



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 23 April 2014
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

Table of Contents

Item	Subject	Page No
1	DECLARATION OF OPENING	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	1
3	DEVOTIONAL SEGMENT.....	1
4	RECOGNITION OF ACHIEVEMENT.....	1
5	RECEIPT AND CONFIRMATION OF MINUTES.....	1
5.1	GENERAL MEETING MINUTES 2 APRIL 2014.....	1
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	2
7	PUBLIC PARTICIPATION.....	2
8	PETITIONS AND PRESENTATIONS.....	2
9	MOTION TO ALTER THE ORDER OF BUSINESS	2
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS	2
11	REPORTS TO COUNCIL	4
11.1	PORTFOLIO 2 (MAYOR KAREN WILLIAMS) (SUPPORTED BY DEPUTY MAYOR CR BEARD) ECONOMIC DEVELOPMENT, GOVERNANCE, SERVICE DELIVERY, REGULATIONS AND EMERGENCY MANAGEMENT	4
11.1.1	DEPUTY MAYOR	4
11.2	PORTFOLIO 6 (CR MARK EDWARDS) CORPORATE SERVICES.....	6
11.2.1	INVESTMENT POLICY 2014-15 – POL-3013	6
11.2.2	CONSTRAINED CASH RESERVES POLICY 2014-15 – POL- 3010	9
11.2.3	MARCH 2014 MONTHLY FINANCIAL REPORTS	12
11.3	PORTFOLIO 7 (CR JULIE TALTY) PLANNING & DEVELOPMENT.....	15
11.3.1	MARINE SERVICES - RABY BAY MARINA 14-16 MASTHEAD DRIVE CLEVELAND QLD 4163 - MCU013175.....	15

11.3.2	COMBINED RECONFIGURATION OF LOTS AND MATERIAL CHANGE OF USE 315-327 CLEVELAND REDLAND BAY ROAD AND 394 AND 376-386 BOUNDARY ROAD THORNLANDS QLD 4164.....	27
11.3.3	CP&A AMENDMENT TO FEES & CHARGES SCHEDULE 13/14.....	49
11.3.4	DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 - DEVELOPMENT APPLICATIONS.....	51
11.3.5	APPEALS LIST CURRENT AS AT 7 APRIL 2014.....	53
11.4	PORTFOLIO 8 (CR MURRAY ELLIOTT) INFRASTRUCTURE	56
11.4.1	REQUEST FOR APPROVAL FROM CLEVELAND BOWLS CLUB - INSTALLATION OF WATER PUMPING SYSTEM FROM ROSS CREEK TO CLEVELAND.....	56
11.4.2	COOCHIEMUDLO JETTY, DISABILITY ACCESS UPGRADE PROCUREMENT PLAN-APPROVAL TO PROCEED	58
12	MAYORAL MINUTE	61
13	NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS.....	61
14	NOTICES OF MOTION.....	61
15	URGENT BUSINESS WITHOUT NOTICE	61
16	CLOSED SESSION	62
16.1.1	SCHEDULE OF FEES AND CHARGES 2014-2015 INCLUDING COMMERCIAL BUSINESSES	62
16.1.2	LAND EXCHANGE - QUIN ENTERPRISES PTY LTD.....	63
17	MEETING CLOSURE	63

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. Community & Environmental Health and Wellbeing; Animal Management; Compliance & Regulatory Services	Cr Wendy Boglary
2. Economic Development, Governance, Service Delivery, Regulations and Emergency Management	Mayor Karen Williams supported by the Deputy Mayor Alan Beard
3. Tourism and CBD Activation	Cr Craig Ogilvie
4. Commercial Enterprises (Water, Waste, RPAC, etc)	Cr Kim-Maree Hardman
5. Open Space, Sport and Recreation	Cr Lance Hewlett
6. Corporate Services	Cr Mark Edwards
7. Planning and Development	Cr Julie Talty
8. Infrastructure	Cr Murray Elliott
9. Environment; Waterways and Foreshores	Cr Paul Gleeson
10. Arts, Culture and Innovation	Cr Paul Bishop

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 2 APRIL 2014

Motion is required to confirm the Minutes of the General Meeting of Council held on 2 April 2014.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

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

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
2. A member of the public wishing to attend and address a meeting may either:
 - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
 - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council's Meetings Standing Orders.
4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
5. Any person addressing a meeting will -
 - (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and
 - (b) speak with decorum; and
 - (c) frame any remarks in respectful and courteous language.
6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

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

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

The Councillor must—

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

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

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

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

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

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

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)
(SUPPORTED BY DEPUTY MAYOR CR BEARD)****ECONOMIC DEVELOPMENT, GOVERNANCE, SERVICE DELIVERY,
REGULATIONS AND EMERGENCY MANAGEMENT****11.1.1 DEPUTY MAYOR****Dataworks Filename: GOV Statutory Council Resolutions****Authorising/Responsible Officer:****Nick Clarke
General Manager Organisational Services****Author:****Trevor Green
Principal Advisor Corporate and
Democratic Governance**

PURPOSE

The purpose of this report is to:

1. Declare, by resolution, the position of Deputy Mayor of Redland City Council as vacant from 17 May 2014, in order to conduct the two year review of the Deputy Mayor's position, and
2. To appoint a Councillor to the position of Deputy Mayor of Redland City Council, as from 17 May 2014.

BACKGROUND

The Deputy Mayor acts for the Mayor during the absence or temporary incapacity of the Mayor, or a vacancy in the office of Mayor (section 165 *Local Government Act 2009*).

At the Post Election Meeting 17 May 2012 (item 6), Council resolved to appoint Cr Alan Beard as Deputy Mayor for a period of two years. The two year period concludes on 17 May 2014. As such, Council must conduct a review of the Deputy Mayor's position and appoint a Councillor as Deputy Mayor, at the conclusion of Cr Beard's current appointment.

ISSUES

For Council to conduct this process, it must first declare by resolution that the office of Deputy Mayor is vacant. The resolution may be passed only if written notice of the resolution has been given to the Councillors, at least 14 days before the meeting. If a local government declares that the office of Deputy Mayor is vacant, it must immediately appoint another Deputy Mayor from its Councillors.

In accordance with the *Local Government Act 2009*, written notice of the resolution to declare the position of Deputy Mayor of Redland City Council was given to the Councillors on 17 March 2014.

STRATEGIC IMPLICATIONS

This report is in accordance with Council's strategic direction not to appoint the position of Deputy Mayor for the full electoral term.

Legislative Requirements

This report and the process being conducted are in accordance with the requirements of the *Local Government Act 2009*.

Risk Management

Potential risks are managed by conducting the process in accordance with the requirements of the *Local Government Act 2009*.

Financial

There are no specific financial implications associated with this report.

People

The position of the Deputy Mayor of Redland City plays an important role for Councillors and Council officers.

Environmental

There are no specific environmental implications associated with this report.

Social

The position of the Deputy Mayor of Redland City plays an important role for Redland's community.

Alignment with Council's Policy and Plans

This report aligns with Council's policy and plans.

CONSULTATION

In preparing this report, consultation has occurred with the Local Government Association of Queensland and King and Company Solicitors.

OPTIONS

As Council has previously resolved that the appointment of Cr Beard is for a period of two years, there are no other options for Council, other than the officer's recommendations. Council must appoint one of the ten Divisional Councillors as its Deputy Mayor.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

- 1. That in accordance with Council's Post-Election Meeting 17 May 2012 (Item 6) that Cr Alan Beard be appointed as Deputy Mayor for a period of two years and in order to conduct a review of the position of Deputy Mayor; to declare the position of Deputy Mayor of Redland City to be vacant, effective 17 May 2014; and**
- 2. That Council appoint from its Councillors, a Deputy Mayor of Redland City, effective 17 May 2014.**

11.2 PORTFOLIO 6 (CR MARK EDWARDS)**CORPORATE SERVICES****11.2.1 INVESTMENT POLICY 2014-15 – POL-3013**

Dataworks Filename: FM Corporate Budget

Attachment: [Investment Policy 2014-15](#)

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer:

Gavin Holdway
Chief Financial Officer

Author:

Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

The purpose is to present the Investment Policy for 2014-15. Section 104(5) of the *Local Government Act 2009 (Qld)* requires a Local Government to have an Investment Policy as part of its financial management system.

BACKGROUND

Council annually reviews its Investment Policy as part of the budget development process. Following adoption of the Long Term Financial Strategy on 18 December 2013, Council subsequently reviewed its Investment Policy whilst developing the 2014-15 annual budget.

ISSUES

Council discussed the attached Investment Policy as part of its 2014-15 annual budget development process. There are no outstanding issues with respect to the attached document.

STRATEGIC IMPLICATIONS

Council's Investment Policy outlines its risk appetite for investment of surplus funds. Surplus funds can either be invested or utilised to accelerate debt reduction (with associated early repayment penalties) or a combination of the two approaches.

Legislative Requirements

Section 104(5) of the *Local Government Act 2009 (Qld)* requires a Local Government to have an Investment Policy as part of its financial management system. The policy must be regularly reviewed and updated as necessary and Council reviews and updates its key financial policies at least annually.

Risk Management

Council's Long Term Financial Strategy contains risks, issues and mitigation strategies aligned to the investment of surplus funds. These risks are reviewed at least annually and no material risks are currently identified with respect to managing Council's investments.

Financial

There are no direct financial impacts to Council resulting from this report, Council's policy position on investing surplus funds has not changed. The purpose of the attached policy is investment of surplus funds and those investments are capital guaranteed.

People

Nil impact expected as the scope of the attached policy is investment of surplus funds.

Environmental

Nil impact expected as the scope of the attached policy is investment of surplus funds.

Social

Nil impact expected as the scope of the attached policy is investment of surplus funds.

Alignment with Council's Policy and Plans

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

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

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council
- 9.6 Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels
- 9.7 Develop our procurement practices to increase value for money within an effective governance framework

CONSULTATION

Council's Long Term Financial Strategy was reviewed between October 2013 and December 2013, outlining Council's investment policy position as well as potential risks, issues and opportunities. Council reviewed the draft 2014-15 Investment Policy during a budget workshop on 26 February 2014 where it was approved in principle.

OPTIONS

1. Council resolve to adopt the attached 2014-15 Investment Policy.
2. Council requests additional information or amends the attached policy prior to adoption.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the attached 2014-15 Investment Policy – POL-3013.

Investment Policy

[Version Information](#)

Head of Power

Section 104 of the *Local Government Act 2009* (Qld) (the Act) requires a local government to produce an Investment Policy as part of its financial management system. The Act also defines Council as a statutory body and subsequently Council must also consider the *Statutory Bodies Financial Arrangements Act 1982* (Qld).

Policy Objective

To maximise earnings from authorised financial investments of surplus funds after assessing and minimising all associated risks in accordance with the annually revised and adopted Long Term Financial Strategy.

Policy Statement

1. Council's philosophy for investments is to guarantee the capital value of investments with the goal of maximising returns through an active investment strategy within this overall risk philosophy.
2. Council is committed to achieving this goal by:
 - Investing only in investments as authorised under current legislation;
 - Investing only with approved institutions;
 - Investing to facilitate diversification and minimise portfolio risk;
 - Investing to guarantee the capital value of investments;
 - Investing to facilitate working capital requirements;
 - Reporting on the performance of its investments on a monthly basis as part of the monthly financial reports to committee;
 - Conducting an annual review of all investments and associated returns as part of the annual review of the Long Term Financial Strategy; and
 - Ensuring no more than 30% of Council's investments are held with one financial institution, or one fund manager for investments outside of the Queensland Treasury Corporation (QTC) or the Queensland Investment Corporation (QIC) cash funds or Bond Mutual Funds.
3. Council will follow an active investments management strategy over the next ten financial years in order to maximise the returns generated from investing cash balances.
4. Council's investment objectives are to exceed the benchmark of the United Bank of Switzerland (UBS) Bank Bill Index.

CMR Team use only

Version Information

Version Number	Date	Key Changes
4	December 2012	No Changes have been applied to this policy
5	June 2013	Updated references to Local Government Regulation 2012
6	February 2014	Minor updates as part of budget development process and additionally including annual review and monthly financial reporting of investments

[Back to top](#)

11.2.2 CONSTRAINED CASH RESERVES POLICY 2014-15 – POL-3010**Dataworks Filename:** FM Corporate Budget**Attachment:** [Constrained Cash Reserves Policy 2014-15](#)**Authorising Officer:****Bill Lyon**
Chief Executive Officer**Responsible Officer:****Gavin Holdway**
Chief Financial Officer**Author:****Deborah Corbett-Hall**
Service Manager Corporate Finance

PURPOSE

The purpose is to present the Constrained Cash Reserves Policy for 2014-15. Council is keen to document its policy position on constrained cash reserves to demonstrate accountability and transparency to the community on cash balances that are constrained for particular purposes.

BACKGROUND

The requirements of constrained cash reserves were previously outlined in the *Local Government Act 2009 (Qld)*. Whilst there is no longer the legislative requirement to gain council resolutions for establishment, utilisation and closure of reserves, Council's reserves are reconciled and reported on a monthly basis and were also comprehensively reviewed in August 2013.

Additionally, the Queensland Audit Office and Department of Local Government, Community Recovery and Resilience expect annual financial statements to demonstrate that reserves are a subset of cash balances which is a change from previous reporting expectations.

ISSUES

Council discussed the merits of creating the attached Constrained Cash Reserves Policy as part of its 2014-15 annual budget development process. There are no outstanding issues with respect to the attached document.

STRATEGIC IMPLICATIONS

Council's long term financial strategy incorporates the utilisation of existing reserves.

Legislative Requirements

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

Risk Management

Council's Long Term Financial Strategy contains risks, issues and mitigation strategies aligned to revenues, expenditures and cash balances which influence the reserve balances and associated movements in reserves. Council reports full details of its reserve balances and movements on a monthly basis to monitor reserve usage and also provide the community with transparency over constrained funds.

Financial

There are no direct financial impacts to Council resulting from this report, Council's policy position on reserve utilisation. No future financial impacts are expected as reserve movements are transfers in community equity and only constrain cash for particular works that feature in annual or long term operational or capital programs.

People

Nil impact expected as the scope of the attached policy is constrained cash reserves.

Environmental

Nil impact expected as the scope of the attached policy is constrained cash reserves.

Social

Nil impact expected as the scope of the attached policy is constrained cash reserves.

Alignment with Council's Policy and Plans

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

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

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council
- 9.6 Implement long term asset management planning that supports innovation and sustainability of service delivery, taking into account the community's aspirations and capacity to pay for desired service levels
- 9.7 Develop our procurement practices to increase value for money within an effective governance framework

CONSULTATION

Council reviewed its constrained cash reserves on 27 August 2013 and subsequently discussed the merits of formalising its policy position on constrained cash reserves during the 2014-15 budget development process.

OPTIONS

1. Council resolves to adopt the attached 2014-15 Constrained Cash Reserves Policy.
2. Council requests additional information or amends the attached policy prior to adoption.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the attached 2014-15 Constrained Cash Reserves Policy – POL-3010.

Constrained Cash Reserves Policy

[Version Information](#)

Head of Power

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

Policy Objective

To ensure Council's constrained cash reserves are only restricting funds for current or future planned expenditure and that constrained cash reserves never exceed cash balances.

Policy Statement

1. Council's philosophy is to ensure funds held in constrained cash reserves are restricted to deliverables consistent with the Long Term Financial Strategy, Long Term Asset Management Plan, Corporate Plan and Annual Operational Plan and Budget.
2. Council is committed to achieving this goal by:
 - Reporting on constrained cash reserves on a monthly basis as part of the monthly financial reports to committee;
 - Reporting constrained cash reserves as a subset of cash balances in annual statutory reporting;
 - Ensuring constrained cash reserves do not exceed cash balances at any given time;
 - Conducting an annual review of all constrained cash reserves for relevance and future requirements in accordance with the Long Term Financial Strategy and other appropriate strategies and plans;
 - Reviewing forecast reserve movements as an integral part of the annual budget development process; and
 - Transferring funds from constrained cash reserves back to retained earnings when the purpose of the reserve is no longer valid or required or when the funds have been expended on planned works.

Version Information

Version Number	Date	Key Changes
1	February 2014	New Policy

[Back to top](#)

CMR Team use only

Department: Office of CEO
Group: Financial Services
Approved:

Effective date:
Version:
Review date:
Page: 1 of 1

11.2.3 MARCH 2014 MONTHLY FINANCIAL REPORTS**Dataworks Filename:** FM Monthly Financial Reports**Attachment:** [Monthly Financial Report March 2014](#)**Authorising Officer:****Bill Lyon**
Chief Executive Officer**Responsible Officer:****Gavin Holdway**
Chief Financial Officer**Author:****Deborah Corbett-Hall**
Service Manager Corporate Finance

PURPOSE

The purpose is to present the March 2014 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

BACKGROUND

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

ISSUES

Council recently adopted its second quarter revised budget and the close of March 2014 marks the commencement of the final quarter of the financial year which will include Council's final review of its 2013/14 Budget prior to the end of the financial year.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of March 2014:

- Level of dependence on general rate revenue;
 - Ability to pay our bills – current ratio;
 - Ability to repay our debt – debt servicing ratio;
 - Cash balance;
 - Cash balances – cash capacity in months;
 - Longer term financial sustainability – debt to asset ratio;
 - Net financial liabilities;
 - Interest cover ratio; and
 - Asset consumption ratio.
-

The following ratios were not achieved as at the end of March 2014:

- Operating Performance – this is a cash measure and is influenced by the rating cycle;
- Operating Surplus Ratio – Council has an operating deficit in March; and
- Asset Sustainability Ratio – this is a stretch target and Council is currently reviewing its ten year capital program to ensure renewal expenditure is accurately represented.

Legislative Requirements

The March 2014 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

March 2014 revenues and expenditures have been noted by the Executive Leadership Group and relevant officers and they will be able to provide further clarification with respect to actual to budget variances if required.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of March 2014, the close of the third quarter of the 2013-14 financial year.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

- 8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

CONSULTATION

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

OPTIONS

1. Council resolves to note the End of Month Financial Reports for March 2014 and explanations as presented in the attached Monthly Financial Performance Report.
2. Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolve to note the End of Month Financial Reports for March 2014 and explanations as presented in the attached Monthly Financial Performance Report.



Redland
CITY COUNCIL

March
2014

*Monthly Financial
Performance Report*

CONTENTS

1. HIGHLIGHTS AND RATIOS	3
2. SUMMARY OPERATING STATEMENT	5
3. SUMMARY CAPITAL EXPENDITURE AND FUNDING	7
4. SUMMARY STATEMENT OF FINANCIAL POSITION	8
5. SUMMARY STATEMENT OF CASH FLOWS.....	9
6. INVESTMENTS AND BORROWINGS REPORT	10
7. CASH RESERVES	11
8. OVERDUE RATES DEBTORS	12
9. STATEMENT OF COMPREHENSIVE INCOME.....	14
10. OPERATING STATEMENT	15
11. CAPITAL FUNDING STATEMENT	16
12. STATEMENT OF FINANCIAL POSITION.....	17
13. STATEMENT OF CASH FLOWS.....	18
14. GLOSSARY.....	19

1. HIGHLIGHTS AND RATIOS

KEY FINANCIAL INFORMATION

Financial Stability Ratios	Target	Revised Budget 2013/14	Mar-14
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.90%	33.73%
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	3.63	3.53
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.50%	3.59%
Cash Balance \$M		\$75.019	\$88.989M
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	4.90	5.97
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	3.29%	2.85%
Operating Performance (%)	Target greater than or equal to 20%	17.5%	17.63%
Financial Sustainability Ratios	Target	Revised Budget 2013/14	Mar-14
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-0.92%	-1.19%
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	16.93%	10.54%
Interest Cover Ratio (%)	Target between 0% and 5%	-0.08%	0.04%
Asset Sustainability Ratio (%)	Target greater then 90% (on average over the long-term)	87.70%	44.83%
Asset Consumption Ratio (%)	Target between 40% and 80%	65.70%	65.49%

KEY FINANCIAL INFORMATION

Operating Income and Expenditure	Annual Revised Budget	YTD Revised Budget	YTD Actual
	\$000	\$000	\$000
Operating Revenue	227,633	169,282	166,184
Operating Expenses	177,379	129,122	128,339
EBITD	50,253	40,160	37,845
Operating Surplus/(Deficit)	(2,092)	732	(1,971)

Capex YTD	\$000
Actuals YTD	34,212
Original Budget YTD	41,143
Revised Budget YTD	39,514
YTD Movements	
Actuals V Original Budget	-6,931 -16.85%
Actuals V Revised Budget	-5,302 -13.42%

KEY NON-FINANCIAL INFORMATION

Total Council Full Time Equivalents	Jul- 2013	Aug -2013	Sep -2013	Oct- 2013	Nov- 2013	Dec -2013	Jan-2014	Feb -2014	Mar-2014
Elected Members	11	11	11	11	11	11	11	11	11
Administration and indoor staff (LG Officers' Award)	691	685	680	675	676	691	687	682	684
Outdoor staff (State Awards)	187	187	187	193	195	201	205	203	201
Total	889	883	878	879	882	903	903	896	896

Workforce reporting - March 2014: Headcount - Agency	Employee Type							Grand Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part		
Office of CEO	4	5	77	11	17	0	114	
Organisational Services	6	6	103	7	10	2	134	
Community and Customer Service	36	5	243	48	20	4	356	
Infrastructure and Operations	10	6	317	8	25	1	367	
Total	56	22	740	74	72	7	971	

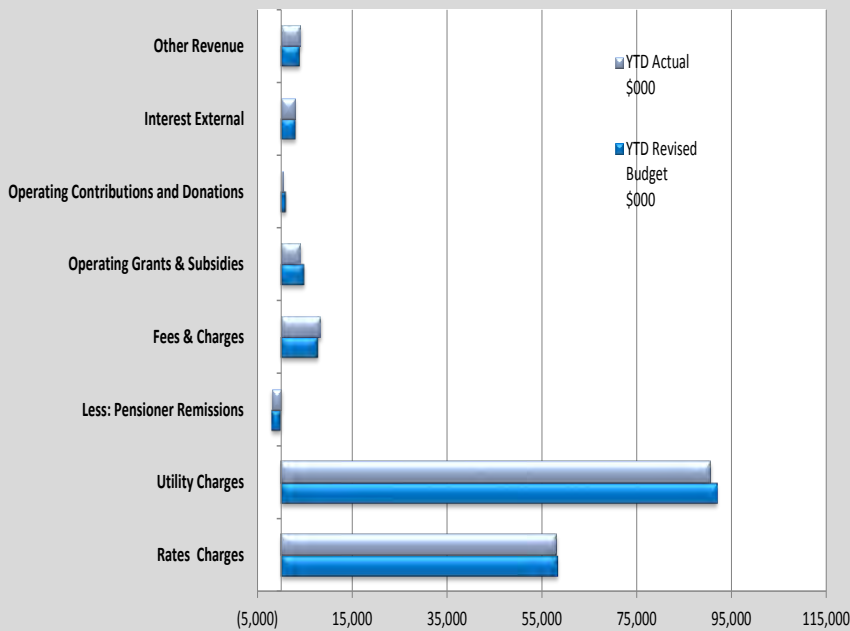
Note: table 1 calculates the Full Time Equivalent Employees which includes all full time employees at a value of 1 and all other employees, at a value less than 1. Table 2 is purely a headcount by department and does not include a workload weighting as in table 1 above.

2. SUMMARY OPERATING STATEMENT

SUMMARY OPERATING STATEMENT For the period ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating Revenue	221,718	227,633	169,282	166,184	(3,098)
Operating Expenses	170,809	177,379	129,122	128,339	(783)
Earnings Before Interest, Tax and Depreciation (EBITD)	50,909	50,253	40,160	37,845	(2,315)
Interest Expense	3,798	3,848	2,898	2,904	6
Depreciation	46,794	48,498	36,530	36,912	382
Operating Surplus/(Deficit)	317	(2,092)	732	(1,971)	(2,703)

YTD Operating Income



Earnings Before Interest, Tax and Depreciation (EBITD)

Council's year to date EBITD is \$37.85M with a \$2.32M (5.76%) variance to revised budget. This is as a result of operating revenue lower than budget by \$3.1M and operating expenses exceeding budget by \$783K. The Q2 revised budget was adopted during March 2014.

Operating Revenue

The shortage of \$3.1M is largely due to Utility Charges behind budget by \$1.42M and Operating Contributions and Donations and Operating Grants & Subsidies behind budget by \$691K and \$846K respectively.

