sustainability & Major Projects.
5. Activity 7.1.1 Implement Redland Libraries Strategy, program name change from 'Best Start' to 'First 5 Forever'.
6. Activity 8.2.1 Integrated asset management solutions is now the responsibility of Financial Services.

The above changes have been incorporated into the attached Operational Plan quarterly Performance Report September 2015. However Council approval is required to amend the adopted Operational Plan 2015/16.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2015/16 is an important statutory plan which sets out Council's plans to deliver the Corporate Plan 2015-2020 to achieve the vision, outcomes and goals of the Redlands 2030 Community Plan. The Operational Plan 2015/16 includes a wide range of projects which directly contribute to the delivery of Council's agreed outcomes. Tracking progress against this plan provides a useful assessment of Council's performance in delivering against its plans.

The Local Government Regulation 2012 (section 174) states that "*the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more than 3 months*". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

Risk Management

The risk of not delivering against Council's operational plan is that Council does not achieve the commitments set out in the longer term corporate and community plans. Each project would have associated risks which would be managed by the relevant area of Council.

Financial

The Operational Plan 2015/16 is funded from the annual budget.

People

Projects listed in the Operational Plan 2015/16 are managed by the individual area in Council responsible for the project. The status and comments of projects in the attached report have been provided by the relevant officer for each project and compiled by Council's Corporate Governance Group. Although delivery of the plan

itself is dependent on staff resources and some projects relate to people issues, there are no direct impacts on people resulting from this report.

Environmental

Some projects within the Operational Plan 2015/16 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

Social

Some projects within the Operational Plan 2015/16 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

Alignment with Council's Policy and Plans

Council's Operational Plan 2015/16 outlines planned activities and projects against the eight outcomes in the Corporate Plan 2015-2020. As such, it is a key planning document and consistent with both the Corporate Plan 2015-2020 and the Redlands 2030 Community Plan.

CONSULTATION

The Corporate Governance Group has prepared the attached report in consultation with relevant officers and managers within Council. The status and comments have been provided by the officers involved in delivering the particular projects within the Operational Plan 2015/16.

OPTIONS

1. That Council resolves to note the Quarterly Operational Plan Performance Report for September 2015 and approves the changes to the Operational Plan 2015/16 listed in this report.
2. That Council requests additional information in relation to the proposed changes to the Operational Plan 2015/16 or the attached progress report.

OFFICER'S RECOMMENDATION

That Council resolves to note the Quarterly Operational Plan Performance Report for September 2015 and approves the changes to the Operational Plan 2015/16 listed in this report.



Operational Plan 2015 - 16

September 2015



Summary

Outcome	Complete	On Track	Monitor	Concern	Cancelled	Total
1 Healthy natural environment	0	11	1	0	0	12
2 Green living	0	9	0	0	0	9
3 Embracing the bay	1	9	0	0	0	10
4 Quandamooka Country	1	4	1	1	0	7
5 Wise planning and design	0	7	2	0	0	9
6 Supportive and vibrant economy	2	6	1	0	0	9
7 Strong and connected communities	1	8	1	0	0	10
8 Inclusive and ethical governance	0	13	2	1	0	16
Total:	5	67	8	2	0	82

On Track:

The project is progressing on time and on budget and is on track for delivery by 30 June, 2016.

Monitor:

There are issues with timeframes and/or budget but it is still expected that with close monitoring the project can be delivered by 30 June, 2016.

Concern:

There are significant delays or budget issues and it is unlikely that the project will be delivered by 30 June, 2016.

1. Healthy natural environment

Strategies

1.1 Redland City's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.

1.2 Threatened species are maintained and protected, including the vulnerable koala species.

1.3 Community and private landholder stewardship of natural assets increases.

1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

Project	Op Plan Ref	Lead	Status	Comment
S Rehabilitate riparian corridors on Council land to prevent entry of sediments and nutrients to waterways.	1.1.2	City Spaces	On Track	Works are currently being undertaken across the City including weed control, revegetation projects and track construction and maintenance.
S Create new maps for conservation areas with horse, bike, walking and canoe trails and upload new web pages for easy public access.	1.4.1	City Spaces	On Track	No extra mapping included on website in September.
S Improve parking access safety at four popular conservation areas, and update interpretive information and signage.	1.4.2	City Spaces	On Track	Enhancing the Visitor Experience 10 year program includes a number of parking and accessibility actions to be developed (costed and prioritised) and is awaiting sign off from senior managers and adoption through a report to Council in November.
S Investigate and monitor water bodies to improve conditions and prevent downstream inputs of sediments and nutrients.	1.1.1	Environment & Regulation	On Track	Working with students from Griffith University to evaluate options to decommission inherited water bodies and restore natural stream conditions.
S Promote and facilitate recruitment and participation in bushcare activities.	1.1.3	Environment & Regulation	On Track	Bushcare Major Day out hosted at IndigiScapes on 12 September 2015. Four Bushcare Group Open Days hosted and two Trees for Weeds days at IndigiScapes and NSI\SMBI.
S Coordinate major community plantings and partner with conservation groups to undertake restoration activities.	1.1.4	Environment & Regulation	On Track	Plantings facilitated with Australian Koala Foundation volunteers and Clear Horizon Volunteers at IndigiScapes, Greater Glider reserve, and Capalaba College students at School Roads.
S Undertake works with community bushland care groups in threatened ecological communities and community planting for koalas and glossy black cockatoos.	1.2.1	Environment & Regulation	On Track	Glossy Black Cockatoo planting undertaken on Lamb Island with community volunteers.
S Provide community education programs for wildlife protection and management.	1.2.2	Environment & Regulation	On Track	First quarter education programs have focused on breeding animals including magpies, koala and bat colony movements. The Osprey breeding site at Wellington Point has also been a focus for education.

1. Healthy natural environment

Project	Op Plan Ref	Lead	Status	Comment
§ Monitor sites for threatened species.	1.2.3	Environment & Regulation	Monitor	Field investigations of Phiaus Australus undertaken on Coochiemudlo Island with representatives of Herbarium. Worked with landholders on photomonitoring private lands.
§ Review koala area provisions and mapping within Local Law 2 including consultation with community.	1.2.4	Environment & Regulation	On Track	Councillor workshop conducted in September and report presented to Council on 7 October. A further report is currently under development and is due to be considered by Council on 4 November.
§ Provide education programs and training events at IndigiScapes.	1.3.1	Environment & Regulation	On Track	Events to date include: Scar and Vetran Tree Workshop, contractor requirements for fauna care on building sites, Wonderwildlife Day (over 1000 participants) , Snake Awareness Workshop, Seak Unearth Explore Open Day, Early Learning Centres Waste Management Workshop, Sustainable Gardening Workshop, Nippon University of Veterinary and Animal Sciences.
§ Provide training program opportunities and property visits for private landholders managing their land for improved environmental outcomes.	1.3.2	Environment & Regulation	On Track	Scar Tree workshop hosted at IndigiScapes in September. Over 36 property visits undertaken to habitat protection program properties. Provided one weedbuster workshop during weedbuster week. Water bugs display at Kindilin family fun day.

2. Green living

Strategies

- 2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues.
- 2.2 Sustainable building design (including solar panels and water tanks) is supported through education and advocacy.
- 2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration.
- 2.4 Council and the community actively recycle and reduce waste.
- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

Project	Op Plan Ref	Lead	Status	Comment
S Monitor and review asset and service management plans for active and public transport infrastructure, to ensure all necessary community engagement, permits and approvals are in place to allow delivery of current and future capital and operational programs.	2.5.1	City Infrastructure	On Track	Proposed agreement from Translink to continue service to SMBI has been received and reported to Council for consideration. Disability Discrimination Act bus stop program 2015/16 is on track for procurement in November and planned delivery in latter part of this financial year. Non-financial elements of bus stop infrastructure asset and service management plan review has commenced.
S Undertake a joint investigation with Brisbane City Council and Department of Transport and Main Roads to develop an integrated transport plan that determines cross-boundary transport and infrastructure priorities for road and public transport.	2.5.2	City Infrastructure	On Track	Draft terms of references have been developed for advocacy committee and technical working group. Initial technical working group meeting held. Planning is currently underway for a joint advocacy and technical members meeting to be held on 19 November to workshop deliverables.
S Construction of 'in and out' trails to link the Bayview Staging Area to the existing trails in the Bayview Conservation Area.	2.5.3	City Spaces	On Track	Bayview conservation trails stage one will be completed by 12 October.
S Consider climate change issues in the new Redland City Plan, including safety and resilience to hazards, by managing risks as a result of storm tide inundation relating to changes associated with climate change.	2.1.3	Economic Sustainability & Major Projects	On Track	Relevant provisions are contained in the draft Redland City Plan 2015 which is currently out for public consultation.
S Include performance outcomes promoting a sub-tropical and climate responsive design character in the Redland City Plan residential zone codes.	2.2.1	Economic Sustainability & Major Projects	On Track	Relevant provisions are contained in the draft Redland City Plan 2015 which is currently out for public consultation.
S Undertake a comprehensive review of Council's Climate Change Action Plan in line with Council's new Green Living Policy Statement.	2.1.1	Environment & Regulation	On Track	Background research has commenced. A workshop has been held with Councillors on options for utilisation of renewable energy sources to meet corporate energy demand.

2. Green living

Project	Op Plan Ref	Lead	Status	Comment
S Investigate additional community garden spaces for the Runnymede site.	2.1.2	Environment & Regulation	On Track	Working with the developers of the Horizons development to investigate opportunities.
S Engineered landfill capping solution and rehabilitation of the approval area of Birkdale landfill remediation.	2.3.1	Water & Waste Infrastructure	On Track	Capping continued and drainage work commenced.
S Finalise development of the waste reduction and recycling plan (waste strategy).	2.4.1	Water & Waste Infrastructure	On Track	Draft strategy was produced and public consultation phase initiated.

3. Embracing the bay

Strategies

- 3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values.
- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.
- 3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather.
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.
- 3.5 Priority Development Areas support equitable outcomes for island residents, such as access to transport and facilities.

Project	Op Plan Ref	Lead	Status	Comment
S Monitor and review asset and service management plans for stormwater infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs to improve waterway health.	3.1.1	City Infrastructure	On Track	An audit of the citywide flood layer is being finalised for presentation to key internal planning and emergency services staff in October. Non-financial elements of stormwater quality asset and service management plan and stormwater drainage asset and service management plan review has commenced. Pre-planning is underway for Ross Creek Canal restoration project.
S Undertake development of a coastal adaptation strategic plan to establish high level policy for management of the extensive city coastline.	3.3.1	City Infrastructure	On Track	Shoreline erosion studies for Amity Point and Norfolk Beach have been completed. Coastal Adaptation Steering Committee meeting held on 30 July to review assessment framework model. Procurement of consultancy to prepare Amity Point shoreline erosion management plan has commenced.
S Monitor and review asset and service management plans for marine and canal infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs to improve access to waterways and the bay.	3.4.2	City Infrastructure	On Track	Non-financial elements of Marine Estate ASMP, Marine Infrastructure ASMP and Marine Foreshore ASMP review has commenced. Raby Bay Trial has progressed with installation of Geotech monitoring equipment. Aquatic Paradise dredging technical specification signed off for progress to procurement stage. Coochiemudlo jetty has been transferred from Department of Transport and Main Roads to Council.
S Promote and encourage safe use of bathing reserves at North Stradbroke Island.	3.4.1	City Spaces	On Track	September 2015 Main Beach 2015 - 8137 visitations, 8 rescues, 5 first aid treatments 2014 - 10914 visitations, 1 rescue, 6 first aid treatments Cylinder Beach 2015 - 22475 visitations, 3 rescues, 40 first aid treatments 2014 - 18433 visitations, 1 rescue, 35 first aid treatments Adder Rock 2015 - 7366 visitations, 0 rescues, 12 first aid treatments 2014 - 6291 visitations, 0 rescues, 5 first aid treatments

3. Embracing the bay

Project	Op Plan Ref	Lead	Status	Comment
§ Engage with the Healthy Waterways partnership to promote the values of the bay and publicise annual waterways ecosystem health conditions for the bay.	3.1.2	Environment & Regulation	On Track	Local waterways report card and regional report card scheduled for release in October 2015.
§ Implement healthy water play monitoring to ensure safe recreational use of the bay.	3.1.3	Environment & Regulation	Completed	Health and Environment Unit have commenced a regular recreational water monitoring program.
§ Finalise identification of opportunities for transport and services at Toondah Harbour and Weinam Creek.	3.2.1	Redlands Investment Corporation	On Track	Finalising agreement with Walker Corporation.
§ Undertake assessment and negotiate the Development Management Agreement that is prepared by the preferred developer in order to obtain approval from State and Council.	3.5.1	Redlands Investment Corporation	On Track	Finalising agreement with Walker Corporation.
§ Undertake the assessment and negotiate the Environmental Impact Study that is prepared by the preferred developer in order to obtain approval from State and Council.	3.5.2	Redlands Investment Corporation	On Track	Finalising agreement with Walker Corporation.
§ Assess development applications lodged by the preferred developer and negotiate outcomes in accordance with the Priority Development Area Scheme to decide the applications.	3.5.3	Redlands Investment Corporation	On Track	Developer expected to lodge application at the beginning of 2016 .

4. Quandamooka Country

Strategies

- 4.1 Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.
- 4.2 Council's and the community's respect and understanding of the Quandamooka peoples' relationship with their traditional land and waters continue to improve.
- 4.3 Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.
- 4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerribah) as a global eco-cultural tourism destination.

Project	Op Plan Ref	Lead	Status	Comment
S Promote Indigenous cultural tourism.	4.4.1	Communication, Engagement & Tourism	On Track	Council has worked closely with the Quandamooka Festival committee including the development and distribution of program of events, posters, flyers and banners. Council has also developed a sponsorship initiative that will ensure Quandamooka dancers are funded to perform at events across the city.
S Deliver the 'Pacific Tides' event and community workshops as part of the Quandamooka Festival.	4.2.2	Community & Cultural Services	Completed	The community workshops leading into the festival attracted 500 participants; with the festival day at Redland Performing Arts Centre (RPAC) attracting 4000 people. RPAC and surrounds were occupied by workshops and performing arts activities. The event saw the largest attendance in a single day since RPAC opened in 2008. As targeted in the event planning: Quandamooka artists, Pacific Islander artists and community groups celebrated the diversity and multi-cultural heritage of the City.
S Distribute information to staff to increase level of understanding and cultural awareness.	4.1.1	Corporate Governance	On Track	Quandamooka Estate - People of the Bay distributed to new employees at Corporate Orientation.
S Engage Quandamooka Yoolooburra Aboriginal Corporation (QYAC) to undertake two training sessions for Redland City Council staff and elected members.	4.1.2	Corporate Governance	On Track	Liaised with QYAC to schedule future Cultural Heritage training for 15 staff members.
S Observe protocols of Welcome to Country and the acknowledgement of Country.	4.2.1	Corporate Governance	On Track	Welcome to Country performed at Art of Reconciliation launch (4 August), NAIDOC Ambassadors morning tea (3 July & 27 July), Employment Strategy meeting (16 July) and at the Speakers' Forums (22 August & 12 September).
S Develop a Cultural Heritage policy and guideline in line with the draft Cultural Heritage Management Plan from QYAC.	C/F	Corporate Governance	Monitor	Indigenous Community Policy POL-3081 is under review. An accompanying guideline is under development and will address the requirement of consultation with QYAC regarding cultural heritage.

4. Quandamooka Country

Project	Op Plan Ref	Lead	Status	Comment
§ Develop and implement an Indigenous education, training and employment strategy and action plan.	4.3.1	Human Resources	Concern	First workshop held in July 2015 with key Council and QYAC stakeholders. Workshop explored key issues, challenges and opportunities for local Aboriginal and Torres Strait Islanders in context of education, training and employment. Follow-up session scheduled with QYAC in September was cancelled by QYAC. Council awaiting advice from QYAC for new meeting date. Council has met contract expenditure requirements but concerned about progress to-date.

5. Wise planning and design

Strategies

- 5.1 Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.
- 5.2 Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.
- 5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.
- 5.4 Regional collaboration and targeted advocacy drives external funding for key infrastructure upgrades and enhanced community outcomes.

Project	Op Plan Ref	Lead	Status	Comment
S Provide expert advice to internal and external stakeholders on transport, stormwater drainage and marine infrastructure networks by monitoring and reviewing asset and service management standards.	5.3.1	City Infrastructure	On Track	Weekly meetings held with Development Assessment to provide strategic advice on road, traffic and stormwater drainage network connectivity.
S Submit grant applications to secure external funding from State and Federal agencies for works that improve safety, usability and integration of the city's marine, road, public and active transport networks.	5.4.2	City Infrastructure	On Track	All current 2015/16 eligible projects have been submitted to appropriate bodies and programmes for funding. All projects (with the exception of Local Government Grants and Subsidies Program have been approved and are underway. Current total of \$6,666,733 to be received for current year projects to be delivered by 30 June 2016.
S Develop the amendment, financial sufficiency analysis and compliance review of the Local Government Infrastructure Plan.	5.1.1	City Planning & Assessment	Monitor	Ongoing development of draft Local Gov Infrastructure Plan. Consultant engaged in June to provide expert technical assistance, financial analysis & statutory 3rd party compliance reviews. Reviewed demographic forecasts received from Urbis for input in network infrastructure demand modelling and these have been corroborated by draft Treasury demographic forecasts. Project is potentially at risk due to delay in Treasury forecasts being finalised as part of regional plan review, now expected Jan 16.
S Deliver Development Concept Plan for the Commonwealth owned land in Birkdale.	5.2.2	City Planning & Assessment	On Track	Phase 1 - Birkdale Commonwealth Land Review completed and recently workshopped with Council on 22 September. Resolved that further discussions with Airservices Australia regarding the potential land use implications from the on-going operations of an aircraft navigation facility from the site, would be prioritised before commitments made to further works. Strategic Planning Unit currently in the process of advancing these discussions with Airservices Australia.

5. Wise planning and design

Project	Op Plan Ref	Lead	Status	Comment
§ Develop and deliver a comprehensive e-planning tool.	5.3.2	City Planning & Assessment	On Track	PLAN Browse module has been completed and released and is currently being used by customers to browse the draft City Plan during the plan consultation period. Work is now being finalised on the integration between Objective and the TRACK module (PD Online replacement). TRACK is expected to go live by December 2015. Work on the final two modules (LODGE and PLAN Enquire) will commence in 2016.
§ Implement agreed recommendations from the Infrastructure Charges Review Project.	C/F	City Planning & Assessment	Monitor	Property & Rating charges system solution delayed. A consultant has been engaged to assist with testing and training of Information Management staff. If testing is not successful, a new solution will need to be sourced.
§ Finalise completion of the new planning scheme for Redland City.	5.1.2	Economic Sustainability & Major Projects	On Track	Project is in public consultation stage and is currently on-track for completion.
§ Deliver Development Concept Plan for the Redlands Health and Wellness Precinct.	5.2.1	Economic Sustainability & Major Projects	On Track	Master Plan being prepared in conjunction with Queensland Health Metro South.
§ Undertake actions as required within Netserv Plan.	5.4.1	Water & Waste Infrastructure	On Track	Modelling completed and write up to follow.

6. Supportive and vibrant economy

Strategies

- 6.1 Council supports infrastructure that encourages business and tourism growth.
- 6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.
- 6.3 Council's involvement in the state government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjerribah).
- 6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.
- 6.5 Growth in key sectors identified in Council's economic development framework is supported through the development and implementation of action plans by the Industry Economic Development Advisory Board.
- 6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and the Weinam Creek PDA with a focus on economic growth.

Project	Op Plan Ref	Lead	Status	Comment
S Deliver and attract events to Redland City in accordance with the Events Strategy.	6.2.1	Communication, Engagement & Tourism	On Track	New events were attracted and held in Redland City including the Retro Eat Boutique Market and the Caravan, Camping, Boating & 4x4 Expo. These events attracted more than 26,000 people.
S Work with event organisers to streamline permits and processes with Council engagement.	6.2.2	Communication, Engagement & Tourism	On Track	Monthly meetings with event organisers continue and processes are becoming more streamlined, including the introduction of stakeholder meetings at the beginning of event applications.
S Advocate to the State, and where necessary, federal governments, to ensure funding is provided for infrastructure projects.	6.1.1	Economic Sustainability & Major Projects	On Track	Continue to advocate to State and federal governmentst for priority infrastructure funding.
S Revitalise Cleveland CBD area in conjunction with Priority Development Area development plans.	6.1.2	Economic Sustainability & Major Projects	On Track	Bloomfield Street park has been completed and officially opened. "Renew Cleveland" has been working to activate vacant central business district spaces and several commercial opportunities have been canvassed.
S Advocate to the state government to establish a definitive mine closure date for North Stradbroke Island.	6.3.1	Economic Sustainability & Major Projects	Completed	Queensland Government has confirmed mine closure date as 2019.
S Deliver an action plan for each of the industry and employment sectors represented on the Economic Development Advisory Board.	6.5.1	Economic Sustainability & Major Projects	On Track	Economic Development Advisory Board being established.
S Develop an operational structure for the Redlands Investment Corporation.	6.4.1	Redlands Investment Corporation	Completed	Operational structure has been finalised.

6. Supportive and vibrant economy

Project	Op Plan Ref	Lead	Status	Comment
S The developer of Toondah Harbour will need to obtain the required development approvals before development can commence. Council will complete the roles allocated to Council under the Economic Development Act Queensland.	6.6.1	Redlands Investment Corporation	On Track	Application has not yet been made.
S Undertake an Expression of Interest process and a Request for Proposal process to identify a Preferred Development Partner for the Weinam Creek Project.	C/F	Redlands Investment Corporation	Monitor	Walker Corporation to provide an updated Master Plan.

7. Strong and connected communities

Strategies

- 7.1 Festivals, event and activities bring together and support greater connectivity between cross-sections of the community.
- 7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and share use of, public spaces and facilities by groups for sporting, recreational and community activities.
- 7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.
- 7.4 Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape, and engage and recruit volunteers for Council projects.
- 7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

Project	Op Plan Ref	Lead	Status	Comment
S Improve the management of access to parks and facilities through implementation of a Venue Management System.	7.2.1	City Spaces	On Track	Six of 21 training days completed. Customised calendar features created and the configuration of the production system is on track. Next training sessions scheduled on 26, 27 and 28 October. Go live date set for February 2016.
S Conduct planning for the Surf Lifesaving Queensland Operations Hub and joint SES emergency response centre for Point Lookout, including Native Title and design relating to the establishment of a greenfield site located on East Coast Road.	C/F	City Spaces	Monitor	Project on hold until further notice. Further discussions required with Surf Lifesaving Queensland, QYAC and Council regarding long term planning for this project.
S Implement Redland Libraries Strategy and state government funded program 'First 5 Forever'.	7.1.1	Community & Cultural Services	On Track	The draft strategy 2015-2020 has been completed and is now at the consultation stage for feedback. The First 5 Forever program is being implemented. The professional development event for the Redlands is scheduled for November. This event will involve community health workers, speech pathologists, early learning specialists and library staff.
S Develop and launch Redland Libraries Connect program.	7.1.2	Community & Cultural Services	On Track	Redland Libraries Connect program includes grant money received from State Library of Queensland for two projects. Libraries 2 U program is to assist seniors in the community accessing library services remotely. The program is being conducted in partnership with Donald Simpson Centre, Redland District Committee on the Ageing and U3A. A second grant opportunity is pending for the Tech Savvy Queensland project, funded and supported by Telstra to assist older adults.

7. Strong and connected communities

Project	Op Plan Ref	Lead	Status	Comment
§ Implement new Redland Youth Strategy.	7.1.3	Community & Cultural Services	On Track	A draft five year Youth Strategy and Action Plan has been developed based on extensive consultation with young people, services providers and parents. The Redlands Youth Strategy will be presented to Council for adoption in November 2015.
§ Attract grant funding to Redland City for events and festivals that support creative arts and economic benefit.	7.3.1	Community & Cultural Services	Completed	Successfully received funding from the Queensland Government to deliver the Pacific Tides Initiative. \$60,000 from Arts Queensland's Backing Indigenous Arts program and \$5,000 from the Department of Communities, Child Safety and Disability Services through their Valuing Diversity Grants.
§ Conduct a joint exercise to test both the Disaster Management Plan and the Business Continuity Plan.	7.5.1	Disaster Planning & Operations	On Track	Following on from Exercise Connect in June 2015, additional training and has been conducted with Queensland Fire and Emergency Services to exercise parts of the Disaster Management Plan to prepare Emergency Operations Team for the coming fire and storm season.
§ Inform and prepare the community through community engagement and education.	7.5.2	Disaster Planning & Operations	On Track	Council has partnered with members of the Local Disaster Management Group to engage and inform the community about being prepared for the upcoming fire and storm seasons at a number of events including Redfest, The Blues Festival and the Stradbroke Island Emergency Services Day. Council is partnering with the Australian Red Cross, Queensland Fire and Emergency Services and the Church of the Latter Day Saints for the delivery of disaster preparedness brochures to residents of Redland City.
§ Develop and implement a Disaster Recovery Plan.	7.5.3	Disaster Planning & Operations	On Track	The development of the Disaster Recovery Plan is in its final stages and is anticipated to be completed by the end of Decemeber 2015.
§ Investigate options for a Disaster Management Hub.	7.5.4	Disaster Planning & Operations	On Track	Investigations are progressing in the development of a Disaster Management Hub that will be a one-stop-shop for disaster preparedness, response and recovery information.

8. Inclusive and ethical governance

Strategies

- 8.1 Council's Information Management Strategy and technology systems are engineered to increase efficiency and provide excellent customer service outcomes.
- 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.
- 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.
- 8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.
- 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.

Project	Op Plan Ref	Lead	Status	Comment
S Achieve a return on training and coaching investment through increased knowledge and involvement for staff and leaders who are responsible to deliver improvements that improve customer value.	8.4.3	Business Transformation	On Track	An additional 51 staff were trained this quarter in Lean basics which equates to one third of the organisation trained. The WinLog stands at a savings of 3,450 hours of staff time and 4,777 hours saved to the community with a total savings of \$230,000. The team has been working closely with group managers along with Change Management Unit to ensure the objectives are embedded in the roll-out of all business.
S Monitor and review asset and service management plans for roads and bridges, car parks, traffic facilities and street lighting infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs.	8.2.2	City Infrastructure	On Track	Roads and Bridges asset and service management plan, Car Park asset and service management plan, Footpaths and Cycleways asset and service management plan and Traffic Facilities & Street Lighting asset and service management plan reviews have commenced.
S Implement a planning and development portal.	8.1.4	City Planning & Assessment	Monitor	This is still waiting on outcomes of the Council website redevelopment project. IM Business Analyst is expected to meet with City Planning & Assessment representatives before the end of 2015 to document requirements and progress planning and development of content and functionality.
S Implement phase one of Council's new internet site.	8.1.2	Communication, Engagement & Tourism	On Track	Project Manager and Coordinator appointed. Work underway.
S Deliver community engagement training to officers within Council.	8.5.1	Communication, Engagement & Tourism	On Track	Training for City Plan stakeholders completed. Further training will be conducted in late 2015/early 2016.
S Undertake a review of Council's performance reporting policy and guideline to ensure alignment to the new Corporate Plan 2015-2020.	8.3.1	Corporate Governance	On Track	The review of the policy and guideline has commenced and will be updated, in consultation with key stakeholders, to reflect the Corporate Plan 2015-2020.

