



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

**Wednesday, 16 July 2014
commencing at 9.30am**

**The Council Chambers
35 Bloomfield Street
CLEVELAND QLD**

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

PORTFOLIO	SPOKESPERSON
1. 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 25 JUNE 2014

Motion is required to confirm the Minutes of the General Meeting of Council held on 25 June 2014.

5.2 SPECIAL MEETING MINUTES 26 JUNE 2014

Motion is required to confirm the Minutes of the Special Meeting of Council held on 26 June 2014.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 PETITION (DIVISION 2) REQUEST TO RETAIN LINEAR PARK AND CORTES CANAL PARK

At the General Meeting of 21 May 2014 (Item 8.1.1 refers) Council resolved as follows:

1. That the petition be received and referred to the Chief Executive Officer for consideration and a report to the Local Government; and
2. That the principal petitioner be advised in writing.

"Petition requesting Council retain Linear Park as existing park and Cortes Canal Park as park being land identified as emergency access for canal & revetment repairs and maintenance. We do not support any development that is inconsistent with the purpose for which these park areas are dedicated. This parkland is held in trust by Redland City Council to be used for public use and we specifically object to this open space parkland to be used as a Memorial Park."

A report addressing this matter is listed as Item 11.2.2 on today's agenda.

6.2 CLEVELAND AQUATIC CENTRE LEASE

At the General Meeting of 21 May 2014 (Item 16.1.1 refers) Council resolved "*That this item be deferred*".

This Item will be presented to a future General Meeting for consideration.

6.3 REPORT TO COUNCIL TO EXPLORE INCENTIVES SCHEME TO PROMOTE AND FACILITATE TOURIST ACCOMMODATION IN REDLAND CITY

At the General Meeting of 4 June 2014 (Item 12.1 refers) Council resolved:

1. *To explore options for the establishment and implementation of an incentives scheme to promote and facilitate tourist accommodation development within the city; and*
2. *That a report is brought to Council providing options for the establishment and implementation of such a package by the General Manager of Community & Customer Services.*

This Item will be presented to a future General Meeting for consideration.

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 ACTING CHIEF EXECUTIVE OFFICER**

Datworks Filename: HRM Delegations
GOV Delegations Council Officers

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer/ Author: Nick Clarke
General Manager Organisational Services

PURPOSE

To provide a revised process for the appointment of an acting Chief Executive Officer (CEO) for the CEO's temporary periods of absence.

BACKGROUND

Council is required to appoint a qualified person as its CEO under s194 *Local Government Act 2009* (the Act). A local government may also appoint a qualified person as acting CEO for any vacancy in the position, or for any period when the CEO is absent from duty (such as on leave), or is for another reason unable to perform his/her responsibilities (s195 of the Act). A local government may delegate the decision-making under these sections under s257 of the Act. It may delegate the decision to appoint an acting CEO to the Mayor; or to the CEO; or to a committee of the local government.

The current delegation to appoint an acting CEO was given to the CEO by Council resolution dated 28 July 2010. That delegation gave the CEO the ability to appoint any of the general managers to act in the CEO's role, generally on a rotational basis. The Mayor was also provided with the delegation to appoint an acting CEO in the event that the CEO was unable to do so.

ISSUES

The current delegation requires review. It refers to general managers by name and these have changed over time. The proposed new delegation retains the pool of general managers to act in the role. It has also been amended to provide a cap on the time that a person may act in the CEO's role under a decision made by delegation. This allows Council to make a decision for longer periods when the CEO is absent or otherwise unable to perform the responsibilities of the role.

STRATEGIC IMPLICATIONS

Legislative Requirements

The requirements of the *Local Government Act 2009* are met if the officer's recommendation is accepted. Alternative approaches may also meet statutory requirements.

Risk Management

The recommendation ensures that the risks associated with ensuring that the CEO's role is always filled are managed appropriately.

Financial

The costs to cover the higher duties payments are included in the budget for 2014/15 and would ordinarily be included in future years' budgets.

People

The recommendation allows the delegation to be used in support of career development and succession planning.

Environmental

Not Applicable

Social

Not Applicable

Alignment with Council's Policy and Plans

The recommendation aligns with Outcome 9 - An efficient and effective organisation: 9.1 - We will deliver excellent leadership throughout the organisation for the benefit of the community.

CONSULTATION

Consultation has occurred with the Mayor.

OPTIONS

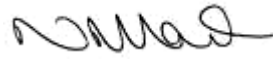
1. Provide delegations to the Chief Executive Officer and Mayor to appoint one or more of the general managers as acting Chief Executive Officer for a continuous period not to exceed six weeks at one time.
2. Provide amended delegated authority to appoint an acting Chief Executive Officer.
3. Require all decisions to appoint an acting Chief Executive Officer to be made by resolution of Council.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Appoint all General Managers to a panel from which one of them may be selected to act as Chief Executive Officer when the chief executive officer is absent from duty, or cannot, for another reason, perform the Chief Executive Officer's responsibilities;**

2. Delegate to the Chief Executive Officer under section 257 *Local Government Act 2009*, the authority to appoint from the panel a Chief Executive Officer on each occasion the need arises, for no longer than a continuous period of six weeks;
3. Delegate to the mayor under section 257 *Local Government Act 2009*, the authority to appoint from the panel an Acting Chief Executive Officer on each occasion the need arises, when the chief executive officer is unable to make such an appointment, for no longer than a continuous period of six weeks;
4. For the purposes of a continuous period of up to six weeks, the duration of the appointment may be split between two or more members of the panel, with one acting in the role at any one time;
5. The delegations may be used more than once in a calendar year, so long as no single period exceeds six weeks; and
6. For single periods in excess of six weeks, the delegation does not apply and such decisions shall be by resolution of Council.

11.1.2 PRIORITY DEVELOPMENT AREA COMPETITIVE BID PROCESS**Datworks Filename:** LUP Priority Development Areas**Authorising/Responsible Officer:****Nick Clarke**
General Manager Organisational Services**Author:****Scott Hutchison**
Principal Advisor Strategic Planning PDA

PURPOSE

This report outlines the methodology that is being applied throughout the competitive bid process for the Toondah Harbour and Weinam Creek Priority Development Area (PDA) projects. The competitive bid process includes Expression of Interest (EOI) and the Request for Proposals (RPS) stages.

BACKGROUND

On 1 May 2013, Council resolved to call for expressions of interest for development options at both sites. Subsequent to that resolution, Council endorsed and the Minister for Economic Development Queensland (MEDQ) approved the development schemes for both areas. The MEDQ also provided Council with certain powers under delegated authority relating to the receiving of and determining development applications under those development schemes.

Stage 1 – Expression of interest process

The EOI invitation was released electronically as an open tender of the QTender website on 19 June 2014 and closes at 4 pm (AEST), 28 July 2014. The EOI process seeks initial responses from competent and experienced organisations and consortia, and enables a shortlist of proponents to be selected to submit detailed concept design proposals at the RFP stage. The EOI documents, which include an information memorandum and supporting documents, provide the background to the projects and explain the role of EDQ and Council and their expectations in seeking private sector involvement.

Stage 2 - Request for proposal process

At the conclusion of the EOI stage, shortlisted proponents may be invited to participate in the RFP stage by lodging proposals. They would be asked to include concept design proposals that identify in more detail the elements of the additional infrastructure and public realm requirements they can provide through the proposed development. The RFP process is intended to commence after the announcement of the shortlisted proponents from Stage 1 in Q3 2014. The shortlisted proponents may be invited to prepare and lodge detailed proposals for the delivery of the project/s, after which Council and EDQ intend to enter into contractual negotiations with preferred proponent/s.

Evaluation process

The EOI and RFP stages will be overseen by an evaluation process. The objective of the evaluation process is to identify one or more preferred proponents to participate in the regeneration of state and local government land assets within the PDAs. An evaluation panel has been formed to assess submissions received during the course of the competitive bid process.

The Evaluation Panel is comprised of 3 senior officers from State Government, and 3 senior officers from Council.

An evaluation methodology has been established to identify the proposals that will best achieve the outcomes sought. It adopts both quantitative and qualitative evaluation techniques. Due to probity requirements, this remains a confidential document during the period of the competitive bid process.

Key stakeholders and/or subject experts will be called upon to participate in assessment teams that will review relevant aspects of the proposals and advise the Evaluation Panel. For example, advice will be sought from a commercial/legal assessment team drawn from Council and EDQ resources. A design assessment team will also be utilised. Indicative representation on the design assessment team may include, planning, marine, environment, and transport representatives.

Community reference group

Council may establish a community reference group, during the evaluation of EOIs and/or responses to RFP, to provide feedback and a range of perspectives on the development of the sites. Membership will include representatives of peak bodies and the local community. The group will have no formal involvement in the assessment process. Meetings will be organised by Council officers. There will be strict probity requirements relating to the consultation with reference group members.

Probity Advisor

A probity advisor has been appointed to oversee the competitive bid process. The probity advisor, an employee of HWL Ebsworth Lawyers, will attend and observe throughout the evaluation process and will report on the conduct of the process at its conclusion.

The probity advisor's role is to advise on and monitor the procedural integrity through all phases of the competitive bid process, with reference to the evaluation and probity plans.

Bid Manager

Jones Lang LaSalle has been appointed as bid manager. The process requires all enquiries in respect to the EOI process to be made in writing and directed to the Bid Manager.

In this way, all inquires are appropriately registered, and all questions and answers directed to all proponents to ensure all proponents have, as far as is possible, equal information.

Indicative timetable

The proposed timetable for the competitive bid process is set out below.