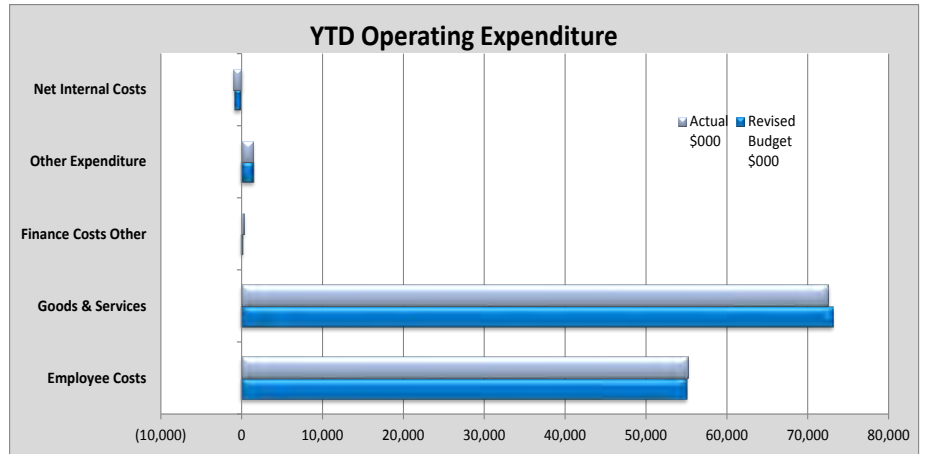
Utility Charges Breakup For the period ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Utility Charges					
Refuse Charges	18,453	18,453	13,831	13,553	(278)
Special Charges	3,166	3,166	2,333	2,417	84
Environment Levy	4,273	4,273	3,205	3,224	19
Landfill Remediation Charge	3,839	3,839	2,879	2,975	96
Wastewater Charges	37,466	37,466	28,100	28,124	25
Water Access Charges	17,474	17,509	13,140	12,718	(422)
Water Consumption Charges	34,517	36,886	28,499	27,551	(948)
Total Utility Charges Revenue	119,189	121,592	91,986	90,563	(1,424)

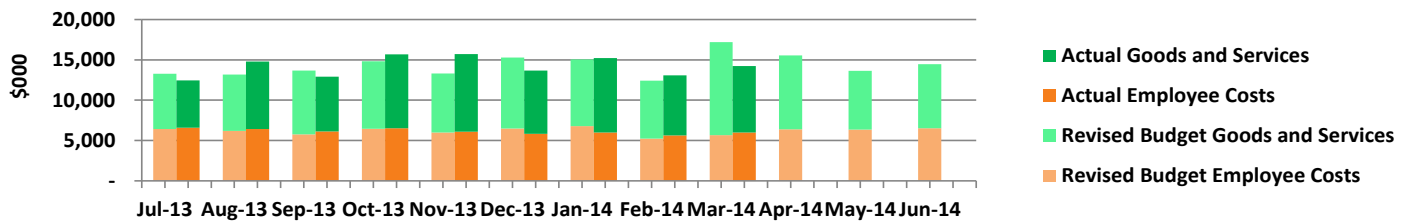
Operating Expenditure

Operating expenditure exceeded budget by \$783K. This 0.06% variance mainly consists of goods and services which exceeded budget by \$546K.

Total future commitments (where budget is approved) at the end of March was \$3.73M.



Monthly Operating Expenditure Analysis



REDLAND WATER SUMMARY OPERATING STATEMENT

For the Period Ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total Revenue	91,235	94,319	71,502	70,144	(1,358)
Total Expenses	42,425	44,879	34,634	35,283	649
Earnings before Interest, Tax and Depreciation (EBITD)	48,810	49,440	36,868	34,861	(2,007)
Interest Expense External	0	0	0	0	0
Interest Internal	21,681	21,681	16,261	16,261	0
Depreciation	16,895	16,344	12,258	12,360	102
Operating Surplus/(Deficit)	10,234	11,415	8,349	6,240	(2,109)

REDWASTE OPERATING STATEMENT

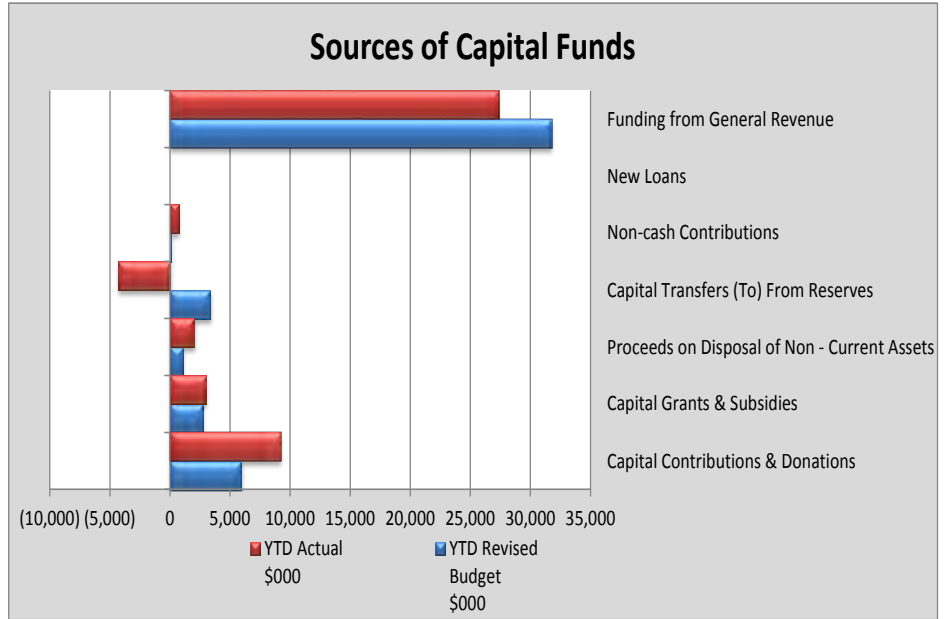
For the Period Ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total Revenue	21,707	19,796	14,951	14,676	(275)
Total Expenses	16,719	16,649	12,340	12,141	(200)
Earnings before Interest, Tax and Depreciation (EBITD)	4,988	3,148	2,610	2,535	(75)
Interest Expense External	29	29	22	35	13
Interest Internal	342	342	256	256	0
Depreciation	530	521	391	399	8
Operating Surplus/(Deficit)	4,087	2,256	1,941	1,845	(96)

3. SUMMARY CAPITAL EXPENDITURE AND FUNDING

Sources of Capital Funding

Year to date transfers to reserves show a significant variance mainly due to the transfer of the additional developer cash contributions received, as well as capital grants & subsidies received, to reserves in order to ring-fence those funds.

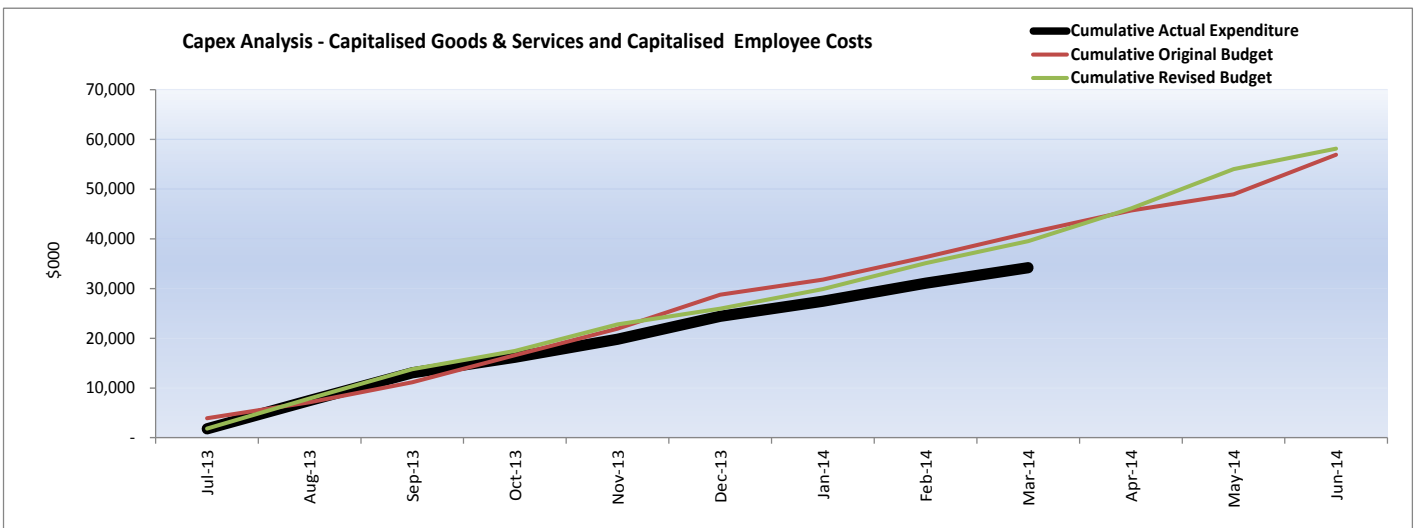
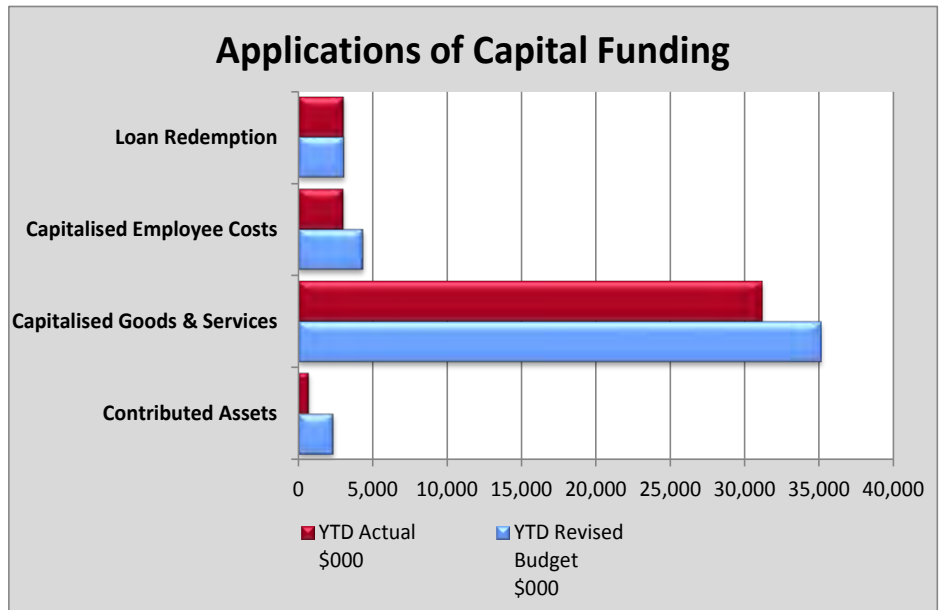


Applications of Capital Funds

Total capital expenditure is underspent by \$6.97M mainly due to the timing of capital acquisitions and delays experience in the capital programs.

The budget for Contributed Assets is based purely on estimates and the actual outcome is outside of Council's control. This variance will continue to be monitored on a monthly basis.

Total commitments at the end of March (where budget is approved) was \$2.82M.

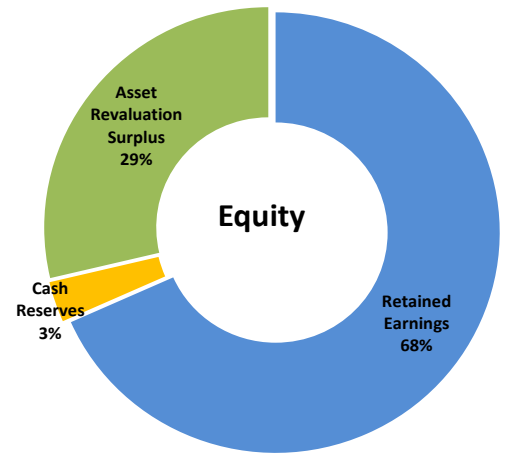


4. SUMMARY STATEMENT OF FINANCIAL POSITION

SUMMARY STATEMENT OF FINANCIAL POSITION

As at 31 March 2014

	Annual	Annual	YTD
	Original	Revised	Actual
	Budget	Budget	Balance
	\$000	\$000	\$000
Total Current Assets	97,027	98,642	117,851
Total Non-Current Assets	1,820,687	2,012,811	1,988,412
TOTAL ASSETS	1,917,714	2,111,452	2,106,263
Total Current Liabilities	38,608	27,180	33,341
Total Non-Current Liabilities	104,623	110,012	102,025
TOTAL LIABILITIES	143,231	137,191	135,366
NET ASSETS	1,774,483	1,974,261	1,970,897
COMMUNITY EQUITY			
Retained Earnings	1,728,791	1,927,985	1,912,253
Cash Reserves	45,692	46,276	58,644
TOTAL COMMUNITY EQUITY	1,774,483	1,974,261	1,970,897

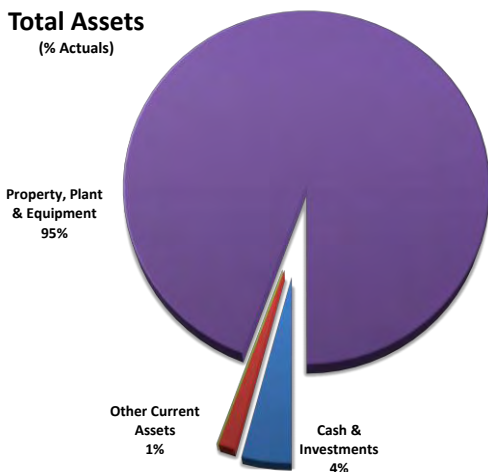


EQUITY	YTD Actual Balance \$000
Retained Earnings	1,346,766
Cash Reserves	58,644
Asset Revaluation Surplus	565,487
TOTAL EQUITY	1,970,897

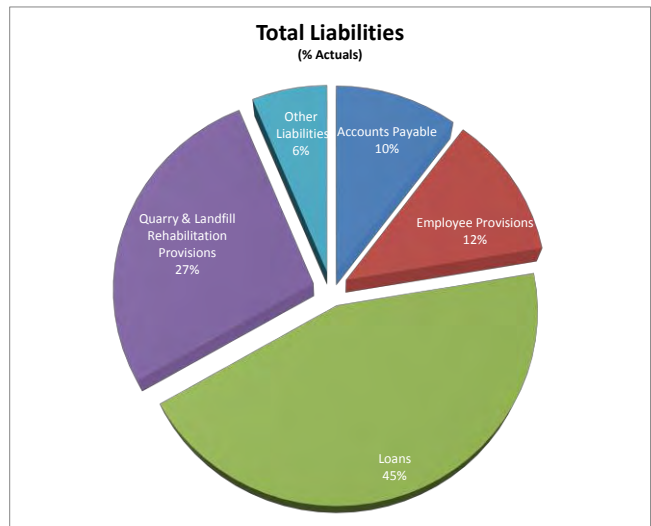
	YTD Actual Balance \$000
TOTAL ASSETS	
Cash & Investments	88,989
Other Current Assets	28,862
Financial Assets	73
Property, Plant & Equipment	1,988,339
TOTAL ASSETS	2,106,263

	YTD Actual Balance \$000
TOTAL LIABILITIES	
Accounts Payable	13,884
Employee Provisions	16,353
Loans	60,037
Quarry & Landfill Rehabilitation Provisions	36,592
Other Liabilities	8,500
TOTAL LIABILITIES	135,366

Total Assets
(% Actuals)



Total Liabilities
(% Actuals)



5. SUMMARY STATEMENT OF CASH FLOWS

SUMMARY CASH FLOW STATEMENT

For the period ending 31 March 2014

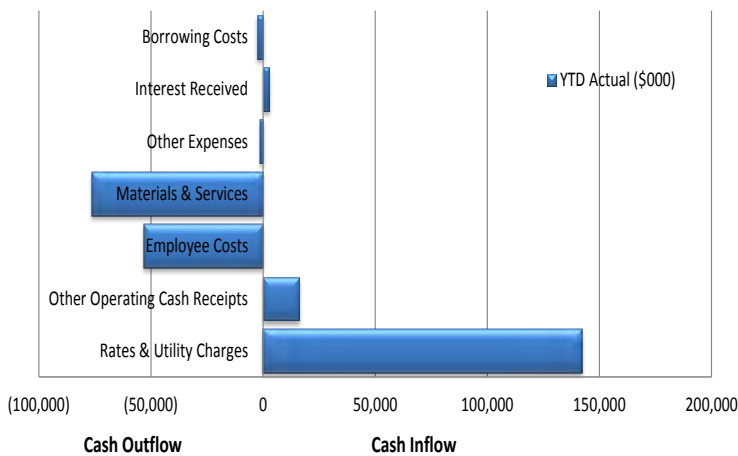
	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
Receipts from Customers	212,516	218,602	159,970
Payments to Suppliers & Employees	(173,303)	(179,873)	(131,203)
Interest Received	4,104	4,024	2,840
Borrowing Costs	(3,798)	(3,848)	(2,904)
Net Cash Inflow from Operating Activities	39,519	38,905	28,703
Net Cash Outflow from Investing Activities	(46,336)	(52,944)	(19,243)
Net Cash Outflow from Financing Activities	6,463	6,463	(3,066)
Net Increase / (Decrease) in Cash Held	(353)	(7,575)	6,394
Cash at Beginning of Year	80,492	82,595	82,595
Cash at End of Financial Year / Period	80,139	75,019	88,989

Cash on hand at the end of March 2014 was \$88.99M. It represents cash capacity of 5.97 months.

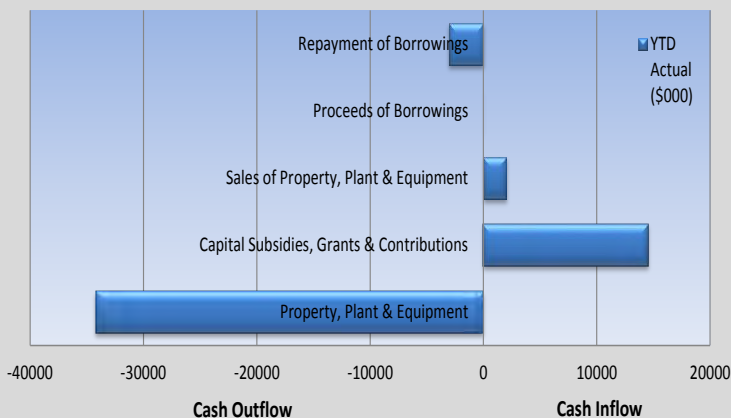
\$58.64M of the cash balance represents cash reserves.

The graph below shows the trending of year to date Receipts from Customers versus Cash Balance at Period End versus Reserve Balances. The monthly movement has settled from February reflecting the reduction of cash receipts from the January rates levy.

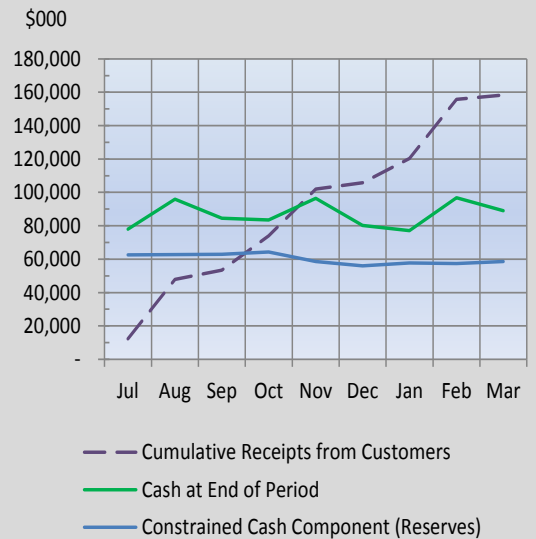
Cash Flow from Operating Activities



Cash Flow from Investing & Financing Activities



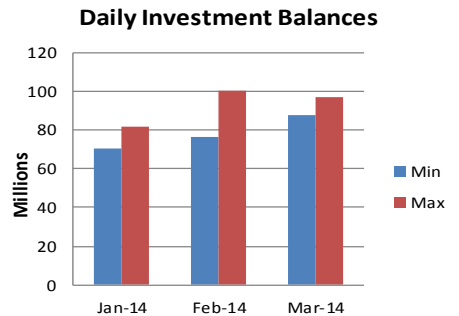
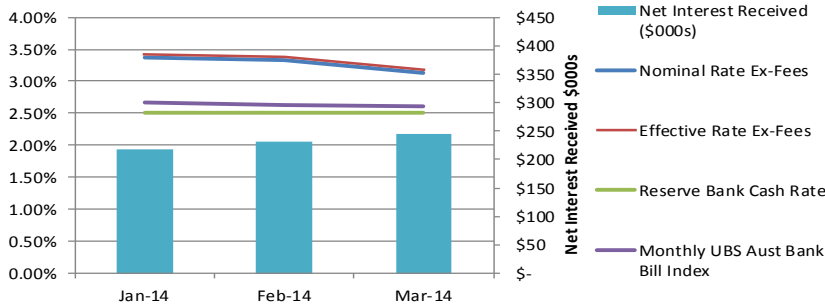
Monthly Cash Movements



6. INVESTMENTS AND BORROWINGS REPORT

Period Ending 31 March 2014

INVESTMENT RETURNS



Total Investment at End of Month was \$88.62M

Current Position

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

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

Council's budgeted interest revenue is being analysed during the 2013/2014 second quarterly budget review.

QTC Cash Fund YTD Return 3.53%

Benchmark UBS Aust Bank Bill Index 2.67%

Reserve Bank Cash Rate at EOM 2.50%

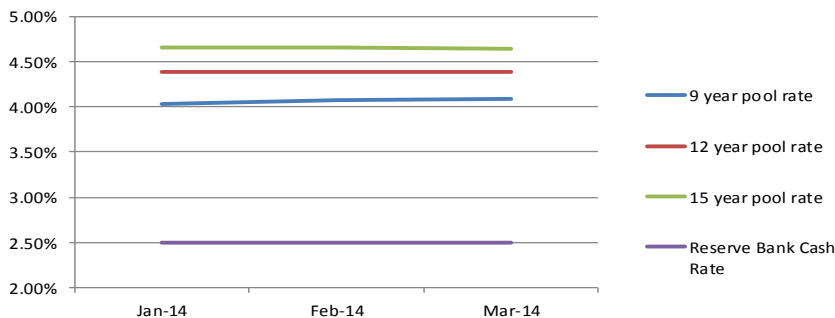
****This is the 45th consecutive month that the QTC Fund has outperformed the benchmark (Jul 10 - Mar 14)****

Future Strategy

The Tax and Treasury Team has recommended that Council diversify its investments outside of QTC to maximise returns. Currently, the short term term-deposit rates offered by the larger financial institutions exceed the QTC rate by approximately 20 - 50 basis points - which converts to an extra \$20k - \$50k pa for each \$10M invested. In the meantime the Taxation and Treasury Team ensures Council maximises its interest on a *daily* basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council will review its Investment of Surplus Funds Policy in the coming months as part of the 2014-15 budget development process

BORROWING COSTS



Current Position

Debt is split into 9, 12, and 15 year pools with repayment made *quarterly* in advance. The rates shown are for any new borrowings. The movements in borrowing rates relate to the yield on QTC bonds which are its principal source of funding.

A book rate review was conducted on 1 July 2013 which did not warrant a change at that time. A review has been undertaken again in January following which Tax and Treasury has made recommendations to management to update the Debt Service Payments.

Total Borrowings at End of Month was \$60.04M



Future Strategy

Preliminary analysis was conducted in December 2013 by Tax and Treasury and QTC as to whether debt repayment, offsetting the loans or investment of surplus funds (or a blend) would have the best net gain without exposing Council to significant risk as interest rates decrease. Tax and Treasury has reviewed the implications of this analysis and determined that Council is not able to reduce its debt without realising a loss. However, Tax and Treasury is working towards moving Council towards making its debt repayments annually in advance in order to secure savings. This will only be possible once the Debt Policy has been reviewed as part of the 2014-15 budget development process.

Council will review its Debt Policy in the coming months as part of the 2014-15 budget development process

7. CASH RESERVES

Reserves as at 31 March 2014	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Cemetery Reserve *	399	0	-354	45
State Emergency Service Reserve *	20	0	-20	0
Weinam Creek Reserve	2,335	388	-19	2,704
Road Maintenance Reserve *	155	0	-155	0
Redland Work Cover Reserve	5,147	392	-525	5,013
Contribution Raby Bay Land Sales *	278	0	-278	0
Red Art Gallery Commissions & Donations Res	14	1	0	15
Interest Free Loans Reserve *	487	0	-487	0
Halls Reserve *	2	0	-2	0
Raby Bay Maintenance Reserve ***	336	6	-30	312
Aquatic Paradise Maintenance Reserve ***	936	17	0	953
Sovereign Waters Maintenance Reserve ***	118	2	0	121
	10,228	805	-1,869	9,164
Special Capital Projects Reserve:				
SMBI Capital Reserve	3,317	0	-578	2,739
	3,317	0	-578	2,739
Cleansing Reserve:				
RedWaste Reserve	2,497	685	-115	3,066
	2,497	685	-115	3,066
Constrained Works Capital Reserve:				
Tree Planting Reserve	50	34	-16	68
Parks Reserve	254	1,865	-355	1,763
SP1 Wellington Pt Rd Infra Reserve	463	0	0	463
Redland Bay Sth Rd Infra Reserve	443	0	0	443
East Thornlands Road Infra Reserve	674	0	0	674
Contributions to Car Parking Reserve	340	0	0	340
Contributions to Street Lighting Reserve *	13	0	-13	0
Quarry Reserve *	358	0	-358	0
Contrib to R/Wks Infrastructure Reserve **	2,030	-2,030	0	0
Community Facility Infrastructure Reserve	148	152	0	300
Retail Water Renewal & Purchase Reserve	4,385	1,580	-724	5,242
Sewerage Renewal & Purchase Reserve	5,641	2,330	-1,604	6,366
Constrained Works Res-Cap Grants & Contribs	3,743	0	-660	3,083
Transport Trunk Infrastructure Reserve	1,316	4,300	-854	4,762
Cycling Trunk Infrastructure Reserve	407	454	-441	420
Stormwater Infrastructure Reserve	1,072	521	0	1,593
	21,336	9,205	-5,024	25,517
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	7,036	0	-50	6,986
Environment Charge Maintenance Reserve	1,254	3,224	-2,810	1,667
Landfill Remediation Charge Reserve *	5,738	0	-5,738	0
	14,027	3,224	-8,598	8,653
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	0	42	-41	1
SMBI Translink Reserve	0	693	-690	3
	0	734	-731	4
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	0	0	0	0
Aquatic paradise Canal Reserve	559	456	-4	1,011
Sovereign Waters Lake Reserve	386	41	-39	388
Raby Bay Tidal Works Non CTS Reserve ***	2,882	1,519	-380	4,021
Raby Bay Tidal Works CTS Reserve ***	246	130	-31	345
Raby Bay Marina Reserve ***	210	96	-26	279
Aquatic Paradise Marina Reserve ***	64	26	0	90
	4,347	2,268	-480	6,135
Constrained Works Recurrent Reserve:				
Constrained Works Res-Opr Grants & Contribs	4,005	0	-638	3,366
	4,005	0	-638	3,366
TOTALS	59,757	16,921	-18,034	58,644

* These reserves have been closed during the 2013-14 financial year.