8. Inclusive and ethical governance

Project	Op Plan Ref	Lead	Status	Comment
§ Embed Council's new vision, mission and values through a range of communication and engagement activities.	8.3.3	Corporate Governance	On Track	Work to increase awareness of the new Corporate Plan 2015-2020, in particular the new vision, mission and values, is ongoing. At the end of 2014/15, roadshows were held for staff, with 630 staff taking part. Posters and other visual prompts have been used to increase awareness. Categories for employee awards have been aligned to the new Corporate Plan.
§ Undertake a comprehensive review of Council's plans and strategies to assess alignment to the new Corporate Plan 2015-2020, and recommend changes and create a framework for future strategy development.	8.3.4	Corporate Governance	On Track	Planning and research for this project has commenced in quarter one. Further work is planned for later in the financial year.
§ Provide an integrated asset management solution to enable achievement of strategic asset management within Council.	8.2.1	Financial Services	On Track	Currently finalising procurement of the new system. System purchase will be conditional upon a successful Proof of Concept. Also finalising planning of the full project.
§ Develop a new people strategy that responds to current and emerging workforce issues, enabling Council to attract and retain the best people, cultivate the best leaders and allow our people to thrive.	8.3.2	Human Resources	On Track	Council undertook MySay 2015 in August, with the organisational data to heavily inform the People Strategy content. Other data inputs being analysed for inclusion in the new People Strategy include MyGoals, Change Management consults, Australian Human Resources Institute research, staff consults (more of these to come in next quarter), Safety Systems Audit recommendations and Human Resources Dimensions of Excellence feedback.
§ Implement a robust Integrated Leadership Framework and Program to build strong, visible and capable leadership that will enable leaders to work at level to deliver on business objectives and outcomes.	8.3.5	Human Resources	On Track	Leadership Development Program is rolling out as scheduled. All Executive, Senior and Service Managers have undertaken the Life Styles Inventory (LSI 1 & 2) and Leadership Assessments and are developing and implementing individual action plans to work on areas for development. Operational Leadership Group forums facilitated by Bruce Sullivan have dealt with LSI 'constructive' styles to assist with embedding behaviours. Service Manager leadership program launched ('Connected Leaders') in Sept.
§ Build internal change capability throughout the organisation.	8.4.1	Human Resources	On Track	Change Management Maturity Audit was undertaken and engagement piece with all Service Managers and Group Managers in Council. This indicated that our maturity capability is 1.5 on the scale of 5. This means change management is absent or ad hoc. Council is using the ADKAR model and results indicate that there is good Awareness and Desire for building change capability, however Knowledge and Ability and Reinforcement are the areas for focus.
§ Establish and employ a workforce planning methodology to ensure Council has the right people in the right roles at the right time.	8.4.2	Human Resources	Concern	Human Resources has submitted a Business Case and Budget Review request to undertake this project.

8. Inclusive and ethical governance

Project	Op Plan Ref	Lead	Status	Comment
§ Implement and further develop business intelligence tools within Council to provide accessible, accurate and timely data to assist with management of services and decision making.	8.1.1	Information Management	On Track	Buisnes Case has been submitted to first budget review.
§ Achieve full implementation of the Objective System within Council.	8.1.3	Information Management	On Track	Vendor has been engaged for funded activities. Business Case has been submitted to first budget review for workflow enhancements.
§ Implement the Portfolio Management Office development including the Project Management Framework and supporting recommendations.	8.4.4	Portfolio Management Office	Monitor	PMO Program Implementation Business Case being developed to support the funding and implementation of the improvement program and recruitment of staff to support service delivery.

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

Objective Reference: A302711
Reports and Attachments (Archives)

Attachment: [Attachment 1 Decisions Made Under Delegated Authority 04.10.2015 to 17.10.2015](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

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

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

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 04.10.2015 to 10.10.2015								
Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005963	RECONFIGURATION OF LOTS (3 INTO 2)	Category1	Michell Town Planning & Development	11-15A Frederick Street, Wellington Point QLD 4160	Code Assessment	6/10/2015	Development Permit	1
BWP003178	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	9 Belford Drive, Wellington Point QLD 4160	Concurrence Agency Response	8/10/2015	Approved	1
BWP003181	Design & Siting - Additions to existing house	Category1	Bartley Burns Certifiers & Planners	38 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	7/10/2015	Approved	3
BWP003182	Design & Siting - fence & gatehouse	Category1	Bartley Burns Certifiers & Planners	40 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	7/10/2015	Approved	3
BWP003186	Design and Siting - Carport	Category1	Applied Building Approvals	20 Sycamore Parade, Victoria Point QLD 4165	Concurrence Agency Response	9/10/2015	Approved	4
BWP003156	Domestic Outbuilding - Shed	Category1	Kasey Lily Davis Robert William Drennan	21 Plymstock Street, Alexandra Hills QLD 4161	Code Assessment	7/10/2015	Development Permit	7
MCU013557	Secondary Dwelling	Category1	Lindsay Barrie	10 Weldon Street, Birkdale QLD 4159	Code Assessment	7/10/2015	Development Permit	8
ROL005972	Standard Format: 1 into 3 Lots	Category1	East Coast Surveys Pty Ltd	4 Kingsbury Court, Alexandra Hills QLD 4161	Code Assessment	9/10/2015	Development Permit	8
Category 2								
MCU012710	Combined - Health Care Centre & Shop	Category2	Loukaniko Pty Ltd	14-16 Brighton Road, Macleay Island QLD 4184	Permissible Change	6/10/2015	Development Permit	5

Decisions Made Under Delegated Authority 11.10.2015 to 17.10.2015								
Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005976	Standard Format - 1 into 2 lots	Category1	Kasey Marie Goetze Trent William Goetze	33 Hardy Road, Wellington Point QLD 4160	Compliance Assessment	12/10/2015	Compliance Permit	1
BWP003174	Design and Siting - dwelling house	Category1	The Certifier Pty Ltd	33 Christina Street, Wellington Point QLD 4160	Concurrence Agency Response	14/10/2015	Approved	1
MCU013525	Dwelling House and Swimming Pool	Category1	Lisa Ann Stockton Russell James Stockton	18 Raby Bay Boulevard, Cleveland QLD 4163	Code Assessment	13/10/2015	Development Permit	2
ROL005537	Standard Format - 1 into 2	Category1	Philip Impey Architect	29 Coburg Street East, Cleveland QLD 4163	Permissible Change	13/10/2015	Development Permit	2
BWP003191	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	36 Tindappah Drive, Thornlands QLD 4164	Concurrence Agency Response	13/10/2015	Approved	3
BWP003204	Design & Siting - Dwelling	Category1	Building Code Approval Group Pty Ltd	71 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	16/10/2015	Approved	3
ROL005975	standard format - 1 into 2	Category1	Gee Jays Plumbing & Drainage Superfund	10 Carol Street, Redland Bay QLD 4165	Code Assessment	12/10/2015	Development Permit	5
BWP003190	Design & Siting - Dwelling House	Category1	Brian John Butchard	61-63 Timothy Street, Macleay Island QLD 4184	Concurrence Agency Response	13/10/2015	Approved	5
BWP003192	Design & Siting - Additions to existing house	Category1	The Certifier Pty Ltd	7 Waterfront Place, Redland Bay QLD 4165	Concurrence Agency Response	13/10/2015	Approved	5
MCU013588	Dwelling House (ADA)	Category1	Applied Building Approvals	11 Bay Drive, Russell Island QLD 4184	Code Assessment	14/10/2015	Development Permit	5

Decisions Made Under Delegated Authority 11.10.2015 to 17.10.2015								
MCU013556	Dwelling house	Category1	The Certifier Pty Ltd	38B Avalon Road, Sheldon QLD 4157	Code Assessment	15/10/2015	Development Permit	6
MCU013573	Dwelling House - Secondary Dwelling	Category1	Total Lifestyle Builders	13 Thornton Drive, Thornlands QLD 4164	Code Assessment	13/10/2015	Development Permit	6
BWP003193	Design & Siting - Dwelling	Category1	Matrix Certification Services Pty Ltd	41 Golden Wattle Avenue, Mount Cotton QLD 4165	Concurrence Agency Response	14/10/2015	Approved	6
BWP003194	Design & Siting - Shed	Category1	Michael David Rowbotham Naomi Joscelyn Rowbotham	18 Hoop Pine Street, Mount Cotton QLD 4165	Concurrence Agency Response	15/10/2015	Approved	6
BWP003196	Design & Siting - Shed and Carport	Category1	The Certifier Pty Ltd	15 Magnetic Place, Redland Bay QLD 4165	Concurrence Agency Response	16/10/2015	Approved	6
BWP003188	Design & Siting - Setbacks	Category1	Applied Building Approvals	1 Timbertop Court, Capalaba QLD 4157	Concurrence Agency Response	12/10/2015	Approved	7
OPW001916	Advertising Device	Category1	Autosports Castle Hill Pty Ltd	50-52 Redland Bay Road, Capalaba QLD 4157	Code Assessment	14/10/2015	Development Permit	9
BWP003189	Design and Siting - Deck	Category1	All Approvals Pty Ltd	8 Killarney Crescent, Capalaba QLD 4157	Concurrence Agency Response	12/10/2015	Approved	9
ROL005943	Standard Format - 1 into 2 Lots	Category1	Arnold Development Consultants	1-5 Clive Road, Birkdale QLD 4159	Code Assessment	13/10/2015	Development Permit	10
ROL005978	Standard Format 1 into 2 Lots	Category1	Bartley Burns Certifiers & Planners	25 Baywalk Place, Thorneside QLD 4158	Code Assessment	14/10/2015	Development Permit	10
Category 2								
OPW001831.2	Operational Works - Stage 2 Residential Subdivision (35 lots) (SMART EDA)	Category2	J F & P Consulting Engineers	61-79 King Street, Thornlands QLD 4164	Code Assessment	12/10/2015	Development Permit	4

Decisions Made Under Delegated Authority 11.10.2015 to 17.10.2015

MCU013485	Extensions to an Existing Education Facility (Ancillary Facilities including Tennis Courts)	Category2	Sheldon College	Sheldon College, 43-77 Taylor Road, Sheldon QLD 4157	Code Assessment	12/10/2015	Development Permit	6
OPW001880	Operational Works 16 Lots	Category2	Urban Engineering Solutions Pty Ltd	119 Bunker Road, Victoria Point QLD 4165	Code Assessment	15/10/2015	Development Permit	6
OPW001921	Operational Works – ROL 2 into 5	Category2	Palacio Property Group Pty Ltd Structerre Consulting Engineers	5-7 Lawn Terrace, Capalaba QLD 4157	Code Assessment	12/10/2015	Development Permit	8
Category 3								
MCU013502	Multiple Dwelling x 4	Category3	JDC Designs & Planning	15 Oxford Street, Alexandra Hills QLD 4161	Impact Assessment	15/10/2015	Development Permit	7

11.2.2 APPEALS REPORT CURRENT AS AT 19 OCTOBER 2015

Objective Reference: A302716
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Chris Vize
Service Manager Planning Assessment

PURPOSE

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

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

2. Department of Infrastructure, Local Government and Planning (DILGP)

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

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

ISSUES

1.	File Number:	Appeal 2675 of 2009 - (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for the consideration of the parties. The matter is listed for review on 4 November 2015.

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

3.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		A directions Order was issued by the Court on 2 September. Parties will be attending mediation on 4 November 2015. The matter is listed for a two day hearing in December 2015.

4.	File Number:	Appeal 795 of 2015 - (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		The applicant has undertaken a new round of public notification of the application, and the parties are considering the submissions received. The parties will be attending mediation on 30 October 2015. The matter is listed for review 18 November 2015.

5.	File Number:	Appeals 1610 of 2015 - (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Parties are to attend mediation. Listed for review on 23 October 2015.

6.	File Number:	Appeals 3118 of 2015 - (ROL005923)
Applicant:		W Stone
Application Details:		Reconfiguring a Lot (1 into 2) 35-37 Clive Road, Birkdale
Appeal Details:		Applicant appeal against refusal.
Current Status:		On 26 August 2015 received directions Order from the Court. The matter is listed for a two day hearing in November 2015.

7.	File Number:	Appeal 3441 of 2015 - (MCU013378)
Applicant:		Urban Potentials Pty Ltd
Application Details:		Material Change of Use for a Service Station 4 – 6 Government Rd, Redland Bay
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 2 September 2015. No directions orders have been made by the Court.

8.	File Number:	Appeal 3474 of 2015 - (ROL005815)
Applicant:		Palacio Property Group Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 5 Lots) 188 – 200 Waterloo Street, Cleveland
Appeal Details:		Applicant appeal against refusal of conversion application.
Current Status:		Appeal filed in Court on 4 September 2015. No directions orders have been made by the Court.

9.	File Number:	Appeal 3641 of 2015 - (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015.

10.	File Number:	Appeal 3703 of 2015 - (MCU013447)
Applicant:		Hometown Villas
Application Details:		Material Change of Use for 16 Multiple Dwelling Units 41 – 45 Benfer Rd, Victoria Point
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 18 September 2015. The parties will be attending mediation on 27 October 2015.

11.	File Number:	Appeal 3988 of 2015 - (MCU013389)
Applicant:		Yajoc Pty Ltd
Application Details:		Material Change of Use for 12 Multiple Dwelling Units 48 - 50 Little Shore St Cleveland
Appeal Details:		Applicant appeal against conditions.
Current Status:		Appeal filed in Court on 13 October 2015.


OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 MCU013542 - 38 PITTWIN ROAD SOUTH, CAPALABA – MULTIPLE DWELLING X12

Objective Reference: A288099
Reports and Attachments (Archives)

Attachments: [Proposal Plans, Locality Plans, Zone Locality Map and Carport Screening Perspective](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Michael Sorbello
Planning Officer

PURPOSE

This application is referred to Council for determination.

The application seeks a Development Permit for Material Change of Use for a Multiple Dwelling (12 Units) at 38 Pittwin Road South, Capalaba. The development has been assessed and is considered consistent with the strategic intent of the relevant planning instruments as detailed in this report. It is therefore recommended that the application be granted a **Development Permit** subject to conditions.

ISSUES**Development Proposal & Site Description****Proposal**

The application is for a Material Change of Use for a Multiple Dwelling with twelve (12) dwelling units. Each unit will have two (2) bedrooms, one (1) bathroom and a single carport. The built form will include four (4) individual buildings with buildings 1 and 4 each having four (4) units and buildings 2 and 3 each having two (2) units. Six (6) of the units are at ground level with the other six (6) wholly on first floor.

All units include private open space with the first floor units having a balcony as open space as well as an area on ground level adjoining the car accommodation. Each ground floor unit includes an alfresco area and additional outdoor open space accessed directly from the living room. A storage shed is proposed at ground level within the private open space area for each unit.

The maximum height of the buildings is approximately 7m above natural ground level. Vehicular access is provided from Pittwin Road with each dwelling unit having a single carport. The development will have three (3) visitor parking spaces, with one of these also serving as a car wash bay. Service facilities have been provided onsite, including a waste storage area and clothes drying areas for each unit.

A full set of the proposal plans detailing the development are attached in Attachment 1 – Proposal Plans.

Site & Locality

The subject site has an area of 1864m² with a frontage of 24.1m to Pittwin Road and 23.6m to Winter Memorial Park. The allotment is regular in shape and currently improved by a dwelling house. The site is predominantly clear of significant vegetation and the land slopes gently towards the rear of the property.

The site is identified as being within the Medium Density Residential Zone which is intended for mid-rise housing on lot sizes that offer opportunities for medium density living. Directly adjoining the site to the north is a dwelling house, to the east is Winter Memorial Park and a multiple dwelling to the south. Adjacent the site, to the west, are dwelling houses. The immediate surrounding area is developed with multiple dwellings and the site is located in close proximity to public transport (200 metres from the Capalaba Transit Centre), major shopping (100 metres from Capalaba Shopping Centre) and community facilities (900 metres from Capalaba State School).

The locality and surrounding zone plans are included in Attachment 2 – Locality Plans and Attachment 3 – Zone Locality Plan of this report.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within an area classified as Medium Value Other. Under Table 6, Column 2, Item 3 of the SPRP, there is a requirement to maintain movement opportunities for koalas with regard to the development type and scale. The site design does not result in the clearing of non-juvenile koala habitat trees and provides safe koala movement opportunities as appropriate for the development type. Furthermore, there is no requirement under the SPRP to replant or pay offsets for this classification.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted infrastructure charges resolution. Details of the charges applicable have been provided

State Planning Policy/Regulatory Provision	Applicability to Application
	under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	The development is not subject to any State interests identified within the State Planning Policy (SPP) July 2014.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme Version 7. The application is subject to code assessment and the following codes are applicable to the assessment:

- Medium Density Residential Zone Code
- Multiple Dwelling Code
- Access and Parking Code
- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Acid Sulphate Soils Overlay Code

The proposed development is considered to comply with the applicable codes in the Redlands Planning Scheme. Areas of non-compliance with probable solutions and/or matters that require further examination are considered in this report.

Medium Residential Zone Code

Under the Redlands Planning Scheme the site is contained within the Medium Density Residential Zone Code, where the proposed development is identified as being code assessable. An assessment has been undertaken against the zone code which demonstrated compliance with the relevant Overall Outcomes, Specific Outcomes and Probable Solutions with the exception of the Probable Solution P2.4 (3). As such an assessment against corresponding Specific Outcome P2.4 (3) is provided below.

Specific Outcome 2.4 (3) 'Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.'

Probable Solution 2.4 (3) sets out to achieve a residential density of 1 dwelling unit per 200m² of site area. The subject site is 1,864m² therefore a proposal for 9 dwelling units would achieve the nominated density. The proposal is for 12 dwelling units being a density of 1 dwelling unit per 155m² which is 3 dwelling units above the density identified within the probable solution.

Given that the proposed development generally complies with the provisions of the Redlands Planning Scheme, it is envisaged that the development will appropriately suit the locality which it is associated with. The combination of lot area, dimensions and the fact that the lot adjoins a park provides an opportunity for increased density. Furthermore, the development site is provided with adequate infrastructure, including

reticulated water and sewerage, telecommunication, and electricity. Services such as public open space, shops, educational establishments and public transport are in close proximity and will adequately serve the needs of occupiers.

The proposed dwelling unit density achieves the intent of Specific Outcome 2.4 (3) as the development is compatible with medium density living which provides for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape. The immediate locality includes multiple dwellings at 40 Pittwin Road (density of approximately 1 dwelling unit per 149m²), 46 Pittwin Road (density of approximately 1 dwelling unit per 162m² exclusive of access), 49-51 Mount Cotton Road (density of approximately 1 dwelling unit per 207m²), 57 Mount Cotton Road, 59 Mount Cotton Road and an aged care accommodation at 30-32 Pittwin Road (density of approximately 1 dwelling unit per 116m²). The proposed development is considered consistent with the desired character of the locality, in particular the strategic intent of the Medium Residential Zone Code.

Multiple Dwelling Code

An assessment has been undertaken against the Multiple Dwelling Code which demonstrated compliance with the relevant Overall Outcomes, Specific Outcomes and Probable Solutions with the exception of the Probable Solutions P2 (1), P3 (1) and P7 (1). As such an assessment against corresponding Specific Outcomes S2 (1), S3 (1) and S7 (1) is provided below.

Specific Outcome S2 (1) *'The use is on a lot or premises that is consistent with the amenity of the locality and is sufficient in size to provide for the needs of the housing type.'*

Probable Solution P2 (1) (b) of the Multiple Dwelling Code states *'the use complies with the density as detailed in the relevant zone code.'* As detailed in the assessment of the Medium Residential Zone Code, the proposed development is considered to comply with the relevant outcomes in relation to density, and therefore complies with Specific Outcome S2 (1).

Specific Outcome S3 (1) *'Layout and design enhances the built form of the surrounding streetscape by (c) varying the built form appearance of each dwelling unit to provide a diversity of building styles; (d) reducing building bulk through a combination of verandahs, recesses and variations in building form and materials; and (k) ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas.'*

Probable Solution P3 (1) (a) of the Multiple Dwelling Code states *'the use complies with the building height, site coverage and setbacks – as per Table 1 – Building Siting and Design Requirements.'* Table 1 provides the following setbacks as deemed to comply solutions:

- Front setback – 6 metres;
- Side setback – where the building is less than 4.5m in height - 1.5m and between 4.5 metres and 7.5 metres in height – 2 metres;
- Side Setback for the extent of private open space – 4 metres;
- Rear setback – 4 metres.

The proposed development has the following setbacks:

- Front setback – 5 metres to the corner of the building;
- Side setback – built to boundary for external toilet and units 1 and 2 storage sheds, 0.5 metre for units 1, 2, 3, 4 and 6 carports, 1 metre for units 5, 10, 11 and visitor 3 carports, and 1.5 metres for building 1.
- Side Setback for the extent of private open space – 2 metres for building 1, and 2.5 metres for building 2 and 3.
- Rear setback – built to boundary for units 9 and 10 storage sheds, and 2.5 metres for building 4.

As the proposal does not meet all of the deemed to comply solutions provided by the probable solution, Council must therefore consider whether the proposal complies with the relevant specific outcome. The combination of boundary fencing, screen landscaping, building articulation, building materials and the design of private open space, ensures there is no adverse streetscape or residential amenity impacts.

Furthermore, the allotment being directly adjacent to the Winter Memorial Park together surrounded by similar type development results in acceptable building setbacks for the locality. It is considered that the layout and design enhances the built form of the surrounding streetscape and therefore achieves the intent of Specific Outcome S3 (1).

Specific Outcome S7 (1) *'Open space – (a) includes a clearly designated private open space area that provides privacy for residents and is directly accessible from the main living areas; (b) includes sufficient communal open space areas at ground level that are usable, functional and accessible to the anticipated number of residents...'*

Probable Solution P7 (1) of the Multiple Dwelling code provides the following key deemed to comply solutions of relevance to the proposal:

- 20% of the site is provided as open space at ground level (this area may contain private and communal open space areas that are at ground level);
- Designated private open space area at ground level that is a minimum of 25m² with a minimum dimension of 4 metres;
- Where additional open space is provided above ground level – is a minimum of 10m² with a minimum dimension of 2.5 metres; and
- A single communal open space area consisting of a minimum of 5% of the total site area with a minimum dimension of 5 metres is provided.

The proposal includes a combination of private and communal open space areas at ground level which exceed the deemed to comply solution of 20% open space areas at ground level. Private open space for all ground floor units vary from 50m² to 105m² and for the above ground units vary from 21m² to 25m² which also exceeds the deemed to comply solutions for private open space for each dwelling unit.

The proposed development does not include an area of 5% or 93m² communal open space within the bounds of the subject site as identified in Probable Solution P7 (b). The proposal includes an area of 64m² being a shortfall of 29m² of communal open space.

However, the development proposes a pedestrian access into the Winter Memorial Park located directly adjoining the rear boundary. This park contains cricket nets, a children's playground and grassed areas larger than what would have been achievable on site. This outcome is considered optimal for both the residents of the

development and wider community by activating the public park facilities rather than creating a separate communal open space area.

It should be noted that this development comprises only 12 units, and therefore the demand for communal space is limited. The alternative outcome proposed as part of the development achieves the intent of Specific Outcome S7 (1) (b) as it includes sufficient communal open space areas that are usable, functional and accessible to the anticipated number of residents.

Furthermore, the development achieves the intent of the overall outcome of the Multiple Dwelling Code as the design and siting of the use provides for a high quality living environment that maintains a high standard of living and complements the character of the surrounding area.

The proposed development complies with the relevant provisions of the Redlands Planning Scheme, with the exception of building setbacks, open space, and density. In the instances that the proposed development does not achieve the relevant probable solutions, it is considered that the relevant specific outcomes and overall outcomes are achieved. The immediate surrounding area is developed with multiple dwellings and the site is located in close proximity to public transport (200 metres from the Capalaba Transit Centre), major shopping (100 metres from Capalaba Shopping Centre) and community facilities (900 metres from Capalaba State School). The development is consistent with the strategic intent of the Medium Density Residential Zone Code and results in an appropriate development for the site.

Access and Parking Code

The development includes a total of 15 carparking spaces onsite, include a single carport for each dwelling unit and three (3) visitor spaces, one of which is a shared visitor/car wash bay. The proposed number of carparking spaces achieves the nominated deemed to comply solution in the Access and Parking Code.

Infrastructure Charges

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

Redland Water:	\$44,520.00
Redland City Council:	\$167,480.00
Combined charge:	\$212,000.00

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

Redland City Council	Notice # 001210
Residential Component	
((12 X 1-2 bedroom multiple dwellings X \$20,000) X 0.79 (RCC Split))	\$189,600.00
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.79 (RCC Split))	\$22,120.00
Total Council Charge: \$167,480.00	

Redland Water	Notice # 001210
Residential Component	
((12 X 1-2 bedroom multiple dwellings X \$20,000) X 0.21 (RW Split))	\$50,400.00
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.21 (RW Split))	\$5,880.00
Total Redland Water Charge:	
	\$44,520.00

Offsets

There are no offsets that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Refunds

There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

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

Deemed Approval

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

STRATEGIC IMPLICATIONS**Legislative Requirements**

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme Version 7 and other relevant planning instruments. The decision is due on 3 November 2015.

Risk Management

Standard development application risks apply.

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

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

Not applicable. There are no environmental implications.

Social

Not applicable. There are no social implications.

Alignment with Council's Policy and Plans

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

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate.

Advice has been received from relevant officers which forms part of the assessment of the application.

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

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments.

The development is considered to comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

Council's options are to:

1. Adopt the Officer's Recommendation to approve the application subject to conditions; or
2. Resolve to approve the application, without conditions or subject to different or amended conditions; or
3. Resolve to refuse the application (grounds of refusal will need to be established).

OFFICER'S RECOMMENDATION

That Council resolves to issue a Development Permit subject to conditions for the Material Change of Use for a Multiple Dwelling (12 Units) at 38 Pittwin Road South, Capalaba.

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
<p>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.</p>	

Approved Plans and Documents			
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.			Prior to the use commencing and ongoing.
Plan/Document Title	Drawing/Issue Number	Prepared By	Plan/Document Date
Site Plan	01/C	Hometown Villas	28 August 2015
Part A - Site Plan	02/C	Hometown Villas	28 August 2015
Part B - Site Plan	03/C	Hometown Villas	28 August 2015
Building 1 – Floor & Elevation Plan	04/C	Hometown Villas	28 August 2015
Building 2 – Floor & Elevation Plan	05/C	Hometown Villas	28 August 2015
Building 3 – Floor & Elevation Plans	06/C	Hometown Villas	28 August 2015
Building 4 – Floor & Elevation Plan	07/C	Hometown Villas	28 August 2015
Landscape Concept Plan	1506-LCP1/B	Hometown Villas	July 2015

Table 1: Approved Plans and Documents

Land Dedication and Design	
3. Demolish or relocate/remove all existing structures on site in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to the use commencing.
4. 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.
5. Design and construct front fences and walls to: <ul style="list-style-type: none"> a. Be located behind the 2 metres wide landscape strip; b. Provide a maximum height of 1.2m where the fence is less than 30% transparent; c. Provide a maximum height of 1.8m where the fence has openings or material that makes it greater than 30% transparent; and d. Prevent flow paths from being blocked or interrupted. 	Prior to the use commencing and ongoing.