Indicative timetable

Date	Milestone Activity
EOI stage	
19 June 2014	Industry briefing and release of EOI documents via QTender
21 July 2014	Deadline for proponent questions
4.00 pm (AEST), 28 July 2014	Closing time for lodgement of EOI submissions
August 2014	Notification of shortlisted proponents and unsuccessful proponents
RFP stage	
August/September 2014	Release of RFP documents to shortlisted proponents
October 2014	Closing date for detailed proposals
Late 2014	Preferred proponent/s identified
Early 2015	Contractual and financial close

ISSUES***Next steps***

The evaluation panel will present interim progress reports as necessary to Council and the EDQ Board on the evaluation of submissions at each stage of the competitive bid process. The interim briefings will be for information purposes and Council and the EDQ Board will be permitted to clarify the analysis conducted to the date of the interim progress report. Following the preparation of the evaluation report/s, the panel will submit its final analysis to Council and then to the ED Board.

The briefing will either, identify and justify the selection of the recommended shortlist of proponents to the next stage of the competitive bid process, or recommend that a further process be undertaken to modify the competitive bid process (which may include the issuance of a supplementary bid documents or changes to the process), as the case may be, or that all submissions should be rejected.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Council is bound by the requirements of the Probity Plan being overseen by HWL Ebsworth.

Risk Management

A probity plan has been developed to avoid risk throughout the competitive bid process. Council must act fairly and impartially. Probity guidelines are being followed to ensure conformity of process, improve accountability, encourage commercial competition, preserve public and bidder competence, and improve the defensibility of process and decisions to legal challenge.

Financial

Resourcing of the PDA projects is provided for in the budget for 2014/15.

People

An evaluation panel has been formed to oversee the competitive bid process. On-going support will be required from officers in the following groups: City Planning and Environment, City Infrastructure, Infrastructure and Planning, and Development Assessment.

Environmental

The environmental benefits associated with both sites are quite substantial if development associated with the sites is undertaken in a manner that recognises the unique attributes and ecosystems that operate at each of the sites.

Social

The implementation of these projects has the potential to increase public amenity and open space at both sites, enabling greater recreational use.

Alignment with Council's Policy and Plans

The recommendation primarily supports Council's strategic priorities of delivering a healthy natural environment, green living, wise planning and design, a supportive and vibrant economy, strong and connected communities, and of embracing the bay.

CONSULTATION

Consultation has occurred between senior staff of Council and EDQ in preparing for the competitive bid process. Consultation with the probity advisor will continue to ensure that the process conforms to that detailed in the evaluation and probity plans.

OPTIONS

Council has the following options available:

1. Note the information provided regarding the implementation of the earlier resolution to commence an expressions of interest process; or
2. Note the information provided and request further information.

OFFICER'S RECOMMENDATION

That Council resolves to note:

- 1 That following Council's resolution to call for *expressions of interest* for the two priority development area sites, the resolution has been implemented;**
- 2 That *expressions of interest* have been invited with a closing date of 28 July 2014;**

- 3 That appointments have been made to ensure that the competitive bid process is effectively managed. Those appointments include a bid manager (Jones Lang LaSalle), a probity advisor (HWL Ebsworth) and membership of the evaluation panel (senior employees of Redland City Council and Economic Development Queensland);**
- 4 The timings of the competitive bid process as described in this report;**
- 5 That the evaluation panel's reports from the *expression of interest* process will be submitted to Council for consideration and endorsement prior to being submitted to Economic Development Queensland; and**
- 6 That a resolution will be sought from Council to proceed to the *request for proposals* stage following Council's consideration of the evaluation panel's reports from the *expression of interest* process.**

11.2 PORTFOLIO 5 (CR LANCE HEWLETT)**OPEN SPACE, SPORT AND RECREATION****11.2.1 JUNNER STREET SOUTH PARKLANDS – HERITAGE INTERPRETATION PROJECT**

Datworks Filename: P&R Division 2 Planning – Cleveland/North Stradbroke Island (NSI)

Attachment: [Aerial Photo – Junner Street South Parklands](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer:

Lex Smith
Manager City Spaces

Author:

Ross Barnett
Landscape Architect

PURPOSE

The purpose of this report is to seek in-principle approval for the proposed Junner Street South Parklands – Heritage Interpretation Project, Dunwich, North Stradbroke Island (NSI). This report will provide the background information regarding the purpose of heritage interpretation and minor landscape works, the required funding, endorsements and community engagement.

BACKGROUND

A committee member of the Sibelco Community Fund approached the Mayor, Division 2 Councillor and Chief Executive Officer (CEO) via email on 17 March 2014 with a proposal for a partnership project with Council to enhance the visitor experience to Dunwich. The proposal is to seek funding from Sibelco and incorporate information and material from the NSI Historical Museum to provide an interpretation of site specific heritage within Junner Street South Parklands.

Should Council support this proposal in principle and a funding application to the Sibelco Fund is successful, the Straddie Sand Mining Community Fund would be the source of the financial resources and Council would provide staff resources to support the design and implementation of the project.

The Service Manager Public Place Projects was requested to meet with the Sibelco committee member to discuss the proposal and Council's potential involvement.

A site meeting was held on 7 May 2014 to discuss the purpose and extent of possible interpretation of the heritage in Junner Street South Parklands including minor landscape works such as seating and signage. The attendees at this meeting were the Service Manager - Public Place Projects Unit (PPPU), Landscape Architect -

PPPU, the member of the Sibelco Community Fund proposing the project and the President of the NSI Historical Museum.

Site description

Junner Street Parklands, Lot 3 CP865498 is on the south west side of Junner Street, Dunwich, NSI. The site is also adjacent to the Dunwich Community Hall which was once the Mess Room for the Benevolent Society. Relics and foundations from the Benevolent Society are still evident today.

Proposed process

The PPPU's landscape architects will initially prepare a concept plan to seek funding, manage the community engagement process, and prepare documentation to implement the works once the proposal has gained community acceptance.

ISSUES

- Existing heritage relics and historic importance are not currently communicated or interpreted within the parklands.
- PPPU has been requested to prepare a landscape concept plan to communicate possible future interpretative signage and minor landscape works with the aim of seeking Sibelco funding.
- Opportunity for increased use of the parklands for passive recreational and/or educational purposes.
- Community consultation with QYAC, key stakeholders, residents will be required as part of the design/site planning process, after funding is confirmed but prior to final designs being prepared.
- Council does not have an allocated budget for the construction of the works proposed.
- This lot of land which is designated as park with a zoning for Community Purposes has not been identified for future community purpose infrastructure.

STRATEGIC IMPLICATIONS

Legislative Requirements

The proposed works would need to be designed in accordance with the Building Code of Australia, relevant Australian Standards, Council Standards and the *Disability Discrimination Act*.

Risk Management

Risks:

- Following community consultation - surrounding community members reject design proposal and a consensus is not reached.
- Managing community expectations, especially if grant funding is unsuccessful.
- Council may need to allocate budgetary resources to assist in delivering the project.

Opportunities:

- Increased recreation value within parkland.
- Increased seating and social connectivity within parkland.
- Develop community/council partnerships that aim to further enrich the community of Redland City Council (RCC).
- Identify and interpret the historic uses of the site, the buildings and generally a period of history within the Dunwich township.

Financial

The project budget is dependent upon the successful funding application with the Straddie Sand Mining Community Fund and design and project management support from Council. The project budget has not been determined as yet, it will be established when the extent of works is defined through the design process and the outcome of the funding application.

Should the project proceed, the resulting assets would require ongoing maintenance which would also incur an increase to existing operational budgets for maintenance. The extent of ongoing maintenance costs will be determined after the scope and design of the project is established.

This project would be assessed as a low priority project under the current prioritisation criteria established for Council funded projects. As such, the financial contribution by Council would be restricted to an in-kind contribution of officers time for the design and project management. This in-kind contribution is estimated to have a financial value of \$6,500.

People

Landscape architects from RCC's PPPU will fulfil a design and project management role throughout the design development, community engagement and construction documentation stages. Council's Project Delivery Group will manage the resulting delivery of the works.

Environmental

The proposed site for the Heritage Interpretive Project is described as Lot 3 CP865498 with a land use of Park, zoned as Community Purpose 2 – Community Facilities and with a land area of 5422 m². The site is currently grassed, with mature shade trees and historic relics, e.g. building foundations and landforms. There are no overlays triggered under the current planning scheme.

Social

Council endorsement of proposed Heritage Interpretation Project will allow community consultation with the wider community to commence. Following the completion of community consultation, Council should be better positioned to assess the appropriateness of the project.

Alignment with Council's Policy and Plans

The Open Space Plan does not specify a desired recreational activity within parkland.

CONSULTATION

- Strategic Planner – City Planning & Environment
- Group Manager Project Delivery Group
- Principal Advisor Strong Communities
- Division 2 Councillor
- Senior Advisor Indigenous Partnerships

OPTIONS**Option 1**

That Council provides its in principle support for the proposed Junner Street South Parklands – Heritage Interpretation Project.


Option 2

Council does not provide support in principle for the proposed Junner Street South Parklands – Heritage Interpretation Project.

OFFICER'S RECOMMENDATION

That Council resolves to provide its in principle support for the proposed Junner Street South Parklands – Heritage Interpretation Project.



Red-e-map Plot	
Legend	
Road Names	
Suburbs	
Current Land	
Outline of Redland City	
Moreton Bay	
Adjacent Shires	
Scale: 1:500	Date: 12/06/2014
 Redland CITY COUNCIL FOR INTERNAL COUNCIL USE ONLY	
<small>No warranty given in relation to the data (including accuracy, reliability, completeness or suitability) and no liability accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used on breach of the privacy laws. External contributors to data listed at www.nrme.qld.gov.au/products or www.redland.qld.gov.au</small>	

11.2.2 REDLANDS MEMORIAL PRECINCT**Dataworks Filename:** CR War Memorials**Attachment:** [Community Engagement Results](#)**Authorising Officer:****Gary Soutar**
General Manager Infrastructure & Operations**Responsible Officer:****Lex Smith**
Group Manager City Spaces**Author:****Cameron Mackay**
Landscape Architect

PURPOSE

The purpose of this report is to provide a number options and a recommendation for consideration by Council relating to the proposed Redlands Memorial Precinct following an investigation in response to a petition received by Council.

BACKGROUND

At its meeting of 21 May 2014, Council resolved that:

- 1 That the petition be received and referred to the Chief Executive Officer for consideration and a report to the Local Government; and
- 2 That the principal petitioner be advised in writing.