** This reserve has been closed during 2013-14 and funds transferred into the Transport Trunk Infrastructure Reserve.

*** These reserves will be amalgamated into the 3 existing canal & lake reserves during the 2013-14 financial year.

8. OVERDUE RATES DEBTORS

Comparison March 2013 to March 2014

In comparison to March 2013 the overdue rates debt is 0.10% higher. The majority of the increase is on the Southern Moreton Bay Islands.

The total of rates payments were down by 4% in comparison to 12 months earlier.

Mth/Yr	Australia Post		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount
Mar-13	670	\$188,470	9,540	\$1,882,867	538	\$316,701	1,010	\$83,093	935	\$549,610	340	\$179,178	13,477	\$3,241,944
Mar-14	692	\$163,130	9,658	\$1,834,422	406	\$233,277	2,092	\$174,746	836	\$492,160	333	\$184,799	14,435	\$3,124,327
Variance	3%	-13%	1%	-3%	-25%	-26%	107%	110%	-11%	-10%	-2%	3%	7%	-4%

Overall Trend February 2014 to March 2014

The overdue rates position improved in March by 1.4% ending the month on 4%. The majority of this downward movement is in payment of the January rate notice.

Comparison March 2013 to March 2014

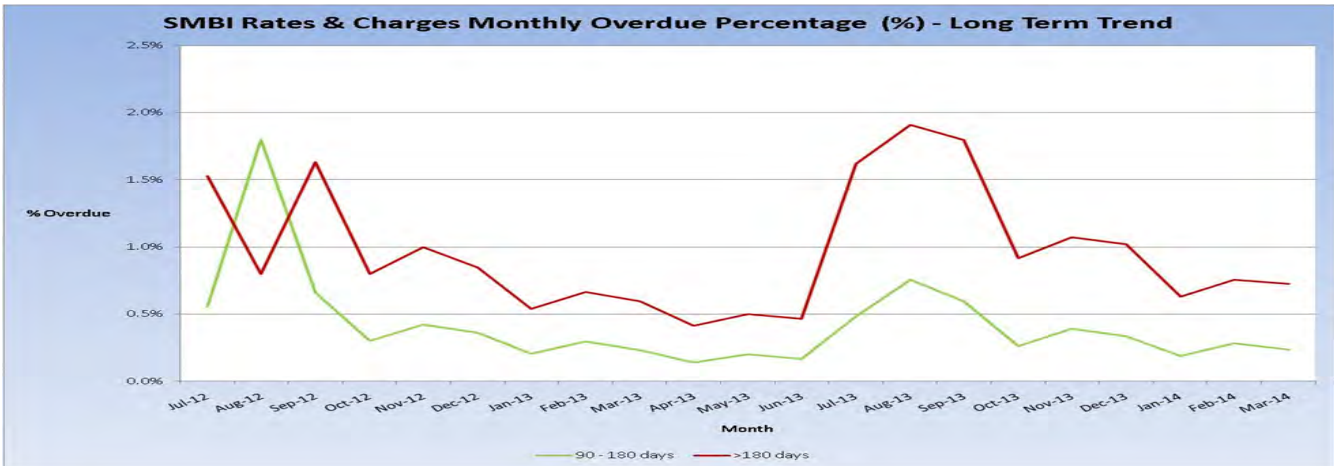
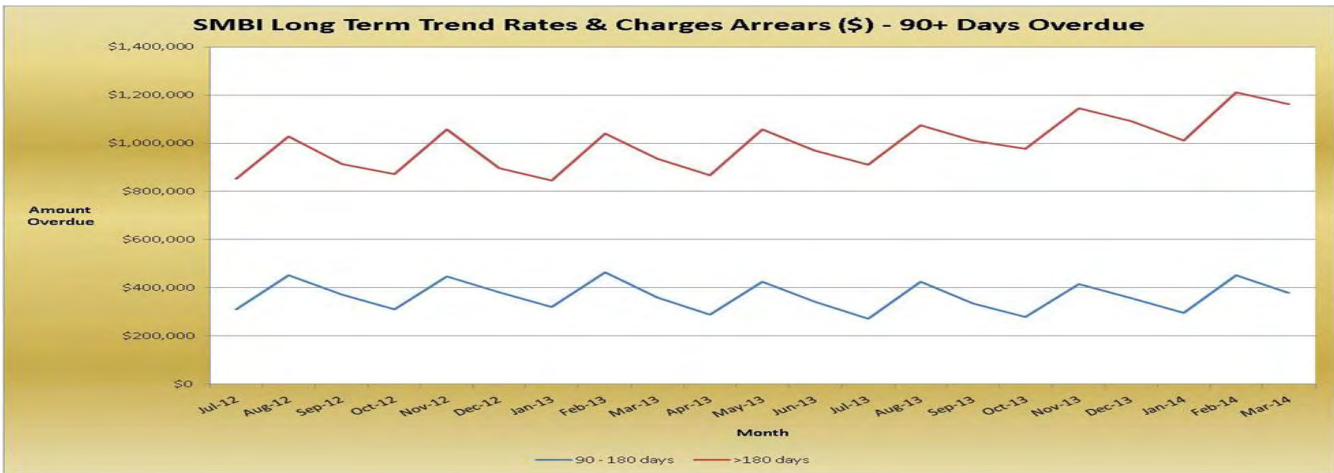
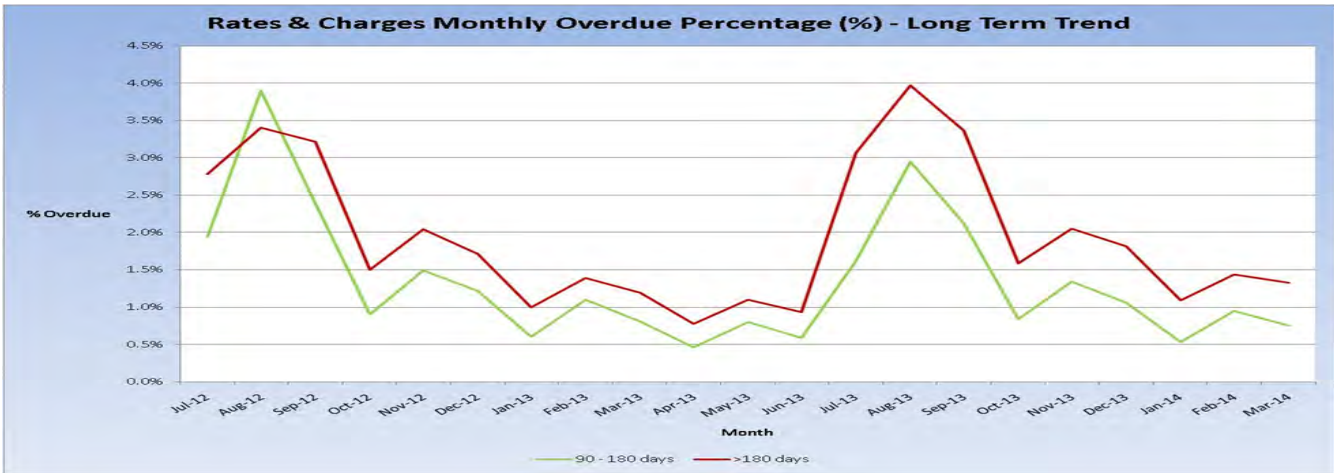
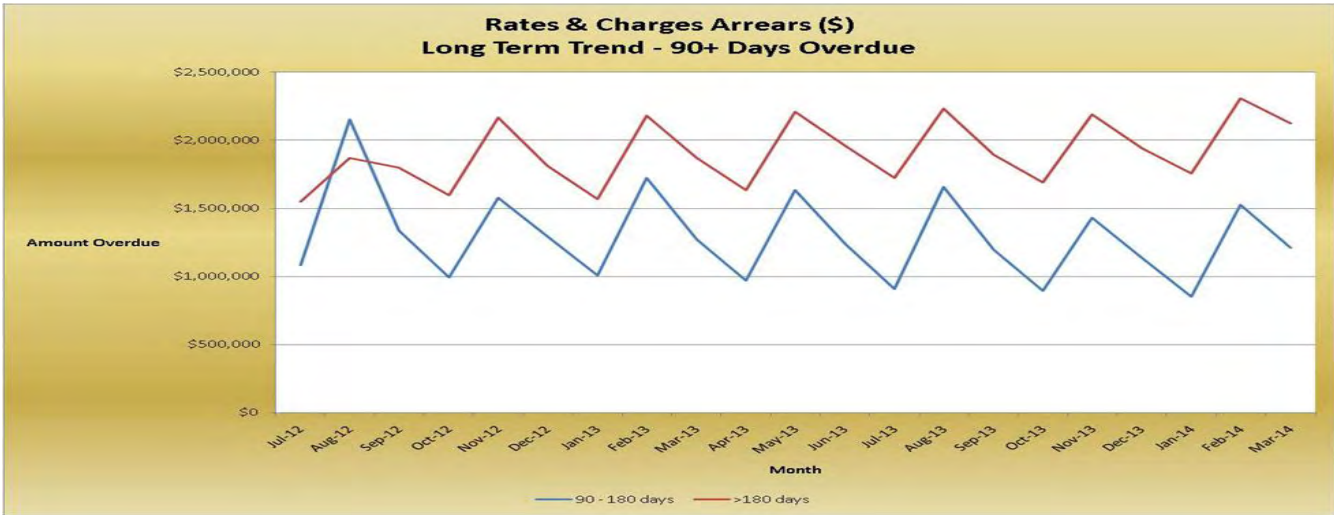
Total							Mainland						
Days Overdue	Mar-13	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase	Days Overdue	Mar-13	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase
<90	\$3,023,784	1.93%	\$3,122,019	1.95%	\$98,235	0.02%	<90	\$2,282,941	1.46%	\$2,274,270	1.42%	-\$8,671	-0.04%
90 - 180 days	\$1,272,594	0.81%	\$1,210,139	0.75%	-\$62,455	-0.06%	90 - 180 days	\$873,670	0.56%	\$798,094	0.50%	-\$75,575	-0.06%
>180 days	\$1,868,853	1.19%	\$2,125,111	1.33%	\$256,259	0.13%	>180 days	\$874,607	0.56%	\$929,865	0.58%	\$55,258	0.02%
Total	\$6,165,230	3.93%	\$6,457,269	4.03%	\$292,039	0.10%	Total	\$4,031,218	2.57%	\$4,002,229	2.50%	-\$28,989	-0.07%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Mar-13	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase	Days Overdue	Mar-13	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase
<90	\$90,818	0.06%	\$91,934	0.06%	\$1,116	0.00%	<90	\$650,025	0.41%	\$755,815	0.47%	\$105,790	0.06%
90 - 180 days	\$39,297	0.03%	\$33,248	0.02%	-\$6,048	0.00%	90 - 180 days	\$359,628	0.23%	\$378,796	0.24%	\$19,169	0.01%
>180 days	\$60,058	0.04%	\$33,296	0.02%	-\$26,762	-0.02%	>180 days	\$934,188	0.60%	\$1,161,951	0.72%	\$227,763	0.13%
Total	\$190,172	0.12%	\$158,478	0.10%	-\$31,694	-0.02%	Total	\$1,943,840	1.24%	\$2,296,562	1.43%	\$352,722	0.19%

Trend - February 2014 to March 2014

Total							Mainland						
Days Overdue	Feb-14	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase	Days Overdue	Feb-14	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase
<90	\$4,919,826	3.07%	\$3,122,019	1.95%	-\$1,797,807	-1.12%	<90	\$3,770,230	2.35%	\$2,274,270	1.42%	-\$1,495,960	-0.93%
90 - 180 days	\$1,528,207	0.95%	\$1,210,139	0.75%	-\$318,068	-0.20%	90 - 180 days	\$1,035,167	0.65%	\$798,094	0.50%	-\$237,073	-0.15%
>180 days	\$2,307,162	1.44%	\$2,125,111	1.33%	-\$182,050	-0.11%	>180 days	\$1,055,138	0.66%	\$929,865	0.58%	-\$125,273	-0.08%
Total	\$8,755,195	5.46%	\$6,457,269	4.03%	-\$2,297,926	-1.43%	Total	\$5,860,535	3.66%	\$4,002,229	2.50%	-\$1,858,306	-1.16%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Feb-14	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase	Days Overdue	Feb-14	% Overdue	Mar-14	% Overdue	\$ Variance	% Increase
<90	\$148,904	0.09%	\$91,934	0.06%	-\$56,970	-0.04%	<90	\$1,000,692	0.62%	\$755,815	0.47%	-\$244,877	-0.15%
90 - 180 days	\$42,055	0.03%	\$33,248	0.02%	-\$8,807	-0.01%	90 - 180 days	\$450,985	0.28%	\$378,796	0.24%	-\$72,188	-0.05%
>180 days	\$41,551	0.03%	\$33,296	0.02%	-\$8,255	-0.01%	>180 days	\$1,210,473	0.76%	\$1,161,951	0.72%	-\$48,523	-0.03%
Total	\$232,509	0.15%	\$158,478	0.10%	-\$74,032	-0.05%	Total	\$2,662,150	1.66%	\$2,296,562	1.43%	-\$365,588	-0.23%



9. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME

For the period ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent Revenue					
Rates Charges	77,623	77,623	58,385	58,058	(327)
Levies & Charges	119,189	121,592	91,986	90,563	(1,424)
<i>Less: Pensioner Remissions</i>	(2,670)	(2,670)	(1,986)	(2,001)	(15)
Fees & Charges	9,775	10,176	7,848	8,252	404
Operating Grants & Subsidies	10,016	10,522	4,927	4,081	(846)
Operating Contributions and Donations	0	1,139	1,039	348	(691)
Interest External	4,104	4,024	3,093	2,840	(253)
Other Revenue	3,681	5,227	3,990	4,043	53
Total Recurrent Revenue	221,718	227,633	169,282	166,184	(3,098)
Capital revenue					
Grants, Subsidies and Contributions	9,157	11,134	8,651	12,211	3,560
Non-cash Contributions	3,154	3,154	115	721	606
Increase/(Decrease) in Investment Property	0	0	0	0	0
Total Capital Revenue	12,311	14,288	8,766	12,932	4,166
TOTAL REVENUE	234,029	241,920	178,048	179,116	1,068
Recurrent Expenses					
Employee Costs	74,422	74,510	55,038	55,197	159
Goods & Services	96,076	102,561	73,853	72,885	(968)
Finance Costs	4,109	4,156	3,128	3,161	33
Depreciation and Amortisation	46,794	48,498	36,530	36,912	381
Total Recurrent Expenses	221,401	229,725	168,550	168,155	(395)
Capital Expenses					
(Gain)/Loss on Disposal of Non-current Assets	(1,120)	(1,120)	(894)	1,304	2,199
Total Capital Expenses	(1,120)	(1,120)	(894)	1,304	2,199
TOTAL EXPENSES	220,281	228,605	167,656	169,459	1,804
NET RESULT	13,748	13,315	10,392	9,657	(736)
Other Comprehensive Income/(Loss)					
Increase/(decrease) in asset revaluation surplus	0	0	0	81	81
TOTAL COMPREHENSIVE INCOME	13,748	13,315	10,392	9,738	(655)



10. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 March 2014

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Revenue					
Rates Charges	77,623	77,623	58,385	58,058	(327)
Utility Charges	119,189	121,592	91,986	90,563	(1,424)
<i>Less: Pensioner Remissions</i>	(2,670)	(2,670)	(1,986)	(2,001)	(15)
Fees & Charges	9,775	10,176	7,848	8,252	404
Operating Grants & Subsidies	10,016	10,522	4,927	4,081	(846)
Operating Contributions and Donations	0	1,139	1,039	348	(691)
Interest External	4,104	4,024	3,093	2,840	(253)
Other Revenue	3,681	5,227	3,990	4,043	53
Total Revenue	221,718	227,633	169,282	166,184	(3,098)
Expenses					
Employee Costs	74,422	74,510	55,038	55,197	159
Goods & Services	96,879	102,008	73,093	72,546	(546)
Finance Costs Other	311	308	230	257	27
Other Expenditure	293	1,649	1,583	1,359	(224)
Net Internal Costs	(1,096)	(1,096)	(822)	(1,020)	(197)
Total Expenses	170,809	177,379	129,122	128,339	(783)
Earnings Before Interest, Tax and Depreciation (EBITD)	50,909	50,253	40,160	37,845	(2,315)
Interest Expense	3,798	3,848	2,898	2,904	6
Depreciation	46,794	48,498	36,530	36,912	382
Operating Surplus/(Deficit)	317	(2,092)	732	(1,971)	(2,703)
Transfers to Constrained Operating Reserves	(13,639)	(10,300)	(7,708)	(7,716)	(8)
Transfer from Constrained Operating Reserves	11,128	19,067	14,037	13,131	(907)

11. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 March 2014

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Revised	Actual	Variance
	Budget	Budget	Budget	\$000	\$000
	\$000	\$000	\$000		
Sources of Capital Funding					
Capital Contributions & Donations	4,896	6,644	5,932	9,226	3,294
Capital Grants & Subsidies	4,261	4,490	2,719	2,985	266
Proceeds on Disposal of Non - Current Assets	1,424	1,424	1,068	2,007	939
Capital Transfers (To) From Reserves	3,975	4,714	3,359	(4,302)	(7,661)
Non-cash Contributions	3,154	3,154	115	721	606
New Loans	10,581	10,581	0	0	0
Funding from General Revenue	35,897	41,767	31,775	27,362	(4,413)
Total Sources of Capital Funding	64,188	72,774	44,968	37,999	(6,969)
Applications of Capital Funds					
Contributed Assets	3,154	3,154	2,366	721	(1,644)
Capitalised Goods & Services	48,623	59,701	35,147	31,176	(3,971)
Capitalised Employee Costs	8,294	5,800	4,367	3,036	(1,331)
Loan Redemption	4,118	4,118	3,088	3,066	(23)
Total Applications of Capital Funds	64,188	72,774	44,968	37,999	(6,969)
Other Budgeted Items					
WDV of Assets Disposed	(304)	(304)	(174)	(3,311)	(3,138)
Tax and Dividends	0	0	0	0	(0)
Internal Capital Structure Financing	0	0	0	0	0

12. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 March 2014

	Annual Original Budget \$'000	Annual Revised Budget \$'000	YTD Actual Balance \$'000
CURRENT ASSETS			
Cash & Investments	80,139	75,019	88,989
Accounts Receivable	14,832	20,932	26,464
Inventories	991	943	903
Prepaid Expenses	1,035	1,280	1,422
Assets - Held for Sale	29	467	73
Total Current Assets	97,027	98,642	117,851
NON-CURRENT ASSETS			
Property, Plant and Equipment	1,820,678	2,012,738	1,988,339
Accounts Receivable	9	0	0
Financial Assets	0	73	73
Total Non-Current Assets	1,820,687	2,012,811	1,988,412
TOTAL ASSETS	1,917,714	2,111,452	2,106,263
CURRENT LIABILITIES			
Accounts Payable	24,209	13,518	13,191
Current Employee Provisions	6,510	6,410	5,589
Current Loans	5,979	4,124	4,124
Current Landfill Rehabilitation Provisions	435	1,773	1,937
Other Liabilities	1,474	1,356	8,500
Total Current Liabilities	38,608	27,180	33,341
NON-CURRENT LIABILITIES			
Non-Current Loans	65,284	65,442	55,913
Non-Current Employee Provisions	9,754	10,722	10,764
Non-Current Landfill Rehabilitation Provisions	28,558	33,155	34,655
Non-Current Trade & Other Payables	1,027	693	693
Total Non-Current Liabilities	104,623	110,012	102,025
TOTAL LIABILITIES	143,231	137,191	135,366
NET ASSETS	1,774,483	1,974,261	1,970,897
COMMUNITY EQUITY			
Retained Earnings	1,728,791	1,927,985	1,912,253
Cash Reserves	45,692	46,276	58,644
TOTAL COMMUNITY EQUITY	1,774,483	1,974,261	1,970,897

13. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 March 2014

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Rates Charges & Utility Charges	194,141	196,545	142,191
Other Operating Cash Flow	18,374	22,058	17,779
Receipts from Customers	212,516	218,602	159,970
Employee costs	(72,412)	(72,500)	(53,074)
Materials & services	(100,287)	(105,416)	(76,513)
Other expenses	(604)	(1,957)	(1,616)
Payments to Suppliers & Employees	(173,303)	(179,873)	(131,203)
Interest Received	4,104	4,024	2,840
Borrowing Costs	(3,798)	(3,848)	(2,904)
Net Cash Inflow from Operating Activities	39,519	38,905	28,703
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments - Property, Plant & Equipment	(56,916)	(65,502)	(34,212)
Proceeds - Capital Subsidies, Grants & Contributions	9,157	11,134	12,962
Proceeds - Sales of Property, Plant & Equipment	1,424	1,424	2,007
Net Cash Outflow from Investing Activities	(46,336)	(52,944)	(19,243)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of Borrowings	10,581	10,581	0
Repayment of borrowings	(4,118)	(4,118)	(3,066)
Net Cash Outflow from Financing Activities	6,463	6,463	(3,066)
Net Increase / (Decrease) in Cash Held	(353)	(7,575)	6,394
Cash at Beginning of Year	80,492	82,595	82,595
Cash at End of Financial Year / Period	80,139	75,019	88,989

14. GLOSSARY

Definition of Ratios

Level of Dependence on General Rate Revenue: Target less than 37.5%	General Rates - Pensioner Remissions Total Operating Revenue - Gain on Sale of Developed Land
Current Ratio: Target between 1.1 and 4.1	Current Assets Current Liabilities
Debt Servicing Ratio: Target less than or equal to 10%	Interest Expense + Loan Redemption Total Operating Revenue - Gain on Sale of Developed Land
Cash Balance - \$M:	Cash Held at Period End
Cash Capacity in Months: Target 3 to 4 Months	Cash Held at Period End [[Cash Operating Costs + Interest Expense] / Period in Year]
Debt to Asset Ratio: Target less than or equal to 10%	Current and Non-current loans Total Assets
Operating Performance: Target greater than or equal to 20%	Net Cash from Operations + Interest Revenue and Expense Cash Operating Revenue + Interest Revenue
Operating Surplus Ratio*: Target between 0% and 10% (on average over the long-term)	Net Operating Surplus Total Operating Revenue
Net Financial Liabilities*: Target less than 60% (on average over the long-term)	Total Liabilities - Current Assets Total Operating Revenue
Interest Cover Ratio: Target between 0% and 5%	Net Interest Expense on Debt Service Total Operating Revenue
Asset Sustainability Ratio*: Target greater than 90% (on average over the long-term)	Capital Expenditure on Replacement of Assets (Renewals) Depreciation Expenditure
Asset Consumption Ratio: Target between 40% and 80%	WDV of Infrastructure Assets Gross Current Replacement Cost of Infrastructure Assets

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

11.3 PORTFOLIO 7 (CR JULIE TALTY)**PLANNING & DEVELOPMENT****11.3.1 MARINE SERVICES - RABY BAY MARINA 14-16 MASTHEAD DRIVE
CLEVELAND QLD 4163 - MCU013175**

Datworks Filename: Reports to Coordination Committee - Portfolio 7
Planning and Development

Attachments: [MCU013175-A](#)
[DWG11-280-A](#)
[Council Right of Entry Terms](#)

Authorising Officer:



Louise Rusan
General Manager, Community and Customer
Services

Responsible Officer:

David Jeanes
Group Manager, City Planning and Assessment

Author:

Adam Webb
Senior Planner, City Planning and Assessment

PURPOSE

Application Type: Proposed Use:	Impact Assessment Marine Services Lot 1 on RP897334 and the water body identified within the draft 6370m ² lease area, within Endeavour Canal that is directly south of Lot 8 on CP895066
Location:	RABY BAY MARINA 14-16 Masthead Drive Cleveland QLD 4163
Zoning: Overlays:	MC – Major Centre – SubArea MC4 Acid Sulfate Soils Overlay
Applicant: Landowner: Number of public submissions:	Port Binnli Pty Ltd C/- Development Evolution Port Binnli Pty Ltd 137 property made submissions, 4 petitioners and 67 not properly made submissions
Properly made date: Decision stage start date: Decision due date:	23/12/2013 27/02/2014 28/04/2014
Assessment Manager:	Adam Webb
Officer's Recommendation:	Approval

This category 4 application is referred to the Council for determination.

The development application involves an Impact Assessment application for Marine Services (extension to marina). The application has been assessed against the relevant planning instruments and the proposed development is considered to comply, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be approved.

BACKGROUND

On 9 March 2007 judgment by the Planning and Environment Court for Multiple Dwellings X 24, Refreshment Establishment and commercial premises was issued over the subject site, with reference number MC006893. This application recently received an extension to the relevant period until 9 March 2016.

The proposal does not conflict with this current approval.