<u>Access, Roadworks and Parking</u>	
<p>6. Provide 15 car parks in accordance with the approved plans. The total number of car parks must include:</p> <ul style="list-style-type: none"> • resident/owner parking spaces; and • 3 visitor parking spaces including a shared visitor/carwash bay. <p>Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.</p>	Prior to the use commencing and ongoing.
<p>7. Provide a car wash bay that:</p> <ul style="list-style-type: none"> • is roofed, bunded and drained to sewer via an approved oil interceptor/separator in accordance with Council's Trade Waste requirements; • is designed so that the use of the oil interceptor/separator cannot be shared with any interceptor required for bin wash bays; • limits the ingress of rainfall and overland flow; and • minimises water usage. 	Prior to the use commencing and ongoing.
<p>8. 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: Compliance Assessment of this approval:</p> <ol style="list-style-type: none"> a. Drainage to connect to the existing stormwater with sufficient clearance to existing water main; b. Footpath earthworks, topsoiling and turfing of all disturbed footpath areas; c. Reinstatement of concrete kerb and channel where required; d. Removal of all redundant vehicle crossovers; e. A minimum 6m wide Type A permanent vehicular crossover in accordance with Standard Drawing R-RSC-3; and f. Adjustment and relocations necessary to public utility services resulting from these works. 	As part of request for compliance assessment.
<u>Compliance Assessment</u>	
<p>9. Submit to Council, and receive approval for, Compliance Assessment for the documents and works referred to in Table 2:</p>	Prior to site works commencing.

Document or Works Item	Compliance Assessor	Assessment Criteria
Landscape Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 8 – Landscape Code • Redlands Planning Scheme Part 9 Schedule 9 – Street Trees • Redlands Planning Scheme Part 11 Policy 3 Chapter 3 – Landscaping and Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 10 – Parks and Open Space and Chapter 11 – Landscaping • Redlands Planning Scheme Part 11 Policy 16 – Safer by Design • Redlands Planning Scheme Part 11 Policy 17 – Streetscape Design Manuals.
Stormwater Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 9 – Stormwater Management Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 6 – Stormwater Management • Redlands Planning Scheme Part 9 Schedule 11 – Water Quality Objectives • Water Sensitive Urban Design Technical Guidelines for South East Queensland • State Planning Policy December 2013 • Queensland Urban Drainage Manual • Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage.
Water and Wastewater Supply and Reticulation	Redland City Council	<ul style="list-style-type: none"> • SEQ Water Supply and Sewerage Design and Construction Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 7 – Water Reticulation and Chapter 8 – Sewerage Reticulation.
Access and Parking Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 1 – Access and Parking Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 15 – Access and Parking • Australian Standard 2890.1:2004 – Parking Facilities – Off-street car parking • Australian/New Zealand Standard 2890.6:2009 – Parking Facilities – Off-street parking for people with disabilities.

Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks Plans	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 12 – Excavation and Fill and Chapter 13 – Development Near Underground Infrastructure Australian Standard 2870:2011 – Residential Slabs and Footings Australian Standard 4678:2002 – Earth-retaining Structures Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.
Electricity Reticulation Plan	Redland City Council	<ul style="list-style-type: none"> Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 9 – Electrical Reticulation and Street Lighting

Table 2: Compliance Assessment

Stormwater Management	
<p>10. Convey roof water and surface water in accordance the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> A lawful point of discharge being the stormwater system on Pittwin Road. 	<p>Prior to the use commencing and ongoing.</p>

<p>11. 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>
<p>12. Submit to Council, and receive Compliance Assessment approval for, a detailed Site-based Stormwater Management assessment that addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, including the following:</p> <ul style="list-style-type: none"> • Design of site drainage to a minimum of QUDM Level III; • Detailed design of stormwater quality and quantity treatment systems, including detailed plans and sections; and • Provide electronic files of all models employed. 	<p>As part of request for compliance assessment.</p>
<p><u>Infrastructure and Utility Services</u></p>	
<p>13. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p>14. Submit to Council, and receive Compliance Assessment approval for, a detailed footing design to provide adequate bridging over the section of sewer that is to be replaced with ductile iron epoxy lined (DIEL) material. The design is to be submitted with a compliance certificate (Form 15) against relevant codes and standards including Queensland Development Code MP1.4 – Building over infrastructure.</p>	<p>As part of request for compliance assessment.</p>
<p>15. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval.</p>	<p>Prior to the use commencing.</p>
<p>16. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.</p>	<p>Prior to site works commencing.</p>

<u>Waste Management</u>	
17. Install a screened refuse storage area as indicated on the approved plans. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.	Prior to the use commencing and ongoing.
<u>Landscape Works</u>	
18. Submit landscape plans to Council for Compliance Assessment in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. Include the following items: <ul style="list-style-type: none"> • Designs that are generally in accordance with the approved landscape concept plan. • Any proposed fencing to Pittwin Road South is to be behind the 2.0m wide landscape buffer. • Details of street tree planting in accordance with the Redlands Planning Scheme Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the compliance assessment approval. • A maintenance plan for the entire landscaping component of the development. • Details of lighting to open space, driveways, public car parks and footpaths within the site. • An Arborist report outlining proposed protection of trees on adjoining properties in accordance with Section 9.11.6.3(4) of the Redlands Planning Scheme Policy 9 and AS4970:2009 Protection of Trees on Development Sites. 	As part of request for compliance assessment.

ADDITIONAL APPROVALS

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

- 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. Referral Agency Assessment through Redland City Council is required to undertake the removal works.

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

- Compliance 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.

ASSESSMENT MANAGER ADVICE

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

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

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

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

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

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

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

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

- **Services Installation**

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

- **Fire Ants**

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

- **Cultural Heritage**

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

- **Fauna Protection**

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

- **Environment Protection and Biodiversity Conservation Act**

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

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

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15

GENERAL NOTES:

- Use dimensions given in preference to scaling.
- Builder to verify and locate all services prior to set-out and construction.
- Builder to confirm the set out and all levels and dimensions on site prior to the commencement of the building works.
- All workmanship and materials to be in accordance with the BCA.
- To be read in conjunction with Engineers drawings and soils report. Refer to engineers drawings for structural design, footing and slab, tie down, bracing and all structural details.
- Architectural drawings only.
- Owner to source appropriate consultants for Electrical, hydraulic and landscape design.
- All stairs and handrails shall be in accordance with part 3.9.1 and 3.9.2 of the BCA.
- All steelwork, fittings and fixtures shall be hot dipped galvanized or of a corrosion resistant material or as noted otherwise. Also refer to Structural Engineers drawings.
- All timber to be in accordance with the BCA, Standards Australia AS 1684.1-1999, AS 1684.2-1999 and Engineers drawings.
- Provide termite protection barrier to AS 3660.1.
- Approximate contours only (250mm intervals)



PITWIN ROAD SOUTH STREET VIEW



REAR PARK VIEW

PROPERTY DESCRIPTION

Lot 24 on RP - 87680
County of Stanley
Parish of Capalaba

SCHEDULE OF AREAS

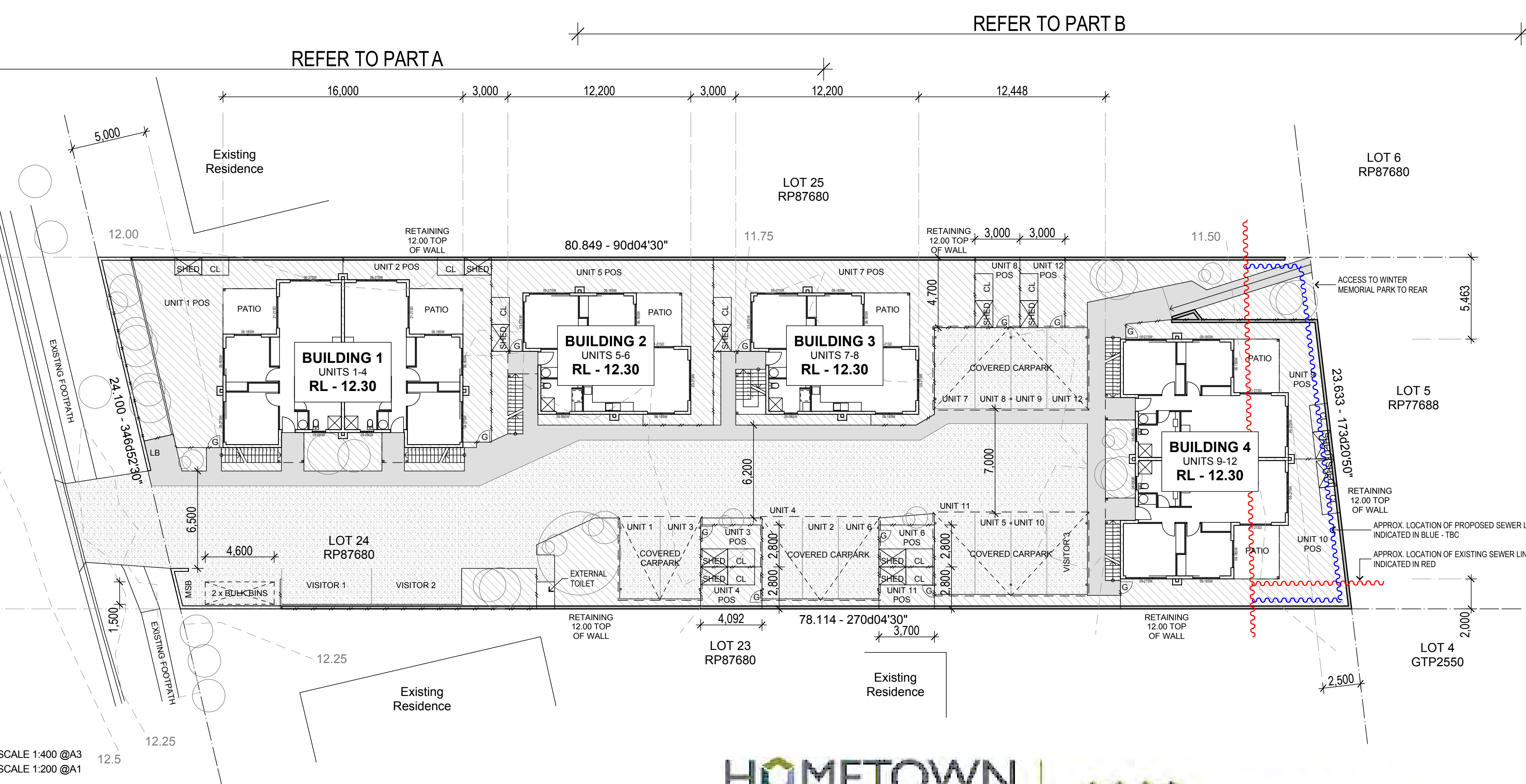
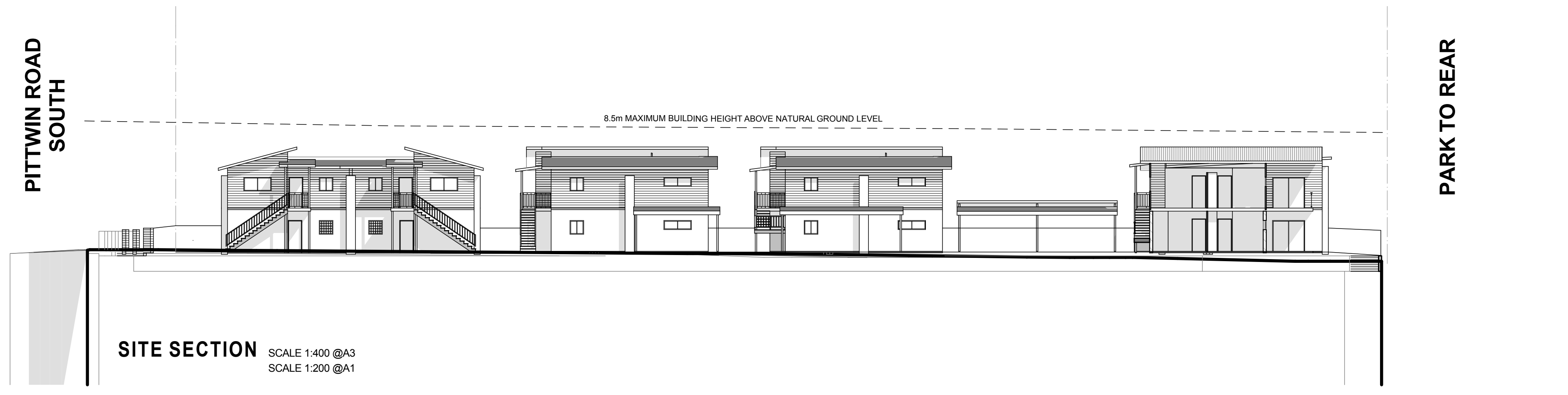
(Note - GFA excludes external walls)

Proposed Building 1 GFA	Site	- 1,864 SqM
Ground Floor per unit	- 65.4 SqM	
Upper Floor	- 68.7 SqM	
Total Floor Area (excluding patios)	- 268.2 SqM	
Patios per unit	- 10.8 SqM	
Total Patio Area	- 43.2 SqM	
Proposed Building 2 GFA	Site Cover	- 504.36 SqM
Ground Floor per unit	- 65.8 SqM	
Upper Floor	- 70.9 SqM	
Total Floor Area (excluding patios)	- 136.7 SqM	
Patios per unit	- 10.7 SqM	
Total Patio Area	- 21.4 SqM	
Proposed Building 3 GFA	Carports	- 181.44 SqM
Ground Floor per unit	- 65.8 SqM	
Upper Floor	- 70.9 SqM	
Total Floor Area (excluding patios)	- 136.7 SqM	
Patios per unit	- 10.7 SqM	
Total Patio Area	- 21.4 SqM	
Proposed Building 4 GFA	Garden Sheds	- 26.4 SqM
Ground Floor per unit	- 65.4 SqM	
Upper Floor	- 68.7 SqM	
Total Floor Area (excluding patios)	- 268.2 SqM	
Patios per unit	- 10.8 SqM	
Total Patio Area	- 43.2 SqM	
External Toilet	- 2.2 SqM	

SITE PLAN LEGEND

- ACOUSTIC FENCE TO ENG DETAILS
- 1800 HIGH TIMBER PALING FENCE
- 1200 HIGH BLOCK AND POWDER-COATED BATTEN FENCE
- LANDSCAPING
- CL CLOTHESLINE
- G GATE
- LB LETTER BOX
- MSB MAIN SWITCH BOARD
- POS PRIVATE OPEN SPACE

PROJECT:
12 x Proposed Units
38 (Lot 24)
Pittwin Road South,
Capalaba



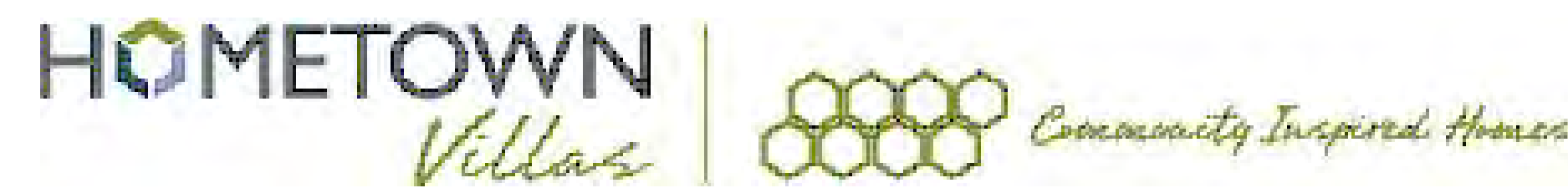
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SCALE 1:200 @A1



ELEVATION KEY

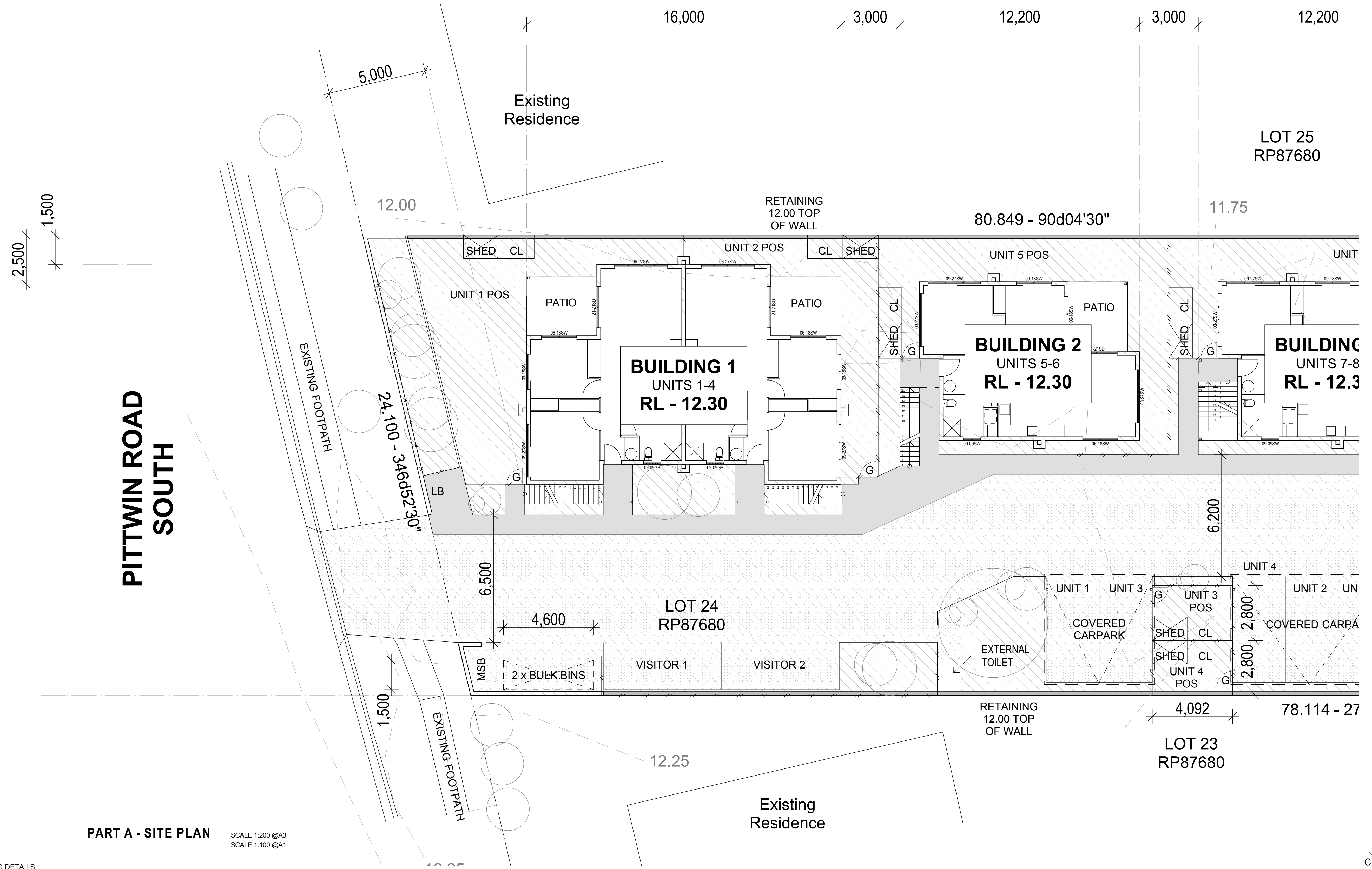
DWG SCALE - 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

Project	12 x Proposed Units
at	38 (Lot 24)
	Pittwin Road South,
	Capalaba
for	Hometown Villas
Job Ref No:	Dwg No:
542	01
Issue:	C



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*Figured dimensions take precedence over scaled.
*Verify all dimensions on site.

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15



PITTTWIN ROAD SOUTH

PART A - SITE PLAN SCALE 1:200 @A3
SCALE 1:100 @A1

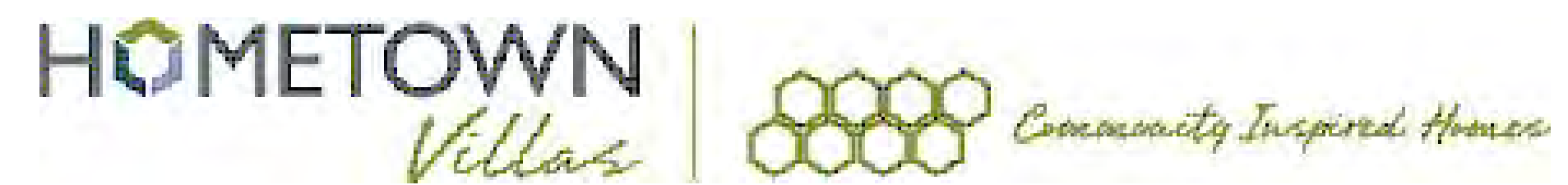
SITE PLAN LEGEND

	ACOUSTIC FENCE TO ENG DETAILS
	1800 HIGH TIMBER PALING FENCE
	1200 HIGH BLOCK AND POWDERCOATED BATTEN FENCE
	LANDSCAPING
CL	CLOTHESLINE
G	GATE
LB	LETTER BOX
MSB	MAIN SWITCH BOARD
POS	PRIVATE OPEN SPACE

ELEVATION KEY

DWG SCALE - 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

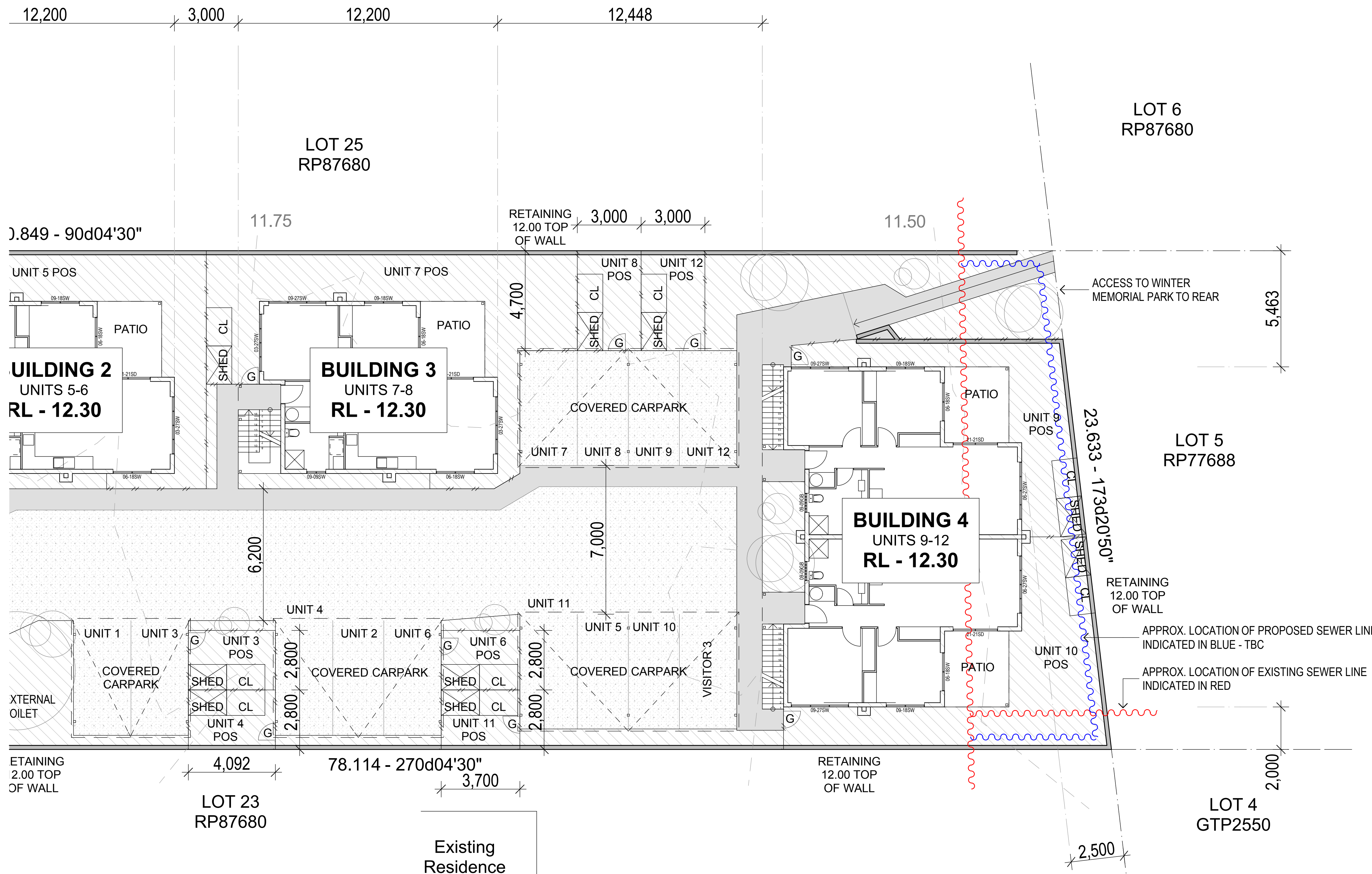
Project	12 x Proposed Units
at	38 (Lot 24)
	Pittwin Road South,
	Capalaba
for	Hometown Villas
Job Ref No:	Dwg No:
542	02
Issue:	C



NORTH POINT

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* Figured dimensions take precedence over scaled.
* Verify all dimensions on site.