The petition stated:

“Petition requesting Council retain Linear Park as existing park and Cortes Canal Park as park being land identified as emergency access for canal & revetment repairs and maintenance. We do not support any development that is inconsistent with the purpose for which these park areas are dedicated. This parkland is held in trust by Redland City Council to be used for public use and we specifically object to this open space parkland to be used as a Memorial Park.”

The Returned & Services League of Australia Redlands RSL Sub-Branch (RSL) and National Servicemen Association of Australia Queensland (NSAAQ) contacted Council to request ‘in principle’ support for a proposed RSL memorial to be installed at Kinsail Court Park, Lot 537 SL12771. A site meeting was later held to discuss the proposed project.

At its general meeting of 12 February 2014, Council resolved to provide in principle support for the proposed memorial precinct. The report relating to this resolution outlined the purpose of the memorial precinct and that Council’s Public Place Projects Unit (PPPU) would fulfil an advisory role throughout the conceptual development and assist in undertaking community engagement.

The RSL/NSSAQ and their architect held a preliminary design workshop. Attendees included Council’s Landscape Architect, Councillor Division 2 and Councillor Division 6.

RSL/NSAAQ later released detailed design documents to the community for feedback without contacting Council's (PPPU) for review and assistance with community engagement.

ISSUES

- A number of concerns, objections and comments have been received by Council following RSL/NSAAQ's release of detailed design documents.
- Council initially received a public petition with 98 signatures opposing the proposed memorial precinct. Additional signatures have now been received from the head petitioner bringing the total signatures to 565.
- Officers from the Department of Local Government, Community Recovery & Resilience (DLGCRR) and the Department of State Development, Infrastructure & Planning have received community complaints regarding the proposed memorial precinct.
- The modified design for the proposed memorial precinct will be subject to approval from the Department of Natural Resources & Mines (DNRM) prior to further community engagement.

COMMUNITY FEEDBACK

- A number of comments were made by local residents in relation to a proposed memorial precinct on RSL feedback forms.
- Council has also received letters, emails, phone calls and the petition.
- The majority of opposing community comments relate to the proposed memorial precinct's design, location and associated level of community engagement.

Please refer to the attachments for further information regarding community engagement results.

DESIGN CONSIDERATIONS

Council officers have now reviewed the released detailed design documents for the proposed memorial precinct and community feedback and make the following design recommendations:

- minimise the impact on the visual amenity of local residents living in close proximity to proposed memorial precinct;
- ensure the design is consistent with Crime prevention through environmental design (CPTED) principles;
- remove visually obtrusive architectural elements within the park that obstruct views and sightlines;
- modify the design proposal to reduce the overall scale (height and length) of memorial structure/s;
- limit memorial structure to one area within the park rather than view the entire park as the memorial precinct;
- consider using multi-purpose park elements, such as boulders, tree avenues, earth mounding, and feature pavement to achieve the memorial structure intent;

- enhance the subtlety of the memorial design in order to mirror 'open space' park surrounds;
- modify memorial elements to better work within existing site topography to minimise visual impact of memorial elements.

STRATEGIC IMPLICATIONS

Planning Requirements

Acting Manager Planning Assessment has advised that there are no planning approvals required for the proposed memorial precinct. Once revised plans are developed, Council officers from the building team can advise whether building approvals are required.

Legislative Requirements

The proposed memorial precinct would need to be designed in accordance with the Building Code of Australia, relevant Australian Standards, Council Standards and the *Disability Discrimination Act*.

Council is trustee of the land parcel containing the proposed memorial precinct with DRNM being the land owner. As such, Council must ensure land use is managed in accordance with the *Land Act 1994*.

Risk Management

Risks:

- Adjoining residential properties are still not supportive of the proposed memorial precinct after further engagement of a modified design.
- Increased community dissatisfaction with proposed memorial precinct.
- DNRM does not approve the modified design for the proposed memorial precinct at the current location.
- Council needs to allocate budgetary resources to assist in delivering the memorial precinct project.

Opportunities:

- Increased recreation value within park.
- Increased community recognition and/or appreciation of park.
- Increased seating, shade and connectivity within parkland.
- Develop new community/Council partnerships that aim to further enrich the urban fabric of Redland City Council.
- Provide an accessible public space for the acknowledgement of those currently serving in the armed forces, those that have fought in battles, and those that have fallen.
- Preparation of Land Management Plan.

Financial

The project budget is dependent upon the successful completion of grant applications by the RSL and NSSAQ. No financial or budgetary assistance for the proposed memorial precinct has been requested by the RSL or NSAAQ.

People

Should Council resolve to retain its in principle approval of the memorial precinct, landscape architects from Council's PPPU will assist with RSL/NSAAQ and their architect to achieve a positive outcome for the project.

Environmental

The proposed site for the memorial precinct is zoned as 'Open Space' parkland and currently grassed, with limited to no native/remnant vegetation. Overlays triggered under the current planning scheme include:

- acid sulphate soils;
- road and rail noise; and
- waterways and wetlands.

Social

There are currently community objections to the memorial precinct proposal.

Should Council resolve to proceed with supporting the memorial precinct project, Council officers will assist RSL/NSAAQ with an additional community engagement of a modified design to gain wider community acceptance. Community feedback will then inform a final design to be presented to Council for endorsement.

Alignment with Council's Policy and Plans

The Open Space Plan does specify a desired recreational activity within parkland surrounding proposed memorial precinct site. As previously mentioned, the park is also zoned as 'Open Space' recreation.

CONSULTATION

- Acting Manager Planning Assessment - who advised that there are no planning approvals required for the proposed memorial precinct.
- Senior Advisor from DLGCRR who advised Council officers to seek approval on amended plans from DNRM.
- Principal Advisor from DNRM who advised the following:
 - Under sec 48 of the *Land Act 1994* the trustee of trust land (a reserve for community purposes) must, if asked by the Minister for Natural Resources and Mines (*the Minister*), apply for approval of a management plan for trust land.;
 - A Land Management Plan (LMP) would be required if secondary use is proposed within trust land;
 - An LMP can still be requested by the Minister if the proposed use of trust land remains controversial; Councils have previously prepared the LMPs in conjunction with master planning for reserves;
 - Further consultation in relation to proposed memorial precinct project is required following Council resolution and prior to any further community engagement.
- Should Council endorse the officer's recommendation, PPPU will ensure they take a lead role in ensuring that an effective consultation process is undertaken.

OPTIONS**Option 1**

Retain its existing 'in principle' support for a proposed memorial precinct on the following conditions:

1. The RSL and NSAAQ and Council officers work together throughout the development of a revised draft concept plan and further community engagement process;
2. The RSL and NSAAQ obtain approval from Council officers prior to public release of a revised draft concept plan;
3. Council officers seek formal advice and approval from DNRM regarding the revised concept prior to future community engagement activities; and
4. The results of community engagement on the exhibited modified design and the final draft design informed by the engagement be presented to Council for consideration prior to construction.
5. That the principal petitioner be advised in writing.

Option 2

Seek alternative locations for the proposed memorial precinct.

Option 3

Rescind its current 'in principle' support for the proposed memorial precinct.

OFFICER'S RECOMMENDATION

That Council resolves to retain its existing 'in principle' support for proposed memorial precinct on the following conditions:

- 1. The Returned & Services League of Australia Redlands RSL Sub-Branch and National Servicemen Association of Australia Queensland and Council officers work together throughout the development of a revised draft concept plan and further community engagement process;**
- 2. The Returned & Services League of Australia Redlands RSL Sub-Branch and National Servicemen Association of Australia Queensland obtain approval from Council officers prior to public release of a revised draft concept plan;**
- 3. Council Officers seek formal advice and approval from the Department of Natural Resources & Mines regarding the revised concept prior to future community engagement activities;**
- 4. The results of community engagement on the exhibited modified design and the final draft design informed by the engagement be presented to Council for consideration prior to construction; and**
- 5. That the principal petitioner be advised in writing.**

COMMUNITY ENGAGEMENT RESULTS - RSL FEEDBACK FORMS

Yes	No
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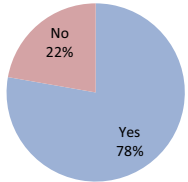
Total = 17

1. Do you believe such a precinct would be beneficial to the City of Redlands?	14	4
2. Would the type of precinct proposed provide a better amenity for residents to commemorate ANZAC Day and similar ceremonies?	15	5
3. Are there other features you would like to see included in the precinct?	7	3
4. Do you believe the proposed would detract from the current park activities or amenity?	5	10
5. Would you care to make any other comment or suggestion?	11	7
Note: These numbers were derived from submissions where boxes were ticked for each question. One other written submission included answers to the aboved listed questions.	52	29

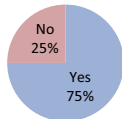
The RSL/NSSAQ held a public information night and displayed the memorial precinct draft concepts with feedback forms at the following locations:

- Capalaba Park Shopping Centre
- Capalaba Central Shopping Centre
- Alexandra Hills Shopping Centre
- Birkdale Shopping Centre
- Bunnings Shopping Centre (Capalaba & Victoria point)
- Victoria Point Shopping Centre
- Town Centre Shopping Centre
- Lake side shopping Centre
- Stocklands Shopping Centre (Cleveland)
- RSL Reception
- Redlands RSL Museum
- Victoria Point Library
- Point Halloran Public Notice Board

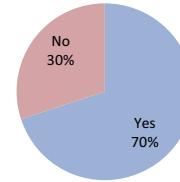
1. Do you believe such a precinct would be beneficial to the City of Redlands?



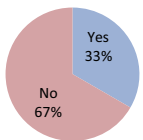
2. Would the type of precinct proposed provide a better amenity for residents to commemorate ANZAC Day and similar ceremonies?



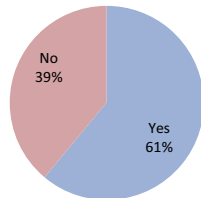
3. Are there other features you would like to see included in the precinct?