ISSUES

Development Proposal & Site Description

Proposal

The proposal is for Marine Services that will incorporate an increase to the existing marina by 16 berths. The proposal is to utilise the existing marina office and parking that exist on the site. The applicant has been granted an in principle approval for the lease area by the State Government, subject to obtaining a use approval from the local authority.

The berths access the land to the east via a single entry for improved security and management purposes. The proposal incorporates larger berths with wider dimensions on the eastern end of the proposal to accommodate larger luxury vessels.

Site & Locality

The site incorporates a land based component and a water based component. The land component is currently used for marina parking, fuel storage tanks for vessel refuelling and a small building which incorporates a marina office, yacht brokerage, toilets and showers.

The water body proposed to be utilised by the berth is approximately 6370m² in area and located directly south of the existing lease area.

The site adjoins existing mixed use buildings to the south and south east, composed of restaurants on ground level and residential units above. To the north is mixed use with commercial at ground level and residential above. To the west are residential units that overlook the Endeavour Canal in which the berths are proposed.

The site is located within walking distance to the Cleveland central business district and train station.

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

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

State Planning Policies & Regulatory Provisions

The following three policies are relevant to the assessment.

State Planning Policy/Regulatory Provision	Applicability to Application
State Planning Policy December 2013	Part E – interim development assessment requirements of the State Planning Policy is applicable. The State Interest is the Coastal Environment. The marina is identified as a Coastal Management District. The proposal is considered to comply with item (4) of the State interest — coastal environment as the proposal facilitates coastal-dependent development in areas adjoining the foreshore in preference to other types of development, where there is competition for available land on the coast. As the proposal is located within an existing built marina the proposal is considered to comply.
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP. The marina berths are predominantly over water and only attached to the land for access purposes. In this instance there are no requirements under the SPRP.
SPRP (Adopted Charges)	Details of the charges calculation have been provided under the Infrastructure Charges heading of this report.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version V6. The applicable codes are:

- Major Centre Zone Code;
- Access and Parking Code;
- Excavation and Fill Code;
- Erosion Prevention and Sediment Control Code;
- Infrastructure Works Code;
- Stormwater Management Code; and
- Acid Sulfate Soils Overlay.

The application has been assessed against the relevant codes and is considered to comply. The pertinent parts of this assessment are discussed below.

Consistency of Use

Marine Services is identified as an inconsistent use in the Major Centre Zone and does not comply with specific outcome S1.1 of the Major Centre Zone Code. There is therefore a conflict with this element of the planning scheme. In making a decision on this proposal, section 326(1)(c)(ii) of Sustainable Planning Act states that:

“a decision must not conflict with the relevant instruments unless the conflict arises because of a conflict between two or more aspects of any one relevant instrument, and the decision best achieves the purpose of the instrument”

The aspect of the relevant instrument is the zone code in this case and the conflict is between the overall outcomes and the inconsistent uses table that lists Marine Services.

Marine Services is defined by the Redlands Planning Scheme as:

“Means the use of premises for any coastal dependent activity on land adjoining Moreton Bay or that part of a waterway subject to tidal influence. The term includes premises used for the launching, berthing, storage, fuelling, servicing and repairing of boats”.

This proposal does not involve the servicing, repairing or launching of boats which have higher impacts in relation to emissions. It is solely related to the berthing of vessels on water with the jetty being attached to land that is zoned Major Centre Su-area 4. This use attached to the Major Centre zoned land triggers the impact inconsistent level of assessment.

Despite the use definition (which incorporates a number of aspects) being identified as inconsistent, it is considered that the proposed marina in an existing marina is an appropriate use of this limited resource. Furthermore, the proposal is considered to comply with the overall outcomes of the Major Centre Zone identified below as it:

- Enhances the primacy, social vitality and vibrancy of the City’s major centres;
- Services the entertainment and community needs of the City;
- Provides a key source of economic activity and employment;
- Recognises Cleveland as a major tourist centre for events and displays and is considered to add to the social aspect of the residential and entertainment precinct;
- Incorporates Cleveland as a major transport interchange providing public and private transport; and
- Encourages mixed use development that incorporates apartment buildings, commercial activities, retail, tourist shopping and restaurants.

Therefore, under Section 326(1)(c)(ii) of Sustainable Planning Act the proposed marina berths are considered to achieve the purpose of the Planning Scheme and are consequently recommended for approval.

Additionally there is no inconsistency with the State Planning Policy. As detailed earlier in the report, the proposed extension within a marina that has already been constructed is considered to comply with the environmental and efficiency elements of the State Planning Policy.

Car Parking

The Redland Planning Scheme states that the parking rate is “As determined by the local government”.

In relation to determining an appropriate parking rate, Australian Standard 3962-2001 applies. Australian Standard 3962-2001 identifies 0.3-0.6 parking spaces per wet berth. It notes that

“for commercial facilities the lower number of parking spaces should be considered. For racing clubs, the larger number should be considered”.

As the proposal is for commercial facilities the parking rate of 0.3 is considered appropriate.

Therefore, the proposed 16 berth marina triggers 4.8 car parking spaces under the additional 16 berths. There is capacity to provide the 5 required parking spaces on site.

Amenity

Lighting and noise associated with the vessels are considered to be consistent with the existing marina facility.

Concerns have been raised regarding noise from the occupants of the vessels. Council's Environmental Health Team have confirmed that should this occur, the *Policy Powers and Responsibility Act 2000* is the legislation to regulate such activities.

It is considered that facilitating longer and wider berths for luxury vessels on the edge of the marina opposite the restaurant and entertainment precinct will increase the attractiveness of the area by providing a luxury backdrop to the precinct.

It is considered that the visual and other amenity impacts of vessels in this locality is a reasonable expectation for a marina.

Vessel Manoeuvring

Matters of maritime / navigational safety are regulated by the Department of Transport and Main Roads Maritime Safety Queensland agency.

The proposed location of the berths will not conflict with the existing public pontoon that is utilised by the public commercial operations and community events such as the Raby Bay Triathlon.

Public Offset

The State Planning Policy 2013 — coastal environment section (5) seeks:

“Maintaining or enhancing opportunities for public access and use of the foreshore in a way that protects public safety and coastal resources”.

Foreshore is defined by the Coastal Protection and Management Act 1995, schedule as being:

“The land lying between high water mark and low water mark as is ordinarily covered and uncovered by the flow and ebb of the tide at spring tides”.

It is noted that the foreshore (land between high water and low water mark) is covered by an existing board walk which provides public access to this area. The proposal will not alter this existing situation. Therefore, there is no requirement to offset any loss of public access. However, the applicant has proposed a fishing pontoon (as detailed in the applicant’s response to submissions) to be added to the existing public pontoon.

Infrastructure Charges

The proposed development is subject to the State Planning Regulatory Provision (adopted charges). However, the infrastructure charge applicable to this development is \$0.

This charge has been calculated as follows in accordance with Council’s Adopted Infrastructure Charges Resolution (amendment 1.3) July 2012:

Marine Services = Industry

Industry \$50/m² of GFA + \$10 per impervious m²

Gross Floor Area is defined by the Queensland Planning Provision V3 as:

“The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

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

Based on the above definition, the proposed Gross Floor Area of the additional 16 berths is 0m². Therefore the infrastructure charge is calculated as (\$50 + \$10) x 0 GFA = \$0.00.

State Referral Agencies

The application triggered referral to SARA. The trigger for assessment was the Sustainable Planning Act Regulation Schedule 7 Table 3 item 5 Coastal Management District.

On 3 February 2014 the Department of State Development Infrastructure and Planning advised that they had no requirements.

Public Consultation

The proposed development is impact assessable and required public notification. The application was publicly notified for 16 business days from 3 February 2014 to 26 February 2014. A notice of compliance for public notification was received on 26 February 2014.

Submissions

There were 137 properly made submissions that were received during the notification period. A further 67 submissions were received which were not properly made but which were accepted under s305(3) of the *Sustainable Planning Act 2009*. The matters raised within these submissions are outlined below.

1.	<p>Issue – Car parking Expanding the marina from 75 berths to 91 berths and maintaining the existing 24 car parking spaces is not sufficient as there will be insufficient parking available. There is insufficient parking at Easter that is likely to result in persons using car parks in the adjacent Raby Bay Harbour complex.</p> <p>Applicant Response No detail has been provided to support the assertion that an increase in berths is likely to result in the owners of the additional berths and their guests using car parks in the adjacent Raby Bay Harbour complex.</p> <p>It is unreasonable to use a one off extreme event such as Easter as an appropriate indicator of car parking demand.</p> <p>Officer’s Comment As detailed in the body of the report a condition has been included to provide 5 car parking spaces in accordance with the Australian Standard.</p>
2.	<p>Issue – Amenity There will be a negative impact on the locality due to reduction in air quality, increased noise levels and lighting.</p> <p>A photomontage provided by submissions indicates that the view of the marina will be dominated by a wall of boats with their hulls exposed which will alter the character, amenity and experience enjoyed by the residents and patrons of the Raby Bay Harbour residential and alfresco dining precinct.</p> <p>Applicant Response The term “wall” is emotive and misleading given the separation that will be achieved between each berth. The moored vessels will allow views to be framed and enhanced by the activity associated with a marina.</p> <p>Officer’s Comment The air quality, noise levels and lighting impacts from the proposal are considered to be consistent with that expected within a marina. It is considered that the proposal will not have an adverse impact on the surrounding locality.</p> <p>It is considered that it is reasonable to view boats in a marina. The vessels will not be touching each other and will be resting at water level below the boardwalk. Furthermore, the jetty and separation distance between the boats will permit water vistas over the jetty and between the boats respectively.</p> <p>In relation to the design, the proposal has located wider and larger berths on the eastern end of the facility opposite the entertainment precinct. Due to the curve of the marina the wider berths will further increase separation distances between the boats opening up vistas. Additionally, the longer berths will encourage the largest luxury vessels in the marina to be located in this area arguably improving the amenity of the area when viewed by the patrons of the dining and entertainment precinct.</p>

3.	<p>Issue – Impact of purchase/lease decision If the proposal was known to me, this have influenced my decision to purchase or lease residential accommodation in the Raby Bay Harbour residential apartments.</p> <p>Applicant Response The application acknowledges the outcomes sought by the Major Centre Sub-area 4 zone. The proposal will enhance the vibrancy of the locality and assist in connecting the Endeavour Canal to the Main Street of Cleveland.</p> <p>Officer’s Comment It is reasonable to assume that a marina will accommodate the mooring of boats and the extension is logical.</p>
4.	<p>Issue – Fishing The proposal removes the opportunity for families with young children to fish from the boardwalk.</p> <p>Applicant Response While the opportunity for fishing will be reduced, it will remain available between the boardwalk and the proposed marina structures. This limited angling opportunity would be expected to appease most young children. However for the keener angler, the applicant has offered to extend the existing public pontoon to provide a designated fishing pontoon. This pontoon will allow anglers to “fish on the water” rather than fish from a distance and will move potential fishing away from an established mixed use entertainment precinct.</p>
	<p>Officer’s Comment The applicant’s response is endorsed.</p>
5.	<p>Issue – Operational Works not lodged The berths require Operational Works involving Prescribed Tidal Works for which an application has not been made.</p> <p>Applicant Response The application has complied with the requirements of the relevant legislative requirements.</p> <p>Officer’s Comment The operational Works application is not required to be lodged concurrently with the Material Change of Use. Operational Works for prescribed tidal works will be identified as a necessary subsequent approval.</p>
6.	<p>Issue – Application prevents full disclosure The application is flawed as it only deals with land based components (being the marina office and car parking) and does not deal with the marina berths. This prevents full disclosure of the proposal to the community. Several errors have been found on the IDAS forms and within the application process that result in the application being poorly made.</p> <p>Applicant Response The application has complied with the requirements of the relevant legislative requirements.</p> <p>The application has provided sufficient justification for Council to approve the proposed development.</p> <p>Officer’s Comment It is considered that the application is properly made and has provided sufficient information in order for Council and the community to determine the development proposal and provide comment.</p>
7.	<p>Issue – Desired Environmental Outcomes The application conflicts with the Desired Environmental Outcomes.</p> <p>Applicant Response The application has complied with the requirements of the relevant legislative requirements.</p> <p>The application has provided sufficient justification for Council to approve the proposed development.</p> <p>Officer’s Comment The proposal is considered to comply with these DEOs as the proposed floating jetty is within an existing constructed canal/marina facility. Therefore, the construction of the proposal is not considered to have an adverse impact on the natural environment. Furthermore, the proposal is considered to enhance economic development, access, community character and the identity of Cleveland.</p>

Deemed Approval

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

STRATEGIC IMPLICATIONS**Legislative Requirements**

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V6 and other relevant planning instruments. The decision is due on 28 April 2014.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

Financial

There is potential that an applicant and/or submitter appeal will be lodged and subsequent legal costs may apply.

People

Not applicable. There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

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

OPTIONS

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

Council's options are to:

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.

OFFICER'S RECOMMENDATION

That Council resolve that a Development Permit approval be issued subject to conditions for the Material Change of Use for Marine Services on Lot 1 on RP897334 at 14-16 Masthead Drive Cleveland and the water body identified within the draft 6370m² lease area, within Endeavour Canal that is directly south of Lot 8 on CP895066.

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
RABY BAY MARINA Public Benefit Contribution Proposed Public Fishing Pontoon	MCU013175 - A	Port Binnli Group	23/04/2014
Proposal	DWG 11/280 - A	Queensland	18/11/2011

Table 1: Approved Plans and Documents

<u>Design</u>	
3. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing and ongoing.
4. Provide 5 car parking spaces on the subject site being Lot 1 on RP897334 for the proposed 16 berth facility.	Prior to the use commencing and ongoing
5. Grant Right of Entry to Redland City Council to the 6370m ² lease area as indicated on Proposal plan DWG11/280-A prepared by Queensland Government dated 18/11/2011 and in accordance with the Council Right of Entry Terms MCU013175	Prior to the use commencing.

<p>prepared by Queensland Government dated 18/11/2011 for the purposes of inspection and maintenance of the boardwalk.</p> <p>Provide a minimum 1.5m wide access easement over Lot 1 on RP897334 in favour of Council for access to the lease area from a public road or park.</p>	
<p>6. Construct the public fishing pontoon in accordance with the applicant's offer and generally in accordance with RABY BAY MARINA Public Benefit Contribution Proposed Public Fishing Pontoon plan with reference number MCU013175-A prepared by Port Binnli and dated 23/04/2014.</p> <p>Dedicate this fishing pontoon to Redland City Council at no cost to Council.</p>	<p>Prior to the use commencing.</p>
<p>7. Rectify any damage done to the road verge during construction, including top soiling and re-turfing.</p>	<p>Prior to the use commencing.</p>

ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the 'Advice' section of this decision.

- Operational Works for Prescribed Tidal Works.

ASSESSMENT MANAGER DECISION

- **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.

RABY BAY MARINA

Public Benefit Contribution

Proposed Public Fishing Pontoon

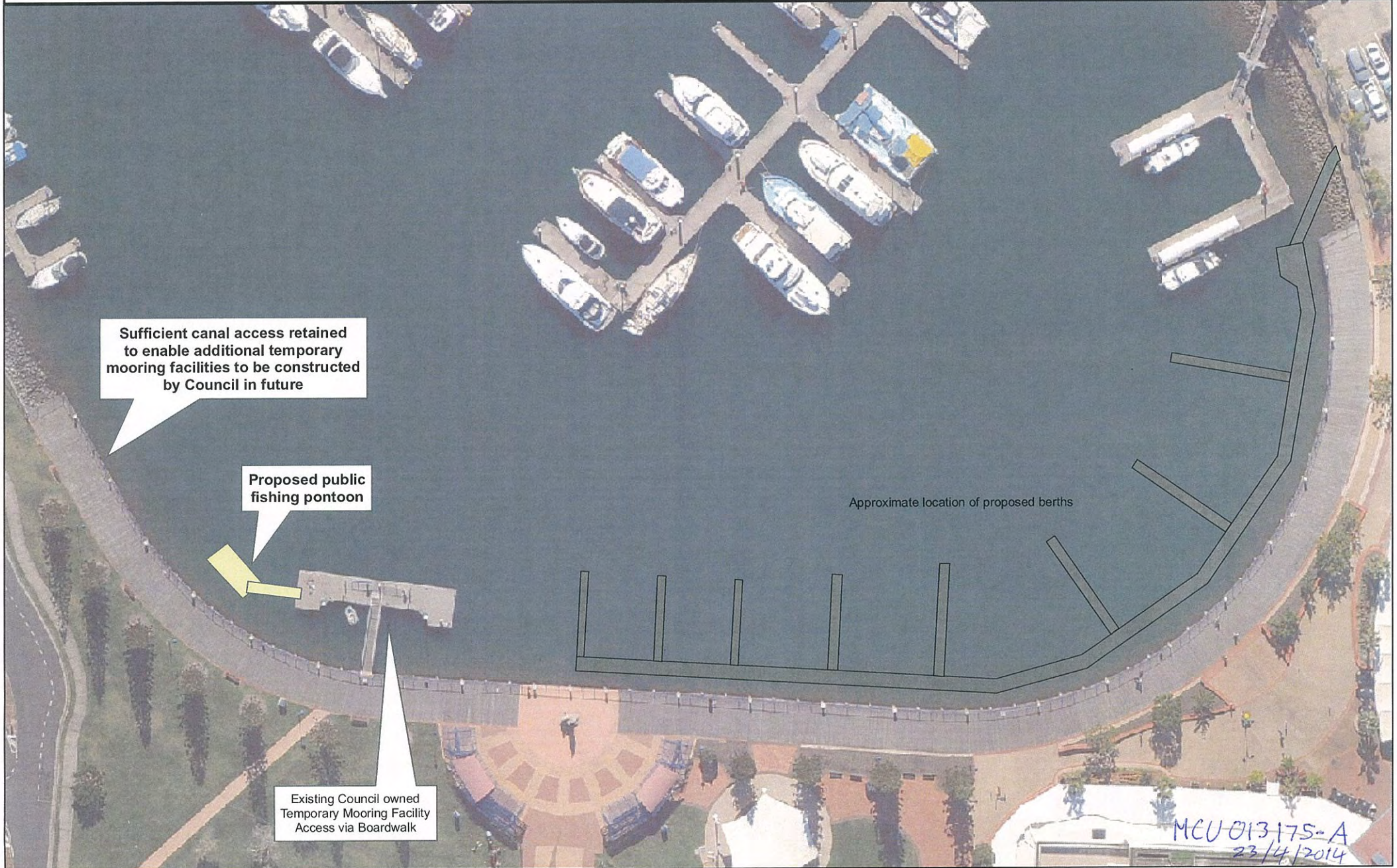
0 2.5 5 10
|-----|
Scale in Metres

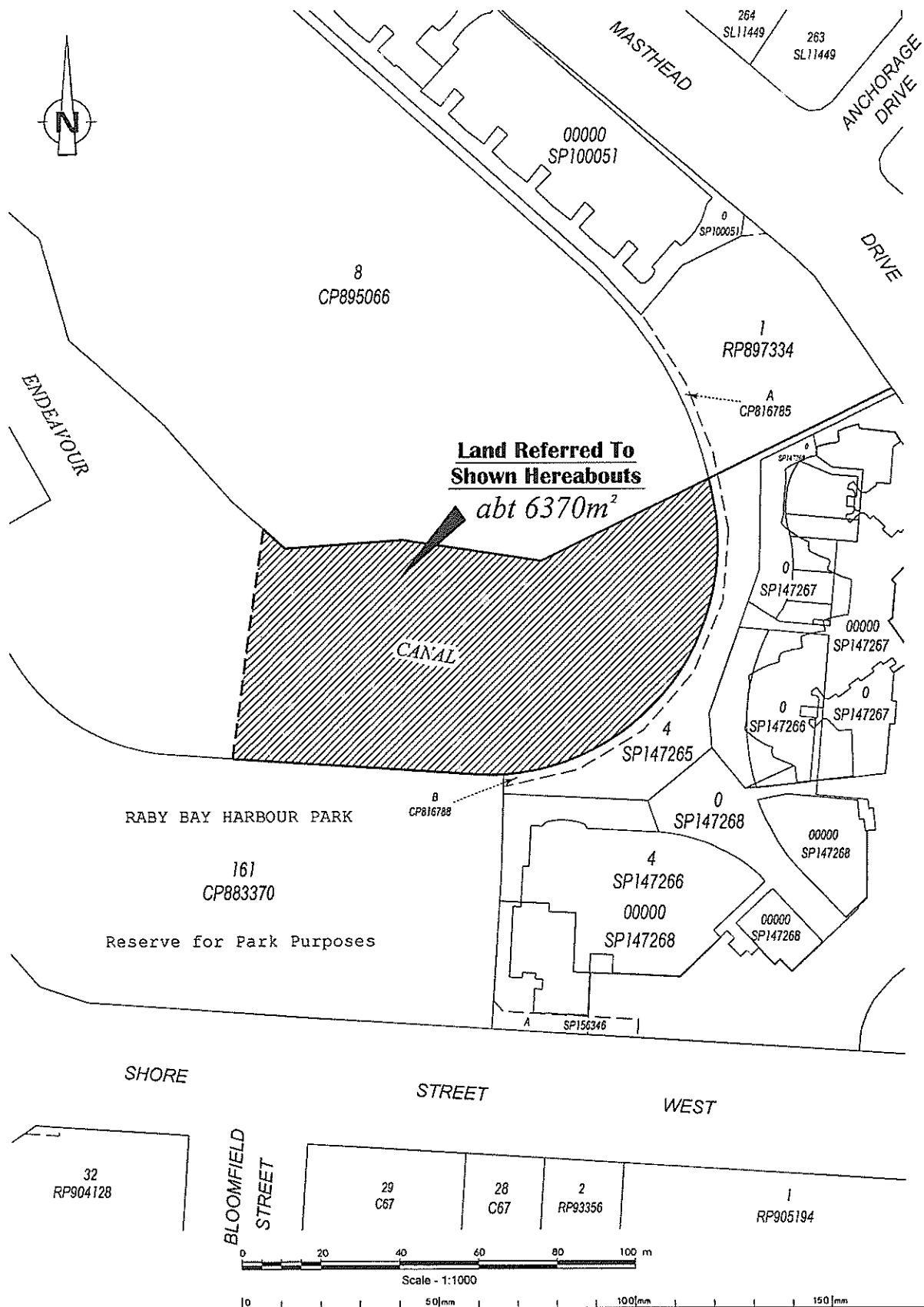
Copyright © Port Binnli Pty Ltd
All Rights Reserved 2012

Photomaps by Nearmap

This document is produced by Port Binnli Pty Ltd solely for its own benefit and use. Port Binnli Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

nearmap
find reality





Prepared by
 IPSWICH OFFICE
 PLANNING & ASSESSMENT
 SOUTH EAST REGION
 DEPT OF ENVIRONMENT and
 RESOURCE MANAGEMENT

LEVEL 1
 TOWER CENTRAL
 IPSMCH Q 4305

LAND REFERRED TO SHOWN



PROPOSAL
Lease Area

Scale: 1 : 1000
 NOTE: A4 copy is reduced

PARISH: CLEVELAND
 LOCALITY: CLEVELAND

COUNTY: STANLEY
 LOCAL AUTH: CITY OF REDLAND

DWG 11/280-A

Compiled from: DCDB & Sketch on File

Drawn by: JKN

1.1 Definitions

1.1.1 In this clause where the context permits the following definitions shall apply:

1.1.1.1 "Authorised Persons" means any Council officer, employee, agent or contractor or any other person authorized by the Council in writing;

1.1.1.2 "Boardwalk" means the Boardwalk and other improvements erected on Council Land;

1.1.1.3 "Council" means the Mackay Regional Council;

1.1.1.4 "Council Land" means the land adjoining the Demised Land owned by the Council or held by it in its capacity as trustee;

1.1.1.5 "Pontoon" means a Pontoon located in the Demised Land;

1.1.1.6 "Vessel" means a vessel located in the Demised Land.

1.2 The Lessee shall at all times permit the Council and its Authorised Persons to enter the Demised Land to:

1.2.1 carry out inspections of the Boardwalk;

1.2.2 carry out repairs of a minor nature to the Boardwalk;

1.2.3 have access to a Pontoon to carry out inspections;

1.2.4 carry out major repairs to the Boardwalk from barges or other vessels.

1.3 The Council must give to the Lessee the written notification of its intention to enter the Demised Land as follows:

1.3.1 Nil if the Council does not require access to a Pontoon or Vessel or the relocation of a Pontoon or Vessel;

1.3.2 48 hours notice if the Council requires access to a Pontoon or Vessel to carry out inspections or minor repairs to the Boardwalk;

1.3.3 14 days notice if the Council requires the Lessee to relocate a Pontoon or Vessel so that the Council can carry out major repairs to the Boardwalk.

1.4 If the Council wishes to carry out major repairs to the Boardwalk which cannot be reasonably carried out without the relocation of a Pontoon or Vessel or Pontoons or Vessels then:

1.4.1 the Council must give to the Lessee written notice referred to in the previous clause;

1.4.2 the written notice must specify the period in which a Pontoon or Vessel is to be relocated;

1.4.3 the Council must only require the relocation of a Pontoon or Vessel where it is not reasonably possible to carry out the major repairs without its relocation;

1.4.4 the Council must carry out the major repairs without undue delay and as expeditiously as reasonably possible;

1.4.5 the Council must give to the Lessee written notification when the repairs have been completed and a Pontoon or Vessel can be returned to its original position.