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15



SITE PLAN LEGEND

- ~~~~~ ACUSTIC FENCE TO ENG DETAILS
- ==== 1800 HIGH TIMBER PALING FENCE
- x--- 1200 HIGH BLOCK AND POWDERCOATED BATTEN FENCE
- ▨ LANDSCAPING

- CL CLOTHESLINE
- G GATE
- LB LETTER BOX
- MSB MAIN SWITCH BOARD
- POS PRIVATE OPEN SPACE

PART B - SITE PLAN

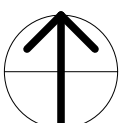
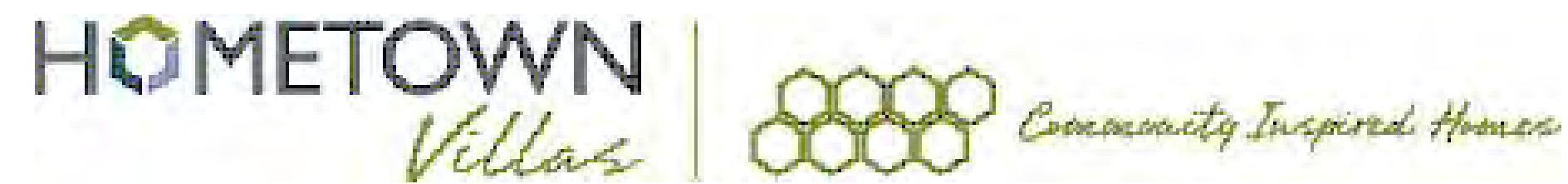
SCALE 1:200 @A3
SCALE 1:100 @A1



ELEVATION KEY

DWG SCALE - 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

Project	12 x Proposed Units 38 (Lot 24)	
at	Pittwin Road South, Capalaba	
for	Hometown Villas	
Job Ref No:	Dwg No:	Issue:
542	03	C



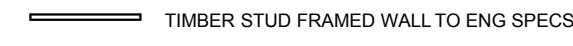
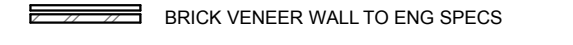

NORTH POINT

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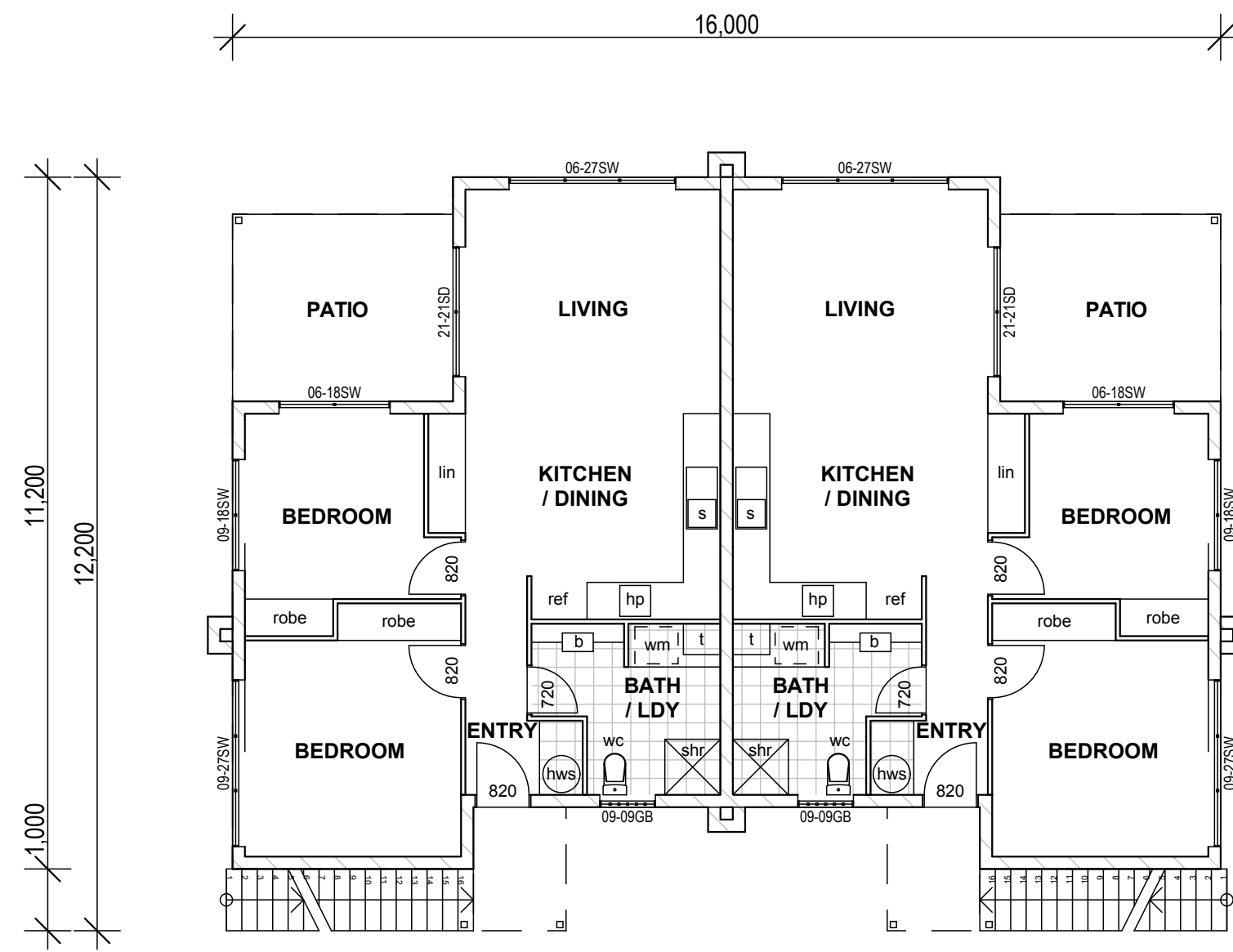
LEGEND

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- B BASIN
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- C CENTRE LINE
- COS CONFIRM ON SITE
- DP DOWNPIPE
- FFL FINISHED FLOOR LEVEL
- FW FLOOR WASTE
- GL GROUND LINE
- GB GLASS BLOCKS
- HP HOT PLATE
- HWS HOT WATER SYSTEM
- LN LINEN
- OBS OBSCURE GLASS
- REF REFRIGERATOR
- RL REDUCED LEVEL
- S SINK
- SD SLIDING DOOR
- SHR SHOWER
- SW SLIDING WINDOW
- T TUB
- WC WATER CLOSET
- WM WASHING MACHINE

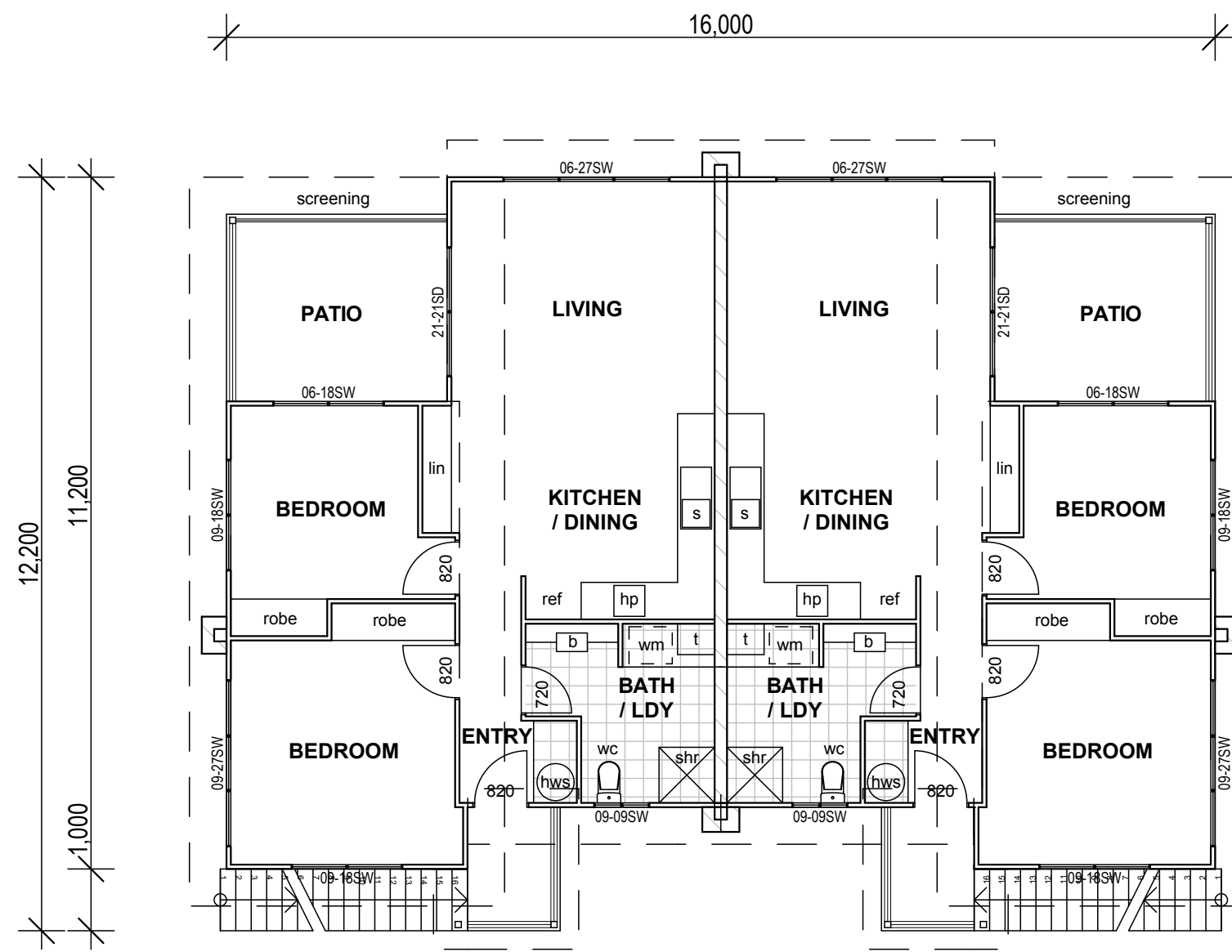
WALL LEGEND

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-  BRICK VENEER WALL TO ENG SPECS
-  BLOCKWORK WALL TO ENG SPECS

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BUILDING 1 - GROUND FLOOR PLAN



BUILDING 1 - UPPER FLOOR PLAN



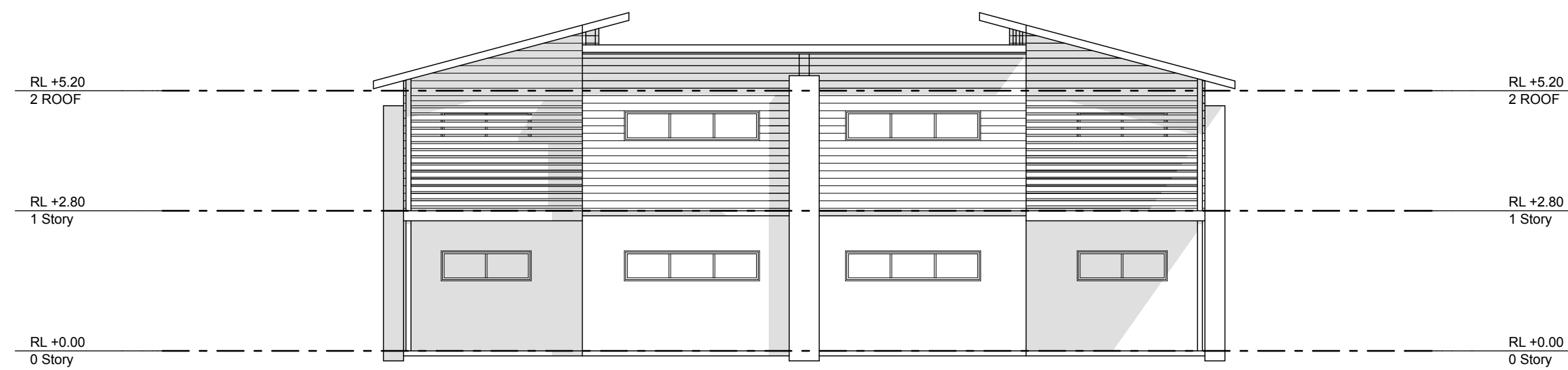
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ELEVATION 'B'

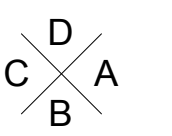


ELEVATION 'C'



ELEVATION 'D'

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15



ELEVATION KEY

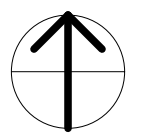
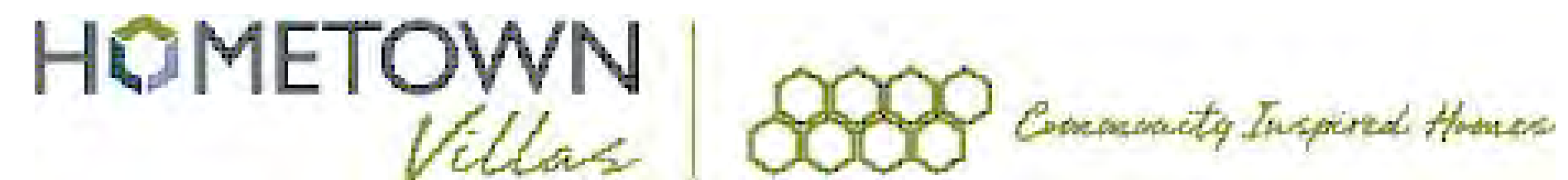
DWG SCALE - 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

Project 12 x Proposed Units
38 (Lot 24)
at Pittwin Road South,
Capalaba

for **Hometown Villas**

Job Ref No:	Dwg No:	Issue:
542	04	C

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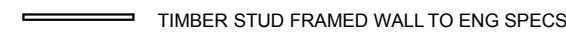
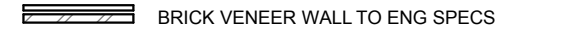



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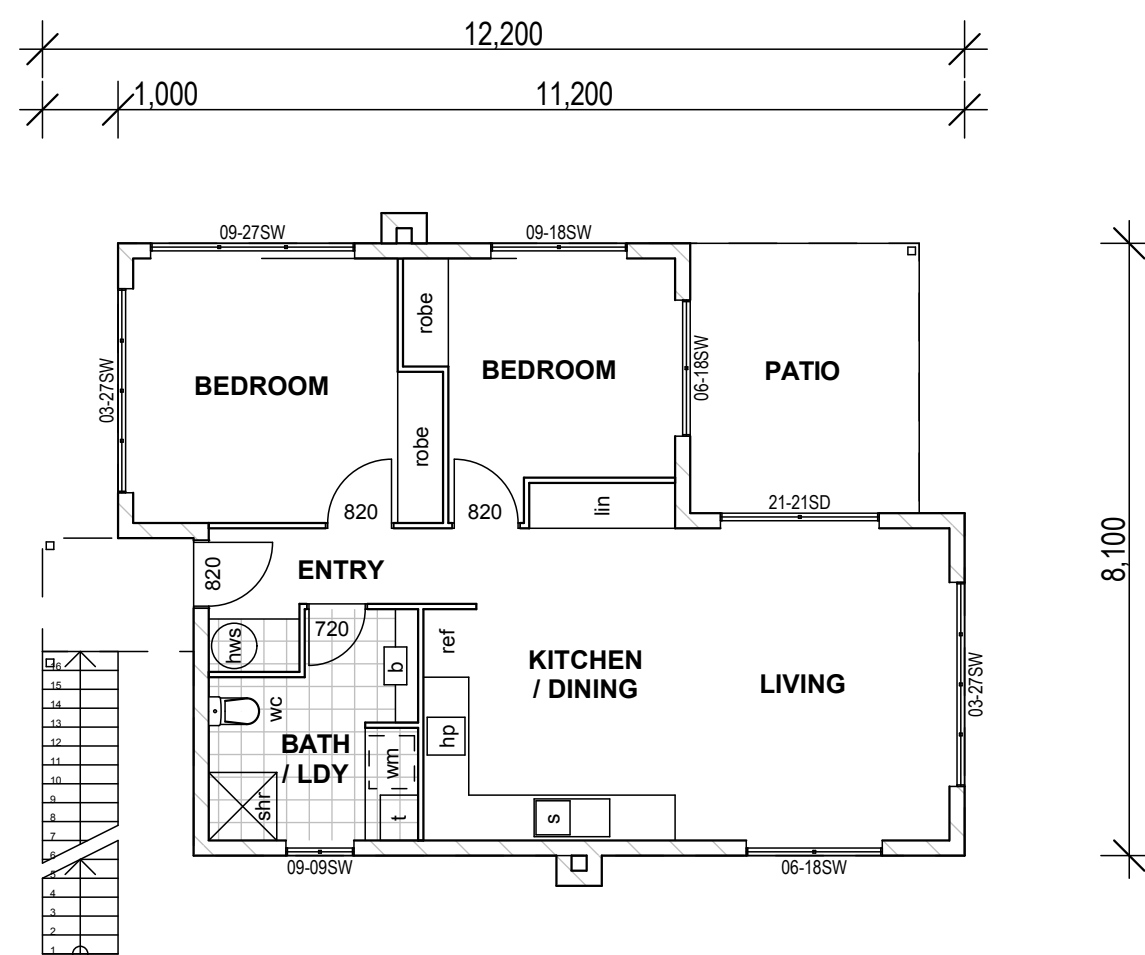
LEGEND

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- C CENTRE LINE
- COS CONFIRM ON SITE
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- T TUB
- WC WATER CLOSET
- WM WASHING MACHINE

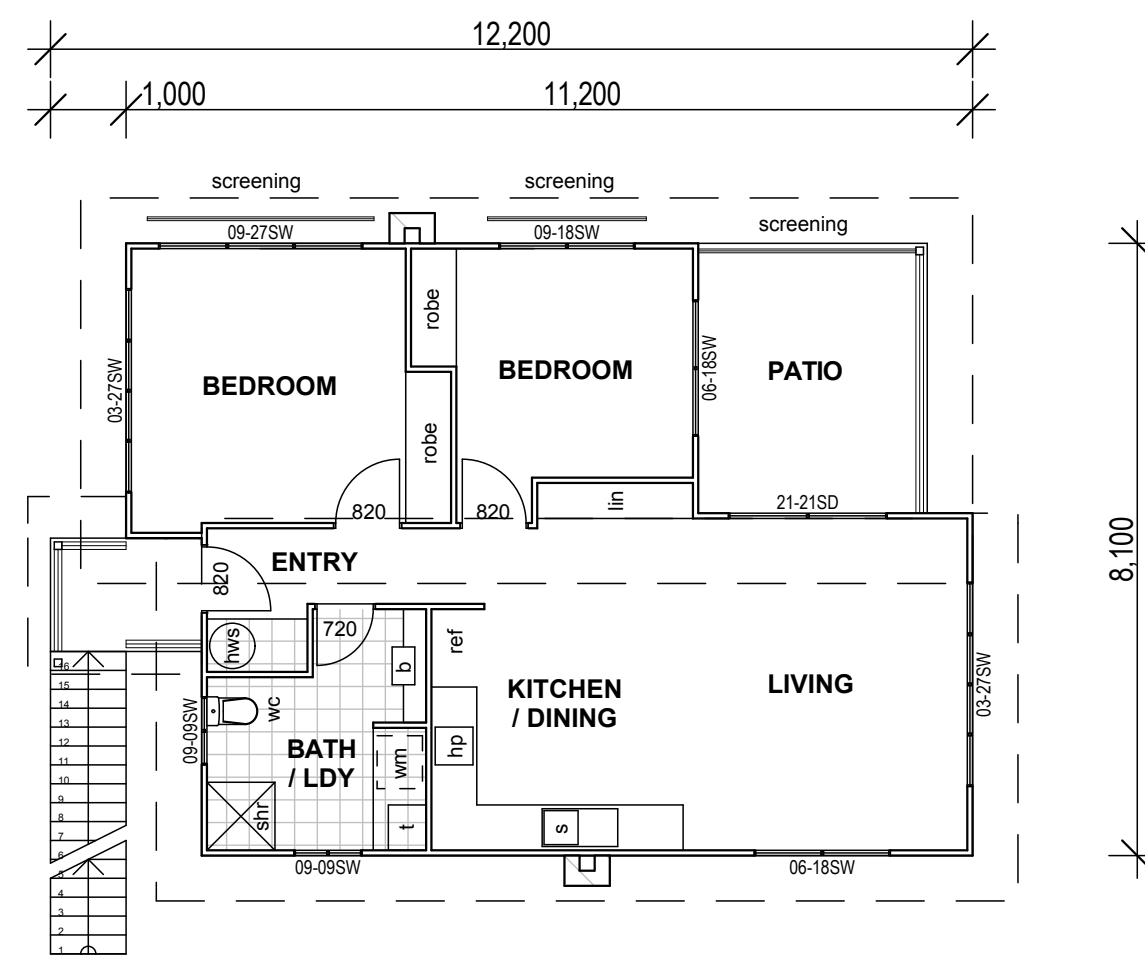
WALL LEGEND

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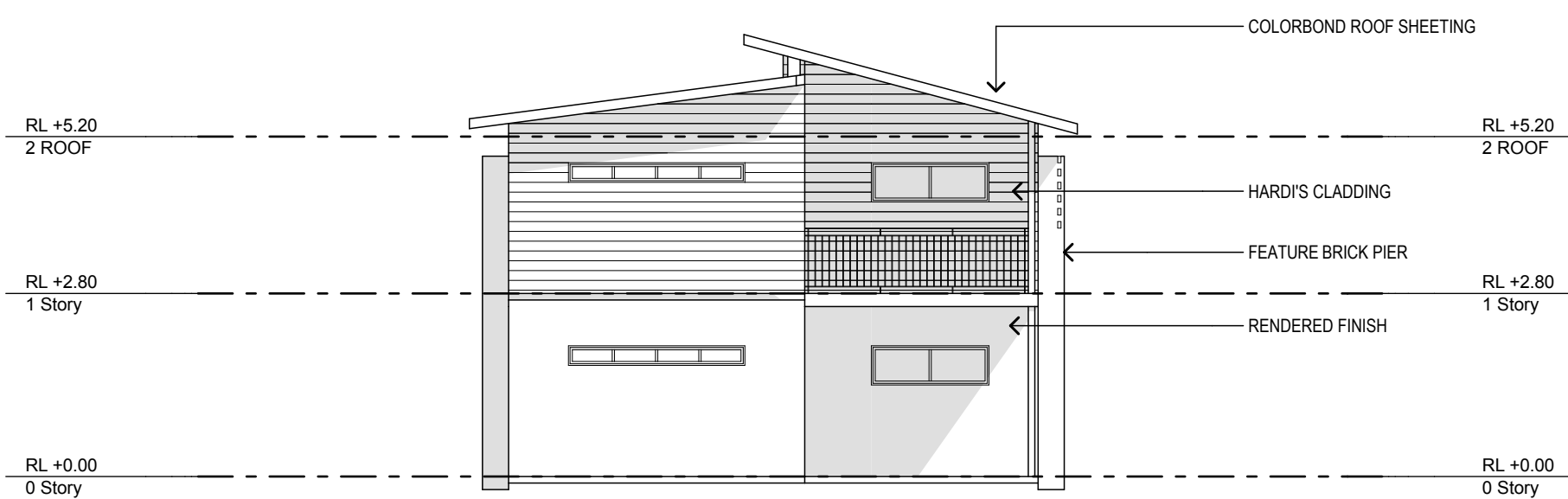
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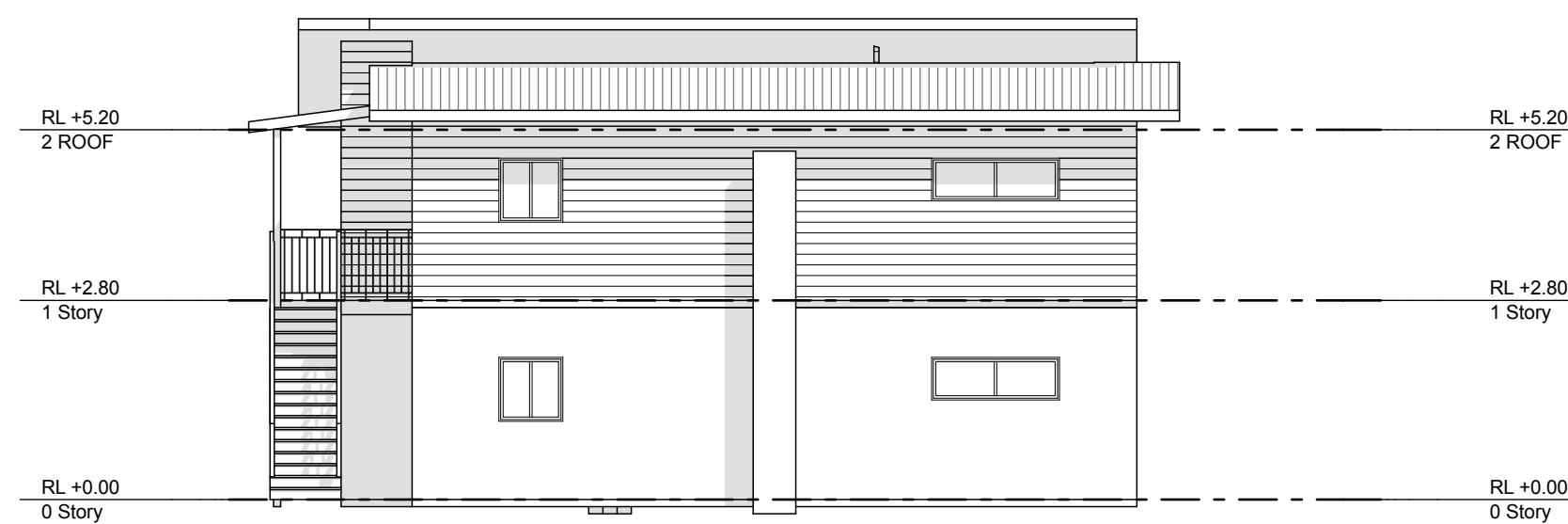
BUILDING 2 - GROUND FLOOR PLAN



BUILDING 2 - UPPER FLOOR PLAN



ELEVATION 'A'



ELEVATION 'B'

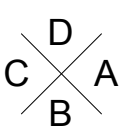


ELEVATION 'C'



ELEVATION 'D'

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15

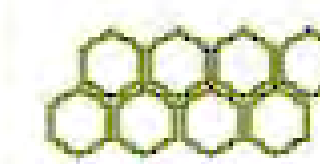


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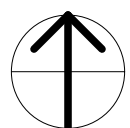
DWG SCALE: 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

Project	12 x Proposed Units 38 (Lot 24)	
at	Pittwin Road South, Capalaba	
for	Hometown Villas	
Job Ref No:	Dwg No:	Issue:
542	05	C

HOMETOWN
Villas



Community Inspired Homes



NORTH POINT

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LEGEND

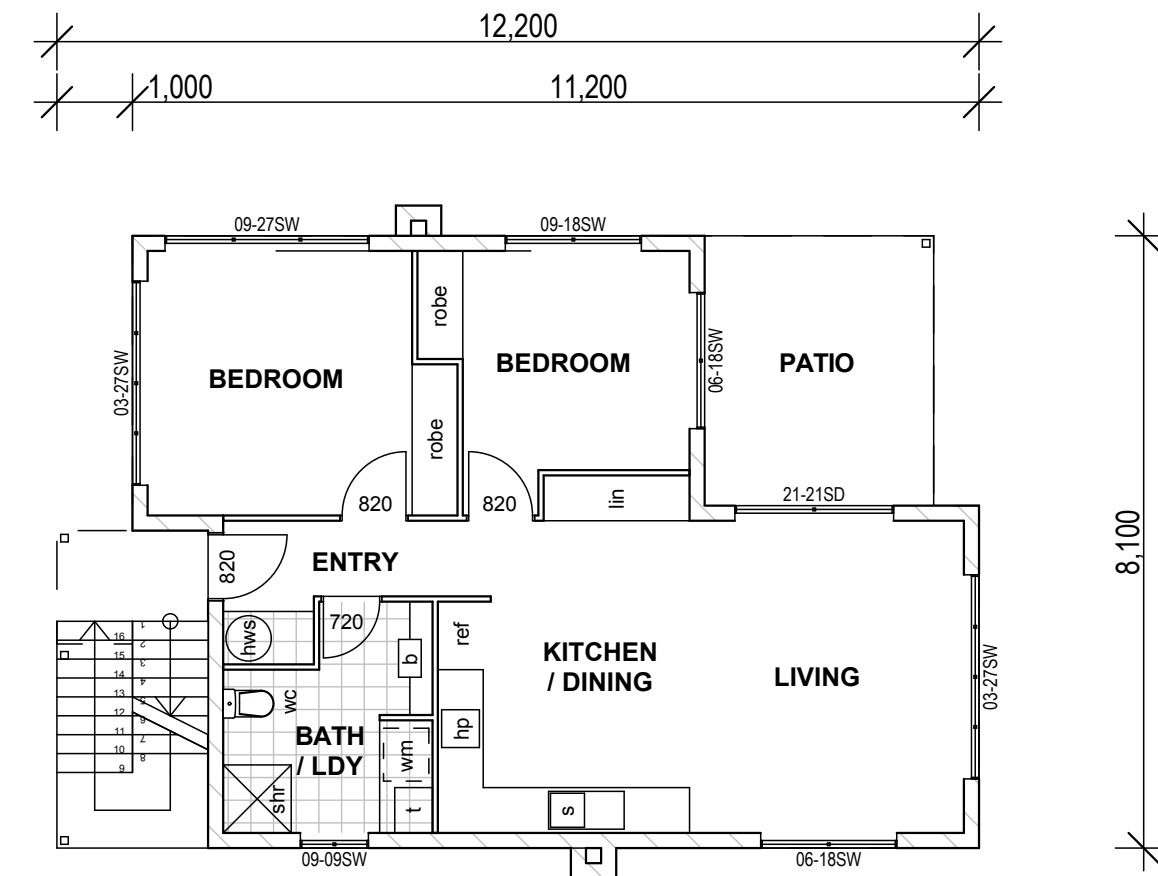
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WALL LEGEND

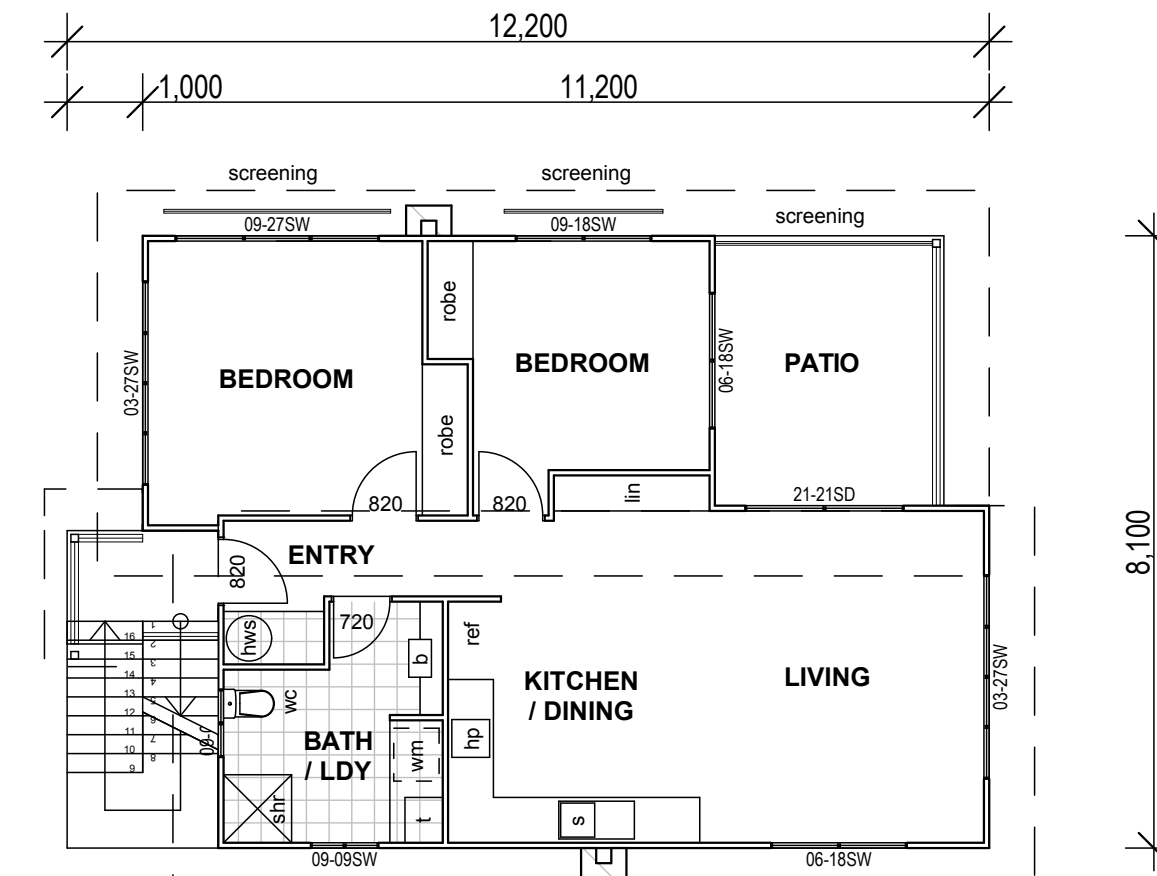
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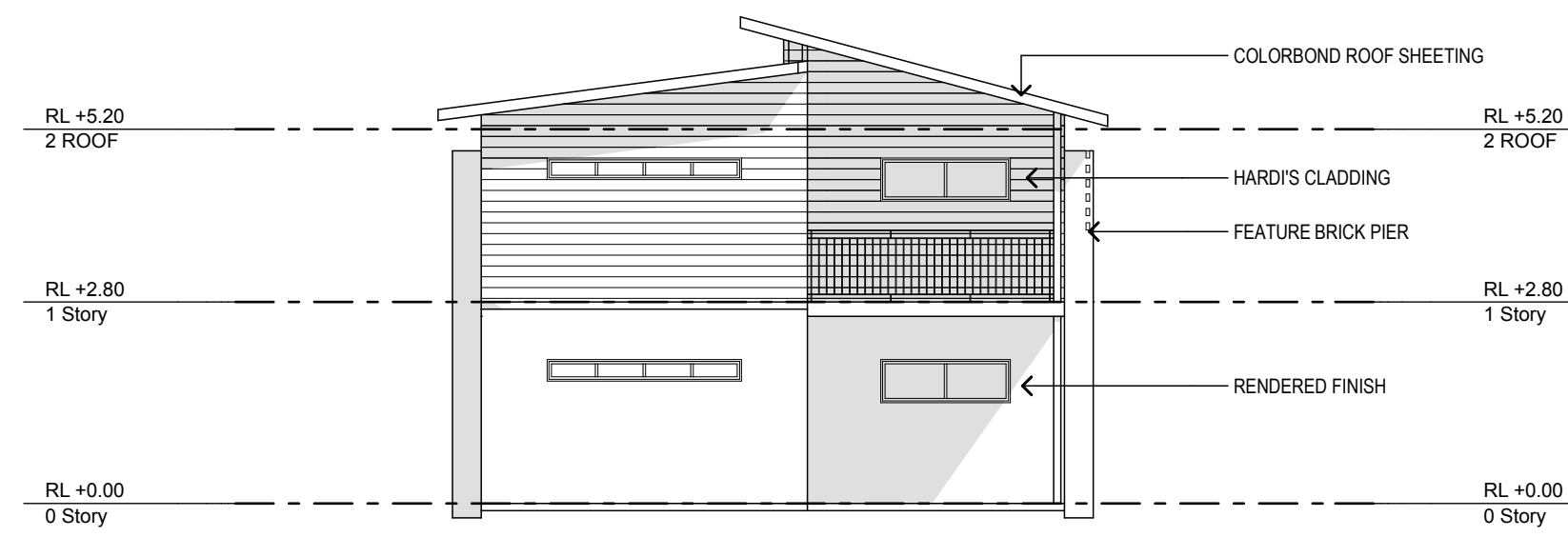
Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15



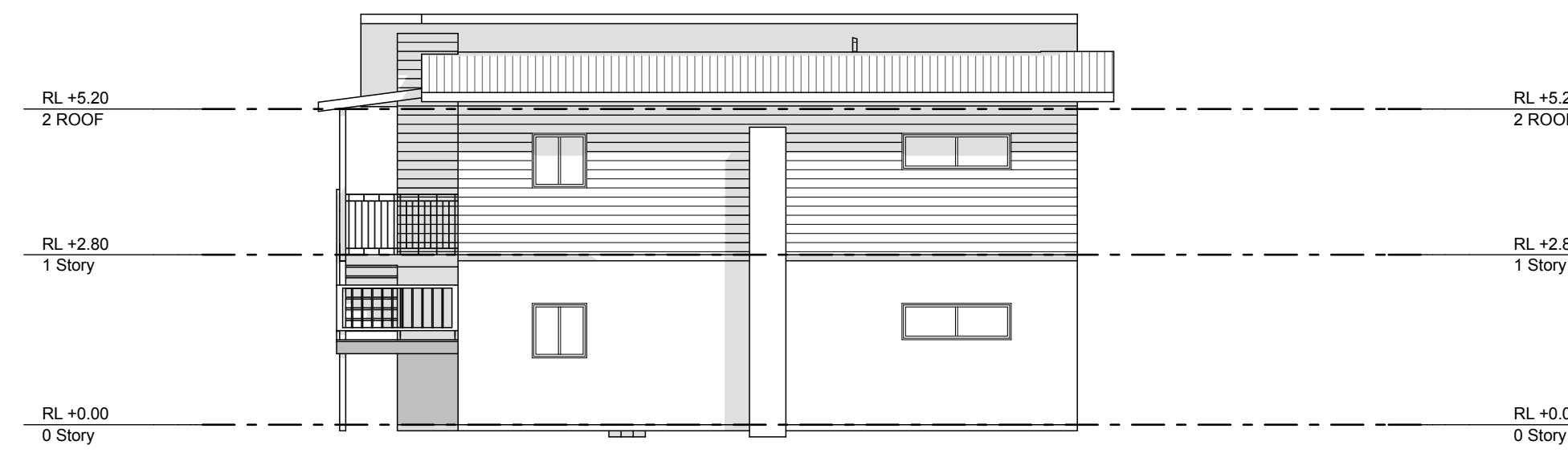
BUILDING 3 - GROUND FLOOR PLAN



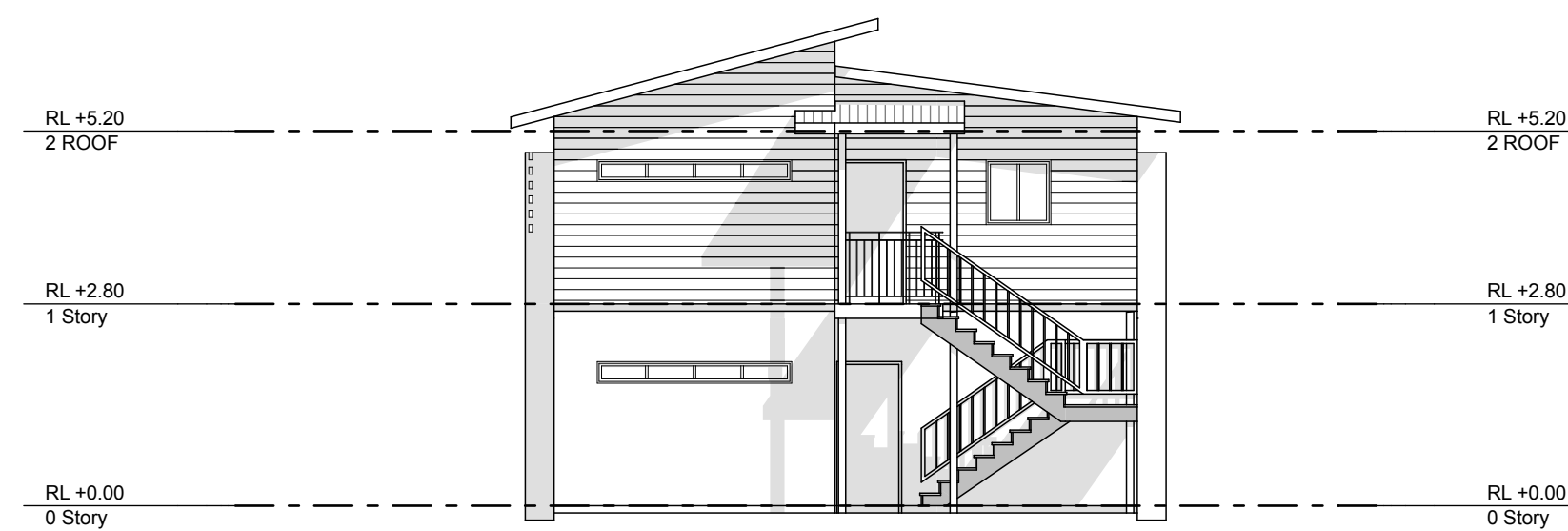
BUILDING 3 - UPPER FLOOR PLAN



ELEVATION 'A'



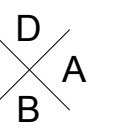
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ELEVATION 'C'



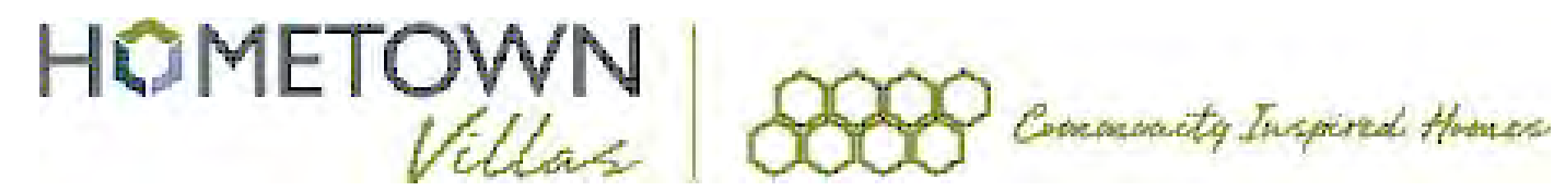
ELEVATION 'D'



ELEVATION KEY

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1:200 @ A3 U.N.O.

Project	12 x Proposed Units	
at	38 (Lot 24)	
	Pittwin Road South,	
	Capalaba	
for	Hometown Villas	
Job Ref No:	Dwg No:	Issue:
542	06	C


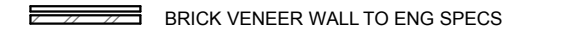



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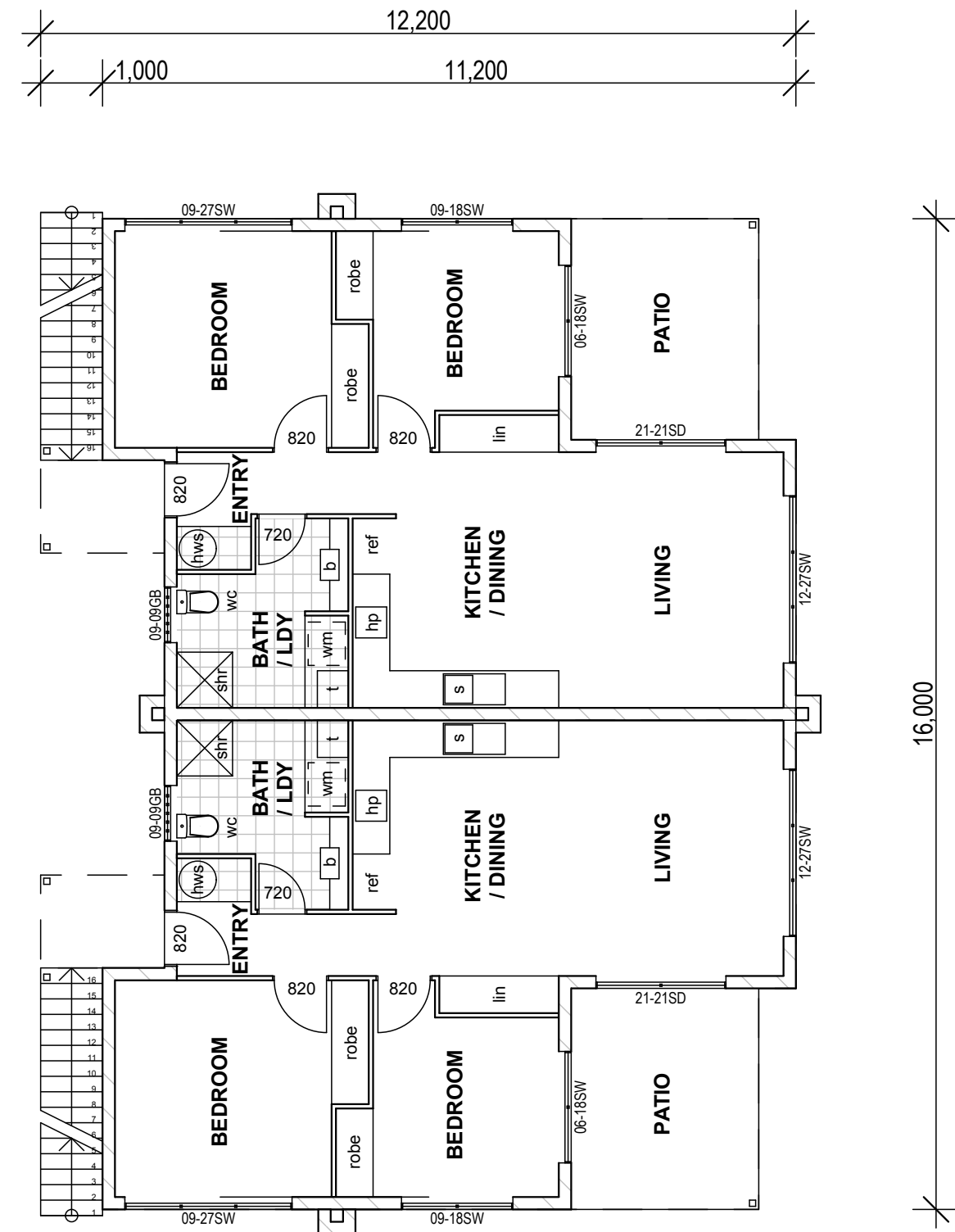
LEGEND

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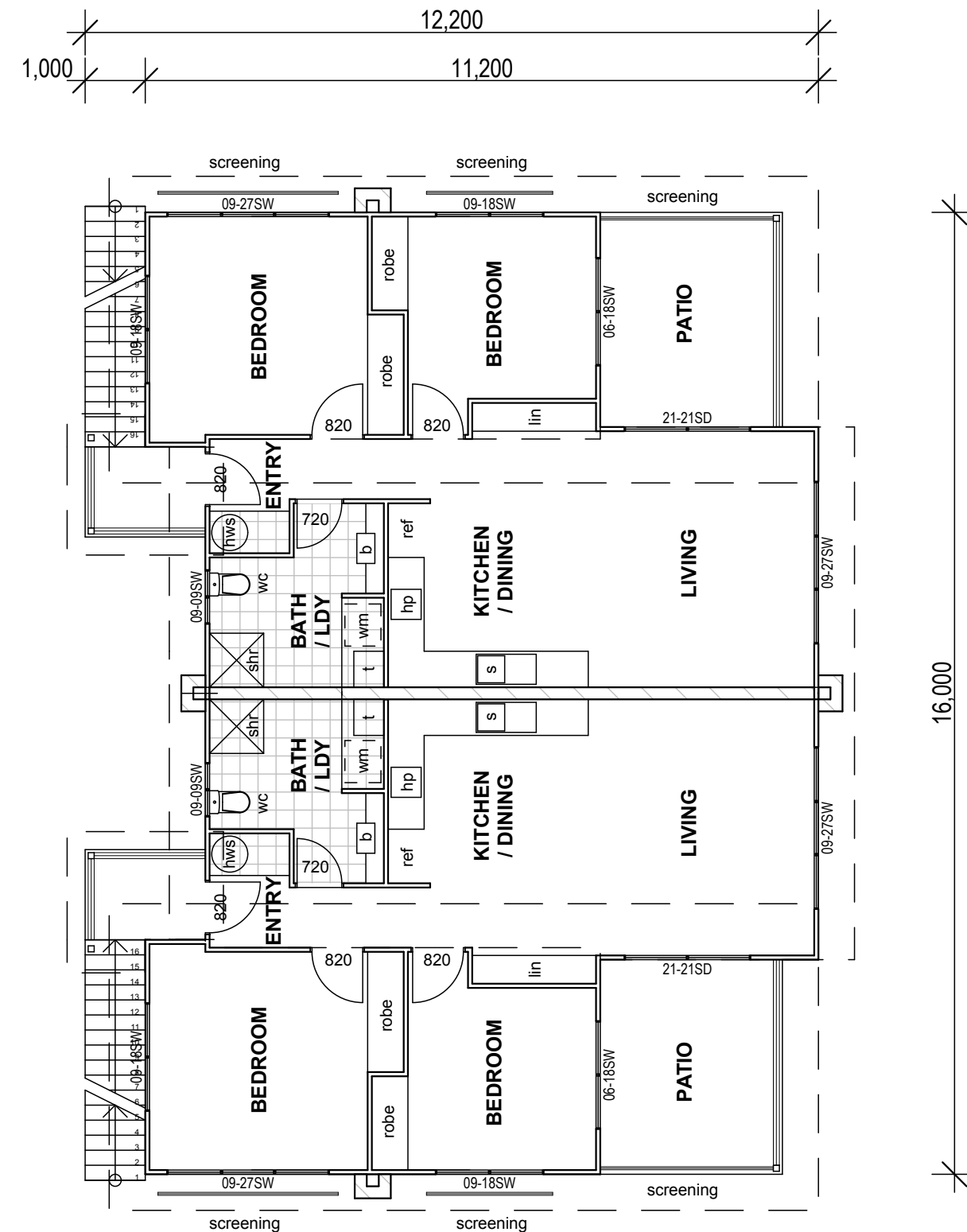
WALL LEGEND

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BUILDING 4 - GROUND FLOOR PLAN



BUILDING 4 - UPPER FLOOR PLAN



ELEVATION 'A'



ELEVATION 'B'

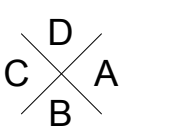


ELEVATION 'C'



ELEVATION 'D'

Issue:	Amendment:	Date:
A	Prelims	15.06.15
B	DA Submission	06.07.15
C	RFI Changes	28.08.15



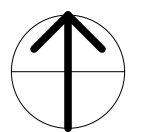
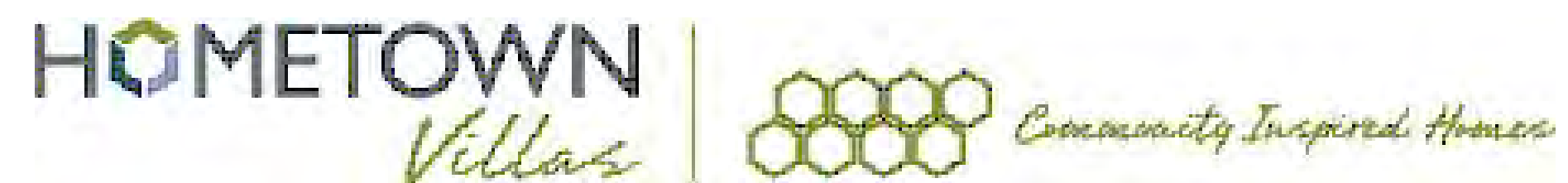
ELEVATION KEY

DWG SCALE - 1:100 @ A1 U.N.O.
1:200 @ A3 U.N.O.

Project 12 x Proposed Units
at 38 (Lot 24)
Pittwin Road South,
Capalaba

for **Hometown Villas**

Job Ref No:	Dwg No:	Issue:
542	07	C

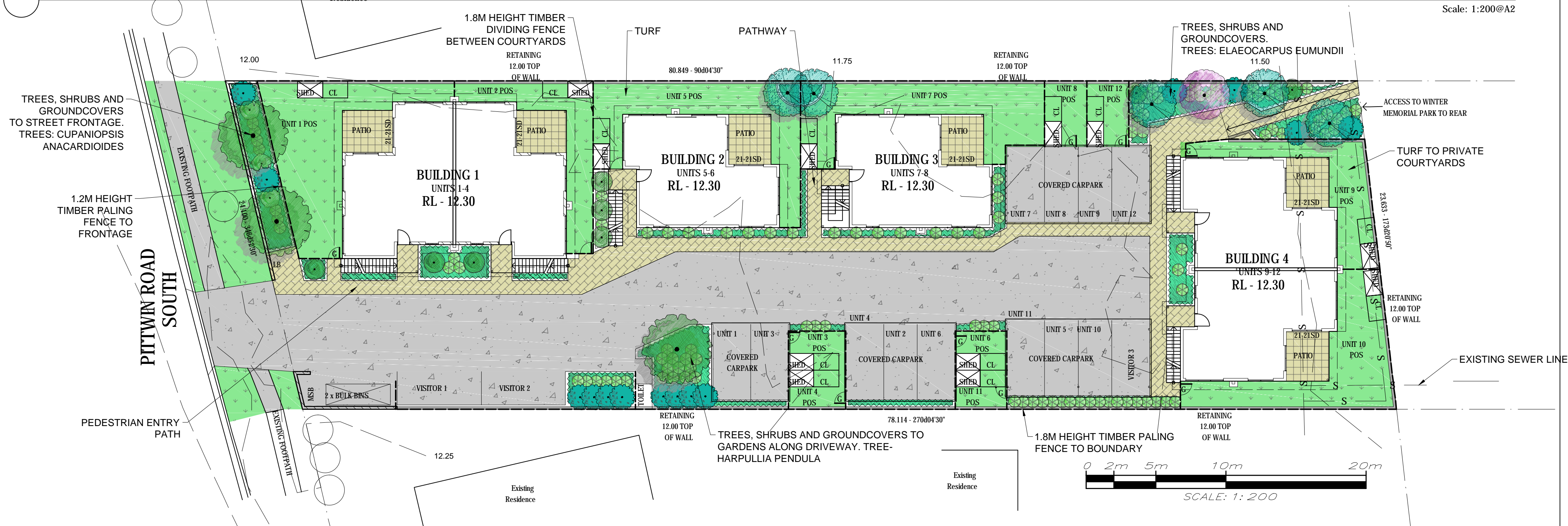


NORTH POINT

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LANDSCAPE CONCEPT PLAN

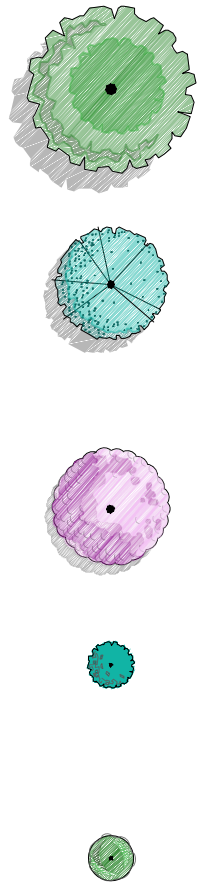
Scale: 1:200@A2



CONCEPT PLANT SCHEDULE

KEY TO PLAN:

- LAWN AREAS
- PAVED AREAS
- DRIVEWAY/PATHS
- FENCE LINES
- EXISTING CONTOURS
- PROPOSED SPOT LEVELS



- TREES**
7-10M HEIGHT
Cupaniopsis anacardioides / Carrot Wood
Harpullia pendula / Tulipwood
- SMALL TREES**
6-8M HEIGHT
Buckinghamia celsissima / Ivory Curl Tree
Elaeocarpus eumundii / Eumundi Quandong
Xanthostemon chrysanthus / Golden Penda
- SCREENING TREES**
6.8M HEIGHT
Elaeocarpus eumundii / Eumundi Quandong
Syzygium australe 'Aussie Southern' / Aussie Southern Lilly Pilly
- SCREENING SHRUBS**
3-4M HEIGHT
Syzygium australe 'Cherry Surprise' / Cherry Surprise Lilly Pilly
Syzygium elite / Elite
- MEDIUM SHRUBS**
1-3M HEIGHT
Callistemon viminalis 'Captain Cook' / Captain Cook Weeping Bottlebrush
Callistemon x 'Rose Opal' / Bottlebrush
Grevillea x 'Coconut Ice' / Grevillea
Syzygium australe 'Aussie Boomer' / Aussie Boomer Lilly Pilly

- SMALL SHRUBS 2**
1-2M HEIGHT
Hymenocallis littoralis / Spider Lilly
Rhoeo spathacea Hawaiian Dwarf / Hawaiian Dwarf
- MEDIUM SHRUBS 2**
1-3M HEIGHT
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush
Radermachera Summerscent / Summerscent
Syzygium cascade / Cascade
- LOW SHRUBS AND GROUNDCOVER**
UP TO 1M HEIGHT
Carex oshimensis 'Everest' / Everest Japanese Sedge
Ixora x 'Orange Dwarf' / Orange Dwarf
Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass
Lomandra confertifolia 'Tilga' TM / Mat Rush
Lomandra confertifolia rubiginosa 'Crackerjack' / Mat Rush

NOTES:
 -Install 100mm depth pine bark mulch to all gardens.
 -All gardens are to have 300mm depth topsoil over cultivated sub-grade.
 -Turf areas are to include 100mm depth topsoil over cultivated sub-grade.
 -Install slow release fertiliser in all plant holes. Apply lawn fertiliser during installation.

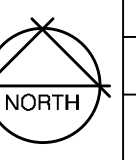
MARK BALDOCK
 LANDSCAPE ARCHITECT
 (B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.)
 PO Box 373, Annerley Qld 4103
 Tel: (07) 38488436
 Fax: (07) 38923575
 Mob: (0407) 114 605
 Email: baldock@bigpond.net.au

CLIENT:
HOMETOWN VILLAS

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

PROJECT DETAILS:
38 PITWIN RD SOUTH, CAPALABA QLD

DRAWING NUMBER:
1506-LCP1
 CURRENT ISSUE: B
 SCALE: 1:200



SHEET SIZE:
 A2
 DATE:
 July 15
 PROJECT NO:
 1506

Appendix B – Locality Plans



Image 1: Multiple dwellings surrounding the subject site



Image 2: Subject site in relation to surrounding services

Appendix C – Zone Locality Plan



Appendix D – Carport Screening Perspective



11.2.4 MCU013409 COMBINED MCU - HEALTH CARE CENTRE AND REFRESHMENT ESTABLISHMENT

Objective Reference: A265709
Reports and Attachments (Archives)

Attachments: [Attachment 1 - Locality Plan](#)
[Attachment 2 - Aerial Plan](#)
[Attachment 3 - Site plan](#)
[Attachment 4 - Elevations](#)
[Attachment 5 - Tenancy Information](#)
[Attachment 6 - Potential New Tenants](#)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Chris Vize
Service Manager Planning Assessment

PURPOSE

Council has received an application seeking a Development Permit for Material Change of Use on land at 687-689 Old Cleveland Road East, Wellington Point for the purpose of a Health Care Centre and Refreshment Establishment. This application is referred to the General Meeting of Council for determination.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme. While it is considered that the proposed development generally meets the intent of the planning scheme, there are elements that do not comply in relation to the size and function of the facility and the number of car parking spaces provided on site. As such, it is recommended that the development be granted a preliminary approval only, subject to appropriately addressing these issues.

BACKGROUND

The lot was created as a result of a 2 into 2 boundary realignment (refer ROL005637), which was essentially a management subdivision to separate the Local Centre zone on the subject lot from the Urban Residential zone on the land adjoining to the south and east.

ISSUES**Development Proposal & Site Description****Proposal**

The application is for a Material Change of Use for a Health Care Centre and Refreshment Establishment, as per the following:

- Health Care Centre: 2 levels including various consulting rooms and services, including:

First Floor

- Rehabilitation gym: 534.3m²
- Physio & Podiatry: 295.6m²
- Doctor: 568m²
- Foyer/seating: 71.3m²

Second Floor

- Dentist: 255.7m²
- Skin Therapist: 159.5m²
- Radiologist: 234m²
- Orthopaedic: 280.4m²
- Lobby: 80.4m²

- Refreshment establishment: 35m² café located at the front north-west corner of the site, with outdoor seating provided.

The rehab gym will operate in tandem with an exercise physiologist and will operate via appointment only.

The proposed operating hours are 8am to 6pm Monday to Friday, with the rehab gym to operate from 6am to 9am, and 4pm to 7pm. The proposed gym operating hours are intended to reduce parking demand during peak business hours and to allow for out of work appointments. The café will operate during normal daytime trading hours.

Parking for 74 cars is provided at ground level beneath the building. Parking for an ambulance and service vehicle are also provided below, in addition to secure bicycle storage for staff and a bike rack for customers. Waste bins are also located at ground level.

Site & Locality

The site has an area of 3004m² and is currently improved by a single dwelling and a shop. The site is predominantly clear of vegetation and the land slopes to the street frontage towards the north-eastern corner of the property.

Adjoining the site to the east and south is land zoned Urban Residential Sub-area UR1, containing a multiple dwelling development. Adjoining the site to the west is a shopping complex (Horizon Shopping Centre) on land in the Local Centre Zone. The site fronts the higher order sub-arterial road, Old Cleveland Road East.

The residential built form of the surrounding area is characterised by low rise, detached residential dwellings on lot sizes of around 700m² to 1000m², and townhouse development. The area is also characterised by its proximity to convenience shopping and trunk collector/sub-arterial roads.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposed development is consistent with the intent for the Urban Footprint.

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is mostly designated Medium Value Other, with the balance designated as Low Value Rehabilitation. The site will not result in the removal of any non-juvenile habitat trees and given its designation there is no requirement for replanting or offsets, therefore Items 1, 2, 4 and 5 of Column 2 of Division 6 do not apply. The type of development proposed generally excludes koala movement, however street trees will provide connectivity option consistent with Items 3 and 6.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	The SARA mapping does not identify State interests relevant to Part E of the SPP.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme (RPS) version 6.3. The application is subject to code assessment and the following codes are applicable to the assessment:

- Local Centre Zone Code
- Road and Rail Noise Overlay
- Centre Design Code
- Access and Parking Code
- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Road and Rail Noise Impact Overlay

The subject site is zoned Local Centre Zone (LC). Health Care Centre and Refreshment Establishment are consistent forms of development in this zone, subject to Council approval.

The proposed development has been assessed against the applicable codes and is considered to comply with the RPS, except for the provision of sufficient car parking and the size of the facility, which has been discussed below. The most relevant parts of this assessment are discussed below.

Appropriateness of the use

Probable Solution P1.2 of the Local Centre Zone Code identifies that development is intended to cater for the convenience shopping needs of the local catchment by limiting the gross floor area (GFA) of uses to 50% of the total land area zoned Local Centre. The total land zoned Local Centre includes this site and the neighbouring Horizon shopping centre.

These lots cover an area of 9103m², and therefore are deemed to comply with solution P1.2 under the probable solution would be a gross floor area for all uses of 4551.5m². The Horizon centre and the proposed development have floor areas of 2655m² and 2686m² respectively, which is 58% of the Local Centre zoned land. Therefore, the proposal must either meet specific outcome S1.2 or the relevant overall outcomes of the Local Centre Zone Code.

Alternatively, where the proposal conflicts with the code, the applicant would be required to demonstrate that there are sufficient planning grounds to justify that conflict.

Specific Outcome S1.2 (1) specifies that local centres serve a local catchment providing opportunities for convenience shopping for day-to-day needs only. The applicant was requested to demonstrate that the development would only serve a local catchment. The applicant has provided an economic impact assessment by Foresight Partners to help demonstrate how the proposal can serve a local catchment, including potential impacts on the adjacent Horizon Shopping Centre.

While the report indicates that most clients will be from the local catchment, there are certain specialised uses that will draw from a broader catchment. Given the fact that this development involves an integrated health care centre with a significant floor area, this is not surprising.

Overall outcome (a)(i) is relevant to the consideration of whether the size and function of this development meets the intent of the Local Centre Zone Code, and identifies that the zone is intended to:

(i) Provide for a range of centre uses that -

- a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;*
- b. serve a local catchment;*
- c. provide local convenience shopping for day to day needs;*
- d. provide for local employment opportunities;*
- e. provide a focus for local community interaction and activity;*
- f. are located, near schools, parkland and community facilities to form part of a local community node;*
- g. are conveniently accessible to the catchment area they serve by private vehicles, public transport and pedestrian and cycle routes.*

Foresight define the local catchment as being bounded by the Doug Tiller Reserve and Starkey Street to the east; Nelson Road and Belford Drive to the north; Tulloch Drive to the west; and McDonald Reserve to the south; which is a radius of approximately 3km.

This catchment takes into account drive times; geographical and other barriers; other health care services; and the services proposed in the centre, and is considered to be a reasonable description of the local catchment. The demand for health related services is considered to be similar to the regional average when factoring future growth.

Some of the services proposed are currently found in the local catchment, including GP services, dentists, radiology, physiotherapy and podiatry. Some or all of these services are expected to relocate from the adjacent Horizon Shopping Centre to the proposed Health Care Centre.

These include the physio (proponents of the development) and may include podiatry and radiology. Other services are proposed which are not currently found in the local catchment (rehabilitation gym, orthopaedic, dermatology, and radiology equipped with MRI). To determine if these services can serve the local catchment, it is important to consider the following:

- Supply and demand in the local catchment;
- Potential for leakage from other centres; and
- Impact on the neighbouring centre.

Supply and Demand

The Foresight report notes that there are currently 5 practices employing 32 GPs in the wider area, with the Horizon Centre practice (Doctors @ Wellington Point) being the only one within the defined local catchment, employing 4 GPs. Economic analysis by Foresight indicates that there is a current shortage of GPs in the local catchment, therefore there will be current and future growth capacity for this type of use in the area, with a 6 room/staff practice proposed. Foresight also identify that there are 18 dental surgeons in the wider area, with the Horizon Centre practice (employing 3 dental surgeons) being the only practice in the local catchment. The report notes that, while this is sufficient to serve the current local catchment population, based on future growth, there will be a need for additional dentists by 2026.

The report also provides information demonstrating that there are no suitable alternative locations within a 3km radius for a health care centre that was unoccupied land, suitably zoned, of sufficient size, and within the main health care service area. This development therefore represents a preferable opportunity to address this demand in the local catchment.

Conversely, the Foresight report notes that other elements within the proposed development are not exclusively demanded by the local catchment, but are instead demanded by a broader catchment. In this regard, the report notes that the use will draw from a broader catchment, which is in conflict with Specific Outcome S1.2, as previously outlined.

Potential for leakage from other centres

The following uses will be new to the local and, in some cases, wider area, and therefore reflect an undersupply in local medical service delivery:

- Rehabilitation gym – first one located in Redland City, and will therefore provide both a local and broader community function. This use is not intended to be a stand-alone gym, and will be ancillary to the physio tenancy by providing a specialised recovery/remediation capacity.