4. Do you believe the proposed would detract from the current park activities or amenity?

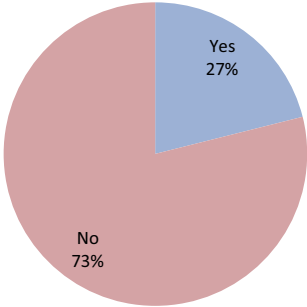


5. Would you care to make any other comment or suggestion?



COMMUNITY ENGAGEMENT RESULTS - OTHER WRITTEN SUBMISSIONS		Yes	No
Total = 19			
Submissions include a petition with 565 signitures in opposition to proposed memorial precinct			
Do these documents support proposed memorial precinct in current location and design?		4	15

Support for proposed memorial precinct (other written submissions)?



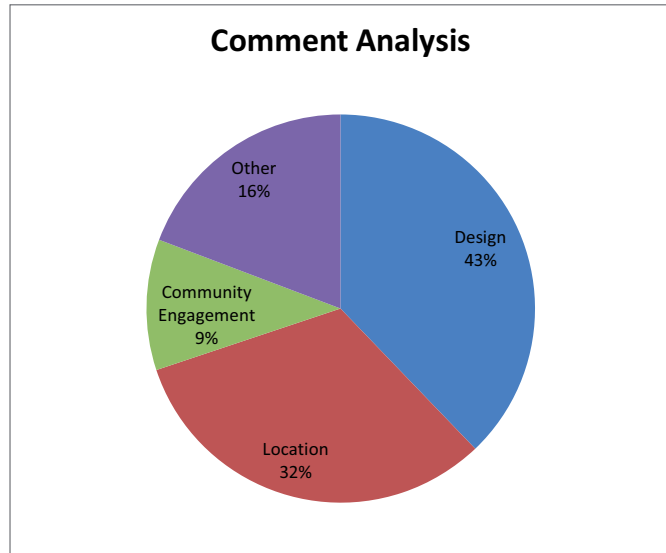
COMMUNITY ENGAGEMENT RESULTS - COMMENT ANALYSIS

Numbers

Design Concerns (i.e size to big 60m x 2m, visual & noise impact studies, concerns with detail, car parking, traffic management, lighting, functionality, CPTED, more seating, more trees	59
Location (Legislative / planning justification, detracts from current park use, prefer another location i.e. Adjacent to existing cenotaph, or another land parcel, disapproval of Cortes Park being used)	50
Insufficient community engagement	17
Importance of open space corridor within surrounding medium and high density residential areas	7
Concerns/beliefs that proposed memorial design falls outside WW1 Memorial guidelines for state & fed funding & existing cenotaph would be more suitable	9
Current design will enhance the site	3
Concerns with existing memorial i.e. is not coping with growing crowds, new memorial required	4
Council position/retracted support on proposed memorial precinct will impact upon success of federal/state funding applications, unsubstantiated objections, required future Council resource availability for park upgrade	4
Effect of memorial precinct on property prices - concerned about subsequent decrease in property prices	3

Key Design Issues (recorded from community feedback)

Design	59
Location	50
Community Engagement	17
Other Issues	30



11.3 PORTFOLIO 6 (CR MARK EDWARDS)**CORPORATE SERVICES****11.3.1 REPORT OF THE AUDIT COMMITTEE MEETING**

Datworks Filename: GOV Audit Committee

Attachment: [Minutes Audit Committee 5 June 2014](#)

Responsible/Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Author: Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 5 June 2014 to Council for adoption in accordance with Section 211 of the Local Government Regulation 2012.

BACKGROUND

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009*, the *Financial Accountability Act 2009* and other relevant legislation.

To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the committee's recommendations about these matters.

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 5 June 2014.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

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

Financial

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

People

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

Environmental

There are no environmental implications resulting from this report.

Social

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

Alignment with Council's Policy and Plans

Relationship to 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.

- 8.5 Be transparent and consistent in the way we manage the organisation, its risks and obligations and ensure we are delivering against our priorities.

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS

- 1 That Council accept this report, which summarises the issues discussed at the Audit Committee meeting of 5 June 2014.
- 2 That Council accept this report and requests additional information, or
- 3 That Council not accept this report and request an alternative method of reporting.

OFFICER'S RECOMMENDATION

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee meeting of 5 June 2014.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 5 June 2014

**Council Chambers
1st floor Administration Building
Bloomfield Street Cleveland QLD 4163**

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1 DECLARATION OF OPENING

The Chair declared the meeting open at 1.03pm.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Mark Edwards	Chairperson
Cr Karen Williams	Mayor
Mr Virendra Dua	External Member

Secretary:

Ms Siggy Covill	Group Manager Internal Audit
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Invitees:

Mr Bill Lyon	Chief Executive Officer
Ms Louise Rusan	General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Mr Nick Clarke	General Manager Organisational Services
Ms Deborah Corbett-Hall	Acting Chief Financial Officer
Mr Luke Wallace	Group Manager Corporate Governance
Mr Andrew Ross	General Counsel
Ms Amanda Daly	Head of Human Resources
Mr Peter Gould	Service Manager Workplace Health, Safety & Wellbeing
Mr Denis Byram	Queensland Audit Office
Mr Martin Power	Bentleys - QAO Audit Representative

Apologies:

Mr Peter Dowling	External Member
Mr Patrick Flemming	Queensland Audit Office
Ms Ashley Carle	Bentleys - QAO Audit Representative

Minutes:

Ms Elizabeth Striplin	Corporate Meetings & Registers Team
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3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 27 February 2014 were confirmed as correct.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

The Chair asked for any business arising from the minutes of 27 February 2014 of this committee to be presented.

3.1.1 As per Item 3.1.3 (Business Arising From Previous Minutes) the Committee suggested that a report be presented once a year on the evaluation feedback received from managers on audits performed.

- *Internal Audit will present a full report of the evaluation feedback at the meeting in October 2014.*

3.1.2 As per Item 5.1 (End of Month Financial Reports) the Committee raised concern regarding other source revenue and for Council to investigate alternative revenue streams and also to ensure that full entitlement is received from existing arrangements/contracts/etc. The CEO updated as follows:

- *Officers are looking at ways to increase revenue (other than general rates, utilities and special levies). To date some preliminary work has been completed, but it is too early to commit to these and they have not been included in the budget (and will be subject to Council support and resolutions).*
- 3.1.3 As per Item 6 (Quarterly Compliance Surveys) the Committee requested that the full quarterly compliance report, including the non-compliance summary, be included in the Audit Committee papers for every meeting.
- *Completed. Refer to Item 6.*
- 3.1.4 As per Item 9.1 (Internal Audit Recommendations) the Committee requested that the General Counsel deliver the procurement review project plan and a 1-2 page summary of actions and accountabilities at the next Audit Committee meeting.
- *Completed, however, the Committee requested Legal Counsel to provide an update to October Audit Committee on the number of contracts in Contracts Register after Quarter 1 review.*
- 3.1.5 As per Item 10 (Update From External Auditors) the Committee requested that the final clearance of the financial statements and current year financial sustainability statement be given by the Audit Committee via email, when available, with an opportunity to provide comments prior the next meeting of 23 October 2014.
- 3.1.6 As per Item 11.4 (Workplace Health and Safety) the Committee requested that a high level review summary be included in the next report to the Committee.
- *Completed. Refer to Item 11.4.*
- 3.1.7 As per Item 11.5 (Audit Committee and Internal Audit Evaluation Processes) the Committee agreed that (a) an Audit Committee self-assessment be conducted this year and every two years thereafter (Peter Dowling will provide a template for guidance); and (b) that an external assessment on the Internal Audit function be included in next year's Internal Audit Plan and the budget at an estimated cost of \$25,000, and that the external Audit Committee members will review the brief to be provided to potential assessors.

COMMITTEE DECISION

That the Audit Committee notes the receipt and confirmation of the prior minutes and updates as presented.

4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

The CEO provided an update on the following items:

- Local Disaster Management Group – Preparing for the next exercise, Operation Headache in July - bushfire in Mt Cotton region (our highest risk rating).
- Redland City Council Budget – CEO gave an overview of Council's position, Capital Expenditure, Revenue Action and the 14/15 budget which is on track for Special Meeting on 26 June 2014.
- Certified Agreement Update/Modern Award – Work with LGAQ and QLD Councils continues as QIRC work to move to a modern award. Risks are being managed and CEO to update as risks emerge.

- Policy Development – Major policies are up to date and reviews are scheduled via Councillor workshops as required.
- Major Projects - CEO gave an overview on the Planning Scheme Review, Differential Rating and Legislative changes regarding Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment Bill 2014.
- Legal Matters – an update was given on all legal matters.

COMMITTEE DECISION

That the Audit Committee notes the report as presented.

5 COUNCIL FINANCIAL REPORTS

5.1 END OF MONTH FINANCIAL REPORTS

Council's end of month reports for February, March and April 2014 were presented to the Audit Committee, as well as questions/comments posed by Peter Dowling, external member via email regarding a strategy for revenue contribution and other sustainability options.

COMMITTEE DECISION

- 1. That the Audit Committee notes the financial reports as presented; and**
- 2. That the CEO and CFO will respond via email to all Committee members regarding the questions and comments posed by Mr Peter Dowling, external member.**

6 QUARTERLY COMPLIANCE SURVEY

The quarterly compliance survey for the March 2014 quarter was presented to the Audit Committee.

COMMITTEE DECISION

That the Audit Committee notes the quarterly compliance survey as presented.

7 INTERNAL AUDIT PLAN

7.1 AUDIT PLAN STATUS

The status of the Audit Plan 2013-2014 was presented to the Committee for noting.

COMMITTEE DECISION

That the Audit Committee notes the Status of the Audit Plan as presented.

7.2 ANNUAL INTERNAL AUDIT PLAN 2014-2015

The Annual Internal Audit Plan 2014-2015 is presented to the Committee for endorsement.

COMMITTEE DECISION

That the Audit Plan 2014-2015 remains a work in progress and that the Plan will be formally presented to the Audit Committee out of session before 31 August 2014.