1.5 The Council must pay for costs of repairing any damage caused to a Pontoon or Vessel or other improvements owned by the Lessee or other persons on the Demised Land arising from or incidental to the Council's exercise of its rights under this clause, except in the event of any negligent act or omission by the Lessee.

1.6 The Council indemnifies and keeps indemnified the Lessee from any claims demands costs expense or liability whatsoever arising from or incidental to the Council's exercise of its rights under this clause, except in the event of any negligent act or omission by the Lessee

11.3.2 COMBINED RECONFIGURATION OF LOTS AND MATERIAL CHANGE OF USE 315-327 CLEVELAND REDLAND BAY ROAD AND 394 AND 376-386 BOUNDARY ROAD THORNLANDS QLD 4164

Datworks Filename: Reports to Coordination Committee - Portfolio 7 Planning and Development - ROL005698

Attachments: [ROL005669 Proposed Plan](#)
[ROL005694 Approved Plan](#)
[ROL005695 Approved Plan Proposed Plan](#)
[Location of Proposed Lots](#)
[Zoning Overlay on Aerial Photo](#)
[Tree Plot](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning and Assessment

Author:

Janice Johnston
Senior Planner, Planning Assessment

PURPOSE

Application type:	Combined MCU and ROL – Impact Assessment
Proposed Use:	Combined - Standard Format Reconfiguration (1 into 8 Lots) & Material Change of Use for Dwelling Houses
Property description:	Lot 3 as approved under ROL005694 (Part of Lot 4 RP856222 and Part of Lot 2 RP154341) and Part of Lot 1 on RP154341
Location:	Part of 315-327 Cleveland Redland Bay Road and 394 and 376-386 Boundary Road, Thornlands
Land area:	Lot 3 has an area of approximately 5570m ²
Zoning:	CP - Community Purposes - SubArea CP7 OS - Open Space UR - Urban Residential UR - Urban Residential - SubArea UR1
Overlays:	Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Flood Storm and Drainage Constrained Land Overlay Road and Rail Noise Impact Overlay South East Thornlands Overlay Waterways Wetlands and Moreton Bay Overlay
Applicant:	Ausbuid Pty Ltd
Landowner:	Shaicove Pty Ltd, Rapaki Property Pty Ltd As Trustee, Linda Singh, Jaswinder Singh and Joginder Singh Kahlon
Number of public submissions:	43 properly made and 12 not properly made

Properly made date:	4 November 2013
Decision start date:	21 February 2014
Decision due date:	23 April 2014
Assessment manager:	Janice Johnston
Manager:	David Jeanes
Recommendation:	Development Permit subject to conditions

This Category 4, impact assessable application is referred to the Coordination Committee for determination.

The development application seeks a Development Permit for Reconfiguration of Lots by Standard Format Plan (1 into 8 Lots) & Material Change of Use (Dwelling Houses). The application has been assessed against the relevant planning instruments and the proposed development is considered to comply with these provisions, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be approved.

BACKGROUND

There are three related applications over the subject lots and the surrounding lots as follows:

- ROL005669 – 6 into 259 lot reconfiguration plus material change of use (dwelling houses). This was an impact assessable application which was refused by Council on 6 November 2013 (officer recommendation was an approval subject to conditions). This refusal is currently being appealed by the applicant. Refer to Attachment 1 for the proposed plan.
- ROL005694 – 3 into 3 lot boundary realignment. This was a code assessable application which separates the part of the development site fronting Boundary Road, generally in line with the open space, residential and community purpose zone boundaries. This application was approved on 8 November 2013. Refer to Attachment 2 for the approved plan.
- ROL005695 - 5 into 244 lot reconfiguration by standard format plan plus material change of use (dwelling houses). This was a code assessable application which included development of Lots 1 and 2 as approved by ROL005694 in addition to sites fronting Cleveland Redland Bay Road. Refer to Attachment 3 for the approved plan.

On 21 March 2014, the applicant changed the application in response to submissions raised during public notification. The advertised version of the application involved a 1 into 12 lot reconfiguration with a 20m wide road reserve. The change resulted in the yield being reduced to 8 lots and the road reserve being increased to 30m wide. In accordance with section 354 of the Sustainable Planning Act (SPA), the IDAS process for the application did not stop. Additionally, Council, as Assessment Manager, determined that the change would not be likely to attract a submission objecting to the thing comprising the change. Hence, in accordance with s354 of SPA, the public notification stage was not repeated.

ISSUES

Development Proposal & Site Description

Proposal

This application is for a 1 into 8 lot reconfiguration (see Attachment 4). Each lot will have frontage to a future public road. The application also involves an MCU component which seeks approval for building envelopes for future dwellings. Where the future dwellings comply with the envelope as set by the plan of development (POD) table, no further MCU application for a dwelling is needed. Where future dwellings do not comply with the POD, the Redlands Planning Scheme requirements will prevail (or the Queensland Development Code where the scheme does not regulate dwelling houses). The POD includes requirements for future dwelling houses including site coverage, setbacks, height, open space and car parking provision, number of bedrooms and garage setbacks. There are a variety of one and two storey house designs (Ausbuild off the plan designs) which will comply with the POD limits. Each of these Ausbuild house designs has a number of differing facades, rooflines, materials and colour schemes for future owners to choose from.

Access to the site is dependent upon the development approval ROL005695 being acted upon.

Site & Locality

The site is located within the central portion of the South East Thornlands Structure Plan Area (SETSPA). This central area is bounded by two State controlled roads; Cleveland Redland Bay Road and Boundary Road. The development site is surrounded by a 244 lot subdivision by the same developer, which has been approved by Court Order and depicted in Attachment 5.

The site is part of the wider SETSPA, which has recently been rezoned to allow for accommodation of a significant portion of the expected future population growth within Redland City. As such, the site forms part of an emerging residential community. The current use of the site is for agricultural and hobby farming/rural residential living. The site adjoins the Finlandia Retirement Village.

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 Reconfiguration of Lots and 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 in the assessable area under the SEQ Koala Conservation SPRP and is within a Koala Broad-Hectare Area. The site is designated as Medium and High Value Rehabilitation. Division 3 of the SPRP applies. This division requires the development design to incorporate movement corridors and food species for koalas. There are no direct requirements for replanting under the SPRP. The subject site is surrounded by land which is intended to be used for residential housing. The site has not been included in the habitat protection overlay of Council's planning scheme indicating that it is not required for the protection of habitat values or greenspace connectivity purposes. The SPRP requirements are considered to be met over the total development site when considered in conjunction with ROL005695. This approval requires replanting (including habitat and food trees) to open space areas, in addition to movement corridors via street tree planting and the buffer planting to roadways.
SPRP (Adopted Charges)	Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
SPP 4/10 – Healthy Waters	SPP 4/10 was the relevant instrument at the time of application (October 2013). The South-East Thornlands Structure Plan includes regional stormwater quality treatment facilities. The applicant has provided a Stormwater Management Plan to Council, as part of previous applications over the site, that includes MUSIC modelling and addresses treatment of stormwater run-off, as required by the South East Thornlands Structure Plan. The MUSIC modelling demonstrates that the proposed treatment train is effective in removing pollutants. The same MUSIC model remains a valid response under the current relevant instrument (State Planning Policy December 2013).

Redlands Planning Scheme

The application has been received and assessed under the Redlands Planning Scheme version 6. The subject site has multiple zonings however the reconfiguration is over Lot 3 (as approved under ROL005694) and a small section of Lot 1 on RP154341. The proposed development site is completely zoned Community Purposes. Other parts of the site are subject to a separate approval (ROL005695).

Community Purposes Zoning and South-East Thornlands (SET) Overlay

The site is zoned Community Purposes (CP) and is within sub area CP7 (infrastructure). The purpose of the zone sub area is for the provision of infrastructure, in this case, a collector street. Council's typical road reserve width for a collector street is 18m, however a 50m wide area has been zoned CP7. A road reserve has been proposed and approved as part of ROL005695 and will be constructed and dedicated to the State as part of that application. It is considered that this meets the intent of the zone to provide infrastructure (a collector street) through the area.

Despite this, it is noted that the proposal to establish dwellings within CP zoned land is inconsistent development. However, it is considered that the area of land zoned CP7 is greater in width than needed to provide for the intended infrastructure and that a suitable outcome for the remainder of the area is housing lots, given it is generally unconstrained land within an area earmarked to accommodate significant

population growth. The proposed development of lots between 518m² and 626m² in area, improved by 1-2 storey dwelling houses, is considered to be compatible with the surrounding area and the recent development approval ROL005695.

In terms of the intent of the boulevard, submissions raised during public notification assert that the area was meant to provide a wildlife corridor, linking the northern and southern OS zoned portions of this central part of the structure plan. This is not considered to be the case given that:

- The boulevard area is not designated as environmentally significant under the habitat protection overlay;
- The OS zoned area to the south is designated as greenspace due to it being flood prone land and does not support existing significant vegetation;
- If the boulevard was meant to serve a dual purpose (road and wildlife corridor), it may have been more appropriately included in sub-area CP8 (Future Transport/Greenspace/Trail Corridor) rather than the sub-area designation it was given of CP7 (Infrastructure). It is noted that overall outcomes of the CP zone indicate that CP7 is to be used for provision of infrastructure (such as wastewater treatment plant, waste disposal facilities, pumping stations, electricity sub-stations, local government depots, roads or the like), whereas CP8 indicates that development should limit buildings and structures to that necessary to support the future transport/greenspace/trail corridor.

In terms of the SET Overlay code, the intent of the 50m wide Boulevard is outlined in the overall and specific outcomes as a boulevard style road with substantial landscaped medians and verges providing green pedestrian linkages between Greenspace Sub-Precinct 4d and Sub-Precinct 4f. The applicant initially proposed a 20m road reserve, which was increased to 30m wide in response to submissions against the development and to provide a wider area for street tree planting. The proposed reserve will provide for the required collector street, pedestrian pathway and street tree planting. It is considered that this intent is met by the proposal. Furthermore, it is considered that the development complies with the overall and outcomes of the SET Overlay code as follows:

- The proposal will deliver a density of development that makes efficient use of scarce developable land. This part of the site is generally unconstrained and physically suitable for the proposed development outcome of residential lots.
- The proposal will deliver an efficient and affordable infrastructure network. If the land was used to establish a 50m wide substantially landscaped boulevard, the cost to maintain this area would be borne by Council (and therefore ratepayers). The planting area would directly adjoin residential lots and it is noted that it is this type of interface where the most complaints to Council occur due to overgrown vegetation needing maintenance or removal, as well as other issues such as increased bushfire risk.
- The proposal does not restrict achievement of the overall outcome of the overlay code which requires the provision of a range of recreational opportunities. The overlay code indicates the potential location of recreational facilities within the structure plan area, to meet the accessibility standards identified in the Priority Infrastructure Plan. For a local park, this is 500-800m and for a district park it is 2.5-5km. It is noted that the entire structure plan area is within 2km of the district park (land purchased by Council for future provision). In addition, three local

parks are intended to be provided within the structure plan area which will ensure that all areas developed will be within 800m walking distance of a local park. The boulevard area was not intended to provide a park facility, however, has met the intention of providing a pedestrian link and collector street.

Development of residential lots within the CP zoned areas is considered acceptable as long as a collector street and pedestrian link is provided within the central area (to complete the movement network). The planning scheme does not indicate that the CP zoned area is intended to provide a park facility or a wildlife corridor. It is also noted that an overall outcome of the SETSPA is to deliver a density of development that makes efficient use of scarce developable land. Development of the CP zoned areas not physically required for road reserve is considered to assist in achieving this intended outcome.

In relation to impacts on vegetation, it is recognised that Specific Outcome S1.5 requires that buildings and other works are to be located in existing cleared areas and retain koala habitat trees as well as clusters and significant individual other trees which provide valuable landscape and environmental features. It is noted that there is vegetation within the CP zoned area which will be removed for the purpose of creating the 8 residential lots proposed. However, if lots are not supported in this area, it is noted that some of these trees would need removal anyway in order to provide the collector street (30m wide reserve) and the works involved to create the lots approved as part of ROL005695 which adjoin the CP land. Further clearing would also be required to establish a buffer to the adjoining residential lots. Therefore, minimal vegetation within the remaining 20m wide buffer area would be able to be protected and maintained, even if no lots are established. Attachment 6 shows the zoning overlaid on current aerial photography and clearly shows that the majority of the boulevard area is cleared of vegetation and that clearing to provide for a 30m wide road reserve as well as a buffer to the residential zoning, would result in minimal vegetation being retained within this area. The tree plot in Attachment 7 shows the location and number of trees within the boulevard area.

Other parts of S1.5 require koala habitat linkages to be maintained and that the location of buildings and works is to allow koalas to traverse the landscape. Given that the planning scheme does not indicate that the intent of the boulevard is to provide a wildlife corridor, the proposed development of 8 lots is not considered to impact on the achievement of this outcome. Koala movement outcomes will be achieved through offset planting and rehabilitation within the OS zoned area, as well as street tree planting. S1.5 (1b-ix) requires that, where development unavoidably results in the loss of koala habitat trees, offset planting is carried out at the rate of one tree for every one metre of tree height removed. The applicant has indicated that offset trees will be provided on site within the parkland/OS zoned area.

Use Code

The proposed development has been assessed against the Dwelling House Code and is considered to generally comply. The most relevant parts of this assessment are discussed below.

Setbacks – The POD includes setback requirements including built to boundary provisions in both the POD table and associated notes. Setbacks proposed are similar to those permitted under the Queensland Development Code (QDC). All lots require stepping back of the upper floor to reduce the bulk of the building. The POD

notes allow built to boundary walls to extend to 15m which is longer than that allowed under the QDC (9m), however, the POD plans include built to boundary designations on all lots so that each dwelling has a maximum of a built to boundary wall on one side and a standard setback on the other. This will assist in assuring there is access down one side of the house for movement of bins and ventilation. The lot layout allows each allotment to have casual surveillance to the street frontage.

Site Cover and Open Space - The POD allows site coverage of 55% which is greater than the QDC allows (50%). The Dwelling House Code indicates that development is to be appropriately sized and located on the site. All housing products will provide areas for parking, servicing and recreation (open space) and the increased site coverage permitted is considered appropriate for maintaining a high quality of residential living.

Access and Parking – The RPS requires 2 spaces per dwelling. A minimum of three parking spaces (which can be in tandem) are required for each of the lots under the POD. Setbacks to garages have been specified for all lots and it is noted that house setbacks are less than garage setbacks to assist in reducing dominance of the garage. All lots have frontages of approximately 25m, therefore are of sufficient width to allow articulation in the building to detract away from the garage door.

Overlays

The subject site is affected by multiple overlays however, the part of the site to be subdivided as part of this application (predominantly Lot 3 under ROL005694) is only affected by the Acid Sulfate Soils and South East Thornlands Structure Plan Overlays. The overlays affecting the site are addressed as follows:

Acid Sulfate Soils Overlay – The development site has a minimum level of approximately 13.5m AHD. No excavation below 5 metres AHD is proposed within the development site, therefore complying with the self assessable criteria of the code. Any acid sulphate soil issues related to servicing the development will be addressed at the operational works stage.

South East Thornlands Structure Plan Overlay – Addressed above.

Other Codes and Policies

The application has been assessed against the following codes:

Code	Assessment/Comments
Access and Parking Code	Assessment of the number of parking spaces is undertaken as part of the Dwelling House Use Code review above.
Development Near Underground Infrastructure Code	There is no existing underground utility infrastructure within the site. QDC MP1.4 applies and assessment will occur as part of building works applications for the future dwellings. Non compliance with the acceptable solutions in QDC MP1.4 will trigger a concurrence agency application.
Domestic Driveway Crossover Code	A condition will require compliance for each individual lot.
Erosion Prevention and	Detailed assessment will occur as part of operational works.

Code	Assessment/Comments
Sediment Control Code	
Excavation and Fill Code	Concept earthworks plans have been provided for previous applications (ROL005669 and ROL005695) to demonstrate that pad level changes between lots will be satisfactory. Operational works approval will be required.
Infrastructure Works Code	Infrastructure is to be provided in accordance with the relevant provisions and in the locations identified in the SET overlay code. Each lot will be provided with a separate connection to relevant infrastructure.
Landscape Code	No landscaping is required as the public road servicing the development will be provided and landscaped as part of ROL005695.
Stormwater Management Code	<p>As part of ROL005669 and ROL005695, it has been demonstrated that there is an acceptable stormwater solution for the site that satisfactorily deals with the full catchment. This will be constructed as part of ROL005695 allowing these additional 8 lots to connect into the existing infrastructure. In accordance with the Stormwater Management Plan approved as part of ROL005695, it is noted that the stormwater from these 8 lots is to be directed into the Catchment A detention/bio-basin which will be constructed as part of Stages 1 and 2 of ROL005695. Operational works approval will be required to ensure that the infrastructure constructed as part of ROL005695 can accommodate these 8 lots.</p> <p>Specific Outcome S4.2 of the SET overlay code requires the incorporation of measures to reduce reticulated water usage and minimise wastewater production. The current Stormwater Management Plan does not include a requirement to provide rainwater tank with re-use options. In terms of water efficiency, the State Government has recently removed the requirement to install mandatory rainwater tanks in new buildings (through amendments of the Queensland Development Code), indicating that the costs associated with mandated rainwater tanks for new houses generally outweighs the overall benefit to the community. Therefore, following the State Government regulation, it is not possible to require rainwater tank provision for water efficiency purposes. Dwelling owners will have the ability to add rainwater tanks in the future if they wish. Further, it is noted that provision of rain water tanks is a building assessment provision, and s78A of SPA prohibits a planning scheme from further regulating such a provision. Where it does, the planning scheme has no effect. Further, S4.2 of the SET overlay code indicates that the measures which integrate water supply, wastewater and stormwater will assist in protecting waterway health by improving stormwater quality and reducing site run off. It is considered that the exclusion of rainwater tanks will not result in reduced water quality as the proposed stormwater treatment facility will be designed to meet relevant standards.</p>
Reconfiguration Code	The minimum lot size supported by probable solutions of the reconfiguration code is 350m ² . The proposal includes lots with a minimum size of 518m ² . When considered in conjunction with the surrounding 244 lot approval, the mix of lot sizes proposed is considered to provide housing choice which will suit a variety of consumer needs, whilst using land efficiently. It is considered that the proposed lots and respective dwellings will present an attractive and varied streetscape in this newly developing area, maintain a quality lifestyle and meet the requirements of people with different housing needs. All lots can be adequately serviced.

Infrastructure Charges

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The total Redland City Council infrastructure charge applicable to this development is **\$196,000.00**.

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (amendment 1.3) July 2012:

8 lots x \$28,000 (charge for a 3 or more bedroom dwelling)

Minus

Credit for 1 lot (\$28,000)

= \$196,000

State Referral Agencies

- **Queensland Department of State Development, Infrastructure and Planning (DSDIP)**

The DSDIP provided a referral agency response dated 16 January 2014. The department was notified of the change to the application (reduction from 12 down to 8 lots) in March 2014. Subsequently, an amended concurrence agency response was issued on 1 April 2014. The Department indicated no objection to the proposed development subject to referral agency conditions. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

Public Consultation

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 28 January, 2014 to 19 February, 2014. A notice of compliance for public notification was received on 20 February, 2014. During this time, 43 properly made submissions and 12 not properly made submissions were received. It is noted that the public notification of the development was for the originally proposed 1 into 12 lot reconfiguration.

Submissions

The matters raised within the submissions received are outlined below:

1.	<p>Issue</p> <p>The boulevard is an integral part of the structure plan and provides visual relief to the endless sea of houses/roofs. It forms a living heart to the urban area, a place for people to escape the confines of the densely developed area and provides incentive for walkers to access the open space. Social aspects of the corridor have not been given due consideration. The approved Ausbuild development imposes on the community, a sea of small lot housing that is like a rabbit warren in its design. Such poorly planned close living over such a broad area has been shown to have deleterious social consequences. This makes it all the more important to give residents an 'escape route'. The Australian government project, 'Healthy Spaces and Places: A national guide to designing places for healthy living', indicates numerous health benefits associated with access to public open space and parks, and is linked to a better perceived general health, reduced stress level, reduced depression and more walking. A wide boulevard linking the two major areas of greenspace is far more likely to encourage residents to take healthy exercise than the claustrophobic narrow suburban streets. A boulevard is an asset to the development,</p>
-----------	---

	<p>something for residents and the community to be proud of. The developer has not demonstrated that there is a need for more lots or that this application benefits the community (to override the planning scheme zoning).</p>
	<p>Officer's Comment The boulevard road is zoned community purposes (infrastructure) and is not covered by the habitat protection overlay. It is agreed that a 50m wide planted boulevard would provide an inviting area for both people and fauna and provide good urban amenity. However, it is noted that other overall outcomes of the SETSPA indicate that development should deliver a density that makes efficient use of scarce developable land. Significant areas of the SETSPA are constrained by overlays (such as flood prone or habitat protection) whereas the land within the boulevard zone is generally unconstrained and able to be developed. It is noted that almost 50% of the structure plan area is designated as Greenspace. Further, proposed and approved development within the structure plan area is not considered to be of a high density. Urban breaks and pocket parks and the like are of great importance where high density living is proposed. Within the structure plan area, it is noted that almost half of the total structure plan area is designated as greenspace and that all developable areas are within the required 'accessibility standards' for local and district parks. Therefore, it is not considered that the boulevard is needed to provide future residents with adequate greenspace or parkland within the structure plan area.</p>
<p>2.</p>	<p>Issue The statutory process to prepare the SET Structure Plan included extensive community consultation and State Government review and endorsement. It is therefore inappropriate to allow development outcomes that are inconsistent with the SET Structure Plan.</p>
	<p>Officer's Comment The SETSPA, like all codes within the Redlands Planning Scheme, has undergone State review and is a performance based code. Non compliance with probable solutions or specific outcomes does not mean that a development cannot be supported. It is considered that a performance based development solution, which meets the overall outcomes and intent of the planning scheme provisions, has been proposed by the developer. Given this, Council officers are recommending approval. It is also noted that the publicly notified version of the structure plan did not include the boulevard area.</p>
<p>3.</p>	<p>Issue The 50m wide multi-purpose corridor was included in the structure plan in response to many submissions concerned about the difficulties fauna (including koalas) would have traversing the developed area. The corridor is meant to provide connectivity between the two protected green areas. More houses mean many more cats and dogs. Removal of the Community Purposes corridor makes achievement of S1.5 impossible. The outcome states that measures are to allow koalas to traverse the landscape in which the development is located. The layout design is supposed to minimise the extent to which a koala that is traversing the landscape is impeded from reaching its destination, either within the development site, or on the other side of a development site. Koala habitat trees and clusters of significant other trees are meant to be retained. The boulevard runs through a plantation of koala food trees planted by a previous owner in the early 1990's. These trees are vital to the local koala population as shown by the study carried out by the University of Queensland researchers for Council in 2010. This study shows a female koala (with young) using both the significant trees and the plantation trees (koala food trees planted by a previous owner in the early 1990's). Residents were advised that the Community Purposes designation of the Boulevard was the strongest protection of the central corridor and giving it a dual purpose was the best way of ensuring it remained in perpetuity. If Council allows it to be removed it is a gross betrayal of the community and the hundreds of people who worked to soften the worst impacts of the Structure Plan. The development contravenes the Redlands City Councils policy statements in the Redlands Koala Policy and Implementation Strategy.</p>

	<p>Officer's Comment</p> <p>As indicated above, an overall outcome of the SETSPA indicates that development should deliver a density that makes efficient use of scarce developable land. It is considered that koala habitat linkages have still been maintained (the greenspace portion of the site) and development allows Koala movement through the landscape via street tree planting and planting within the open space and vegetated acoustic buffer area. It is noted that the structure plan did anticipate tree removal as Specific Outcome S1.5 (b)(ix) requires offset planting. The habitat overlay code does not indicate that the boulevard is required for the purpose of a wildlife corridor and it is also noted that the OS zoned area to the south of this central precinct is designated as greenspace due to it being flood prone land. Therefore, the boulevard is not considered to provide a wildlife corridor link between two significant areas of existing vegetation.</p>
<p>4.</p>	<p>Issue</p> <p>Offset plantings will not help the local koala population. The developer has agreed to replace the over 300 koala food trees that will be removed with thousands of offset trees. This has been exposed as fraud as there is no room in the small amount of open space to plant such numbers. In any case, planted trees will not help the existing local population survive the loss of so many of their food trees as they will not be of a size to be used for many years. The loss of so many koala food trees will cause the resident koalas a severe food shortage and lead to their death.</p> <p>Officer's Comment</p> <p>The reference to over 300 trees does not apply to this development. This was the number of trees to be removed as part of the proposal for 259 lots over the full Ausbuild landholdings, which included both the residential zoned area and the boulevard. The tree plot indicates that there are approximately 46 trees to be removed within the boulevard area. If the 8 lots are not approved and the area is maintained as a boulevard, it is noted that some of these trees would still be removed for the collector street road reserve (pavement and pathways), as well as the provision of a buffer to the adjoining residential areas and those trees unavoidably damaged during construction.</p> <p>Conditions of approval will require planting of trees (where they can be accommodated on site) or alternatively, payment of a monetary offset to Council. Council will then be able to use the funds to plant recipient sites within the SETSPA and surrounding areas. Details of the exact number of replacement trees and potential replanting location and density will be supplied as part of operational works. The parts of the site which are designated under the habitat protection overlay code and open space zoning indicate where wildlife corridors should be strengthened.</p>
<p>5.</p>	<p>Issue</p> <p>Small lot housing is taking away the very lifestyle that most of us moved to the Redlands for. The resulting development is going to cause congestion (Cleveland Redland Bay Road is already at or above capacity at peak times) and residents will have little access to green space, little chance of local employment and a very crowded residential area. Blocks are too small for families. The so called affordable housing will only bring to this community, demographic problems associated with a dense population (graffiti, vandalism, theft, drugs and the whole host of community costly issues). The area is fragile and a minimum of acreage developments with building envelopes and covenants to protect the native population should be provided.</p> <p>Officer's Comment</p> <p>The addition of 8 lots is not considered to have a significant impact on traffic congestion or overcrowding/overuse of public facilities, especially in an area which has been designed to accommodate significant population growth through a structure planning process. The proposal includes lots sized between 518m² and 616m² which exceeds the minimum lot size identified in the planning scheme of 350m². When considered in conjunction with the surrounding development approval for 244 lots, the density of development over the central part of the SETSPA complies with the intended outcomes for the site.</p>

6.	<p>Issue</p> <p>In the Development Assessment Report, the applicant asserts conspiracy to circumvent the planning scheme, stating that "Subject to previous discussions with Council, it was agreed to change the classification of this road from Boulevard to a Collector Street". If this is true, it is a remarkable example of planning officers exceeding their powers and colluding with developers to undermine a fundamental aspect of the planning scheme. This document went through years of the statutory processes of community consultation and two State Government interest checks. To have important aspects dismissed at the whim of the present planning officers is completely unacceptable. At best, this shows incompetence in the failure of these officers to understand the significance of these aspects, and at worst, conspiracy to benefit the applicants by financial gain.</p> <p>Officer's Comment</p> <p>In January 2013, Council entered into a development partnership with Ausbuild, to undertake a pre-application design process under the Development Assessment Process Reform – Operational Works and Large Subdivisions (DAPR OWLS) partnering process, created by the SEQ Council of Mayors. The process aims to facilitate agreements regarding a potential development proposal through a pre-application design process, whereby issues are resolved prior to lodgement of the application. Council officers and Ausbuild undertook a number of meetings under this process, discussing issues including density and lot sizes, access, infrastructure charging, the boulevard zone and servicing. The process aims to reach agreement on issues at an officer level. The final decision on the application and conditions is to be made under the statutory process governed by the Sustainable Planning Act and by the relevant delegate (in this case, the decision will be made by the elected representatives).</p>
7.	<p>Issue</p> <p>Has the development to the south of Ausbuild (approved through the code assessable process) provided part of the boulevard? If so there are equity issues raised with the preferential treatment of one developer over another</p> <p>Officer's Comment</p> <p>The application to the south (MCU012923) was for a multiple dwelling proposal with all development proposed outside of the CP7 zoned boulevard, hence was a code assessable application. The owner of that site has lodged a separate impact assessable reconfiguration approval (ROL005681) proposing lots within the boulevard. This application is currently on hold pending the applicant's response to the information request. Once they have responded, the application will be publicly notified and assessed on its merits.</p>
8.	<p>Issue</p> <p>The houses will be purchased by investors.</p> <p>Officer's Comment</p> <p>This is not a town planning matter.</p>
9.	<p>Issue</p> <p>Our property is directly and negatively affected by these proposals and we believe this is being rushed through without satisfactory public consultation or notification. The process has been unsatisfactory and appears to have been designed to reduce resident's ability to object. The boulevard needs to be constructed to form a proper connection through the planned traffic lights as originally planned and agreed. No minor feeder roads or temporary intersections to maximise developer profits at the expense of existing residents, safety, wildlife and the general community should ever be considered by Council.</p>

	<p>Officer's Comment The application has undergone public notification in accordance with the Sustainable Planning Act requirements. The structure plan does not require a signalised intersection at the northern part of the structure plan (along Cleveland Redland Bay Road). Additionally, this application does not include construction of that intersection.</p>
--	---

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 and other relevant legislation. The decision is due on 23 April 2014.

Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

Financial

If approved, Council will collect infrastructure contributions.

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

People

Not applicable. There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

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

OPTIONS

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

Council's options are to either:

1. Adopt the officer's recommendation to approve the application subject to the proposed conditions; or
2. Approve the application subject to amended conditions; or
3. Refuse the application (grounds of refusal would need to be established).

OFFICER'S RECOMMENDATION

That Council resolve that a Development Permit be issued subject to conditions for Reconfiguration of Lots by Standard Format Plan (1 into 8 Lots) & Material Change of Use (Dwelling Houses) on land described as Part of Lot 4 on RP856222 and Part of Lot 2 on RP154341 (being Lot 3 as approved under ROL005694) and Part of Lot 1 on RP154341, and situated at 376-386, 392 and 394 Boundary Road and 315-327 Cleveland Redland Bay Road, Thornlands.

SECTION 1 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:

DEVELOPMENT PERMIT FOR RECONFIGURATION OF LOTS BY STANDARD FORMAT PLAN - 1 INTO 8 LOTS

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<u>Commencement of Works</u>	
2. Do not commence operational works relating to the reconfiguration of lots authorised by this Development Permit, until the Survey Plan for Stages 1 through to 3 of the related reconfiguration approval, Council reference ROL005695, have been endorsed by Council and issued with a dealing number by the Department of Natural Resources and Mines.	Prior to site works commencing.
<u>Approved Plans and Documents</u>	
3. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to Council approval of the Survey Plan.

Plan/Document Title	Reference Number	Prepared By	Date
Plan of Development – Stage 4b (as amended by Council)	ASB22-POD ST4b Rev A	PLACE Design Group	27.11.2013

Table 1: Approved Plans and Documents

4.	Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.	Prior to expiry of the relevant period for the approved development.
Existing Structures		
5.	Demolish or relocate/remove or obtain the relevant approvals for all existing structures on site, including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to Council approval of the Survey Plan.
6.	Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the Survey Plan.
Utility Services		
7.	Relocate any services (e.g. water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the Survey Plan.
8.	Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur, or prior to Council approval of the Survey Plan, whichever is the sooner.
9.	Design and install underground electricity and telecommunication conduits to service lots 145 to 152 in accordance with the requirements of the relevant service providers and the Redlands Planning Scheme Infrastructure Works Code, South East Thornlands Structure Plan Overlay Code (S4.3 and S4.4) and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services.	Prior to Council approval of the Survey Plan.
Land Dedication and Design		
10.	Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. <ul style="list-style-type: none"> a) Stormwater drainage easements in favour of the upstream lots where the proposed stormwater reticulation systems serve more than 2 lots and/or the reticulation system(s) are QUDM Level III. b) Sewerage purposes, in favour of Redland City Council, over sewerage rising mains, any gravity sewer located on private property and for access to sewer, from a front boundary to a rear boundary, where a sewer maintenance structure is located in any private lot; c) Water supply purposes, in favour of Redland City Council, over water mains where located in private property or open space. 	As part of the request for compliance assessment of the Survey Plan.

<p>d) Access, construction and maintenance of utility services over proposed Lots, where necessary, and identified on approved operational works detailed design drawings, in favour of Redland City Council and other utility operators and their agents; or for access purposes prior to road dedications on adjoining land.</p>	
<p>11. Dedicate all land included in the '30m wide Boulevard Road', as indicated on the approved plans, to the State with Council as trustee, for the following purposes: a) Road.</p>	<p>Prior to Council approval of the Survey Plan.</p>
<p>Split Valuation</p>	
<p>12. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$31.85 per allotment (2013/2014 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.</p>	<p>Prior to Council approval of the Survey Plan.</p>
<p>Access and Roadwork's</p>	
<p>13. Remove all redundant vehicle crossovers and reinstate kerb and channel, road pavement, service and footpaths as specified in accordance with the standards in the Redlands Planning Scheme Policy 9 – Infrastructure Works.</p>	<p>Prior to Council approval of the Survey Plan.</p>
<p>14. Design the '30m wide Boulevard Road' indicated on the approved plan titled 'Plan of Development – Stage 4b', with the road pavement being centrally located within the 30m wide reserve. The road pavement must have a minimum width of 11 metres. Provide details of the road pavement, services alignment, street trees, street lighting, traffic calming and footpaths.</p>	<p>As part of the application for Operational Works.</p>
<p>Stormwater Management</p>	
<p>15. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management:</p> <ul style="list-style-type: none"> • In accordance with the concept Stormwater Management Plan, prepared by Lambert & Rehbein, dated 1st August 2013, Job Ref - B12431ER001REV1; and • To a lawful point of discharge being the detention basin for Catchment A as outlined in that concept plan. 	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner.</p> <p>Ongoing condition.</p>
<p>16. 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 on maintenance or Council approval of the Survey Plan, whichever is the sooner.</p> <p>Ongoing condition.</p>
<p>17. Submit to Council, and receive Operational Works approval for, a stormwater assessment that is generally in accordance with the 'Proposed South East Thornlands (SET) Central Residential Development, Boundary Road and Cleveland Redland Bay Road, Redlands – Stormwater Management Plan', prepared by Lambert & Rehbein dated 1 August 2013 (Ref: B12431ER001 Rev1), and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, and the following:</p> <ul style="list-style-type: none"> • Demonstrate that the stormwater infrastructure constructed as 	<p>As part of the application for Operational Works.</p>

<p>part of ROL005695 will have sufficient capacity to accommodate stormwater discharge from the lots created as part of ROL005698 (from both a quantity and quality perspective).</p> <ul style="list-style-type: none"> Identify how and when the 8 lots approved will be connected to the stormwater infrastructure constructed as part of ROL005695. 	
<u>Water and Wastewater</u>	
<p>18. Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for Operational Works showing the proposed works are in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works.</p>	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner.</p>
<u>Excavation and Fill</u>	
<p>19. Apply to Council and obtain Operational Works approval for earthworks associated with the reconfiguration. Design and construct all retaining structures in accordance with Australian Standard 4678-2002 Earth-retaining Structures, in particular the minimum 60 year design life requirements. Limit all retaining walls to a maximum of one (1) metre in height.</p>	<p>As part of the application for Operational Works.</p>
<u>Sediment and Erosion Control</u>	
<p>20. Install erosion and sediment control measures to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 4 and the Institute of Engineers' Erosion and Sediment Control Guidelines.</p>	<p>Prior to commencement of civil works, earthworks and construction phases of the development.</p>
<u>Survey Control Information</u>	
<p>21. Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter.</p>	<p>As part of the request for compliance assessment of the Survey Plan.</p>
<p>22. Survey and present all asset infrastructure in accordance with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).</p>	<p>As part of the request for compliance assessment of the Survey Plan.</p>
<p>23. Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch:</p> <ul style="list-style-type: none"> the mark's AHD Reduced Level; the datum origin mark number; and the datum RL adopted. <p>Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i>.</p>	<p>As part of the request for compliance assessment of the Survey Plan.</p>
<u>Koala Habitat Trees</u>	

<p>24. Confirm details of koala habitat trees to be removed and locate offset trees to be planted, in accordance with the Landscape Master Plan and Design Intent and Tree Retention Plans approved as part of application reference ROL005695. Replace all koala habitat trees to be removed at a rate of one (1) tree for every one (1) metre of tree height removed, by either:</p> <ul style="list-style-type: none"> • replanting the applicable number of koala habitat trees; or • paying an equivalent Koala tree off-set monetary contribution prior to plan signing to Council (as per the Council's schedule of fees and charges which is current at the time of payment, or, as agreed by Council in writing); or • implementing a combination of both planting and payment of the contribution that is to be equivalent to the total number of trees to be replaced. <p>Where replanting is proposed, as part of operational works:</p> <ul style="list-style-type: none"> • confirm details to Council of the recipient sites located within Lot 2 RP 154341 and Lot 6 RP 14839. Replant Koala habitat trees only on approved recipient sites; and • provide details of the location, species, soil and mulch treatment with a maintenance plan for the trees to achieve non-juvenile koala habitat tree status. 	<p>As part of the application for Operational Works.</p>
<u>Contaminated Land Assessment</u>	
<p>25. Submit further investigations including a Stage 2 Detailed Site Investigation and Stage 3 Health and Environmental Assessment and Determination of Remediation Plan to Council. Provide a Stage 4 Implementation of Remediation Plan and Validation Sampling plan where remediation of the site is required.</p>	<p>As a part of the application for Operational Works.</p>
<u>Landscaping Works</u>	
<p>26. Turf all areas of disturbance within the road verge with turf cut from a weed free source containing no viable weed seed.</p>	<p>Prior to Council approval of the Survey Plan.</p>

ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the 'Advice' section of this decision.

- **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.
- **Operational Works approval is required for the following works as detailed in the conditions of this approval:**
 - Access and roadwork's;
 - Earthworks and site works;
 - Stormwater drainage and management;
 - Water supply and reticulation;
 - Sewerage supply and reticulation;
 - Sediment and erosion control;
 - Electricity reticulation;
 - Street tree planting; and
 - Koala habitat tree replanting.

SECTION 2 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – DWELLING HOUSES

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
Approved Plans and Documents	
2. Undertake the development in accordance with the approved plans and documents referred to in Table 2, 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	Reference Number	Prepared By	Date
Plan of Development – Stage 4b (as amended by Council)	ASB22-POD ST4b Rev A	PLACE Design Group	27.11.2013

Table 2: Approved Plans and Documents

<u>Commencement of Works</u>	
3. Do not commence building and/or plumbing and drainage works for any Dwelling House, authorised by this Development Permit, until the Survey Plan for the proposed lot has been endorsed by Council and issued with a dealing number by the Department of Natural Resources and Mines.	Prior to site works commencing for each individual lot.
Design	
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. Undertake any required excavation and fill works in accordance with the following: <ul style="list-style-type: none"> a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended). b) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended). c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments. 	During construction.
6. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) Section 3.02 'Lawful Point of Discharge'. Maintain the temporary system for the duration of the building works.	During construction.
7. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.	Prior to the use commencing.
8. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate	At the time of works occurring.

provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.	
<u>Services and Infrastructure</u>	
9. Construct the driveway crossover in accordance with Council's Standard Drawing No. R-RSC-2 where kerb and channel exists. Locate the driveway crossover so that there is no removal or damage to existing street trees.	Prior to the use commencing.
10. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> • A lawful point of discharge. 	Prior to the use commencing and ongoing.
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.	Prior to the use commencing and ongoing.

ADDITIONAL DEVELOPMENT PERMITS AND COMPLIANCE PERMITS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out. Please be aware that details of any further approvals, other than a Development Permit or Compliance Permit, are provided in the 'Advice' section of this decision.

- Building Works approval.

SECTION 3 - REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP) Refer to the attached correspondence from the DSDIP dated 1 April 2014 (reference SDA-0114-007233).

SECTION 4 - ASSESSMENT MANAGER ADVICE

- **Other Approvals**
Please be aware that other approvals may be required for your development. This includes, but is not limited to, the following:
 - Plumbing and drainage works.
 - Road Opening Permit – for any works proposed within an existing road reserve.
- **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. It is recommended that contact 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.
- **Bushfire Hazard**
Council's Bushfire Hazard Overlay identifies part of the site as a medium bushfire hazard. Further advice on this matter should be sought from a building certifier.
- **Performance Bonding**

Security bonds may be required in accordance with the Redlands Planning Scheme Policy 3 Chapter 4 – Security Bonding. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.

- **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.

 - **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
-

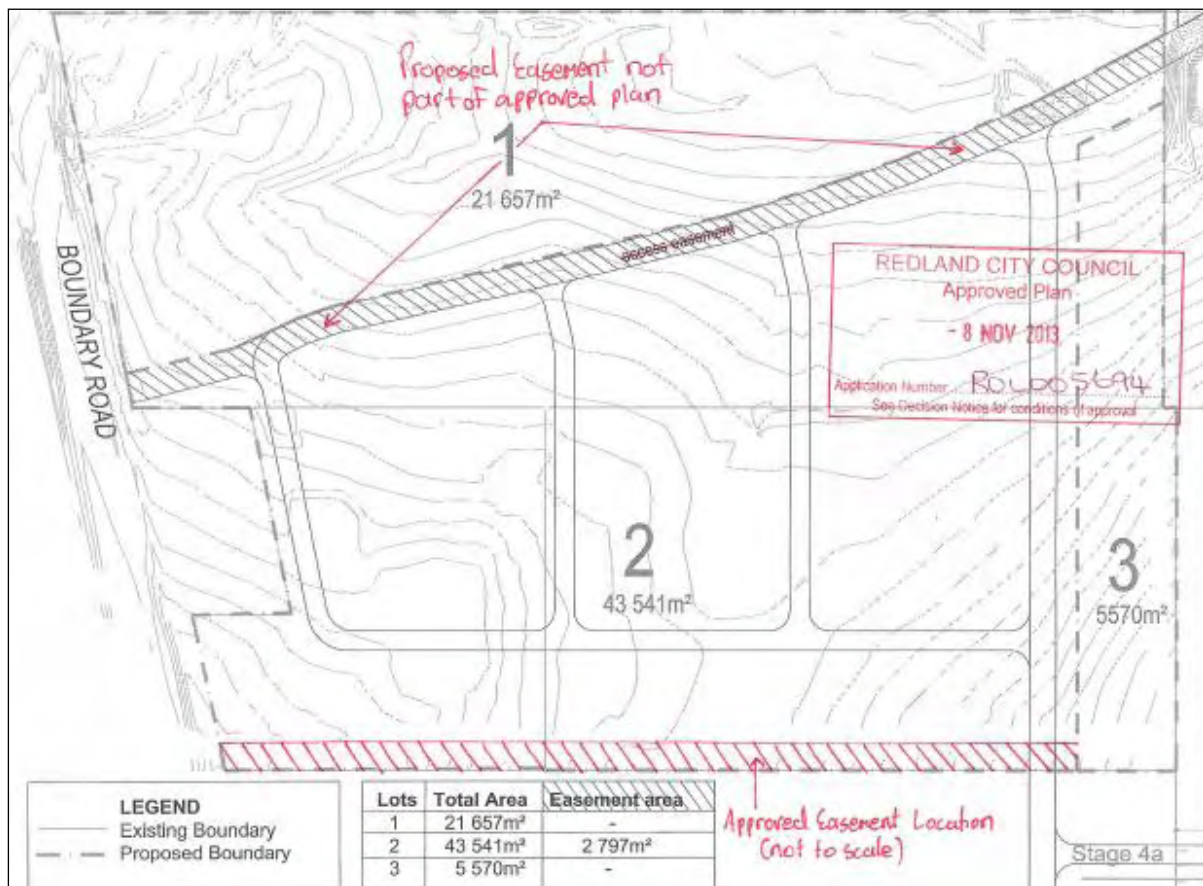
Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

- **Queensland Development Code (QDC) MP1.4 – Building on or near relevant infrastructure**
Future building works applications for dwellings will need to be assessed against the QDC MP1.4 and may trigger referral agency assessment under the Sustainable Planning Regulation, Schedule 7, Table 1, Item 27A.
-

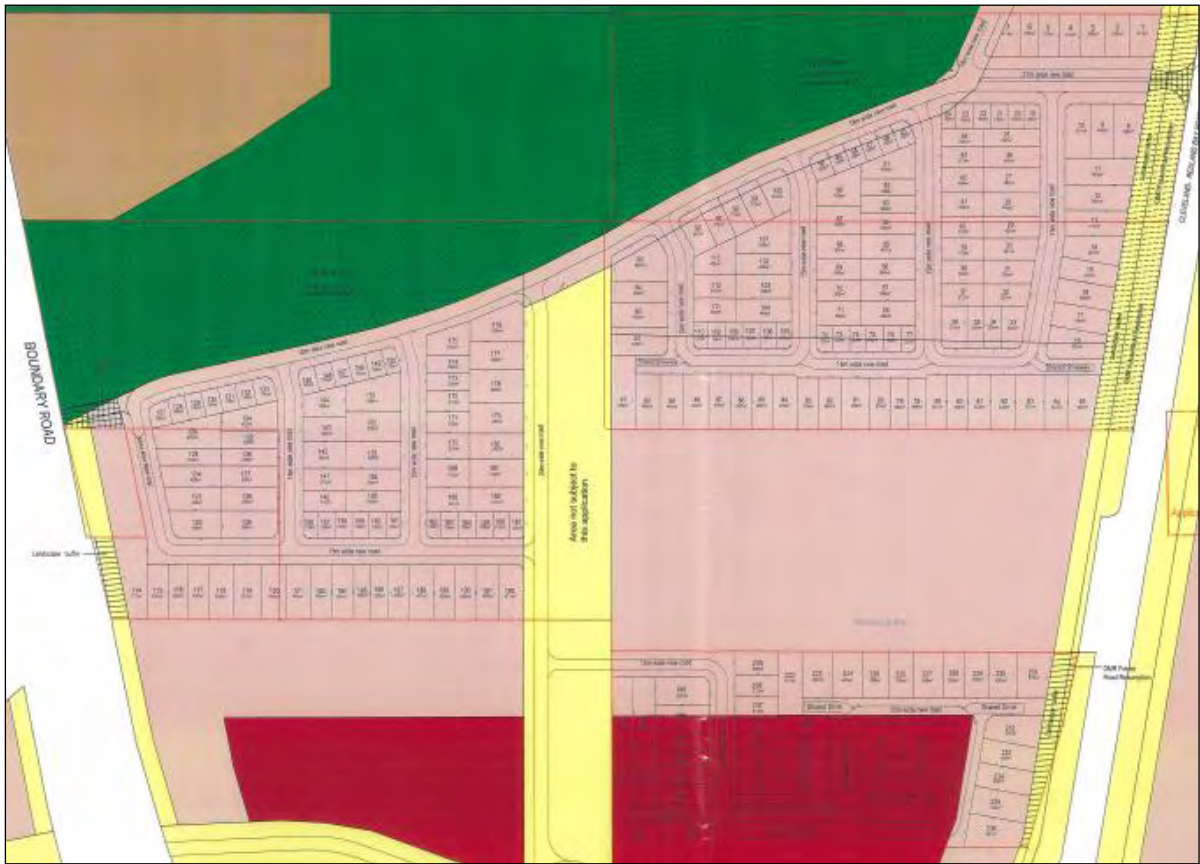
Attachment 1 – ROL005669 proposed plan (6 into 259 lots – impact assessable)



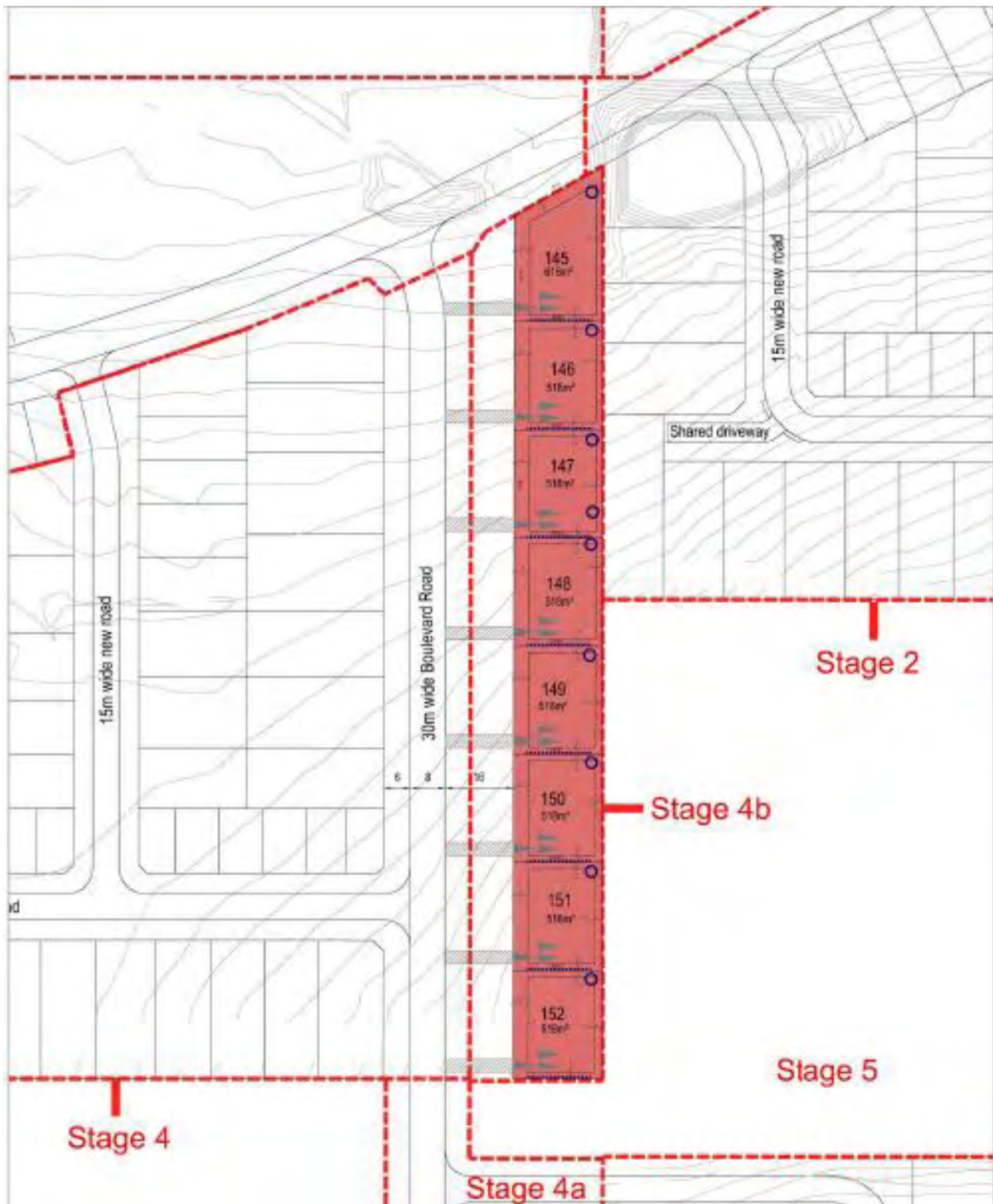
Attachment 2 – ROL005694 approved plan (3 into 3 lot boundary re-alignment)