- 3 Orthopaedic surgeons. There are none provided in the local area, and a shortage has been identified in the broader community, with the Mater providing the nearest services, resulting in patients having to travel outside of Redland City, therefore this specialised use will serve both a local and broader catchment.
- 2 skin therapists (dermatologists) are proposed, with none currently located in Redland City. Again, both a local and broader community need would be satisfied.
- A radiology practice with a MRI machine (one other MRI located in Redland City at Cleveland). A QML radiology practice is currently provided in the Horizon Centre, and it is expected that this will be one of the health care services that will relocate to the proposed centre. The radiology practice is expected to operate in conjunction with the rehabilitation function offered through the physio/rehab gym, and it is considered that the addition of an MRI machine will provide both a local and a broader community function.

Of the new uses there is the potential for the rehab gym to operate as a stand-alone facility, however given the relative market saturation of 24 hour gyms in the City, the proponents propose the rehabilitation function to be ancillary to the physio and radiology uses. The proponents have provided information including a floor plan to demonstrate this operational intention. There is also potential for the rehab gym to draw from outside of the local catchment, given its highly specialised nature. It would appear likely that physiotherapists from outside of the local catchment would refer patients to the rehab gym, and the centre would therefore be drawing from a broader catchment.

The applicant's supporting information generally provides sufficient information to consider that the development can meet current and future demand for the types of health care services currently found in the local catchment, while providing other services that will be unique to the catchment due to their more specialised nature. It is unlikely that these services will result in any significant leakage from other centres within the City because they will be providing a unique service not currently provided (or provided in only a limited capacity) within the City.

Impact on the neighbouring centre

The other issue to consider is how the proposed development will impact on existing centre development, particularly the Horizon Shopping Centre next door. It has been noted previously that some of the medical services currently located in the Horizon Centre will relocate to the new facility. It is not clear how many of the existing uses will relocate, however the current medical tenant mix at Horizon includes:

- Dental
- GP practice
- Physio
- Podiatry
- Radiology (QML)
- Chiropractor

These uses occupy an area of approximately 700m² (400m² on the ground floor and 300m² on the first floor). The Horizon centre is primarily a retail and refreshment centre. The Foresight report indicates that, while the centre will experience a short term impact in terms of likely loss of some health care centre tenants, the centre is strong enough to sustain this impact in the medium to long term. The report identifies that there is sufficient demand in the local catchment for other commercial and retail

uses to locate within the Horizon centre. The report also provides a list of potential new tenants based on those kinds of commercial/retail uses commonly found in a local centre of this size and location (refer Attachment 6).

Summary

It is clear that there is a local demand for several of the health care services proposed in this development, and that this development will satisfy that demand. However, the Foresight report and Council's review, clearly indicate that elements of the development will draw from a broader catchment. There is therefore a conflict with Specific Outcome S1.2 and corresponding Overall Outcome (a)(i) of the Local Centre Zone Code. The applicant has not provided sufficient grounds to justify the granting of a development permit despite the conflict.

Access/Traffic

Access is proposed as left-in and left-out of the site due to the proximity of the site to the roundabout intersection with Main Road, and the location on a busy arterial Road. When the Horizon Centre site was developed, an easement was created on the Horizon site along the common boundary to provide the potential for future access and connectivity between shopping centres should it be desired. Unfortunately the access/parking layout of the Horizon Centre does not facilitate safe access to future development on the subject site as there would be a conflict between an existing undercover parking ramp located adjacent to the common boundary. A separate access is therefore proposed as part of this application close to the western edge of the site in the same location as currently accessing the existing shop on the site.

No upgrade of the existing roundabout will be required as a direct result of this development, however traffic growth will likely result in an upgrade of the roundabout from about 2026. This can be accommodated by changing the line-marking on the roundabout to accommodate 2 lanes.

The key element to consider is the provision of safe and efficient access to the development site. Several options were put to Council to demonstrate safe access to the site without impacting local streets. A supplementary report was provided on 29/07/2015, including three (3) options including:

1. Left-in left-out line-marking and signage option – this option would require vehicles entering the site from the west to have to utilise local streets (e.g. Warner and Kefford Streets), which would unnecessarily load these streets and impact on the efficiency and safety of Old Cleveland Road East (OCRE), by increasing use of the intersection of Old Cleveland Road East and Kefford Street.
2. All-movements option – this option would allow traffic to turn right onto Old Cleveland Road East;
3. All-movements with right-out prohibited.

Officer's preferred option is Option 3, which demonstrated that it could operate without having any significant impact on the local road network by providing a 1.7m lane width for a cycleway on both sides; a 3.1m width traffic lane in both directions; and a turn right slot at 3m wide that will allow east bound traffic an opportunity to pass without queuing on Old Cleveland Road East.

Detailed design will be undertaken at compliance assessment stage which may include extending the median strip to the east to provide a physical barrier to restrict right-out movements. This solution provides safe and efficient access to the development in accordance with Overall Outcomes (a)(i) and (ii) in the Access and Parking Code.

Parking

The Access and Parking Schedule identifies the following parking rates for the proposed Health Care Centre and Refreshment Establishment:

Health Care Centre

1 space per employee/ practitioner

2 spaces per consulting room

Refreshment Establishment

1 space per 2.5 persons assessed on the maximum capacity of the refreshment establishment or 1 space per 10m² whichever is the greater.

The traffic report prepared by Q Traffic on behalf of the applicant, considers that the site will cater for 22.8 (3 employees and 19.8 practitioners) full time equivalent staff and 20.8 full time equivalent consulting rooms (refer Attachment 5 – Tenancy Information). On this basis, the development would be required to provide 69 car parking spaces. The proposal includes 71 parking spaces on the site, with an additional 3 spaces in tandem.

However, when considering that the approval will be for a generally defined health care centre, which will have the ability to change tenancy types within this broad definition, the number of staff and consulting rooms appears to be under-estimated based on the gross floor area of the building. The applicant was requested to provide benchmarking of other similar integrated medical centre development to determine the usual operation of these facilities with regard to employee and practitioner numbers based on floor area and the resultant car parking demand. This information has not been provided by the applicant.

In addition, and importantly, the development includes a rehabilitation gym, proposed to be used in association with the health care uses on the site (in particular the physio), which is not provided with additional car parking.

If the development were for a stand-alone gym, the planning scheme would identify a parking rate of 1 space per 10m² of floor area, resulting in a demand for 53 car parking spaces. The applicant has stated that the gym will only operate by appointment from uses within the development, and would therefore have a small customer base and parking demand, and would only operate outside of peak hours (between 6am-9am and 4pm-7pm).

However, it is considered problematic to place conditions on the development that restrict it to this type of operation. Firstly, evidence has not been provided to demonstrate the peak operating hours of the medical centre, to ensure that there is a lower car parking demand while the gym is operating. Once again, a benchmarking exercise would assist in this regard. Secondly, from a practical perspective, it would not appear viable to have such a large floor area (534m²) in the building only used by a small number of clients from within the centre. Therefore it would appear likely that

the use would expand beyond this original intent, drawing a much larger customer base.

Thirdly, for approval conditions to be lawful they must be certain and enforceable, without requiring unnecessary supervision. Conditions requiring very detailed restrictions to the operation of the gym, including its clientele base, would be almost impossible for Council to enforce. Therefore the conditions would likely be unlawful.

Specific Outcome S1 (1) specifies that uses provide onsite car parking that take into consideration:

- The type and size of development;
- Expected employee and customer movements;
- The location of the use;
- The capacity of the existing road network to accommodate on-street parking; and
- Access to public transport.

It is considered that the development does not provide sufficient car parking on the site, and therefore does not comply with Specific Outcome S1 of the Access and Parking Code.

State Referrals

The application did not trigger any referral requirements.

Public Consultation

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

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the Sustainable Planning Act, the code assessable application has been assessed against the Redlands Planning Scheme V6.3 and other relevant legislation. The decision is due on 04/11/2015.

Risk Management

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

Financial

Nil.

People

Not applicable. There are no implications for staff.

Environmental

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

Social

Nil.

Alignment with Council's Policy and Plans

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

CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate.

A copy of the original proposal was provided to the Divisional Councillor.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments.

The development is considered to comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

Council's options are to:

1. Adopt the Officer's Recommendation to grant a preliminary approval subject to certain matters being addressed; or
2. Approve the application, with or without conditions; or
3. Refuse the application.

OFFICER'S RECOMMENDATION

That Council resolves to issue a preliminary approval for the Material Change of Use for a Health Care Centre and Refreshment Establishment on land described as Lot 3 on SP 261562 and situated at 687-689 Old Cleveland Road East, Wellington Point, subject to the following requirements:

1. **Demonstrate that the development serves only a local catchment in accordance with Specific Outcome S1.2 of the Local Centre Zone Code, or alternatively, demonstrate that there are sufficient grounds to justify any conflict with the planning scheme.**

Advice: One way to achieve this requirement would be to reduce the floor area to meet Probable Solution P1.2 of the Local Centre Zone Code.

2. **Demonstrate that the proposal complies with Specific Outcome S1 of the Access and Parking Code by providing sufficient car parking on the site that:**
 - a. **is clearly defined, safe and easily accessible; and**
 - b. **takes into consideration –**
 - i. **the type and size of development;**
 - ii. **expected employee and customer movements;**
 - iii. **the location of the use;**
 - iv. **(iv) the capacity of the existing road network to accommodate on-street parking; and**
 - v. **access to public transport.**

Alternatively, demonstrate that there are sufficient grounds to justify any conflict with the planning scheme.

3. **To address the above, provide a car parking demand study that clearly identifies the car parking demand generated by the proposed development**

and includes benchmarking of the proposed development with other similar developments to:

- a. clearly demonstrate that the estimated number of practitioners, employees and equivalent consulting rooms represents a reasonable and realistic number based on the proposed floor area;**
- b. identify the peak and non-peak hours of the health care centre, and the car parking demand impacts of the proposed operating hours of the rehabilitation gym in this regard; and**
- c. demonstrate the operational characteristics of the rehabilitation gym, and that there will be sufficient car parking on-site to accommodate the demand created by this part of the development.**

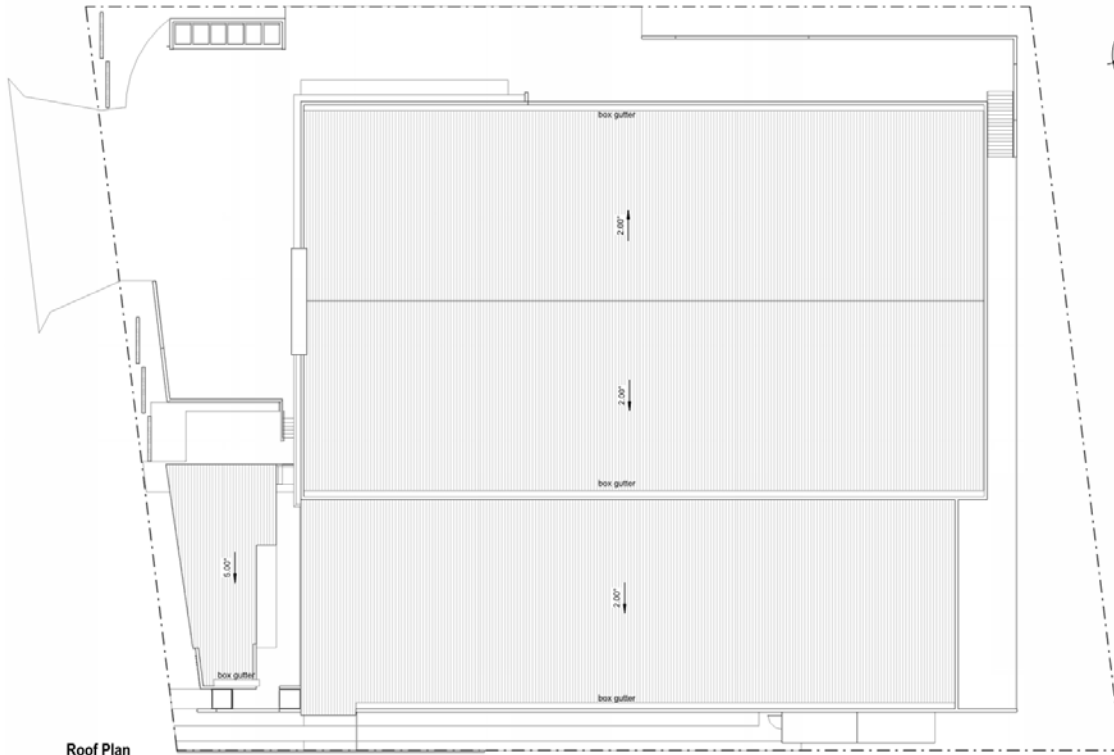
ATTACHMENT 1 – Locality Plan



ATTACHMENT 2 – Aerial Plan



ATTACHMENT 3 – Site Plan



Roof Plan
1/200

ATTACHMENT 4 – Elevations



ATTACHMENT 5 – Tenancy Information

Table 1 – Tenancy Information

Tenant	Rooms	Staff	Days / Hours	Equivalent Full Time	
				Rooms	Staff
GP Clinic (Permanent)	6	6	full time (9am-6pm)	6.0	6.0
Podiatrist	2	2	full time (8am-5pm)	2.0	2.0
Physiotherapist	3	3	full time (8am-5pm)	3.0	3.0
Foyer / Reception	-	2	full time (8am-5pm)	-	2.0
Dentist	2	3	full time (8am-5pm)	2.0	3.0
Orthopaedic	3	3	3 days / week (8am-6pm)	1.8	1.8
Dermatologist	3	2	full time (8am-5pm)	3.0	2.0
Radiography	3	2	full time (8am-5pm)	3.0	2.0
Coffee Shop	-	1		-	1.0
Total	22	24		20.8	22.8

Source: Q Traffic Engineering Consultants 022_TPA08_L3 Dated 21/09/2015 p.2

ATTACHMENT 6 – Potential New Tenants in Horizon Shopping Centre

Tenant	Notes	Typical M ²
Food retail		
• Butcher	A significant omission from centre as IGA lacks a butcher	110
• Health Food (Flannery's, Wray)	Increasingly popular. None in trade area	150
Other retail		
• Newsagent	A significant omission from centre	140
• Discount variety (eg. Loot)	None in trade area	150+
• Gifts	None in trade area	100
		100
Services		
• Bank / credit union	A significant omission from centre. None in trade area	150
• Travel agent (eg. Flight Centre)	None in trade area	70
Professional Services		
• Veterinarian	Centre has desired external premise entries.	150
• Lawyer	Good use for upper level	100+
• Accountant	Good use for upper level	100+
• Financial Planner	Good use for upper level	100+
Other Options		
Deli	Limited selection in IGA	70
Fruit & Veg	Limited selection in IGA	150
Post Office	Only a small P.O. in Main Street precinct	150
Florist	None in trade area	50
Priceline	Only if chemist relocates to health centre	200
Apparel		100
Eyewear	Limited selection at on-site optometrist	100
Beauty	Complementing existing hairdresser	70

Source: Foresight Partners Ref. 15005 Dated 26/08/2015 p.5

11.3 PORTFOLIO 4 (CR LANCE HEWLETT)**COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****11.3.1 RENEWABLE ENERGY OPTIONS FOR COUNCIL**

Objective Reference: A301893
Reports and Attachments (Archives)

Attachment: [Renewable Energy Opportunities for Redland City – Options Paper](#)

Authorising Officer:



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Responsible Officer:

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PURPOSE

That Council consider the Options Paper “*Renewable Energy Opportunities for Redland City*” (as attached), and further consider the recommendation to undertake the next step of commissioning a detailed feasibility study and seeking partners that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and the community.

BACKGROUND

An Options Paper on Renewable Energy Opportunities for Redland City was prepared for Council to consider as a pathway to deliver savings and provide future energy resilience for Council and community.

The paper was prepared in response to the motion:

“That Council resolves to request that the Chief Executive Officer provide a report to Council by the end of November 2015, identifying and outlining the viability of options for Council’s involvement (either solely or jointly with other partners) in creating and managing solar farms. The consideration of the viability of any option should include the potential for a financial return to the community.”

A preliminary assessment indicated there is internal demand that could be met by renewable energy and that a 10 MW solar farm could theoretically supply that demand, subject to undertaking detailed feasibility studies.

ISSUES**Rising Electricity Prices creating Cost Pressures on Council**

Electricity prices are rising and further contributing to cost pressures. While energy efficiency projects generate savings, growth in services and electricity consumption

can undermine those savings without taking the next step of installing renewable energy (e.g. Solar PV (Photo Voltaic), waste to energy, etc.).

Council paid a little over \$2.17 million worth of 'large site' electricity bills in the 2014/15 financial year as part of the large sites bulk tariff prices of 4.1 to 6.2 cents/kWh. The bulk tariff agreement was renegotiated at the end of August, 2015 and tariffs over the next 3 years vary between 4.27 and 8.16 c/kWh.

What Council pays for electricity for large sites over the next 3 years is close to the current wholesale price of \$45/MWh. Forecast wholesale price projections could be around \$100 - \$140/MWh by 2035. "The projections indicate that by 2030, wind power is the most competitive and solar is also very competitive against fossil fuels." (CSIRO, 2014). <http://arena.gov.au/files/2014/07/CSIRO-Electricity-market-analysis-for-IGEG.pdf>. Without some ability to price off-set, via renewable energy, Council's electricity cost pressures continue to eat into the budget.

Federal and State Government Financing Available

To date there is substantial under investment by councils in renewable and low carbon technology due to capital constraints, and its perceived non-core nature. Lack of information about the cost savings potential of renewable and low carbon technology is a major barrier to its adoption.