8 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

8.1 OFFICE OF THE CEO

- Review of Payroll

8.2 ORGANISATIONAL SERVICES

- Review of Stores Inventory Management (including Portable and Attractive Items and Control of Personal Use)
- Review of Local Government Act 2009 and Regulation 2012 – Compliance with Legislative Requirements

COMMITTEE DECISION

That the Audit Committee notes the reports as presented.

9 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION

9.1 INTERNAL AUDIT RECOMMENDATIONS

The General Managers, Acting Chief Financial Officer, General Counsel and Head of Human Resources presented a progress report of audit recommendations due for implementation to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the Audit Recommendations Due For Implementation as presented.

9.2 QAO RECOMMENDATIONS

The Group Manager Internal Audit presented a progress report of QAO audit recommendations due for implementation to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the QAO Audit Recommendations Due For Implementation as presented.

10 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented their Interim Management Report for the Year Ending 30 June 2014 to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the document as presented.

11 OTHER BUSINESS

11.1 FRAUD AND CORRUPTION PREVENTION

The Group Manager Internal Audit presented an update of the implementation of the Fraud and Corruption Prevention Framework to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS

The Group Manager Corporate Governance updated the Committee on any changes to the strategic and operational risks during the quarter.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.3 COMPLAINTS MANAGEMENT

The General Counsel presented an update on administrative action complaints for the quarter.

COMMITTEE DECISION

1. That the Audit Committee notes the update as presented;
2. That the date the complaints were recorded and closed be included in future reports to the audit committee; and
3. That a more informative format of the report be investigated by General Counsel.

11.4 WORKPLACE HEALTH AND SAFETY

The Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee on the Workplace Health and Safety external audit recommendations and other statistics.

COMMITTEE DECISION

1. That the Audit Committee notes the update as presented; and
2. That the Service Manager, Workplace Health, Safety & Wellbeing review the reports submitted in February and prepare reports consistent with those to future Audit Committee meetings.

MEETING CLOSURE

The chair declared the meeting closed at 3.09pm

11.3.2 COMMUNITY SERVICE OBLIGATION POLICY – POL-2658**Dataworks File:** FM Community Service Obligations**Attachment:** [Community Service Obligation Policy POL-2658](#)**Authorising Officer:****Bill Lyon**
Chief Executive Officer**Responsible Officer:****Linnet Batz**
Chief Financial Officer**Author:****Kerrie Freebody**
Financial Analyst

PURPOSE

The purpose of this report is for Council to adopt the revised Community Service Obligation Policy POL-2658 (as attached) due to a change in the Head of Power.

BACKGROUND

The new Head of Power is the *Local Government Regulation 2012* which defines a community service as an obligation the local government imposes on a business entity to do something that is not in the commercial interests of the business entity to do.

Example of a community service obligation – giving a price concession to a particular group of customers, including pensioners, seniors and students.

ISSUES

No impact, only a change in the Head of Power.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Community Service Obligations (CSO) for commercial business units are defined under section 24 of the *Local Government Regulation 2012* (the Regs). “A *community service obligation* is an obligation the local government imposes on a business entity to do something that is not in the commercial interest of the business entity to do.”

Section 34 of The Regs requires a description and estimated cost of performing the CSO, less the estimated revenues for the CSO’s, in the “Estimated Activity Statement” for each Business Activity in the Annual Budget.

Section 35 of The Regs requires a description and actual cost of performing the CSO, minus the revenues from the CSO’s, in the “Activity Statement” for each Business Activity in the Annual Financial Statements.

Section 175 of The Regs requires that the Business Unit will state the nature, extent and costs of, and funding for the CSO’s in the Annual Performance Plan. Community

Service Obligations (CSO) for commercial business units are defined under section 24 of the *Local Government Regulation 2012* (the Regs).

Risk Management

None

Financial

CSO payments do not change in nature due to the change in Head of Power.

CSO payments will be made by Council for services supplied for less than full cost price in accordance with Council pricing, Council policy or Council operations. A summary of the CSOs will be provided in Council's annual report in accordance with the *Local Government Regulation 2012*.

People

Change of Head of Power and does not impact people.

CSOs may include:

- concessions provided to sporting bodies or clubs;
- concessions, remissions or rebates for specific persons stated in a policy;
- any non-commercially driven concession or remission provided by resolution of Council;
- community services; and
- special audits and assessments outside commercial requirements.

Environmental

No impact expected.

Social

No impact expected.

Alignment with Council's Policy and Plans

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

9. An efficient and effective organisation

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

CONSULTATION

Consultation has been undertaken with Financial Services and Water Billing.

OPTION

That Council resolves to adopt the revised Community Service Obligation Policy POL-2658.

OFFICER'S RECOMMENDATION

That Council resolves to adopt the revised Community Service Obligation Policy POL-2658, as attached

Community Service Obligation

Version Information

Head of Power

Community Service Obligations (CSO) for commercial business units are defined under section 24 of the *Local Government Regulation 2012* (the Regs). “A *community service obligation* is an obligation the local government imposes on a business entity to do something that is not in the commercial interest of the business entity to do.”

Section 34 of The Regs requires a description and estimated cost of performing the CSO, less the estimated revenues for the CSO's, in the “Estimated Activity Statement” for each Business Activity in the Annual Budget.

Section 35 of The Regs requires a description and actual cost of performing the CSO, minus the revenues from the CSO's, in the “Activity Statement” for each Business Activity in the Annual Financial Statements.

Section 175 of The Regs requires that the Business Unit will state the nature, extent and costs of, and funding for the CSO's in the Annual Performance Plan.

Policy Objective

To provide a framework for management of Customer Service Obligations including the identification, measurement, approval, budgeting and payment.

Policy Statement

The following principles will be applied by Council:

Council is committed to:

1. The social objective or outcome, to be achieved by the CSO will fall within the vision outcomes of the Corporate Plan.
2. The most cost effective means of delivering /achieving the social objective will be through the establishment of a CSO and not via other means.
3. The percentage of the community which will benefit from the social objective will be acknowledged during consideration for inclusion CSO program.
4. The CSO is able to be administered in an accountable and performance based environment.
5. The CSO will not invite an unfair advantage to Council and its business units where there is established competition.
6. The CSO for Council will be reviewed annually as part of the annual budget process.
7. The measurement of CSO will be disclosed as a revenue, and will represent the avoidable cost or revenue forgone of any CSO less any revenue arising from, carrying out CSO provided.
8. Payment transfers will be established at least quarterly as part of the end of month financial accounting process.

CMR Team use only

Department: Office of CEO
Group: Financial Services
Approved:
Approval Date:

Effective date:
Version: 4
Review date:
Page: 1 of 2

Links to Related documents:

Application of Wastewater Charges POL-3027

Community service organisations 10 units

To qualify under this category evidence must be received to demonstrate that the organisation is a community organisation meeting all the following criteria:

- be a not-for-profit entity;
- have only charitable purposes that are for the public benefit;
- not have a disqualifying purpose (the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office *Charities Act 2013*);
- not be an individual, a political party or a government agency.

Examples are churches, Girl Guides, Scouts and Meals on Wheels.

Application of Water Charges POL-3028

Council is committed to:

5. charging non-profit clubs, organisations and associations water consumption as concessional, based on a per kilolitre usage. The average daily consumption based on the meter reading from the beginning and end of the consumption period will be used as the basis for charge calculations. No access charge will apply;

Trade Waste Policy POL-1234

Not for profit and service organisations

No volumetric or strength trade waste charges apply.

To qualify under this category evidence must be received to demonstrate that the organisation is a community organisation meeting all the following criteria:

- be a not-for-profit entity;
- have only charitable purposes that are for the public benefit;
- not have a disqualifying purpose (the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office *Charities Act 2013*);
- not be an individual, a political party or a government agency.

Examples are churches, Girl Guides, Scouts and Meals on Wheels.

Version Information

Version No.	Date	Key Changes
4	July 2014	Change to Head of Power

[Back to Top](#)

11.4 PORTFOLIO 7 (CR JULIE TALTY)**PLANNING & DEVELOPMENT****11.4.1 MULTIPLE DWELLING - 33 BARRON ROAD, BIRKDALE - MCU013193**

Datworks Filename: Reports to Council Committee – Portfolio 7
 Planning and Development
 Application: MCU013193

Attachments: [Zoning and Aerial Maps, Plans](#)

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

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

Author: Frances Eastall
 Planner, City Planning & Assessment

PURPOSE

Application type: Proposed Use: Property description:	Impact Assessment Multiple Dwelling x 3 Proposed Lot 70 being part of existing Lot 7 on RP 74783
Location: Land area:	33 Barron Road, Birkdale 820m ²
Zoning: Overlays:	UR - Urban Residential – Sub Area UR1 Nil
Applicant: Landowner: Number of public submissions:	Jaxl Holdings Pty Ltd, C/- Statewide Survey Group Jaxl Holdings Pty Ltd As Trustee NA
Properly made date: Decision stage start date: Decision due date: Decision period extended:	07/02/2014 23/05/2014 21/07/2014 23/06/2014
Assessment manager: Manager	Frances Eastall David Jeanes, Group Manager, City Planning and Assessment
Officer's Recommendation:	Development Permit

This category 4 Impact Assessment application is referred to the Coordination Committee for determination at the request of the Divisional Councillor.

Council has received an application seeking a Development Permit for Material Change of Use on land at 33 Barron Road, Birkdale, for the purpose of a Multiple Dwelling x 3.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme. The proposed development is considered to comply with the scheme. Key issues of the proposal are as follows:

- Setbacks;
- Density; and
- Stormwater

It is recommended that the application be granted a Development Permit subject to conditions.

BACKGROUND

The site was created as part of a 1 into 2 lot reconfiguration application approved in 2013 (ROL005680). The existing dwelling, ancillary structures and vegetation have since been removed.