Attachment 3 – ROL005695 approved plan (5 into 244 lots – code assessable)



Attachment 4 – Proposal plan



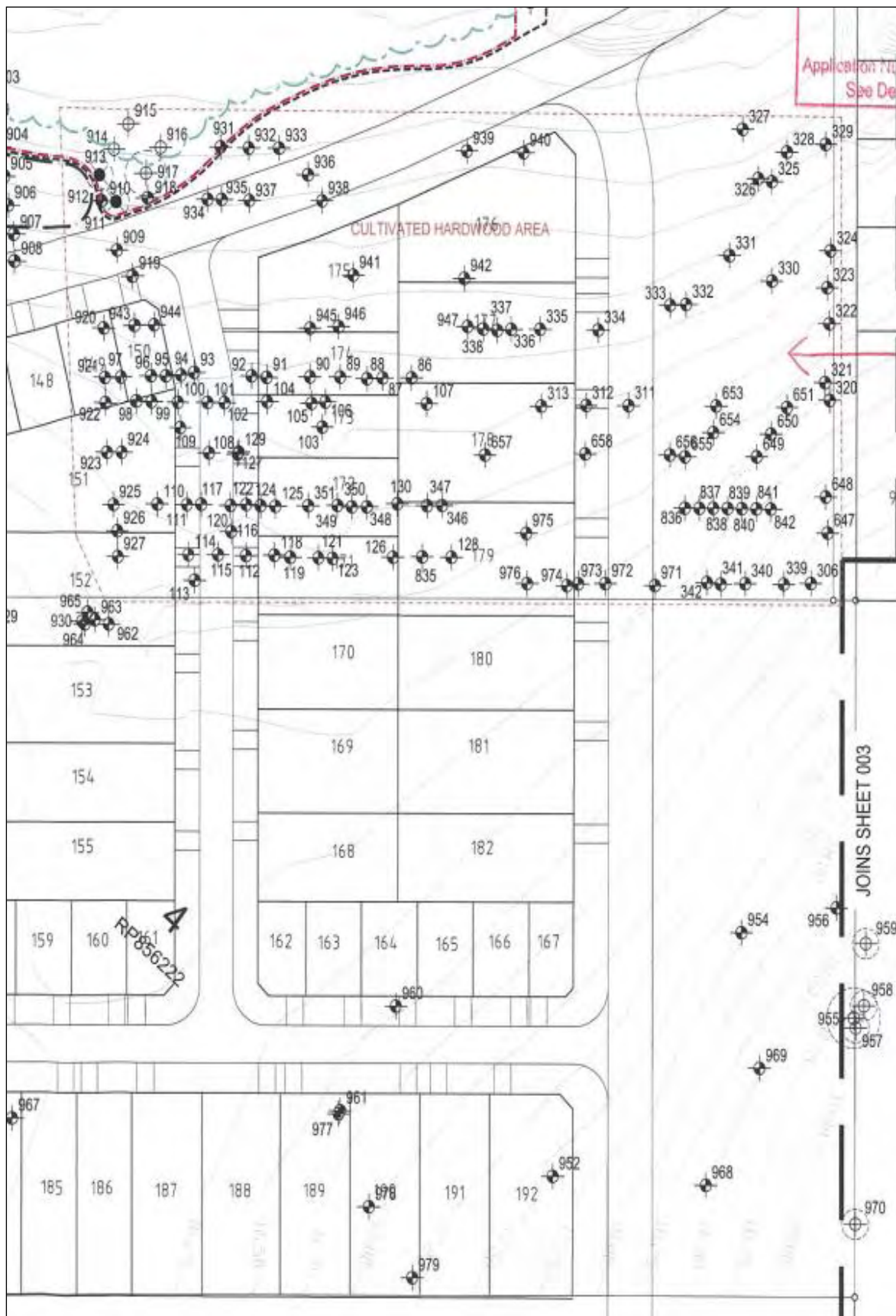
Attachment 5 – Location of proposed lots in relation to ROL005695 approval



Attachment 6 – Zoning overlaid on aerial photo



Attachment 7 – Tree plot (boulevard on the right)



11.3.3 CP&A AMENDMENT TO FEES & CHARGES SCHEDULE 13/14**Dataworks Filename: FM Fees & Charges 2013-2014****Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****David Jeanes
Group Manager City Planning & Assessment****Author:****Michelle Simpson
Group Technical Support Officer****PURPOSE**

The purpose of this report is to seek Council approval to amend the 2013/2014 Fees and Charges Schedules as detailed.

BACKGROUND

The commencement of the Queensland Development Code MP1.4 for development near underground infrastructure has resulted in a minor change being required to the 2013-2014 Fees and Charges Schedule.

Instead of a build over sewer application Council will become a concurrence agency for any building works applications that do not comply with an acceptable solution in the Code. This effectively means that these applications will be assessed as a concurrence agency referral and the concurrence referral fee will apply.

ISSUES

Change to 2013-2014 Fees and Charges Schedule to remove the build over sewer application fee which is no longer required as a result of changes to the Queensland Development Code.

Fee	Change	References
Build Over Sewer Build Over Sewer Application	Delete Fee – no longer required	Page 48 of fee schedule

STRATEGIC IMPLICATIONS**Legislative Requirements**

There is no legislative requirement.

Risk Management

No risk identified.

Financial

Overall, there is a negligible impact on the Department's budget bottom line.

People

No impact identified.

Environmental

There is no known impact to the environment.

Social

No impact identified.

Alignment with Council's Policy and Plans

N/A

CONSULTATION

N/A

OPTIONS

1. That Council resolve to adopt the amendments to the 2013-2014 Fees and Charges Schedule to reflect the changes to the Queensland Development Code.
2. That Council resolve to not adopt the amendments to the 2013-2014 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolve to adopt the amendments to the 2013-2014 Fees and Charges Schedule effective immediately.

11.3.4 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 - DEVELOPMENT APPLICATIONS

Dataworks Filename: Reports to Council - Portfolio 7 Planning and Development

Attachment: [Decisions Made Under Delegated Authority 09 03 14 to 05 04 14](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Debra Weeks
Group Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

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

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

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

OFFICER'S RECOMMENDATION

That Council resolve to note this report.

Decisions Made Under Delegated Authority 09.03.14 to 15.03.14

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division Number
Category 1								
MCU013204	Secondary Dwelling	Category1	Peter Beresford Burge	9 Pratt Court Point Lookout QLD 4183	Code Assessment	13/03/2014	Development Permit	2
BWP002189	Combined Design & Siting and Build over/near relevant infrastructure	Category1	DBR Building Certification	10 Butternut Circuit Thornlands QLD 4164	Concurrence Agency Response	11/03/2014	Approved	4
BWP002208	Design & Siting - Shed	Category1	Peter Edward Lynch	16 Waratah Avenue Victoria Point QLD 4165	Concurrence Agency Response	11/03/2014	Approved	4
BWP002200	Dwelling House - Referral Agency Response	Category1	Queensland One Homes (Qld) Pty Ltd	90 Brookvale Drive Victoria Point QLD 4165	Concurrence Agency Response	11/03/2014	Approved	5
BWP002183	Domestic Outbuilding	Category1	Steffan Town Planning	72-74 Pioneer Road Sheldon QLD 4157	Code Assessment	14/03/2014	Development Permit	6
MCU013203	Combined Dwelling House and Domestic Outbuilding	Category1	The Certifier Pty Ltd	4 Tallow Wood Court Mount Cotton QLD 4165	Code Assessment	14/03/2014	Development Permit	6
BWP002216	Design & Siting - Dwelling House	Category1	Michael Ross Certification Pty Ltd	15 Explorers Way Mount Cotton QLD 4165	Concurrence Agency Response	10/03/2014	Approved	6
BWP002049	Domestic Outbuilding	Category1	Oz-Cover	371-385 German Church Road Redland Bay QLD 4165	Code Assessment	10/03/2014	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division Number
BWP002218	Design & Siting - Domestic Outbuilding	Category1	ABC Certification Pty Ltd	10 Trisha Close Victoria Point QLD 4165	Concurrence Agency Response	12/03/2014	Approved	6
BWP002203	Design & Siting - Carport	Category1	Christopher Adam Roache	667 Old Cleveland Road East Wellington Point QLD 4160	Concurrence Agency Response	14/03/2014	Approved	8
BWP002195	Design & Siting - Fence	Category1	Apex Certification & Consulting	34 Prunda Circuit Wellington Point QLD 4160	Concurrence Agency Response	12/03/2014	Approved	8
BWP002206	Design & Siting - Dwelling House	Category1	Complete Building Certification	20 Claremont Street Birkdale QLD 4159	Concurrence Agency Response	11/03/2014	Approved	10
BWP002204	Design & Siting - Dwelling	Category1	Matrix Certification Services Pty Ltd	2 Raymond Street Birkdale QLD 4159	Concurrence Agency Response	11/03/2014	Approved	10
BWP002220	Design and Siting	Category1	Chelbrooke Homes Pty Ltd	8 Agnola Court Birkdale QLD 4159	Concurrence Agency Response	11/03/2014	Approved	10
Category 2								
OPW001615	Operational Works - MCU - Refreshment Establishment	Category2	Pelican Slipways Pty Ltd	293 Esplanade Redland Bay QLD 4165	Compliance Assessment	13/03/2014	Compliance Certificate	5
OPW001617	Operational Works - Domestic Driveway Crossover	Category2	Renee Julie Truswell Steven Keith Truswell	4 Banksia Street Redland Bay QLD 4165	Code Assessment	10/03/2014	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division Number
Category 3								
MCU013077	Outdoor Recreation Facility	Category3	Redland City Council City Spaces	Victoria Point State High School 93-131 Benfer Road Victoria Point QLD 4165	Impact Assessment	11/03/2014	Permissible Change - Development Permit	4

Decisions Made Under Delegated Authority 16/03/14 - 22/03/14

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision
Category 1							
BWP002195	Design & Siting - Fence	1	Apex Certification & Consulting	34 Prunda Circuit, Wellington Point QLD 4160	Concurrence Agency Response	19/03/2014	Approved
MCU013205	Outdoor Dining	1	Fifties Food Pty Ltd	61-67 Middle Street, Cleveland QLD 4163	Code Assessment	17/03/2014	Development Permit
BWP002214	Design and Siting - Dwelling House	1	Casey Jackson Homes Pty Ltd	154 Shore Street North, Cleveland QLD 4163	Concurrence Agency Response	17/03/2014	Approved
BWP002217	Design & Siting - Patio and Garage	1	The Certifier Pty Ltd	42 Wellington Street, Cleveland QLD 4163	Concurrence Agency Response	20/03/2014	Approved
BWP002222	Design & Siting - Gazebo	1	Brett Ashley La Caze	2 Seacrest Court, Cleveland QLD 4163	Concurrence Agency Response	17/03/2014	Approved
BWP002157	Design & Siting - Dwelling House x 31	1	Villa World Redlands Pty Ltd	284-286 Redland Bay Road, Thornlands QLD 4164	Concurrence Agency Response	20/03/2014	Approved
BWP002221	Design & Siting - Domestic Additions	1	Icon Building Certification	40 Tudar Place, Thornlands QLD 4164	Concurrence Agency Response	20/03/2014	Approved

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision
ROL005721	Standard Format - 1 into 2	1	John W Watts	20 Yeo Street, Victoria Point QLD 4165	Code Assessment	18/03/2014	Development Permit
BWP002184	Domestic Outbuilding	1	Steffan Town Planning	23 Winston Road, Sheldon QLD 4157	Code Assessment	20/03/2014	Development Permit
OPW001064	Operational Works - Reconfiguration of Lot	1	Heritage Properties Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	20/03/2014	Approved
Category 2							
ROL005612	Standard Format - 2 Lots	2	Bartley Burns Certifiers & Planners	12 Kefford Street, Wellington Point QLD 4160	Code Assessment	21/03/2014	Development Permit
MCU013179	Multiple Dwelling x 5	2	522 Main Pty Ltd As Trustee	522 Main Road, Wellington Point QLD 4160	Code Assessment	18/03/2014	Development Permit
MC011645	Dwelling House	2	Develothis	363-369 Finucane Road, Alexandra Hills QLD 4161	Code Assessment	17/03/2014	Approved
MC011645	Dwelling House	2	Michel Claude Kvaskoff	363-369 Finucane Road, Alexandra Hills QLD 4161	Code Assessment	17/03/2014	Approved
OPW001592.2	Operational Works - Reconfiguration of Lot	2	Sheehy & Partners Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	19/03/2014	Development Permit

Decisions Made Under Delegated Authority 23.03.14 to 29.03.14

Application	Description	Category	Applicant	Property Address	Application Type	Date Finalised	Decision	Division
Category 1								
OPW001477	Operational Works - Multiple dwelling x 28 (Smart eDA)	Category1	Delancey Street Pty Ltd As Trustee	192 Delancey Street, Ormiston QLD 4160	Compliance Assessment	26/03/2014	Compliance Certificate	1
BWP002233	Design and Siting - Dwelling	Category1	Henley Properties (Qld) Pty Ltd	6 Plumer Street, Wellington Point QLD 4160	Concurrence Agency Response	27/03/2014	Approved	1
BWP002251	Design & Siting - Secondary Dwelling	Category1	David Maxwell Kerridge Margaret Ruth Kerridge	520 Main Road, Wellington Point QLD 4160	Concurrence Agency Response	24/03/2014	Approved	1
BWP002224	Design & Siting - Dwelling House	Category1	All Star Energy	15 Nadine Crescent, Thornlands QLD 4164	Concurrence Agency Response	26/03/2014	Approved	3
BWP002228	Design and Siting - Addition	Category1	The Certifier Pty Ltd	184 Point O'Halloran Road, Victoria Point QLD 4165	Concurrence Agency Response	27/03/2014	Approved	4
BWP002226	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	17 Prospect Crescent, Victoria Point QLD 4165	Concurrence Agency Response	26/03/2014		5
BWP002227	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	224-226 Mill Street, Redland Bay QLD 4165	Concurrence Agency Response	26/03/2014	Approved	5
BWP002231	Design & Siting - Dwelling	Category1	Building Code Approval Group Pty Ltd	20 Bell View Street, Victoria Point QLD 4165	Concurrence Agency Response	27/03/2014	Approved	5
BWP002197	Domestic Outbuilding	Category1	Jason James Nye Karlie Jane Nye	82-86 Campbell Road, Sheldon QLD 4157	Code Assessment	25/03/2014	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Date Finalised	Decision	Division
BWP002210	Domestic Outbuilding	Category1	Strickland Certification Pty Ltd	63 Taylor Road, Thornlands QLD 4164	Code Assessment	26/03/2014	Development Permit	6
BWP002246	Building Over/near relevant infrastructure - Dwelling House and Retaining Wall	Category1	Inspire Style And Living	23 Alepine Place, Mount Cotton QLD 4165	Concurrence Agency Response	24/03/2014	Approved	6
BWP002201	Domestic Outbuilding	Category1	Freedom Patios	177 Birkdale Road, Birkdale QLD 4159	Code Assessment	27/03/2014	Development Permit	10
BWP002235	Design & Siting - Carport	Category1	The Certifier Pty Ltd	184 Mooroondu Road, Thorneside QLD 4158	Concurrence Agency Response	28/03/2014	Approved	10
Category 2								
OPW001622	Operational Works - Domestic Driveway Crossover	Category2	All Star Energy	34-36 Marlborough Road, Wellington Point QLD 4160	Code Assessment	25/03/2014	Development Permit	1
OPW001585	Operational Works - MCU Multiple Dwellings x 18 (Smart eDA)	Category2	Structerre Consulting Engineers	23 Island Street, Cleveland QLD 4163	Compliance Assessment	26/03/2014	Compliance Certificate	2
MC011177	Multiple Dwelling	Category2	Simpson Rayner Surveys	6 Holz Street, Victoria Point QLD 4165	Code Assessment	25/03/2014	Extension to Relevant Period - Approved	4

Decisions Made Under Delegated Authority 30/03/14 - 05/04/14

Application	Description	Applicant	Property Address	Application Type	Decision Date
Category 1					
OPW001477	Operational Works - Multiple Dwelling x 28	Delancey Street Pty Ltd As Trustee	192 Delancey Street, Ormiston QLD 4160	Compliance Assessment	26/03/2014
BWP002233	Design and Siting - Dwelling House	Henley Properties (Qld) Pty Ltd	6 Plumer Street, Wellington Point QLD 4160	Concurrence Agency Response	27/03/2014
BWP002251	Design & Siting - Dwelling House	David MaxwellKerridge	520 Main Road, Wellington Point QLD 4160	Concurrence Agency Response	24/03/2014
BWP002224	Design & Siting - Dwelling House	All Star Energy	15 Nadine Crescent, Thornlands QLD 4164	Concurrence Agency Response	26/03/2014
BWP002228	Design and Siting - Domestic Addition	The Certifier Pty Ltd	184 Point O'Halloran Road, Victoria Point QLD 4165	Concurrence Agency Response	27/03/2014
BWP002226	Design & Siting - Dwelling House	Building Code Approval Group Pty Ltd	17 Prospect Crescent, Victoria Point QLD 4165	Concurrence Agency Response	26/03/2014
BWP002227	Design & Siting - Dwelling House	Building Code Approval Group Pty Ltd	224-226 Mill Street, Redland Bay QLD 4165	Concurrence Agency Response	26/03/2014
BWP002231	Design & Siting - Dwelling House	Building Code Approval Group Pty Ltd	20 Bell View Street, Victoria Point QLD 4165	Concurrence Agency Response	27/03/2014
BWP002243	Design and Siting - Dwelling House	Steve Parcell Building Services Pty Ltd	10 Highland Street, Redland Bay QLD 4165	Concurrence Agency Response	28/03/2014
BWP002197	Domestic Outbuilding	Jason JamesNye	82-86 Campbell Road, Sheldon QLD 4157	Code Assessment	25/03/2014
BWP002210	Domestic Outbuilding	Strickland Certification Pty Ltd	63 Taylor Road, Thornlands QLD 4164	Code Assessment	26/03/2014
BWP002241	Design and Siting - Dwelling House	Steve Parcell Building Services Pty Ltd	33 Balthazar Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	28/03/2014
BWP002246	Building Over/near relevant infrastructure - Dwelling House and Retaining Wall	Inspire Style And Living	23 Alepine Place, Mount Cotton QLD 4165	Concurrence Agency Response	25/03/2014

Application	Description	Applicant	Property Address	Application Type	Decision Date
BWP002201	Domestic Outbuilding	Freedom Patios	177 Birkdale Road, Birkdale QLD 4159	Code Assessment	26/03/2014
BWP002235	Design & Siting - Domestic Outbuilding	The Certifier Pty Ltd	184 Mooroondu Road, Thorneside QLD 4158	Concurrence Agency Response	28/03/2014
Category 2					
OPW001622	Operational Works - Domestic Driveway Crossover	All Star Energy	34-36 Marlborough Road, Wellington Point QLD 4160	Code Assessment	25/03/2014
OPW001585	Operational Works - MCU - Multiple Dwellings x 18	Structerre Consulting Engineers	23 Island Street, Cleveland QLD 4163	Compliance Assessment	26/03/2014
MC011177	Multiple Dwelling	Simpson Rayner Surveys	6 Holz Street, Victoria Point QLD 4165	Code Assessment	25/03/2014

Decision	Division
Compliance Certificate	1
Approved	1
Approved	1
Approved	3
Approved	4
Approved	5
Approved	5
Approved	5
Approved	5
Development Permit	6
Development Permit	6
Approved	6
Approved	6

Decision	Division
Development Permit	10
Approved	10
Development Permit	1
Compliance Certificate	2
Extension to Relevant Period - Approved	4

11.3.5 APPEALS LIST CURRENT AS AT 7 APRIL 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning & Development

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Chris Vize
Service Manager Planning Assessment

PURPOSE

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

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted amended plans to all parties. Council and co-respondents are considering the amended plans.
Hearing Date:		Listed for review 16 May 2014.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works 84-122 Taylor Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		Council has filed an application in pending proceeding seeking a declaration that the development application was not correctly applied for, and therefore the appeal should be struck out.
Hearing Date:		Matter to be heard on 9 May 2014.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
Applicant:		D Polzi and ML Polzi
Application Details:		Material Change of Use for a Landscape Supply Depot
Appeal Details:		Submitter appeal against development permit approval.
Current Status:		Directions Order issued 13 March 2014. Mediation booked for 10 April 2014.

4.	File Number:	Appeal 4564 of 2013 (ROL005669)
	Applicant:	Ausbuild Projects Pty Ltd
	Application Details:	Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses)
	Appeal Details:	Applicant appeal against refusal.
	Current Status:	Not yet listed.

OFFICER'S RECOMMENDATION

That Council resolve to note this report.

11.4 PORTFOLIO 8 (CR MURRAY ELLIOTT)**INFRASTRUCTURE****11.4.1 REQUEST FOR APPROVAL FROM CLEVELAND BOWLS CLUB -
INSTALLATION OF WATER PUMPING SYSTEM FROM ROSS CREEK TO
CLEVELAND**

Datworks Filename: RTT: Stormwater Management – Drainage
117518

Attachment: [Sketch 1 - Indicative Pipe Route](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer:

Murray Erbs
Group Manager City Infrastructure

Author:

Len Purdie
Principal Engineer City Infrastructure Planning

PURPOSE

The purpose of this report is for Council to approve the Cleveland Bowls Club to install a water pumping system on land managed by Council. This is to pump water from Ross Creek to the bowls club to assist in reducing watering costs and make the club sustainable in water management.

BACKGROUND

The Cleveland Bowls Club requires a large quantity of water in the management of its bowling greens. To reduce the financial burden on the club and make it sustainable for the future, the club proposes to install a water pumping system to draw water from Ross Creek. Water will be drawn below the spillway in Ross Creek near Island Street to the club as shown on Sketch 1.

To install the system on Lot 1 on CP865864 and Lot 4 on CP863368 managed by Council on behalf of the State, an agreement to occupy the land is required. The Department of Natural Resources & Mines (DNRM) has been contacted by the club and they support the proposal.

ISSUES

The Bowls Club will be responsible for the management of the water pump system and the dampening of any noise from the pump if it is an issue.

STRATEGIC IMPLICATIONS**Legislative Requirements**

There are no legislative requirements.

Risk Management

The risk associated with the proposal is in its construction and long term management. These will be managed through the works approval and the “Permit to Occupy” requiring the Bowls Club to indemnify Council.

Financial

There are no specific financial implications associated with the proposal.

People

There are no implications associated with the proposal.

Environmental

There are no environmental implications associated with the proposal.

Social

The proposal supports an important community facility in the area.

Alignment with Council's Policy and Plans

The proposal aligns with Council's Community Plan for green living, for wisely using a natural resource.

CONSULTATION

The City Planning & Assessment group and the Manager Property Services were consulted and there are no objections to the proposal. Councillor Craig Ogilvie was also consulted and is supportive of the proposal.

OPTIONS

That Council resolve to:

- Approve the Cleveland Bowls Club to install a water pump system in the location shown in Plan 1.
- Agree that Redland City Council and the Cleveland Bowls Club enter into a “permit to occupy” agreement for the water pump system and that the CEO be given authority to sign the agreement on behalf of Council.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

- 1. To approve the Cleveland Bowls Club to install a water pump system in the location shown in Plan 1.**
- 2. To agree that Redland City Council and the Cleveland Bowls Club enter into a “permit to occupy” agreement for the water pump system and that the CEO be given authority to sign the agreement on behalf of Council.**



Island Street Pipe Crossing (Underneath Road)



Middle Street Pipe Crossing (Underneath Road)



MAP

REFERENCE

Indicative water pipe linkage for
Cleveland Bowls Club



Sheet No.
00000

MAPS

Drawn By: Redlands City Council

Checked by:

Date: 00 / 00 / 0000

**11.4.2 COOCHIEMUDLO JETTY, DISABILITY ACCESS UPGRADE
PROCUREMENT PLAN-APPROVAL TO PROCEED**

Dataworks Filename: RTT: MAINTENANCE JETTIES - COOCHIEMUDLO ISLAND

Attachments: [Deed of Agreement Victoria Point and Coochiemudlo Jetties](#)
[Procurement Plan Coochiemudlo Jetty](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer:

Murray Erbs
Group Manager City Infrastructure

Author:

Rodney Powell
Senior Adviser Infrastructure Project

PURPOSE

The purpose of this report is to advise Council of the increased funding requirement for the new jetty planned to be constructed at Coochiemudlo Island and to seek the support of Council to amend the 2014/15 Capex to allocate \$2.31million to the project and to authorise the Chief Executive Officer (CEO) to execute all relevant documents associated with the Department of Transport & Main Roads (TMR) procurement plan and deed of agreement with Redland City Council (RCC) for ferry terminals at Coochiemudlo Island and Victoria Point.

BACKGROUND

In response to the requirements of the "Disability Standards for Accessible Public Transport 2002", RCC has implemented a program to have all ferry serviced infrastructures *Disability Discrimination Act* (DDA) compliant by 31 December 2022.

To achieve this, RCC, working with TMR, has been planning to improve marine passenger transport infrastructure in the Redlands by providing new ferry pontoons at Coochiemudlo Island and Victoria Point to provide a safe and fully accessible service for disabled passengers. The project also involves demolition of the existing jetty on Coochiemudlo Island.