Currently there is good access to funding for large scale solar farming to support Australia achieving its Renewable Energy Target (RET). Financing options are available through the Commonwealth government (Clean Energy Finance Corporation – CEFC and Australian Renewable Energy Agency – ARENA), and through Queensland Treasury Corporation (QTC). Local Government Infrastructure Services (LGIS), a wholly owned business unit of LGAQ, is working with councils and have facilitated several successful investment funds through QTC.

Locating a Solar Farm in Redlands

Land that is vacant, clear of shading structures and vegetation and is close to the facilities using the electricity are ideal.

In Redlands sites meeting these criteria include land around wastewater treatment plants and closed landfill sites. The Cleveland Wastewater Treatment Plant and adjoining Sanitary Depot, currently present an ideal location to be further investigated, as they are mostly cleared, adjoin Council's largest energy user and is adjacent to the Energex sub station and high voltage power lines.

Monitoring and Metering Council Facilities

A first important step is to ensure all of Council's 'large sites' have special metering installed to enable 'real time' monitoring of energy use. This helps to track spikes in use, and make management decisions to alter operations of equipment in response to energy use. Metering is also essential between facilities that may be sharing day time use of any solar renewable energy production.

Renewable Energy Options Available to Council

The attached options paper, "Renewable Energy Opportunities for Redland City", outlines a number of other scenarios in addition to Solar Farms namely:

1. Council as a facilitator of installing renewable energy for businesses.

Council could be the lead agent to secure investment to install multiple solar energy systems on roofs of light industry businesses. Council could be the investor owner operator or just the investor and through a bulk Purchase Power

Agreement negotiated with the building owners and renters, guarantee fixed prices for energy through a third party.

2. **Council as a facilitator of Community Solar.** The communities on North Stradbroke Island and Southern Moreton Bay Islands are interested in establishing community run solar but do not have the collective purchasing or organisational status to secure investment. This scenario involves Council bringing together interested members of community and facilitating the bulk purchase and install of solar panels, batteries, metering system and small back-up generator to establish an almost independent of grid electricity network among residents.
3. **Council using Community Halls to adopt purchase power agreements or solar operating leases.** Council's community halls represent an under realised potential for solar power. The majority of community halls appear suitable and the next step would be to further investigate their potential – roof structure, heritage listing, orientation, modelling solar yield and developing individual business cases for generation capacity versus current use profile.
4. **Waste to Energy.** Sourcing sufficient organic waste in the Redlands is a key consideration. The major issue for waste to energy is the need for consistent volumes (quantity) and quality of biomass (organic matter). Council's draft waste strategy suggests another local government would need to participate in any alternative waste technologies to gain economies of scale. Possible sources include solid organic waste streams, organic waste from chook farms, restaurant and food processing waste, sewage treatment plant solid sludge waste.

Next Step to Undertake a Detailed Feasibility Study

A 10 mW solar farm could theoretically meet the energy consumption demand of all Council's large sites with some residual energy to sell or be used at other large and small sites (e.g. IndigiScapes, South Street Depot, Animal Shelter), provided these sites have the appropriate metering to receive energy from the solar farm.

Undertaking a detailed feasibility study is a small investment of approximately \$100,000 relative to committing Council to an investment of \$millions.

It is proposed to undertake a feasibility study and seek partners that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and the community.

Further it is proposed the feasibility study investigate and create opportunities for comprehensive solutions for renewable energy and energy management (e.g. solar farms and smaller solar installations).

The steps to consider in proceeding with investment, installing and operating a solar farm via a feasibility study could include:

1. Analyse the demand and forecast the future energy generation against predicted electricity price rises to determine the business case for a solar farm.
2. Submit an inquiry to Energex followed by a Feasibility Report from Energex to connect to the network – considerable fee (approx \$20,000 – \$25,000). Receive a Feasibility Report from Energex that will determine impacts and upgrades required for the network, lines, transmission, sub stations. The report should also inform what the distributor charge would be for 'moving' energy from solar farm to end user.

3. Develop specification and tender documents for construction of the total system – solar arrays, connection to network, new half hourly recording meters at all signed up facilities to ensure tracking of energy use, including long term operation and maintenance.

STRATEGIC IMPLICATIONS

Legislative Requirements

Local Government Act regarding procurement, tendering and finance.

Risk Management

To be determined and detailed in the proposed feasibility report.

Financial

Funding commitment recommended by this report is intended to provide Council with a detailed understanding of long term investment opportunities in renewable energy. The proposed feasibility study will highlight the projected return on investment giving Council guidance about how and when to enter into the renewable energy market so as to minimise its ongoing energy costs.

People

A small team of staff may be required from different groups of Council to coordinate the proposed feasibility report.

Environmental

Any environmental impact is to be determined and reported in the proposed feasibility report.

Social

Participation in renewable energy generation has become main stream over the past 15 years. Larger scale projects are however less common, and communities are looking for guidance and support from local governments about how to bring larger projects into operation. By taking the lead in this space Council will be assisting local communities to gain understanding of the opportunities for larger scales of renewable energy applications, and will be in a better position to work with them to establish affordable and secure renewable energy futures.

Alignment with Council's Policy and Plans

The proposed feasibility report to investigate renewable energy in the Redlands aligns with Green Living objectives in the Corporate and Community Plan, Green Living policy, and Climate Change Strategy.

CONSULTATION

The CEO, Executive Leadership Team, Senior Procurement Officer, Group Manager Environment and Regulation, Group Manager Redland Water Infrastructure Planning, Principal Officer Red Waste Policy, Service Manager Environment and Education, and Councillors in a workshop session have all been consulted in the preparation of this report.

OPTIONS

Based on the pre-feasibility assessment undertaken in the preparation of the attached options papers, Council can:

1. By commissioning a feasibility study (estimated to cost \$100,000) continue to investigate opportunities for comprehensive solutions for renewable energy and energy management (e.g solar farms) seeking partners that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and community, or
2. Defer any further action on this matter pending further consideration of the options paper through further consultation with Local Government through existing regional networks.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Commission a feasibility study, possibly through a partnership arrangement, to investigate and identify opportunities for comprehensive solutions for renewable energy and energy management (e.g solar farms) that will help deliver the best renewable options, positive returns and provide future energy resilience for Council and the community;**
2. **Allocate \$100,000 to undertake this detailed feasibility study through the budgetary process; and**
3. **Request the Chief Executive Officer provide a detailed report to Council on the outcomes of the feasibility study of renewable energy options for further consideration.**

OPTIONS PAPER

RENEWABLE ENERGY OPPORTUNITIES FOR REDLAND CITY



University of Queensland building solar farm



Sunshine Coast, Valdora Solar Farm



Windorah Solar Farm



Solar farm on capped landfill site

1. Introduction

Redland City Council is one of 565 local councils across Australia with combined expenditure of over \$30 billion annually for infrastructure, community, recreation and other public services. Councils face increasing cost pressures and rely on revenue from a mix of sources including rates, government funding and investments.

To date there is substantial under investment by councils in renewable and low carbon technology due to capital constraints and its perceived non-core nature. Lack of information about the cost saving potential of renewable and low carbon technology is a major barrier to its adoption.

Electricity prices are rising and further contributing to cost pressures. While energy efficiency drives generate savings, growth in services and electricity consumption can undermine those savings without taking the next step of installing renewable energy (e.g. solar PV, waste to energy, etc.).

This paper explores opportunities and options to reduce electricity cost pressures for Redland City Council available through renewable energy. Renewable energy represents a diverse revenue stream, can offset increasing electricity costs, can create energy from waste products, provide security of energy for island communities, utilise available vacant roof space with high energy generating potential and can utilise existing cleared vacant land such as landfill sites and land around waste water treatment sites.

2. Potential of Solar

Australia has the highest average solar radiation per square metre of any country in the world, combine that with huge cost reductions in solar technology over recent years, there is significant future opportunity for growth in deployment of solar technologies in Australia. Rapid take-up of solar PV in the residential market has already impacted the demand for grid electricity. Despite this, large scale solar PV investment in Australia has lagged behind other countries and is still not competitive with wind at a wholesale electricity market level and continues to experience a challenging regulatory environment. The significant potential for solar power in the utility and commercial sectors remains mostly under-developed.

3. Background

Council is a long term participant in the field of energy efficiency and reducing greenhouse gas emissions.

Council joined the Cities for Climate Protection Program (CCP) in 1999 and committed to voluntary actions to reduce greenhouse gas emissions from all of Council's corporate activities and in the wider Redland community.

Targets were set under the *Local Greenhouse Action Plan 2003-2010*, and achieved only 50% of corporate emissions reduction targets. Between 1998 and 2008 Council actually had a 22% increase across corporate buildings, fleet, street lighting and waste areas. To reverse this trend, in 2009/10 Council started to implement the Eco-efficiency program and appointed an Eco-efficiency coordinator. This initiative achieved significant cost savings for Council's four main buildings. By 2012, the investment in energy efficiency resulted in \$88,311 less paid in electricity bills than in 2011 for the same buildings.

In 2010, new corporate emission targets were established, and a new climate change policy and strategy *Confronting Our Climate Future* were adopted by Council. The first five year action plan of the strategy identified investigating solar farms and solar pv on roofs of community halls. These actions were based on recommendations contained in Council's Marginal Abatement Cost Curve (MACC) report prepared in 2010.

Council's MACC identified a negative marginal abatement cost for installing solar pvs on community halls. This means undertaking such an investment on community halls, makes money over its lifetime. However, the MACC was calculated based on availability of a generous feed in tariff of probably 44 c/kWh. Today there is no regulated feed in tariff and must be negotiated with the electricity retailer.

Council paid a little over \$2.17 million worth of 'large site' electricity bills in the 2014/15 financial year as part of the large sites bulk tariff prices of 4.1 to 6.2 cents/kWh. The bulk tariff agreement was renegotiated at the end of August, 2015 and tariffs over the next 3 years vary between 4.27 and 8.16 c/kWh. Attachment 1 lists Council's large sites, total electricity expenditure and total demand (kWh consumption) for the 2014/15 financial year only.

Council owns many buildings that are classed as small sites and electricity is charged at the residential domestic tariff rate, ranging from 25 to 28 cents/kWh. For example Council's community halls are small sites charged at the residential rate. Council paid a little over \$45,000 in 2014/15, \$41,000 in 2013/14 and \$31,000 in 2009/10 financial years. Community Halls are a core service for the community, providing places for groups to meet and value for money venues to hire. Council's small sites have experienced electricity price rises over time and likely into the future.

Many other buildings are owned by Council and leased to clubs and organizations that pay for the electricity they use, for example sport and recreation facilities, show grounds and Cleveland Aquatic Centre. Where these uses have high electricity demand, installing solar would reduce cost pressures and ensure clubs and businesses stay in the Redlands. Any redevelopment of these assets should consider inclusion of roof solar pv, particularly where facilities have high day time usage of electricity and/or high demand for heating or use of pumps, for example an aquatic centre.

Council has many other smaller distributed assets that consume electricity such as park lighting, bbq's and are not included in this Options Paper.

The distributed nature of asset ownership and responsibility for payment of electricity bills to date has meant that no one position or team is checking discrepancies in billings, making inquiries about potential over billing, and double billing. Other councils that have centralised management and checking of electricity billing have typically found savings of tens and hundreds of thousands of dollars.

There are many providers in the market who have well developed web based platforms to accurately check and provide quarterly and annual reports on energy efficiency, greenhouse gas emissions, even efficiencies in water, waste and paper usage. Without such a system it is difficult to track trends in use, spikes in demand, identify where efficiencies need to be made and a limited ability to benchmark. It is recommended that Council approach the market to centralise management, checking and reporting of electricity expenditure. Alternatively, establish a project team to fast tract the development of a dash board using the Business Intelligence system.

4. Current Renewable Energy Market

4.1. Introduction – Legislative and Policy Landscape

Australia's Renewable Energy Target (RET) is a Federal Government policy designed to ensure that at least 33,000 Gigawat-hour (GWh) of Australia's electricity comes from renewable sources by 2020.

The RET was reviewed by the Government and reduced in June 2015 from the previously legislated 41,000 GWh to 33,000 GWh. The deal was a compromise brokered by the Clean Energy Council following 15 months of lost investment confidence caused by the review of the policy. The RET has operated since 2001 and is already about halfway to meeting the revised 33,000 GWh target.

This means, to deliver the 33,000 GWh target will require approximately 6,000 MW of new renewable energy capacity to be built by 2020. This is expected to create more than \$40.4 billion worth of investment and more than 15,200 jobs.

More than 1.4 million solar power systems were installed in Australia at the end of 2014. Just over 187,000 solar power systems were installed during 2014, a drop of 8.5 per cent on the year before. However total solar generating capacity installed during 2014 increased. These numbers are sourced from the 2014 Clean Energy Australia Report.

The Queensland Government use to offer generous feed-in tariffs and the residential uptake of renewable energy boomed. The slow uptake of large-scale renewable energy is mostly due to uncertainty about government policy. The current Queensland government (October 2015), through the Queensland Productivity Commission is about to hold an inquiry into solar feed-in pricing. (see www.qpc.qld.gov.au/inquiries/public-inquiry-into-solar-feed-in-pricing). This may result in higher feed-in tariffs in the future and the timing could be beneficial for Council investment in a solar farm.

In Redland City, 27% of all electricity connections are also solar PV connected (Energex data, July 2015). This suggests ample scope and opportunity to increase solar PV connections and contribute to the national renewable energy target.

4.2. Financing Renewable Energy

Several investment and funding options are available to consider and further investigate which would be the preferred choice for Council.

The Clean Energy Finance Corporation (CEFC) financing for larger scale solar PV projects is providing a precedent in the Australian market where commercial banks have been reluctant to fully fund such projects. In enabling these projects to proceed, CEFC participation is demonstrating the potential for Australia's utility scale solar power and providing precedents for financing such projects on a merchant basis.

Finance can be accessed directly from CEFC or via a third party accredited by CEFC, currently two such companies, SunEdison and Tindo Solar are in the market.

Local government investment in large infrastructure is typically through Queensland Treasury Corporation (QTC). Local Government Infrastructure Services (LGIS), a whole owned business unit of LGAQ, is working with councils and have facilitated successful investment funds through QTC.

A third financing source is via the Australian Renewable Energy Agency (ARENA), an independent statutory authority established by the Commonwealth of Australia. ARENA has allocated A\$100 million (total funding allocation) for the Competitive Round.