ISSUES

Development Proposal & Site Description

Proposal

The application is for a Material Change of Use for a Multiple Dwelling (3 units). Each dwelling unit consists of a single garage, open plan kitchen/meals/living, wc, and alfresco area on the ground level and three (3) bedrooms (master with w/c and ensuite), study nook, bathroom and wc on the upper level. The maximum height of the Multiple Dwelling is approximately 7.5m above natural ground level. Vehicular access is provided from Barron Road with a total of four (4) car parking spaces provided on site with further tandem parking available in front of each garage. Each unit is provided with alfresco areas at the front of the units. Private open space is also provided with a courtyard area at the rear of Unit 2 and to the rear and sides of Units 1 and 3.

Site & Locality

The site has an area of 820m² and is currently vacant. The site is predominantly clear of vegetation and the land slopes across the site from north east to south west toward the street frontage. An easement along the northern boundary of the site provides access to the lot at the rear.

The site is located on the eastern side of Barron Road, Birkdale and adjoins Urban Residential (UR1) zoned properties to the north, south and adjacent to the west and Urban Residential to the east. A school is also located adjacent to the west with a pedestrian crossing approximately 10m to the north of the site. A local shopping centre is located approximately 260m to the north east. The surrounding neighbourhood is an established residential area with a mixed density ranging from single dwelling houses to multiple dwellings.

Application Assessment

Sustainable Planning Act 2009

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and

constitutes an application for Material Change of Use under the Redlands Planning Scheme.

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP. The Applicant has supplied relevant supporting information to identify that there are no koala habitat trees located on, or adjacent to, the development site. In this instance there are no requirements under the SPRP.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy December 2013	There are no components requiring assessment against the SPP.

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 6.

The application is subject to impact assessment as the lot is less than 1200m². In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are relevant to the application:

- Urban Residential Zone;
- Multiple Dwelling;
- Access and Parking;
- Development Near Underground Infrastructure;
- Erosion Prevention and Sediment Control;

- Excavation and Fill;
- Infrastructure Works;
- Landscape;
- Stormwater Management.

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

Built Form and Density

The site is identified as being within the Urban Residential Zone (UR Zone), sub area UR1.

Probable Solution P1.2 of the UR Zone Code states that:

“Sub-area UR1 is primarily utilised for:

- (a) multiple dwellings;*
- (b) aged persons and special needs housing that provides a mix of dependent, semi-dependent and independent accommodation”.*

The proposed multiple dwelling complies with this probable solution built form intent.

Probable Solution P2.4(2) of the UR Zone Code states that:

“Residential development achieves a density of not greater than 1 dwelling unit per –

- (a) 400m².”*

The proposal has a density of one (1) dwelling unit per 273m². The proposal must therefore demonstrate compliance with Specific Outcome S2.4 of the UR Zone Code.

Specific Outcome S2.4(2) of the UR Zone Code states *“Dwelling unit density is compatible with the detached low-rise character of the zone”.*

The two storey proposal complies with the low rise definition within the Redlands Planning Scheme.

The proposal presents as a large single dwelling facing the street and the proposed single built form is less than what could be built as a single dwelling house. That is, the proposal's site cover of 28.3% is less than 50% that could be built as a dwelling house. The proposal complies with the 6m front setback and two (2) storey height. Additionally, the side and rear setbacks of 2m and 4.5m are greater than 2m that could be built as a dwelling house. For these reasons the bulk and scale of the attached structure is considered to be consistent with the character of the zone.

It is considered that the site is suitable for a multiple dwelling development (as proposed) due to its location close to schools and shops and its bulk is considered similar to that expected in the area.

The overall outcomes of the UR Zone Code states:

“(a) Uses and Other Development

(i) Provide for a range of residential uses that –

- a. are predominantly low-rise detached houses on individual lots of various sizes;*
- b. maximise the supply of residential land through infill development;*
- c. provide for housing choice and affordability;*
- d. encourage opportunities for working from home;*
- e. where in sub-area UR1 and UR2 - provide an increased range of residential uses including multiple dwellings, and aged persons and special needs housing.*

(b) Built Form and Density

- i) The scale of uses and other development contribute to a predominantly detached residential built form by –*
 - a. limiting building height to maintain a low-rise appearance;*
 - b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;*
 - c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone;*
 - d. in sub-area UR2 - site coverage is reduced to facilitate the retention of native plants and integrated the built form with the surrounding landscape setting.*
- (ii) The density of uses and other development –*
 - a. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;*
 - b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.”*

The proposal is considered to meet the overall outcomes by providing infill development that utilises land efficiently, respects the streetscape and provides a range of housing product.

Setbacks and Site Cover

Specific Outcome S2.3 of the UR Zone Code states that setbacks:

- “(a) complement existing front setbacks in the street;*
- (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.”*

Probable Solution P3(1)(a) of the Multiple Dwelling Code suggests 1.5m for a side setback for the ground level and a 6m setback for the 2nd and 3rd storeys.

Specific Outcome S3 of the Multiple Dwelling Code states that *“layout and design enhances the built form of the surrounding streetscape by -*

- (b) ensuring the use addresses the street frontage;*
- (i) ensuring building height and site coverage is consistent with the proposed height and scale in the locality; and*
- (k) ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas;”*

The proposed side setback is 2m to the outer most projection and 2.5m to the wall for both levels. The overall height is approximately 7.2m for a portion of the roof toward the rear and less than 6m in height for the majority of the proposal along this boundary. Given that private open space is located on the northern side of the units and the development is less than the maximum 8.5m height limit, the proposal is considered to meet the specific outcome as follows:

- The proposal presents as a single dwelling which addresses the street frontage through architectural design such as variations in roof form, materials and landscaping;
 - The proposal is two (2) storey and less than 8.5m, similar to the existing dwelling height in the area;
 - Site cover of 28.3% is less than the suggested 30% for two (2) storeys;
 - The reduced southern side setback of 2m:
 - maximises the private open space areas on the northern side;
 - allows for adequate daylight and ventilation to the adjoining site as the overall height is less than the maximum 8.5m;
 - does not adversely impact on the amenity and privacy of residents on the adjoining site through the proposed privacy screening on habitable room windows of the upper level;
 - allows solar access to the adjoining site to the north as the driveway provides separation and to the south through limiting the height which will reduce overshadowing; and
 - provides for service areas.
-

Site Layout & Design

The proposed design is oriented to the north and addresses the streetscape through a combination of materials, roof pitches and colour. Access is provided via a single crossover from Barron Road.

Landscaping

The probable solution of the Multiple Dwelling Code provides for 15% of landscaping which has been achieved through a 2m landscaped frontage, gardens and turfed areas throughout with a total of 15%. It is considered that the landscaping plan provided achieves the specific outcome which requires planting to contribute to an attractive streetscape, softens the internal hardstand areas and provides for clear pedestrian paths and entry points.

Open Space

Sufficient private open space areas have been provided for passive recreation on the ground level with direct access from living areas. Service areas are provided within the open space area of each unit.

Safety & Security

Casual opportunity for surveillance is provided through the location of an entry portico facing the street and habitable room windows overlooking the street and internal driveway.

Carparking

The site is located within 400 metres of a bus stop that provides a minimum 10 return services per day and therefore carparking is required at a rate of a 1 space per dwelling unit and .25 spaces per unit for visitor parking. The proposal provides a minimum 1 space per unit plus 1 visitor car park and therefore complies with this requirement. Tandem parking is also available at the front of each garage.

Waste Management

Waste and recycle bins have been proposed within a screened storage areas within the private open space for each unit.

Stormwater

Stormwater can be directed to kerb and channel on Barron Road. Minor treatment of stormwater is proposed through a grassed swale. This is sufficient for a development of this small scale.

Infrastructure Charges

If approved, 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 **\$56,000.00.**

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

Three (3) three (3) bedroom units X \$28,000.00 – \$28,000.00 (100% credit for existing lot)

Total Charge: \$56,000.00

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

The proposed development is Impact assessable and required public notification. The application was publicly notified for 15 business days from 29/04/2014 to 21/05/2014. A notice of compliance for public notification was received on 23/05/2014.

Submissions

There were no properly made submissions received in relation to the application during the notification period.

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 21/07/2014.

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.

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

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

OPTIONS

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

Council’s options are to either:

1. Adopt the officer’s recommendation to approve the application subject to conditions; or
2. Resolve to approve the application, without conditions or subject to different or amended conditions; or
3. Resolve to refuse the application.

OFFICER’S RECOMMENDATION

That Council resolves that a Development Permit be issued subject to conditions for the Material Change of Use for Multiple Dwellings x 3 at 33 Barron Road, Birkdale.

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

Plan/Document Title	Reference Number	Prepared By	Date received in Council
Site Plan (Dated 10/04/2014)	Dwg No DA01 Sheet No 1 of 11 Issue B	Five Star Drafting	23/05/2014
Ground Floor Plan (Dated 28/10/2013)	Dwg No DA03 Sheet No 3 of 11 Issue B	Five Star Drafting	23/05/2014
First Floor Plan (Dated 28/10/2013)	Dwg No DA04 Sheet No 4 of 11 Issue A	Five Star Drafting	23/05/2014
Elevation West and South (Dated 28/10/2013)	Dwg No DA05 Sheet No 5 of 11 Issue A	Five Star Drafting	23/05/2014
Elevation North and East (Dated 28/10/2013)	Dwg No DA06 Sheet No 6 of 11 Issue A	Five Star Drafting	23/05/2014
Street Elevation and Section Units 2 and 3 (Dated 28/10/2013)	Dwg No DA07 Sheet No 7 of 11 Issue A	Five Star Drafting	23/05/2014
Section AA and Unit 1 (Dated 28/10/2013)	Dwg No DA08 Sheet No 8 of 11 Issue A	Five Star Drafting	23/05/2014
Roof Plan (Dated 28/10/2013)	Dwg No DA09 Sheet 9 of 11 Issue A	Five Star Drafting	23/05/2014
Landscape Plan (Dated January 2014)	Dwg No 1312-LP1 Issue A	Mark Baldock Landscape Architect	31/01/2014
Stormwater Drainage & Driveway Layout Plan (Dated 11/04/2014)	Dwg No 32977- 13CH-C01B	Structerre Consulting Engineers	23/05/2014
Catchment Plan & Details (Dated 11/04/2014)	Dwg No 32977- 13CH-C02/A	Structerre Consulting Engineers	23/05/2014

Table 1: Approved Plans and Documents

<u>Land Dedication and 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.