The original estimate for the project was completed in 2009 and this estimate was used for the preparation of the Deed of Agreement (Attachment 1).

The initial project budget totalled \$6 million for both Victoria Point Jetty (currently owned by TMR) and Coochiemudlo Jetty (currently owned by RCC). The agreement requires TMR to fund the full cost of the Victoria Point upgrade (valued at \$2.5 million) and for TMR and RCC to share 50:50 the cost of Coochiemudlo Jetty (valued at \$3.5 million). Upon completion, RCC will become the legal owner of both facilities.

This constituted a total contribution by TMR of \$4.25 million and a total contribution by RCC of \$1.75 million.

A P90 estimate has now been completed by the design consultant, AECOM, and this has, in summary, provided a revised total funding requirement of \$7.28 million. It should be noted that this excludes any contingency and will be subject to the response of the market.

The funding for Victoria Point remains the sole responsibility of TMR, however the proportion that relates to Coochiemudlo requires a 50% contribution by RCC.

Excluding contingency the respective amounts are:

- Victoria Point \$2.66 million
- Coochiemudlo Island \$4.62 million

TMR is proposing to fund the remaining 50% of the price increase for the Coochiemudlo Jetty component while also funding the shortfall identified for the Victoria Point Jetty component.

This estimate requires RCC to commit to a contribution of \$2.31 million. This is an increase of \$0.56 million over the previous budget of \$1.75 million.

TMR advises that there has been an average increase of 3.1% in the construction index per annum and that the P90 estimate now reflects a more accurate estimate of the work in 2014 prices. It is based on the detailed design taking into account all of the statutory requirements, stakeholder feedback and engineering requirements.

TMR remains responsible for delivery of this project and the next step is finalisation of a procurement plan for the project (Attachment 2). To allow the procurement plan to proceed, it is necessary that there is an agreement in place for funding amounts. TMR is seeking agreement from RCC to commit the additional funds required to match the P90 estimate.

ISSUES

- The need for RCC to increase their proposed funding contribution from \$1.75 million to \$2.31 million.
- The designs and P90 estimate have been reviewed by the project team and are considered to be an accurate reflection of the likely costs.
- RCC agreement is required for the procurement plan to be approved and the project to proceed.

STRATEGIC IMPLICATIONS

This project is identified in the Asset Management Plan for Marine Infrastructure.

Legislative Requirements

The *Disability Discrimination Act* (DDA) requires that all public transport facilities comply with the *Disability Standards for Accessible Public Transport 2002* by 31 December 2022.

Risk Management

The current facilities are antiquated in design and have been the cause of several claims against Council regarding trips, slips and falls.

Financial

This project will require expenditure in the order of \$2.31 million (without contingencies) to 2.54 million (with 10% contingencies).

Environmental

All environmental issues have been addressed during the development application process by TMR.

Social

Not applicable.

Alignment with Council's Policy and Plans

This project delivers the following outcomes from Council's operational plan.

2.5.2 - Deliver *Disability Discrimination Act* program.

CONSULTATION

The community has been consulted concerning this project and the requirements identified through this process have been taken into account during the design of the project.

OPTIONS

1. \$2.31 million be allocated in the 2014/15 Capex as Council's contribution to the new Coochiemudlo Jetty;
2. To not allocate funds for the new Coochiemudlo Jetty.

OFFICER'S RECOMMENDATION

That Council resolve as follows:

1. **That \$2.31 million be allocated in the 2014/15 Capex as Council's contribution to the new Coochiemudlo Jetty; and**
2. **That the Chief Executive Officer be delegated authority under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge all relevant documents associated with the Department of Transport and Main Roads procurement plan and deed of agreement with Redland City Council for ferry terminals at Coochiemudlo Island and Victoria Point.**

Agreement between

STATE OF QUEENSLAND
(acting through the Department of Transport and Main Roads)

and

Redland City Council

***To amend the original deed of agreement about ferry terminals –
Coochiemudlo Island and Victoria Point***

Agreement to amend the original deed of agreement about

ferry terminals – Coochiemudlo Island and Victoria Point

BETWEEN: **THE STATE OF QUEENSLAND** through Department of Transport and Main Roads of 313 Adelaide Street, Brisbane Qld 4000.

(“the State”)

AND: **REDLAND CITY COUNCIL** a local government established under the *Local Government Act 1993* having its public office at the corner of Bloomfield and Middle streets, Cleveland in the State of Queensland

(“Council”)

THE PARTIES AGREE AS FOLLOWS:

1. This agreement amends the original deed of agreement about the ferry terminals at Coochiemudlo Island and Victoria Point that commenced on 14 October 2011.
2. This agreement replaces the supplementary agreement that commenced on 26 November 2012.
3. Further to clause 4 of the original deed of agreement that commenced on 14 October 2011, in the event of abandonment or non-completion of the **Project**, the State reserves the right to recover the funding provided by the State to Council. The funding to be repaid under this clause is to be determined having regard to the expenditure the Council has incurred on account of the **Project** before abandonment or non-completion.
4. Should the total Coochiemudlo Island ferry terminal replacement (the **Project**) cost exceed the estimated \$3.5 million, GST inclusive, then the increase will be shared in accordance with the funding proportions as agreed in the Schedule to the original deed of agreement.
5. Should the total Coochiemudlo Island ferry terminal replacement (the **Project**) cost fall short of the estimated \$3.5 million, GST inclusive, then any residual funding will return to the respective Party subject to the funding proportions as agreed in the Schedule to the original deed of agreement.
6. That \$1.75 million, GST inclusive, was transferred from state to council for council to hold in its reserves on behalf of the state for the benefit of the Coochiemudlo Island ferry terminal replacement (the **Project**).
7. The state will transfer a further \$0.8 million, GST inclusive, in the 2012-13 financial year to council to hold in its reserves on behalf of the State for expenditure on the Victoria Point ferry terminal upgrade (the **Project**).
8. The state will transfer the remaining \$1.7 million, GST inclusive, in the 2013-14 financial year to council to hold in its reserves on behalf of the State for expenditure on the Victoria Point ferry terminal upgrade (the **Project**). The transfer of the \$1.7 million will bring the total transferred state funds to \$2.5 million, this being the total funding for the Victoria Point ferry terminal upgrade (the **Project**).

9. Should the total Victoria Point ferry terminal upgrade (the **Project**) cost fall short of the estimated \$2.5 million, GST inclusive, then any residual funding will be returned to the state.
10. The \$1 million and \$0.75 million for the Coochiemudlo Island ferry terminal replacement and the \$0.8 million and \$1.7 million for the Victoria Point ferry terminal upgrade remain state funds, held by council in its reserves on behalf of the state.
11. Funding provided by the State to Council is inclusive of GST and includes an amount payable on account of GST.

SIGNED for and on behalf of the **STATE OF QUEENSLAND** acting through **Department of Transport and Main Roads**


this 24 day of May 2013

by Jurgen Pasieczny
(print full name)

Program Director (State Wide Programs)
(position)


.....
(signature)

who is a duly authorised officer in the presence of:


.....
(signature of witness)

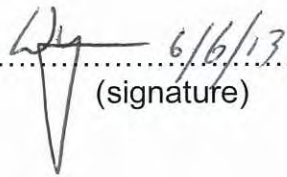
KARAOZ JADIN
.....
(print full name of witness)

SIGNED for and on behalf of **REDLAND CITY COUNCIL**

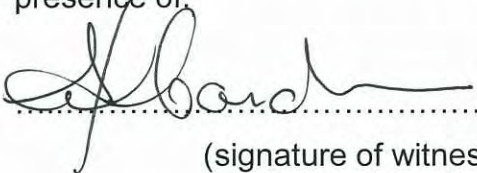
this _____ day of _____ 2013

by William HAROLD LYON
(print full name)

CHIEF EXECUTIVE OFFICER
(position)


.....
(signature)

who is a duly authorised officer in the presence of:


.....
(signature of witness)

Fiona M'GANDLESS
.....
(print full name of witness)



Transport and Main Roads

Significant Procurement Plan

for

**TMR29-98 Coochiemudlo Island & Victoria Point Ferry Terminals
- Construction**

Form No. P101/1212

Project Manager:

Name: Keli Pulini
Position: Principal Engineer (Civil)
Department: Transport and Main Roads
Signature:
Date:/...../.....

**Procurement Delegate
Approved / Not Approved**

Name: Jurgén Pasieczny
Position: Program Director (Statewide Programs)
Procurement Delegation Level: 5
Signature:
Date:/...../.....
Comments:

**Financial Delegate
Approved / Not Approved**

Name: To be advised
Position:
Financial Delegation Level:
Signature:
Date:/...../.....
Comments:

**Procurement Delegate
Approved / Not Approved**

Name: To be advised
Position: , Redland City Council
Signature:
Date:/...../.....
Comment:

Version No.	Date	Changed by	Nature of Amendment
1	October 2013	KP	First draft
2	December 2013	KP	Insert RCC signatory
3	March 2014	PW	Update Exec Summary, timeframes, funding information and potential contractor list

Table of Contents

Table of Contents.....	4
1. Executive Summary.....	5
2. Introduction.....	6
3. Procurement Information Gathering.....	6
4. Risk Analysis.....	9
5. Procurement Strategy Options.....	10
6. Recommended Procurement Strategy.....	10
7. Implementation Strategy.....	10
8. Performance measures.....	11
Attachment A - Risk Register.....	12
Attachment B - Implementation Plan.....	14
Attachment C - Performance Measurement.....	15
Key Performance Indicators.....	15

1. Executive Summary

The Department of Transport and Main Roads (TMR) through its commitments as a public transport facility provider under the *“Disability Standards for Accessible Public Transport 2002”* plans to have all ferry serviced infrastructures DDA compliant by 31 December 2022.

In the process of doing so, TMR, working with Redland City Council (RCC), plans to improve marine passenger transport infrastructure in the Redlands by providing new ferry pontoons at Coochiemudlo Island and Victoria Point to provide a safe and fully accessible service for disabled passengers. The project also involves demolition of the existing jetty on Coochiemudlo Island. The upgrading and demolition works is planned for completion by late 2014.

This procurement strategy identifies the approach TMR and RCC will undertake to procure a contractor to construct the pontoons and carry out the demolition works.

Upon completion of the project, RCC will be the legal owner of the facilities, under a Deed of Agreement between TMR and RCC.

The initial approved project budget was a total of \$6million - being \$2.5million fully funded by TMR for the Victoria Point terminal and \$3.5million for the Coochiemudlo Island terminal equally co-funded by TMR and RCC (\$1.75million each). This constituted a total contribution by TMR of \$4.25million and a total contribution by RCC of \$1.75million.

A P90 cost estimate was prepared by the design consultant AECOM in December 2013.

The total project P90 estimated cost without contingencies is \$7.281million, and with a 10% contingency allowance is \$8.009million.

The total TMR funding amount required ranges from \$4.972million (without contingencies) to \$5.469million (with 10% contingencies). This equates to an increased TMR funding requirement from \$0.722million to \$1.219million.

The total RCC funding amount required ranges from \$2.309million (without contingencies) to \$2.54million (with 10% contingencies). This equates to an increased RCC funding requirement from \$0.559million to \$0.79million.

The above ‘without contingencies’ amounts represent the minimum funding contributions required from TMR and RCC to enable tenders to be advertised.

The recommended procurement strategy is to call for tenders through public invitation.

2. Introduction

The State Procurement Policy requires all state government agencies plan for their significant procurement activities. Accordingly, TMR has developed a significant procurement plan for the purchase of a suitable contractor for the construction of project TMR29-98 Coochiemudlo Island and Victoria Point Ferry Terminals.

2.1 Purpose of this document

The purpose of this document is to identify the best way to approach the procurement of goods or services through information gathering and analysis. It includes all elements involved in planning the procurement.

Analysis will be based on the objectives of the procurement and how these can be met from information gathered about the current demand for the requirement and the nature of the supply market from which it is provided. Another objective of this plan is to provide the support and methodology for the successful implementation of the identified procurement strategy.

2.2 Background

The Queensland Government through TMR working with RCC plans to improve maritime passenger transport infrastructures in the Redlands by upgrading the ferry terminals at Coochiemudlo Island and Victoria Point. This is to provide an improved level of passenger ferry transport in respect of passenger safety, provision for disabled passengers and a service schedule that is fully accessible at any given time.

2.3 Objectives of the purchase

The objective of this purchase is to engage a single suitably experienced and financially capable contractor to construct both the ferry terminals at Coochiemudlo Island and Victoria Point.

3. Procurement Information Gathering

3.1 Funding

The initial approved project budget was a total of \$6million - being \$2.5million fully funded by TMR for the Victoria Point terminal and \$3.5million for the Coochiemudlo Island terminal equally co-funded by TMR and RCC (\$1.75million each). This constituted a total contribution by TMR of \$4.25million and a total contribution by RCC of \$1.75million.

A P90 cost estimate was prepared by the design consultant AECOM in December 2013.

The total P90 estimated cost without contingencies is \$7.281million, with Victoria Point ferry pontoon estimated at \$2.663million and Coochiemudlo Island ferry pontoon and demolition works estimated at \$4.618million.

The additional funds required by TMR to cover the P90 cost estimate are \$0.163million extra for Victoria Point and \$0.559million extra for Coochiemudlo. This gives a total extra TMR funding amount of \$0.722million. The total TMR funding amount required is now \$4.972million.

The additional funds required by RCC to cover the P90 cost estimate are \$0.559million extra for Coochiemudlo Island. The total RCC funding amount required is now \$2.309million.

These revised amounts represent the minimum funding contributions required to enable tenders to be advertised.

If a 10% contingency allowance is added, the total TMR funding amount required is \$5.469million and the total RCC funding amount required is \$2.54million. With contingencies, this gives a total project estimated cost of \$8.009million.

3.2 Demand Analysis

Demand:

The mean of transportation between Coochiemudlo Island and the main land is via ferry services from the island through Victoria Point. The ferry service operates daily on a regularly basis.

Through TMR's commitment to the requirements of the "*Disability Standards for Accessible Public Transport 2002*", and being a public transport facility provider, it plans to have all ferry serviced infrastructures DDA compliant by 31 December 2022. In the process of doing so, Disability Access audit was commissioned by TMR in 2009 identified that both facilities (Coochiemudlo Island and Victoria Point ferry terminals) are non compliant and need to be upgraded.

TMR working with RCC commits to have these facilities upgraded by mid 2014.

Outcomes

At the end of this procurement, functional, fit for purpose and fully DDA compliant ferry terminals will be provided at Coochiemudlo Island and Victoria Point. In achieving that, TMR and RCC are a step closer to meeting its public transport accessibility obligations.

Options for satisfying or reducing the demand

Following the finding of the 2009 Disability Access audit report, TMR carried out an option analysis study on ways to upgrade the existing facilities to be DDA compliant. Options looked at by the study vary from minor remediation/maintenance works to full new construction. Following considerations of the pros and cons of the options, the study recommends that the most feasible, value for money and practical mean of upgrading the facilities to meet the accessibility requirements and being DDA compliant are as follows;

- **Coochiemudlo Island:** Demolish the existing jetty and construct a new one with a pontoon;
- **Victoria Point:** Minor remediation/maintenance works on the existing jetty with a new pontoon abutted to it.

3.3 Supply Market Analysis

Sources of information

- Previous tender information
- Pontoon/floating walkway/jetty contractors known to TMR
- TMR project managers from past similar projects

Structure of the Supply Market

After researching previous similar projects and discussions with TMR project managers, the following contractors were identified as potential candidates for this procurement;

- Mayo Marine Services
- Pacific Pontoon and Pier
- The Jetty Specialist
- Superior Jetties
- Bellingham Marine Systems
- Pacific Marine Group
- Brady Marine and Civil
- Waterway Constructions

Nature of the Supply Market

There are a limited number of contractors who have the specialist knowledge and experience to handle projects of this nature. Among them, there are splits based on geographical locations and most of them have been involved with TMR or local government authorities for similar projects throughout Queensland. However there is an advantage for some contractors to bid competitively on the project closely located to them.

Large construction firms are not usually interested in project of this nature which are small in size but need specialist knowledge and skill. Also, it is apparent that the market is not large enough to develop one or two contractors as market leaders.

Competition within the Supply Market

There is a good competition for TMR marine infrastructure projects in terms of quality and price. The projects with a general civil works component and a pontoon component are usually tendered by vendors who have a partnership arrangement with a leading pontoon manufacturer. Previous experience with similar projects

shows that there was good competition between offers submitted by these partnerships.

Nature and Quality of the Supply Chain

Majority of the supplier products are manufactured within Australia. Some suppliers have minor overseas contents which usually met by alternatives from local suppliers. Suppliers have the ability to monitor the supply chain and guarantee availability of products.

Usually the pontoon component is manufactured off site while the civil works are being done. Pontoon manufacturers generally have their data from the drawings with minor input during the civil works. As such, pontoon manufacturers have the ability to complete their product and delivered to site at the completion of the civil works.

Most of the pile driving operations require barge mounted pile driving equipment which is not a commonly available piece of equipment. Most of the pontoon suppliers have their own barges and pile driving equipment but it usually takes time to mobilise them from one site to another. As such careful resource planning is required to make sure the barges are available for the timely delivery of the project. However there could be unforeseen conditions that affect the barge mobilisation plans such as inclement weather.

Most of the suppliers are relying on services from transport companies for delivery of products, raw materials, etc. Transport services is not in short supply and therefore companies are not usually dependent on short supply of services. However there could be impacts on transport services due to land transport interruption during inclement weather, etc. which are beyond their control.

Department's value as a Customer

TMR marine infrastructure is usually a small component of the supplier's turnover. Similar projects are usually delivered for private developers, local government authorities, port corporations etc. Therefore it is unlikely that TMR will receive benefit from special tiering or discounts.

4. Risk Analysis

With the nature of this type of project being small and specialised, the biggest risk to the procurement is the availability of a suitably experienced contractor to deliver a value for money outcome. If similar projects are offered by others in the market at the same time TMR goes to tender, there is a likely risk of less competition. A less experienced contractor would expose TMR to the risks of quality and timely delivery.

A Risk Matrix to record risks and treatment strategies is provided at Attachment A

5. Procurement Strategy Options

There are three potential procurement strategies;

1. Public Invitation –

- Advantages: open market (wider catchment of suppliers); more competitive pricing; greater selection; suit market with multiple suppliers; promotes supply chain opportunities.
- Disadvantages: risk of new entrants entering the market outbidding experienced contractors with very low prices; longer time needed to evaluate (especially if there are several conforming offers received)

2. Selective Invitation

- Advantages: competitive pricing; choice of preferred contractors to tender; invite only companies who are interested; suits market with limited suppliers
- Disadvantages: prevents new entrants to the market and developing a healthy competition; stifles supply chain opportunities

3. Sole Offer Invitation

- Advantages: quick tender period; choice of supplier that is tried and proven; suits market with limited suppliers
- Disadvantages: price not competitive; potential for very high price offered; no backup if tender is withdrawn; stifles supply chain opportunities.

In all instances, selection will be based on weighted scored merit addressing pre-determined and approved assessment criteria.

6. Recommended Procurement Strategy

Due to the nature and significant budget for the project, the preferred procurement strategy would be Option1 – Public Invitation.

This would be beneficial for a competitive tender response and will capture a wider cross section of the market. A thorough reference check though will be performed on new entrants in order to reduce the risk of low quality and delayed product delivery.

7. Implementation Strategy

Implementation tasks:

- Prepare tender document
- Advertise tenders
- Evaluate tenders
- Contract formation
- Contract management activities including reporting and monitoring arrangements

Role and responsibilities:

- Bridge and Marine Engineering (BME) section of E&T will undertake all the above implementation tasks. And will be in consultation with appropriate sections of Translink, Maritime Safety Queensland (MSQ), RCC, State Program Office (SPO) and Metropolitan Region for Environmental, Communication and funding matters during the implementation of the project.
- Post construction handover to RCC will be handled by SPO

Timeframes:

- Tender period: 14 March 2014 to 12 April 2014
- Tender evaluation and expenditure approval: 14 April 2014 to 9 May 2014
- Contract award: 9 May 2014
- Contract Period: 9 May 2014 to 12 December 2014

Key Stakeholders:

- State MP for the area, Redland City Council, ferry operator and the local community

An Implementation Plan Template is provided at Attachment B

8. Performance measures

Key Performance Indicators (KPI) are:

- Compliance with contract requirements
- Deliverables on time
- Price variation

These KPI's will be measured and monitored during the entire project.

Attachment A - Risk Register

Objective or activity	Description of risk(s)/event (what event or risk could effect the objective or activity)	Risk owner	Existing controls	Risk assessment			Risk treatment or reporting
				Likelihood of risk occurring (almost certain, likely, possible, unlikely, rare)	Consequence of risk occurring (catastrophic, major, moderate, minor, insignificant)	Risk rating (extreme, high, medium, low)	Risk control measures (evaluation or treatment or mitigation or actions)
Inviting Offers	No tender received	TMR	Nil (market driven)	Unlikely	Moderate	Medium	TMR to negotiate directly with known suppliers or revisit delivery timeframe and readvertise.
	Very high costed tenders received	TMR	Set scope of works carefully	Possible	Minor	Medium	Assess against recent similar projects. If prices reasonable, revisit scope of works and negotiate with known suppliers.
Selecting the Contractor	Unknown/new to industry	TMR	Evaluate tender carefully and reference checks	Possible	Minor	Medium	Assess past experiences and conduct thorough referee checks
Awarding contract	Statutory approvals not received	TMR	Continual communications with relevant	Possible	Moderate	High	Continual communications with processing entities or amend specifications to take into account of any

			authorities to speed up process and with design consultants for timely submission of documentations				new conditions and treat as variation.
Contract Management	Scope and schedule variations	TMR	Carefully and clearly set out scope and schedule in the tender document.	Likely	Moderate	High	Carefully assess and discuss the tentative winner's tender and clarify possible issues before signing the contract. Allow enough contingencies in budget for unforeseen variations.

Risk: The level of any risks associated with the procurement can be determined using the following table from the department's OnQ Project Management system.

Likelihood	Consequences				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	High	High	Extreme	Extreme	Extreme
Likely	Medium	High	High	Extreme	Extreme
Possible	Low	Medium	High	Extreme	Extreme
Unlikely	Low	Low	Medium	High	Extreme
Rare	Low	Low	Medium	High	High

Attachment B - Implementation Plan

Task	Person Responsible	Stakeholders	Resources	Timeframe	Comments
Stakeholder consultation, communication management	SPO	SPO, RCC, ferry operators and local community	SPO, RCC	For duration of project	
Financial management	SPO and BME	SPO, BME and Contractor	SPO, BME	For duration of project	
Project delivery/ Contract management	BME	SPO, RCC	BME	May to December 2014	
Environmental and statutory approvals	Design consultants, BME and Metro	SPO, BME	Design consultant, BME and Metro	May to December 2013	
Environmental management during project delivery	BME and Metro	SPO, BME	BME and Metro	For duration of project	
Post construction takeover and handover to RCC	SPO	BME, Metro, RCC	SPO	December 2014	

Legend: SPO – State Program Office, PD&O, TMR
 BME – Bridge and Marine Engineering, E&T, TMR
 Metro – Metropolitan Region, PD&O, TMR
 RCC – Redland City Council

Attachment C - Performance Measurement

Key Performance Indicators

KPI	Measurement	Comments
Compliance with contract requirements	<p>Number of non-conformance issues identified on a monthly timeframe. Aim at 5 per month. Rating as follows;</p> <p>Excellent – 0 issue</p> <p>Good – 1 to 3 issues</p> <p>Poor – 4 to 5 issues</p>	<ul style="list-style-type: none"> • Project Manager/Inspector to monitor progress weekly. • Use non-conformance reports to record issues.
Deliverables on time	<p>How much progress has lapsed the original completion date, monitored on a monthly basis. Rating as follows;</p> <p>Excellent - no change to original completion date</p> <p>Good – Project has stalled up to a week at the end of the reporting month</p> <p>Poor – Project has stalled more than a week by the end of the reporting month.</p>	<ul style="list-style-type: none"> • Contractor to issue monthly progress report including gantt chart showing progress. • Project Manager to monitor progress
Price Variation	<p>Extent of variation requests awarded by completion date. Rating as follows;</p> <p>Good – no variation</p> <p>Poor – variation awarded</p>	<ul style="list-style-type: none"> • Use of schedule variation report • Project Manager to monitor progress

12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a ‘Mayoral Minute’, on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION

In accordance with s.7(3) *Redland City Council Meetings – Standing Orders*.

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 CLOSED SESSION**16.1.1 SCHEDULE OF FEES AND CHARGES 2014-2015 INCLUDING
COMMERCIAL BUSINESSES****Dataworks Filename: FM Fees and Charges 2014/2015****Authorising Officer:****Bill Lyon
Chief Executive Officer****Responsible Officer:****Gavin Holdway
Chief Financial Officer****Author:****Helen Griffith
Management Accountant Commercial Business**

EXECUTIVE SUMMARY

Council or Committee has a broad power under 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 275(1) of the *Local Government Regulation 2012*.

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

“(c) the local government’s budget”

16.1.2 LAND EXCHANGE - QUIN ENTERPRISES PTY LTD

Dataworks Filename: 133694
133817

Authorising/Responsible Officer:



Gary Soutar
General Manager Infrastructure and
Operations

Author:

Gary Soutar
General Manager Infrastructure and
Operations

EXECUTIVE SUMMARY

Council or Committee has a broad power under 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 275(1) of the *Local Government Regulation 2012*.

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

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.***

17 MEETING CLOSURE