4.3. Solar Farms

A commercial solar farm has establishment costs depending on the size. Solar installations less than a 30 kW require minimal establishment fees, approximately \$3000 for a Network Study and usually conducted by Energex. Solar farms greater than 30 kW, require \$19,000 to \$25,000 in establishment fees for certified Engineering Studies and a Network Study. In addition, operational funds are required to undertake a detailed feasibility study, demand analysis and forecasting of energy production, cost savings to establish the rate of return on the investment, and a full investigation of any potential environmental and social impacts. This step is typically followed by development of detailed specifications and tendering that includes arrangements for long term operations and maintenance.

Available and preferably existing cleared land that is not part of an environmental corridor is required for solar farming. For example the Sunshine Coast Council is deploying a 15 MW solar farm on 24 out of 49 hectares of disused, vacant sugar cane land.

Currently South-East Queensland has no feed in tariff for new solar PV installations and prices have to be negotiated with an organisation's retailer.

In today's solar market it **may** be possible to produce solar energy at between 10 – 12 cents per kilo Watt hour (c/kWh) and sell (retail) that energy to committed purchases for between 15 – 20 c/kWh.

Constructing a solar farm for the sole purpose of selling to the grid via energy retailers **may** get as much as 6 to 8 c/kWh. Without high energy demand facilities to use the majority of energy produced, or customers secured to buy solar energy, selling energy to the grid only has become less viable. Constructing a solar farm to meet internal electricity demand first, followed by the sale of residual energy production to secured customers is a better starting position.

Selling excess, Council generated solar energy could be competitively retailed at up to 20 c/kWh particularly where potential domestic and business customers are currently paying 25 up to 30 c/kWh. This means, Council could become a renewable energy generator to reduce (off-set) its own electricity cost pressures and potentially, become a mini retailer of excess energy production. For example Council could (hypothetical example):

- Pay a raw supply cost equivalent to 12 c/kWh. (takes into account initial investment in solar capital and recovery of investment over 30 years).
- Provide a retail price to customers of 18 c/kWh. (the difference of 6 c/kWh is Council's revenue).

To determine if a solar farm is viable, many questions arise that require further analysis and investigation. What is the internal and external demand for the energy? Are there customers to buy the energy? Is there a time commitment of 30 years? Is Council the investor, owner, operator, and maintainer of the system and carries those risks or is the system operated and maintained by a third party and prices and revenue agreed via purchase agreement arrangements? Understanding the answers to these questions will inform what size solar farm, finance and operational arrangement are needed.

4.4. Scenario 1 – Council as Energy Generator (primarily to off-set electricity bills)

Council decides to construct a solar array on existing cleared, council-owned land to a size that matches internal demand. For example:

Council's total kWh demand from large sites for the 2014/15 financial year was 13,074,706 kWh (a little over 13 mega watts). Attachment 1 shows the energy consumption and costs from large sites for the 2014/15 financial year only.

The rule of thumb for a 1 kW system for average solar conditions in South-East Queensland is that it produces an average daily output of 4.1 kWh.

$1 \text{ kW} \times 4.1 \text{ (solar radiation factor)} = 4.1 \text{ kWh average daily energy}$

$4.1 \times 365 \text{ (days)} = 1,496.5 \text{ average kWh energy per year}$

Assuming a 10,000 kW system (or a 10 mega Watt solar farm)

$10,000 \times 4.1 \times 365 = 14,965,000 \text{ average kWh energy per year.}$

Thus, a 10 mW solar farm could theoretically meet the energy consumption demand of all Council's large sites with some residual energy to sell or be used at other large and small sites (e.g. IndigiScapes, South Street Depot, Animal Shelter), provided these sites have the appropriate metering to receive energy from the solar farm (based on last year's consumption data - Attachment 1).

Note: While the above calculation shows that the total power required could be provided by a 10 MW solar farm, it assumes all the consumption would occur during the day while the solar plant is producing power. Meeting night time demand could be met by battery storage or the off-peak charges in the current electricity contract.

Any unused or 'excess to requirements' energy could be sold to businesses or residents interested in purchasing green power from Council at a competitive rate. This would mean Council becomes a mini retailer and could be an option to consider in future years.

The steps to consider in proceeding with investment, installing and operating a solar farm could include:

1. Analyse the demand and forecast the future energy generation against predicted electricity price rises to determine the business case for a solar farm.
2. Submit an inquiry to Energex followed by a Feasibility Report from Energex to connect to the network – considerable fee (approx \$20,000 – \$25,000). Receive a Feasibility Report from Energex that will determine impacts and upgrades required for the network, lines, transmission, sub stations. The report should also inform what the distributor charge would be for 'moving' energy from solar farm to end user.
3. Develop specification and tender documents for construction of the total system – solar arrays, connection to network, new half hourly recording metres at all signed up facilities to ensure tracking of energy use, including long term operation and maintenance.

4.5. Scenario 2 – Council as Facilitator of Installing Renewable Energy for Businesses

A smaller alternative project could be facilitated by Council that helps to sustain and keeps business in the Redlands. Small business owners in Redland City commonly rent business space, use energy during the day, may not have the financial capacity to install solar or are unable (different building owner), but their electricity prices are going up and may not be a viable businesses within 5 years.

Council could be the lead agent to secure investment to install multiple solar energy systems on roofs of light industry businesses. Council could be the investor owner operator, or just the investor and through a bulk Purchase Power Agreement negotiated with the building owners and renters, guarantee fixed prices for energy through a third party (see purchase power agreements). This could be a positive economic development initiative where Council is the community leader facilitating arrangements for green power, attracting new business to Redlands and helping existing businesses to remain.

In the first instance, it would be necessary to release an expression of interest to all businesses and building owners in the business areas of Capalaba and Cleveland outlining the proposal to construct multiple solar roofing. This would generate interest and determine the level of demand to become a customer and purchase competitive renewable energy from Council or an agreed third party provider.

4.6. Scenario 3 – Council as Facilitator of Community Solar

The communities on North Stradbroke Island and Southern Moreton Bay Islands are interested in establishing community run solar but do not have the collective purchasing or organisational status to secure investment. This scenario involves Council bringing together interested members of community and facilitating the bulk purchase and install of solar panels, batteries, metering system and small back up generator to establish an almost independent of grid electricity network among residents.

5. Purchase Power Agreements (PPA) and Solar Operating Leases (SOL)

5.1. Solar PPA

A Solar PPA is a long term contract to purchase electricity generated by a solar panel system installed at a premises.

Features and benefits include:

- Monthly payments per unit electricity delivered.
- Solar PPA electricity reduces grid electricity purchases.
- Solar PPA electricity is charged at agreed prices for the duration of the contract.
- Flexible lease terms between 10 –20 years with extension and early buyout options.
- A third party can maintain and manage the system throughout the solar PPA term.
- Provides future certainty over electricity expenditure.

5.2. Solar Operating Lease

A Solar Operating Lease is a contract to pay a fixed monthly amount for consuming electricity generated by a solar power system at a premises.

Some of the benefits include:

- Fixed monthly payment for all electricity delivered.
- A solar lease reduces an organisation's dependence on electricity from the grid.
- System generation guarantee.
- Flexible lease terms between 7 –15 years.
- A third party can maintain and manage the system throughout the lease term.
- Provides future certainty over electricity costs.

5.3. Which is best – a SOL or PPA?

The major differences between a solar lease and power purchase agreement are the duration of the arrangements and pricing model. With a PPA, you make monthly payments per unit of electricity delivered. With a lease, the payments are predetermined; regardless of how much electricity is consumed.

While both a PPA and a solar lease arrangement involve zero capital outlay; there are a number of factors needing to be considered with either option to gauge the best solution for an organisation. These discussions should be conducted directly with CEFC or with their two accredited third party companies – SunEdison and Tindo Solar.

6. Community Solar

Community solar is a solar power installation that accepts capital from and provides output credit and tax benefits to individual and other investors. In some systems you buy individual solar panels which are installed in the farm after your purchase. Community solar, the development of micro grids and virtual net metering are rapidly growing areas in the renewable energy market.

Essentially community solar is a solar farm, but owned by multiple investors, with arrangements to receive some form of credit. The requirements to investigate land availability, establishment studies, negotiate feed in tariffs are the same for solar farms.

The concept of community-owned solar is popular in Australia; but of the dozens of communities wanting to develop wind and solar farms, few have received funding to assist in the early stages. Community solar farms are particularly attractive to investors who for whatever reason are not able to install solar panels on their own premises, but wish to play a role in Australia's clean energy future. Community solar is still new and growing in Australia, two recent examples are summarised below.

A 30kW solar farm in Tathra, south coast of NSW, near Bega, was an initiative driven by the community and a group called "Clean Energy for Eternity". The solar farm adjoins the Tathra sewerage treatment plant, and will help power the facility. The majority of funding and investment came from individuals, families and businesses in Tathra and beyond who donated \$250 for 'their' panel.

Another community solar example is a 1MW solar array proposed for Canberra's Majura Valley on a 3.5 hectare site owned by the Mount Majura Vineyard. The community solar farm will be installed alongside a 2MW commercial solar project already under development by SolarChoice.

There are several guideline and resource documents, both government and non-government that were accessed to understand the space of community solar. Two examples include:

<http://arena.gov.au/project/model-for-community-owned-solar/>

The National Community Energy Strategy, 2015. <http://c4ce.net.au/nces/>

7. Waste to Energy

Waste to energy or energy from waste is the process of generating energy in the form of electricity from a heat source (anaerobic digestion, geothermal heat driving turbines or incineration of waste heat, such as burning captured methane coming off a capped landfill). By converting waste into energy, the amount of material being recycled can be increased, the tonnage of material going to landfill reduced, and renewable energy generated. The major issue for waste to energy is the need for consistent volumes (quantity) and quality of biomass (organic matter). Rather than allowing organic waste go to landfill, it could be collected and converted to energy through digestion or incineration.

Brisbane City Council operates a plant similar to that used in geothermal energy projects that is generating energy from heat of burning gas produced by landfill. There are many similar opportunities to use such plant wherever heat is generated.

For example a 17 MW project waste to gas facility being developed in Port Headland, Western Australia will divert around 100,000 tonnes of waste from landfill and convert it into renewable energy.

Winton Shire Council, with the help of LGIS, to determine energy efficiency options for Council and determine the business case for geothermal energy generation as a viable renewable energy solution. LGIS demonstrated that Geothermal Energy can be a highly attractive option for councils located on the Great Artesian Basin.

Waste to Energy is growing in the agricultural sector and the CEFC has financed an innovative waste to energy project involving a poultry business on the Darling Downs, Fresh Eggs. It is catalysing on-site biogas for agribusiness projects to provide food processors and other agribusinesses with on-site energy, reducing their grid electricity usage and total energy costs while recycling their organic waste.

8. Case Study - Sunshine Coast Solar Farm

Sunshine Coast Regional Council (SCRC) has taken the next step in becoming Australia's first local government organisation to build a solar farm.

The proposed Valdora Solar Farm facility, when built, will offset Sunshine SCRC's entire electricity consumption at its facilities and operations. The project will see a 15 megawatt (MW) solar farm installed at 909 Yandina-Coolum Road in Valdora. It will be installed on 24 hectares of a 49 hectare site.

The solar farm is estimated to save SCRC millions of dollars over a 30-year period, based on today's electricity costs, which are anticipated to increase substantially in the future. SCRC have undertaken an exhaustive process. Their main drivers were that policy was in place to pursue renewable energy, a private provider was recommending a Purchase Power Agreement and had approached SCRC twice to construct a solar farm which was turned down twice. SCRC bought out the private option and their finance people started to seriously look at the financial business case.

In summary SCRC identified and did the analysis on three options for electricity (the c/kWh are hypothetical because SCRC could not provide the commercial in confidence actual figures).

1. Standard Electricity Service Agreement (ESA) for black energy – the tender Redland City has completed with eight other government organisations to get, on average over the next 20 years 8 c/kWh.
2. Purchase Power Agreement – where the investment risk is owned by a third party and Council is guaranteed a purchase price of 12 c/kWh for the next 20 years. The 4 c/kWh premium between 8 and 12 cents is our payment for someone else to carry the risk. Sunshine Coast after extensive financial analysis determined that this 4 cents premium was too much and decided to assess a third option.
3. A Merchant approach called Pool Pass Through (PPT). They invest, tender and build the solar farm and include 20 to 30 years costs for operation, maintenance, metering and monitoring. They deal with electricity prices at the wholesale level. They are not an electricity wholesaler, so have engaged a retailer to transact wholesale electricity on their behalf and have reduced that premium 4 c/kWh down to about 1 c/kWh.

SCRC have gone down the path of option 3 because options 1 and 2 did not stack up financially for them. They have spent a lot of time and resources and have grown considerable capacity and knowledge.

SCRC prepared 2 business cases.

1. Business as Usual. This involved estimating electricity costs and payments for the next 30 years. To do this their finance people centralised and gathered all electricity data and expenditure from street lights, large sites, small sites and miscellaneous sites and forecast the next 30 years expenditure to give the "this is what it would cost council in 30 years time Business As Usual (BAU)" figure.
2. Solar Farm Case. This involved analysing the last 14 years of irradiation data available for purchase from Bureau of Meteorology to calculate how much sun is hitting the preferred site to determine potential energy generation, taking into account low years, high years, wet, dry, cloudy etc., years and establish a good average. Next they approached the Australian Energy Market Operator (AEMO) and requested all data for wholesale electricity prices in half hourly blocks for the last 14 years. Having two very large datasets on generation and prices, they could model expected future generation and potential income to be earned from the solar farm.

Between 2010 when SCRC first released the Energy Transition Strategy and renewable energy policy, and to late 2012 they were dealing to and fro with the private bidder. By late 2012 to early 2013, SCRC began the serious in-house financial analysis. An Expression of Interest was released in mid-2013 to get the most current cost estimates for building a solar farm to a specified standard. During that time SCRC approach Energex, whether it was feasible to connect to the grid. The Energex reply was positive, it is feasible and the solar farm could connect to a nearby high voltage powered line.

SCRC calculations indicated the solar farm project was net present value (NVP) positive, even when the bipartisan agreement reduced the Renewable Energy Targets (RETs) was reached at the Federal level. Had RETs been abolished, it may not have been positive and harder to justify. The national RET and the CEFC remain a driver and incentive to pursue solar farms.

SCRC have had a team working solidly on this project for the last 2 years. At first, the team was three people, which grew to a core group of about seven, with another seven coming in and out of the project and a couple consultants on a retainer.

10. Options for Redlands

10.1. Solar Farms

Using Council owned, existing cleared land, several sites for solar farms have potential and require further investigation as follows:

1. South Street Depot vacant land
2. Sanitary Depot adjacent to the Animal Shelter, South Street.
3. Cleveland Wastewater Treatment Plant, vacant, non irrigated land.
4. Land Fill Sites – German Church Road and Judy Holt.