<p>4. Comply with the following requirements where it is proposed that habitable room windows above the ground storey will be within a distance of 6m, and within an angle of 45 degrees, and directly adjacent to habitable rooms of neighbouring dwelling units:</p> <p>a) Provide sill heights a minimum of 1.5m above floor level; or</p> <p>b) Provide fixed translucent, such as frosted or textured glazing, for any part of the window less than 1.5m above floor level; or</p> <p>c) Provide fixed external screens that are:</p> <p>i) Solid translucent screens; or</p> <p>ii) Perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and</p> <p>iii) Offset a minimum of 300mm from the wall of the building.</p>	<p>Prior to the use commencing.</p>
<u>Access, Roadworks and Parking</u>	
<p>5. Provide 4 car parks in accordance with approved plan DA03/B. The total number of car parks must include:</p> <ul style="list-style-type: none"> • Three (3) resident/owner parking spaces; and • One (1) visitor parking/carwash space. 	<p>Prior to the use commencing and ongoing.</p>
<u>Stormwater Management</u>	
<p>6. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> • A lawful point of discharge to the kerb and channel on Barron Road. 	<p>Prior to the use commencing and ongoing.</p>
<p>7. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the use commencing and ongoing.</p>
<u>Infrastructure and Utility Services</u>	
<p>8. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use</p>	<p>At the time of works occurring.</p>

commencing, whichever is the sooner.	
9. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply.	Prior to the use commencing.
<u>Construction</u>	
10. Install erosion and sediment control measures prior to commencement of the civil works, earthworks and construction phases of the development 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, Chapter 4 Erosion Prevention and Sediment Control and the Institute of Engineers' Erosion and Sediment Control Guidelines.	Prior to site works commencing.
<u>Waste Management</u>	
11. Install a screened refuse storage area on site for each dwelling unit, as indicated on the approved plan(s) of development, for the storage of a minimum of two (2) waste collection bins per unit (ie one waste bin and one recycle bin for each unit) in accordance with the Redlands Planning Scheme Policy 9 Chapter 16 – Waste Management.	Prior to the use commencing and ongoing.
<u>Landscape Works</u>	
12. Landscape the site in accordance with the approved plan(s). Do not use any species listed as declared or non-declared weed species in Part B of Council's Pest Management Plan (PMP) 2012-2016. <i><u>Note:</u> You can access the PMP at: http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx</i>	Prior to the use commencing.
13. Landscape the front strip(s) with planting at an average density of one plant per square metre, comprising a mix of trees, shrubs and groundcovers. Within this mix, plant at least two tree species. <i><u>Advice:</u> Suggested plant spacing – groundcovers at 600mm-1.0m, shrubs at 2.0-2.5m, and small trees at 5.0m. No tube stock to be used.</i>	Prior to the use commencing.
14. Provide organic mulch to all garden bed areas at a minimum depth of 100mm.	Prior to the use commencing
15. Turf all areas of disturbance within the road verge with turf cut from a weed free source	Prior to the use commencing

<p>16. Pay to Council a monetary contribution for street tree planting for two (2) street trees. The contribution must be calculated in accordance with the Redlands Planning Scheme Policy 3 Chapter 3 – Landscaping and must be paid at the rate current at the time of payment under Council’s Fees and Charges Schedule. The current rate is \$155 per tree (2013/2014 Financial Year).</p>	<p>Prior to the use commencing</p>
<p>17. Arrange with Council for a Compliance inspection to be carried out upon the completion of the development in accordance with this approval and its conditions.</p> <p>The development must pass the Compliance inspection before the use commences.</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.

- Building Works approval.

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. 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.
- **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.
- **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.

- **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.

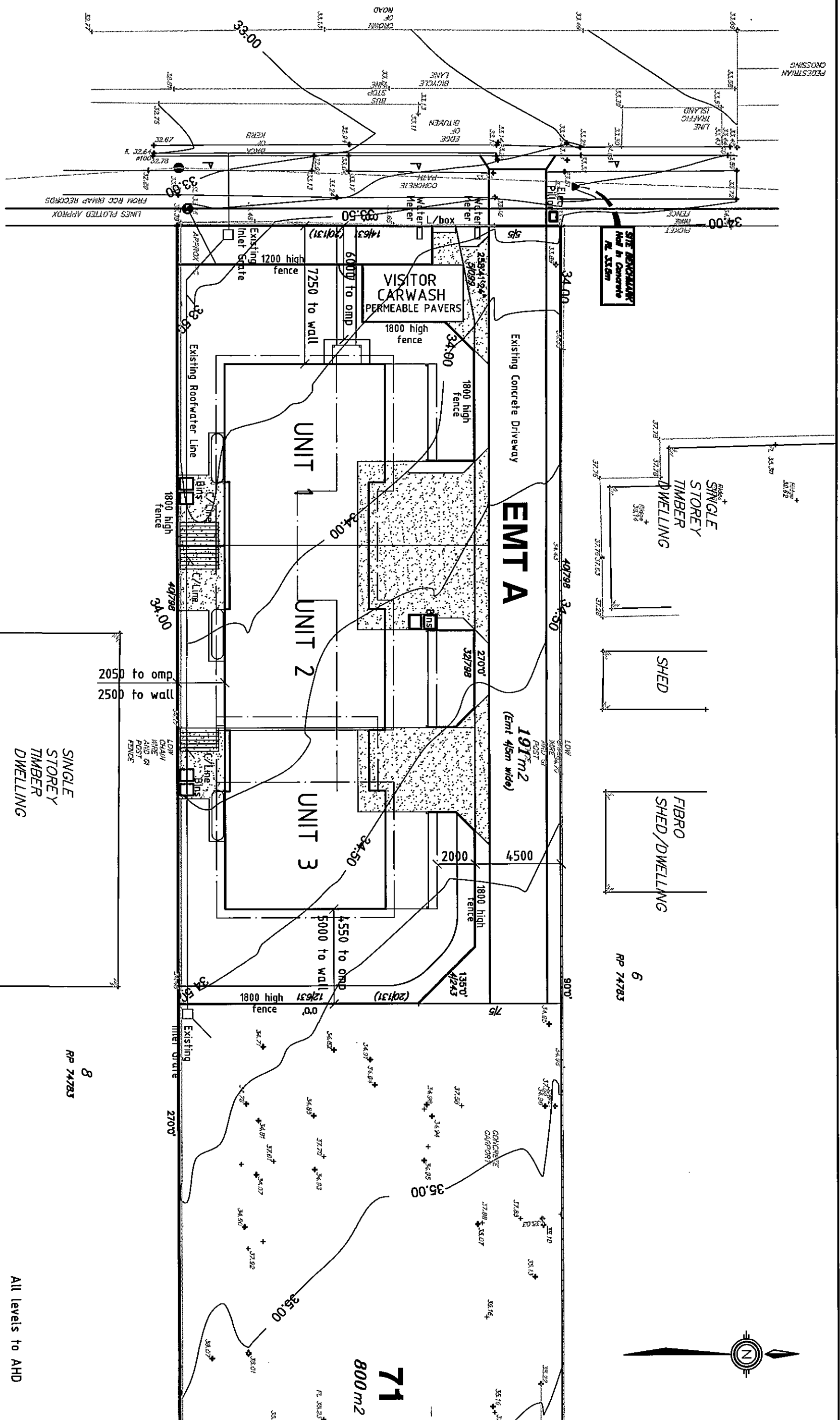
- **Fire Ants**

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.

BARRON ROAD



SITE PLAN

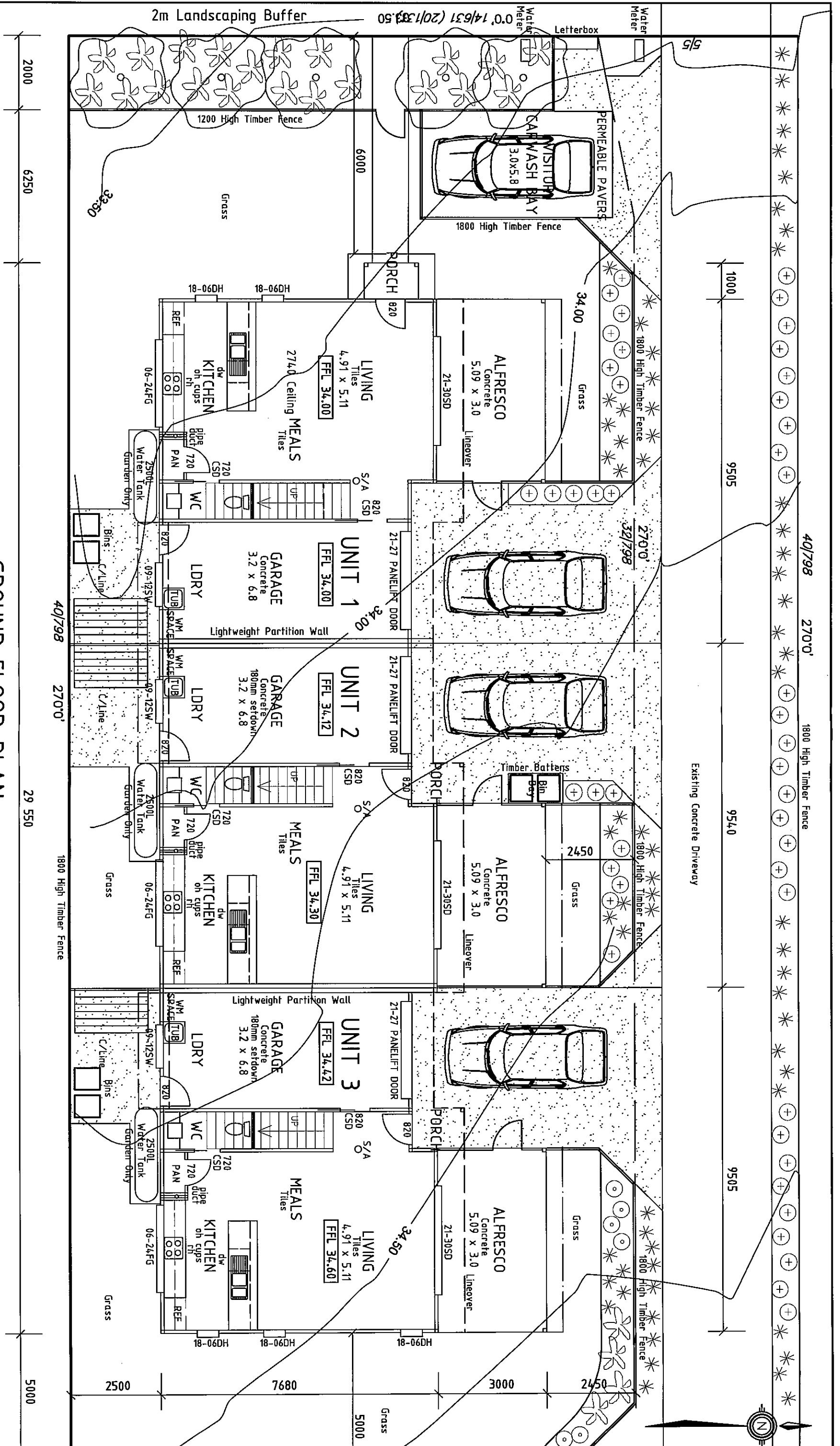
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* Note: Do not scale off these drawings *