A more comprehensive scan of the Redland City is required to determine likely locations, discussion with electricity retailers to negotiate feed in tariffs, feasibility report from Energex and detailed feasibility and costing to build a detailed business case. This would be needed to secure investment funds and or grants funding.

10.2. Purchase Power Agreements or Solar Operating Leases

Council's community halls represent an under realised potential for solar power. The majority of community halls appear suitable and the next step would be to further investigate their potential – roof structure, heritage listing, orientation, modelling solar yield and developing individual business cases for generation capacity versus current use profile (Attachment 2).

10.3. Community Solar

The residents of North Stradbroke Island and Quandamooka are very interested to investigate community solar models. Council could be a significant investor or co-locate community with commercial solar. The Southern Moreton Bay Islands (SMBI's) are another location where community solar has potential.

10.4. Waste to Energy

Sourcing sufficient organic waste in the Redlands is a key consideration. The major issue for waste to energy is the need for consistent volumes (quantity) and quality of biomass (organic matter). Council's draft waste strategy suggests another local government would need to participate in any alternative waste technologies to gain economies of scale. Possible sources include solid organic waste streams, organic waste from chook farms, restaurant and food processing waste, sewage treatment plant solid sludge waste.

11. Recommended Next Steps

In response to the motion:

"That Council resolves to request that the Chief Executive Officer provide a report to Council by the end of November 2015, identifying and outlining the viability of options for Council's involvement (either solely or jointly with other partners) in creating and managing solar farms. The consideration of the viability of any option should include the potential for a financial return to the community."

This report was prepared to investigate options for renewable energy in Redlands.

A preliminary assessment indicates there is internal demand that could be met by renewable energy and that a 10 MW solar farm could theoretically supply that demand.

There is scope and potential for Council to lead the way and be the catalyst for investment in solar by businesses and community which has the benefit of attracting and keeping businesses in the Redlands and helping our community with cost of living pressures.

Recommended next steps include:

1. Conduct detailed feasibility reports that would address:
 - Load profile analysis
 - Solar resource and solar pv requirements (site constraints, maintenance, access, ease of installation,)
 - Recommending an optimal solar PV system and building tender ready specifications.
 - Yield calculations
 - Financial analysis.
2. Feasibility studies for roof solar PV installations on small (e.g. community halls) to large market sites (e.g. admin building, Cleveland library) are in the order of \$5000 to \$7000.
3. Feasibility studies for large site solar PV array, for example 10 megawatt farm are in the order of \$50,000 to \$100,000. (estimate only, no requests for proposals made)
4. At a follow up workshop invite experts from LGIS, Sun Edison and Sunshine Coast Regional Council to present their experience with deploying solar farms and what Council needs to be aware of and avoid.

5. Address Council's data management gap via an external cloud based provider or fast track the development of a dash board with Business Intelligence.

Attachment 1: Large Sites 2014/15 Financial Year, total electricity expenditure and total kWh consumption

NMI	SITE NAME	STREET	SUBURB	TOTAL \$ per site 2014/15 FY	Annual (2014/15) kWh consumption
3114277026	R - SEWAGE PUMP STATION # 141	165 SOUTH ST	CLEVELAND	\$ 39,858	144,044
QB00044148	R - SEWAGE TREATMENT PLANT_CAPALABA	Smith St	CAPALABA	\$ 291,692	2,110,443
QB00128392	Pump Station # 5, Haggup St	Haggup St	CLEVELAND	\$ 14,751	142,626
QB00137961	Council Chambers Building	Lot 32, 21 Bloomfield St	CLEVELAND	\$ 200,163	1,087,940
QB00157660	Marine Laboratories, 233 Middle St	233 Middle St	CLEVELAND	\$ 55,563	201,578
QB00157775	R - SEWAGE PUMP STATION # 006	1387 PRINCESS ST	CLEVELAND	\$ 78,144	356,617
QB00157783	R - SEWAGE TREATMENT PLANT_CLEVELAND	Weippin St	CLEVELAND	\$ 260,893	1,851,966
QB00157791	Depot 2, Lot 14, 199 South St		CLEVELAND	\$ 23,327	93,943
QB05628245	Pumping Station #29, 77A Ferry Rd		THORNESIDE	\$ 43,065	183,274
QB06128009	R - SEWAGE TREATMENT PLANT_THORNESIDE	Rickertt Rd	THORNESIDE	\$ 239,168	1,921,187
QB06247181	Showground Amusements, Lot 1, 60 Smith St		CLEVELAND	\$ 58,297	125,977
QB06274625	R - SEWAGE PUMP STATION # 033	216 BIRKDALE RD	BIRKDALE	\$ 60,025	231,178
QB06447562	R - SEWAGE PUMP STATION # 067	64 FIR ST	VICTORIA POINT	\$ 40,387	149,005
QB06600352	R - SEWAGE TREATMENT PLANT_VICTORIA POINT	Aspect Drive	VICTORIA POINT	\$ 262,853	1,811,419
QB11525819	Redlands Entertainment Centre		CLEVELAND	\$ 84,905	335,096
QB11621583	Irrigation Pump Station,	Lot 100, 23 Weippin St	CLEVELAND	\$ 16,229	328,682
QB11665254	R - SEWAGE PUMP STATION # 128	LONG ST	CLEVELAND	\$ 35,657	134,467
QB11717386	R - SEWAGE TREATMENT PLANT_MT COTTON CARBROOK	German Church Rd	CARBROOK	\$ 70,002	435,923
QB11820608	South St Depot,	Lot 14, 199 South St	CLEVELAND	\$ 81,652	468,592
QB12048313	Capalaba Place Building,	Lot 23, 42 Noeleen St	CAPALABA	\$ 61,439	284,210
QB12332763	Cleveland Library Building,	Lot 32, 21 Bloomfield St	CLEVELAND	\$ 139,251	676,539
	TOTALS			\$ 2,157,322	13,074,706

Attachment 2 – Council Community Halls potential for PPA or SOL



Alexandra Hills Hall

131-155 Finucane Road,
Alexandra Hills
Seats 100
[More information for
Alexandra Hills Halls](#)



Not suitable - shade



Amity Point Hall - North Stradbroke Island

Ballow Road, Amity Point
Seats 100
[More information for
Amity Point Hall](#)



Investigate potential



Birkdale School of Arts

101 Birkdale Road,
Birkdale
Seats 100
[More information for
Birkdale School of Arts](#)



Investigate potential



Capalaba Place Hall

14 Noeleen Street,
Capalaba
Seats 100
[More information for
Capalaba Place Hall](#)



Investigate potential – may not be suitable, because large site – part of bulk tariff.



Coochiemudlo Public Hall

345 Victoria Parade,
Coochiemudlo Island
Seats 100
[More information for
Coochiemudlo Public Hall](#)



Investigate potential.



Dunwich Public Hall - North Stradbroke Island

Cnr Ballow Road and Junner Street, Dunwich
Seats 150

[More information for Dunwich Public Hall](#)



Investigate potential



Macleay Island Community Hall

Cnr Southsea Terrace and High Central Road,
Macleay Island
Seats 190

[More information for Macleay Island Community Hall](#)



Investigate potential



Pioneer Hall - Lamb Island

125 Lucas Drive, Lamb Island
Seats 40

[More information for Pioneer Hall Lamb Island](#)



Not suitable, shaded.



Point Lookout Community Hall - North Stradbroke Island

East Coast Rd, Point Lookout
Seats 120

[More information for Point Lookout Community Hall](#)



Investigate potential.



Redland Bay Community Hall

Weinam St, Redland Bay (next to Police Station)
Seats 200

[More information for Redland Bay Community Hall](#)



Investigate potential.



Redlands Memorial Hall

44 Smith Street, Cleveland
Seats 150
[More information for Redlands Memorial Hall](#)



Investigate potential



Russell Island Recreation Hall

1 Alison Crescent, Russell Island
Seats 150
[More information for Russell Island Recreation Hall](#)



Investigate potential



Thornside Community Hall

188 - 192 Mooroondu Road, Thornside
Seats 150
[More information for Thornside Community Hall](#)



Investigate potential



Thornlands Dance Palais

87 - 95 Cleveland-Redland Bay Road, Thornlands
Seats 120
[More information for Thornlands Dance Palais](#)



To be determined – may be too shaded.



Victoria Point Community Hall

Cnr Colburn Avenue and Link Road (entrance on Link Rd), Victoria Point
Seats 200
[More information Victoria Point Community Hall](#)



Investigate potential



Wellington Point Recreation Hall

347 - 371 Birkdale Road,
Wellington Point
Seats 150

[More information for
Wellington Point
Recreation Hall](#)




To be determined. Accurate location of building and if right orientation.

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 LEASE RENEWAL TO QUEENSLAND POLICE CITIZENS WELFARE ASSOCIATION**

Objective Reference: A279142
Reports and Attachments (Archives)

Attachment: [QPCYW Site Plan](#)

Authorising/Responsible Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Report Author: Leah Moir
Senior Leasing Officer

PURPOSE

The purpose of this report is to seek Council approval for a lease renewal to Queensland Police Citizens Youth Welfare Association at 278-300 Mount Cotton Road, Capalaba.

BACKGROUND

Queensland Police Citizens Youth Welfare Association has held a lease with Council on property described as Lot 1 SP106842 for 20 years. The lease is due to expire on 13 April 2016 and the club has requested a new lease.

The club opened in 1982 and provides sporting programs, child care, school holiday care, and other activities for young people from all backgrounds. The club not only deals with young people who are having a lot of problems with life but also those who are from good families and just need things to do. The club keeps them busy which in turn keeps them off the street and out of trouble.

The club has maintained the premises to a good standard, recently completing items identified during Council's Leased Building Condition Audit inspection.

The aim of Council providing public land and premises to community and recreation groups at a peppercorn rent is to allow community participation and access to quality services, and this has been achieved by Queensland Police Citizens Youth Welfare Association.

ISSUES

There are no identified issues.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community

organisation, other than by tender or auction. As Queensland Police Citizens Youth Welfare Association meets the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

The club's previous and new lease requires building and public liability insurance to be maintained by the club.

Financial

Council will not incur any expenses as lease preparation costs, survey, registration in Titles Office etc. will be met by the club.

People

This recommendation does not have Council staff implications.

Environmental

No environmental issues have been identified.

Social

Granting a new lease to Queensland Police Citizens Youth Welfare Association will provide continued support and activities to over 2,500 youth in the Redlands.

Alignment with Council's Policy and Plans

Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2015-2020 is supported by this proposal, particularly:

7. Strong and connected communities

7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality of shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

CONSULTATION

The Acting Senior Leasing Officer has consulted with:

- Divisional Councillor;
- Acting Service Manager Facility Services;
- Service Manager Sport & Recreation;
- Acting Group Manager City Spaces; and
- Business & Infrastructure Finance team.

OPTIONS

Option 1

That Council resolves to:

1. Make, vary or discharge a new lease to Queensland Police Citizens Youth Welfare Association over Lot 1 SP106842 situated at 278-300 Mount Cotton Road, Capalaba as shown on the attached Site Plan;
 2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing
-

the proposed lease to a community organisation, other than by tender or auction;

3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

Option 2

That Council refuse a new lease to Queensland Police Citizens Youth Welfare Association.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To make, vary or discharge a new lease to Queensland Police Citizens Youth Welfare Association over Lot 1 SP106842 situated at 278-300 Mount Cotton Road, Capalaba as shown on the attached Site Plan;
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
3. To delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.

Attachment 1

Queensland Police Citizens Youth Welfare Association


Lot 1 SP106842 – 278-300 Mount Cotton Road, Capalaba



11.4.2 PUBLIC UTILITY EASEMENT (WATER SUPPLY) OVER LOT 100 ON SP223094

Objective Reference: A297214
Reports and Attachments (Archives)

Attachments: [Attachment 1 – Easement over 22 – 24 Ronnie Street, Cleveland \(Map \)](#)
[Attachment 2 – Easement over 22 – 24 Ronnie Street, Cleveland \(Schematic Drawing \)](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Bradley Taylor
Group Manager Water & Waste Infrastructure

Report Author: Herbert David
Infrastructure Project Officer

PURPOSE

To seek Council approval to acquire a public utility easement (water supply purpose) over Lot 100 on SP223094, Ronnie Street Cleveland in accordance with the *Land Act 1994* and the *Land Title Act 1994*. The acquisition of the easement will allow access to Council's asset and protection for the asset on State Land.

BACKGROUND

The network modelling of our water mains indicates that the fire flow provision at Ronnie Street does not meet our designed service standard of 15L/S at 12m residual pressure. In order to improve the fire flow provision, an augmentation is planned whereby a loop between the trunk water mains in Wellington Street to Ronnie Street is constructed.

Advice from the Principal Land Officer in Land Management of the Department of Natural Resources & Mines (DNRM) indicated that an application is required for easements over State Land.

ISSUES

To allow works to proceed, including finalisation of the easement documents, it is proposed that Council seek a permit from DNRM to access for construction. This will ensure that the construction works remain on schedule

STRATEGIC IMPLICATIONS**Legislative Requirements**

This proposal is in alignment with the *Water Supply (Safety and Reliability) Act 2008* providing a secure water source for the community.

Risk Management

Nil.

Financial

This project has been budgeted in the 15/16 financial year - fire flow augmentation capital expenditure budget 62029.

People

Nil.

Environmental

The existing corridor shall be used for this project, thus, no tree clearance is required.

Social

There is no known cultural heritage significance in that area.

Alignment with Council's Policy and Plans

This recommendation supports Council's Strategic Corporate Plan in its commitment to an effective and efficient process consistent with best practice and community expectation.

CONSULTATION

Consultation with the following people/organisation has taken place:

- Parks and Conservation;
- Property Services Manager;
- Business & Infrastructure Finance team;
- General Counsel – Legal Services; and
- Department of Natural Resources & Mines;

OPTIONS**Option 1**

To acquire a public easement for water supply over this lot and to delegate authority to the Chief Executive Officer to sign documentation for the acquisition of easements over state land.

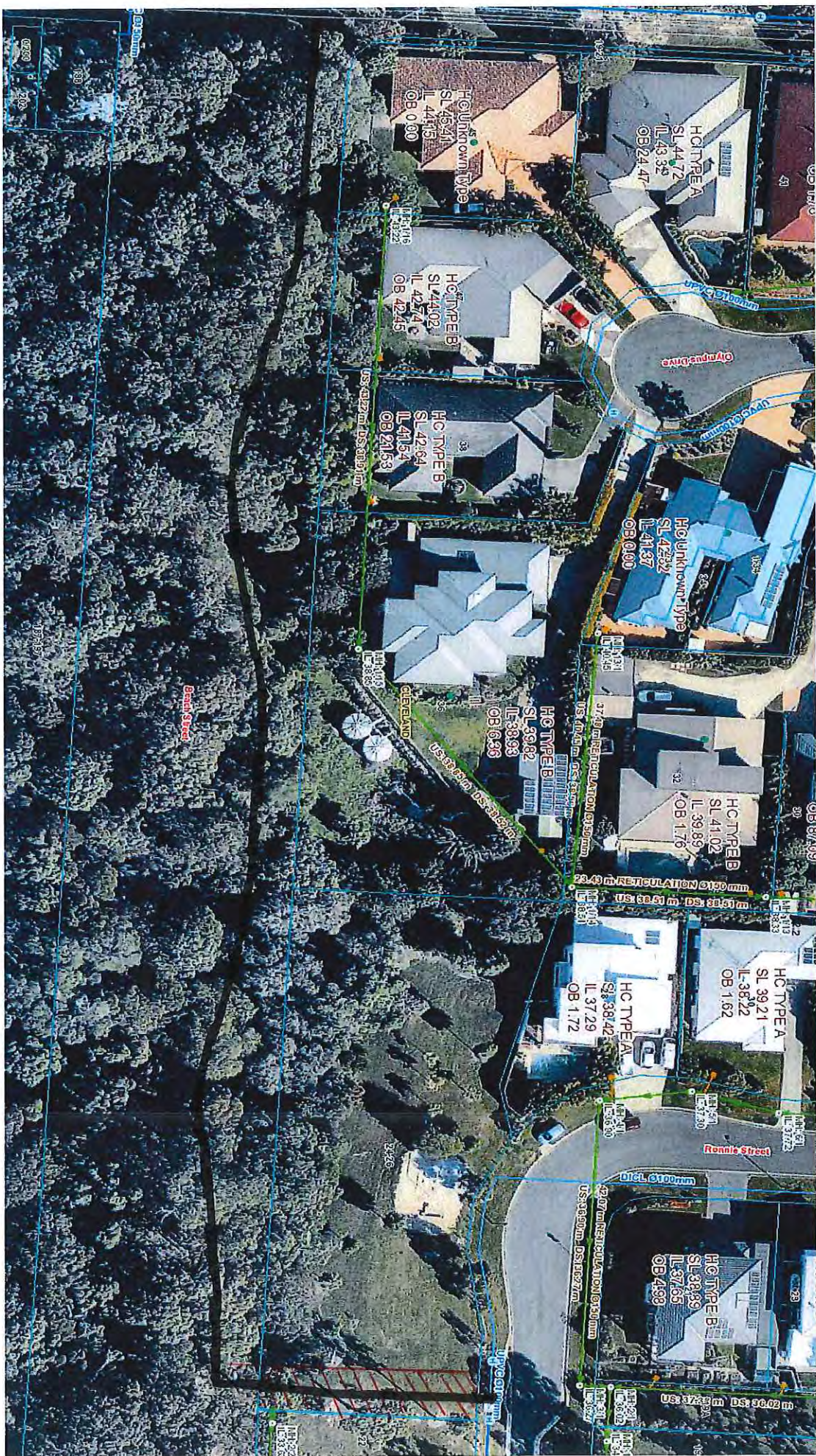
Option 2

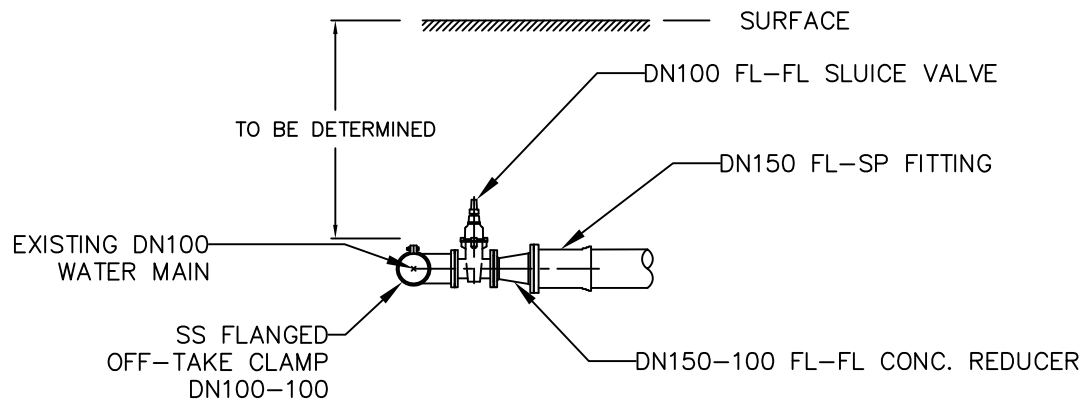
To not acquire the public easement which would result in our service not meeting design standards and the mains water having insufficient water pressure for fire fighting capability.

OFFICER'S RECOMMENDATION

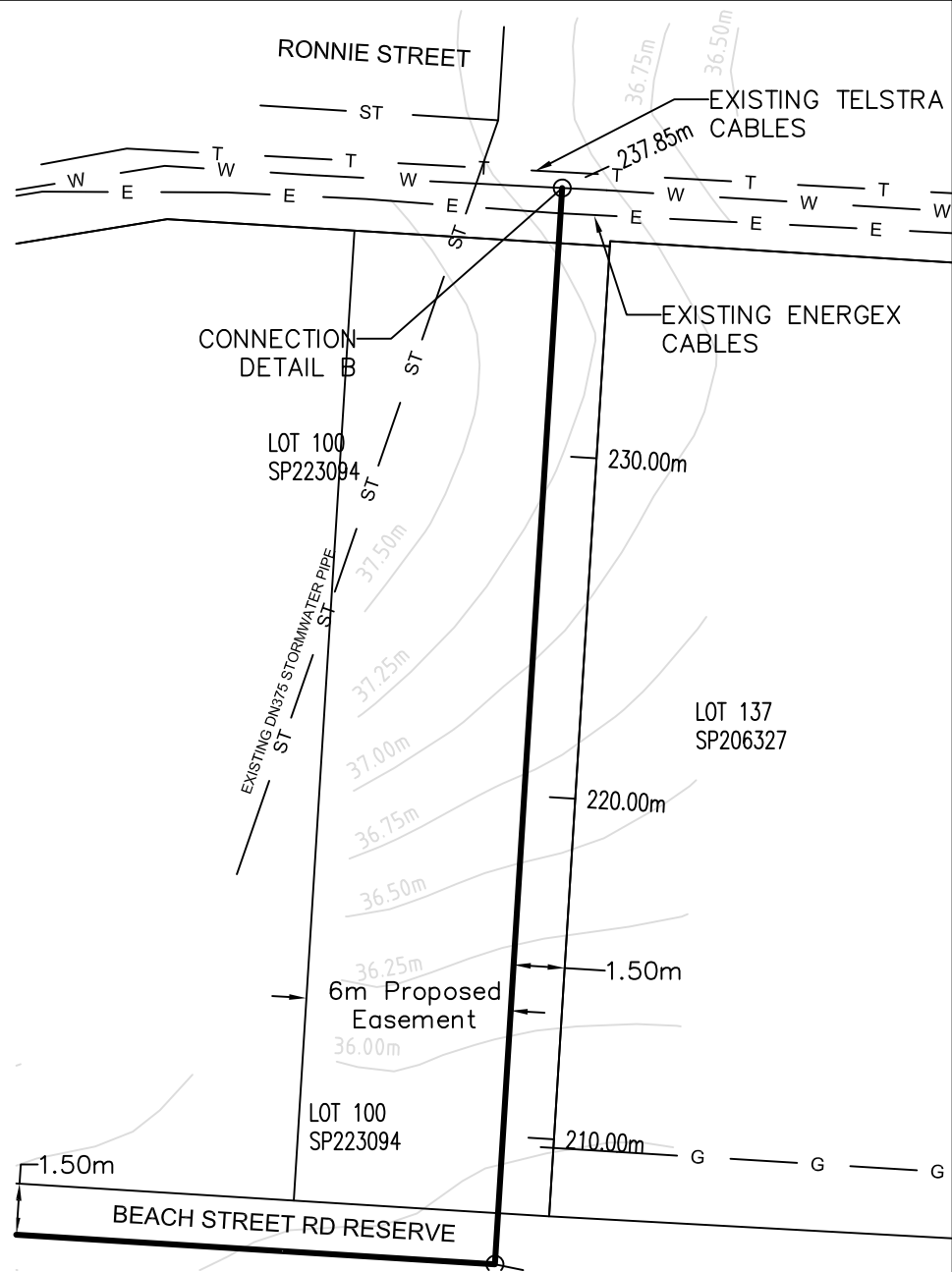
That Council resolves as follows:

1. To acquire a public utility easement (Water Supply) over Lot 100 on SP223094;
2. That the Chief Executive Officer be delegated authority (under s.257(1)(b) of the *Local Government Act 2009* to sign all necessary documentation associated with acquisition of the public utility easement; and
3. That a permit to access the land be sought from DNRM to construct the works whilst the easement documentation is being finalised and registered.





CONNECTION DETAIL B



DO NOT SCALE

Conditions of Use.
This document may only be used by Redland City Council for the purpose for which it was prepared and must not be used by any other person or for any other purpose.
This drawing must not be used for construction unless signed as Approved.

PT	DATE	DESCRIPTION	NI	NI	-	-
REV.			DRAWN	DESIGNED	CHECKED	APPROVD



Drawn	NH	Designer	NH
Drafting Check	-	Design Check	-
Approved	BT	Date	17/11/20??
		REQ No.	

PROJECT: Beach Street, Cleveland
PIP_AUG_19 Water Main Augmentation

TITLE: PROPOSED WATER MAIN LAYOUT 005

SHEET SIZE: A1
PLAN 1 OF 1

DESIGN SERVICES DWG	REV
PIP_AUG_19_005	P1
SCALE	AS SHOWN

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 *Council Meeting Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

13.1 NOTICE OF MOTION TO AMEND COUNCIL RESOLUTION – CR EDWARDS

13.1.1 POSSIBLE COLLABORATION OPPORTUNITIES BETWEEN LOCAL AQUACULTURE BUSINESSES AND PRIVATE LANDOWNERS WITHIN REDLAND CITY

On 16 October 2015, in accordance with s.262 *Local Government Regulation 2012*, Cr Edwards gave notice that he intends to move as follows:

That Council resolves to amend its resolution under Agenda Item 14.1.1 of 23 September 2015 (Notice of Motion Cr Ogilvie – Possible Collaboration with Local Aquaculture Business Utilising Council Land) to:

1. Investigate options for possible collaboration opportunities between local aquaculture businesses, private landowners within Redland City and also explore possible development opportunities within Council's own landholdings, not limited to any particular private enterprise or specific locations;
2. Investigate private partnership brokering options with interested parties and identify economic development and local employment opportunities; and
3. Request that a report be brought back to a workshop by March 2016.

14 NOTICES OF MOTION

14.1 NOTICE OF MOTION – CR OGILVIE

14.1.1 REQUEST STATE GOVERNMENT TO ENACT LEGISLATIVE PROVISIONS REGARDING POLITICAL DONATIONS

On 22 October 2015, in accordance with s.3(4) of POL-3127 *Council Meetings Standing Orders*, Cr Ogilvie gave notice that he intends to move as follows:

That Council resolves to write to the State Government and ask them to enact legislative provisions, similar to the *Election Funding, Expenditure and Disclosures Act 1981* (NSW) ("the EFED Act"), which impose caps on political donations, prohibit property developers from making such donations, and restrict indirect campaign donations.

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 *Council Meeting Standing Orders*, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1 COMMUNITY & CUSTOMER SERVICES****16.1.1 WITHOUT PREJUDICE - APPEAL 3118 OF 2015 - CLIVE ROAD, BIRKDALE (ROL005923)**

Objective Reference: A189366
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Adam Webb
Senior Planner

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

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

(f) starting or defending legal proceedings involving it (Council)

17 MEETING CLOSURE