Rev.	Revision description	Date	Sign	Scale: As Shown	Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD	Real property description	70 SP TBA Copalobbo Stanley 821m ²	DETAILS
A	BA Drawings	28/10/13	SBW	Drawn: SBW		Lot: 70		INDIVIDUAL DESIGN
B	RFI - 6/3/14	10/4/14	SBW	Date: 28/10/13		Registered plan: SP TBA		
				APPROVED FOR CONSTRUCTION		County of: Stanley		Drawing no. DA01
				DATE: _____ APPROVED: _____		Site area: 821m ²		Sheet no. 1 of 11
								Issue B

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GROUND FLOOR PLAN

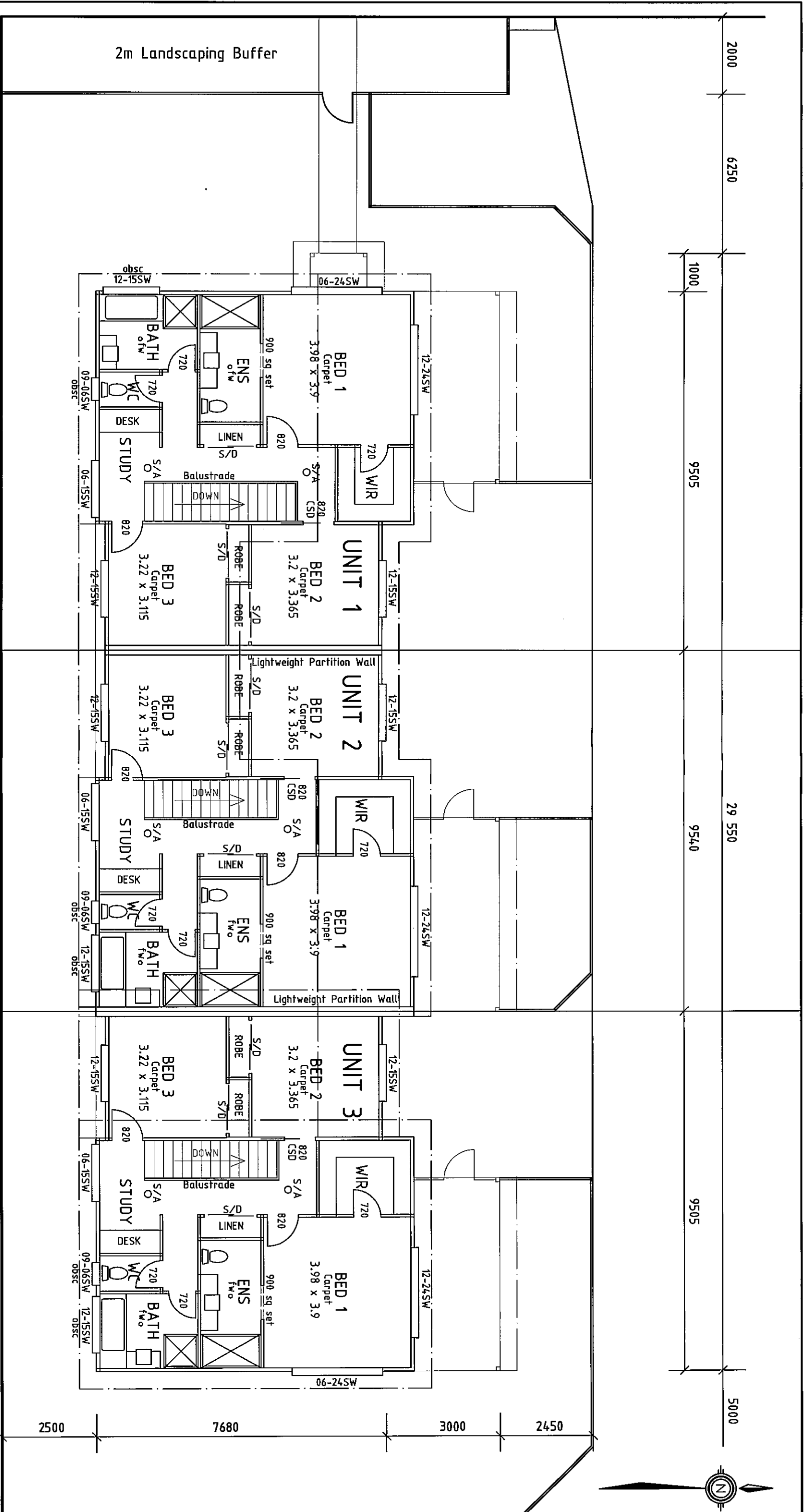
1 : 100

Provide Borral Lightweight Partition System or equivalent

* Note: Do not scale off these drawings *

Rev. A	Revision description	Date	Sign	Scale: As Shown	<p>Five Star Drafting Service Ph: 5207 5806 M: 0409 90 048 Fax: 0351 61071 56 www.fivedrafting.com.au</p>	<p>Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD</p>	<p>Real property description Lot: 70 Registered plan: SP TBA Parish of: Copalidda County of: Stanley Site area: 821m²</p>	<p>DETAILS INDIVIDUAL DESIGN</p>	<p>Drawing no. DA03</p>	<p>Sheet no. 3 of 11</p>	<p>Issue B</p>
BA Drawings	28/10/13	SBW	N2	<p>APPROVED FOR CONSTRUCTION</p> <p>DATE: _____ APPROVED: _____</p>							

* DRAWINGS/CONCEPT DESIGN/THEME ARE SUBJECT TO COPYRIGHT



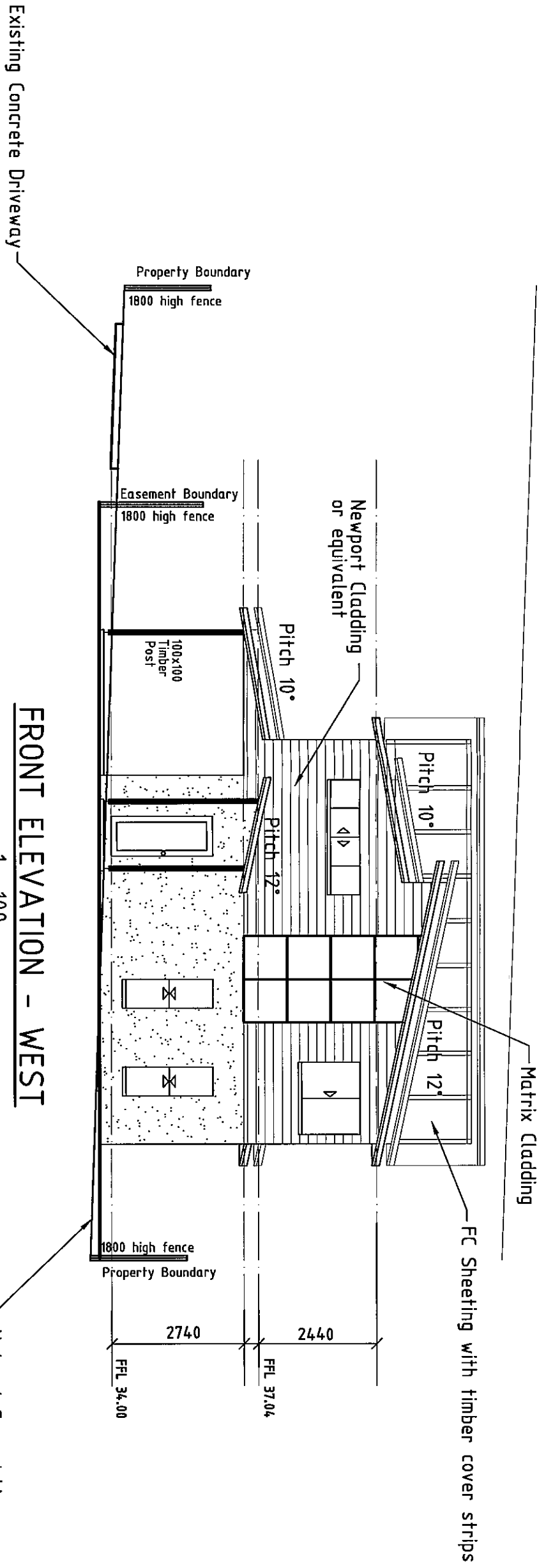
FIRST FLOOR PLAN

1 : 100

* Note: Do not scale off these drawings *

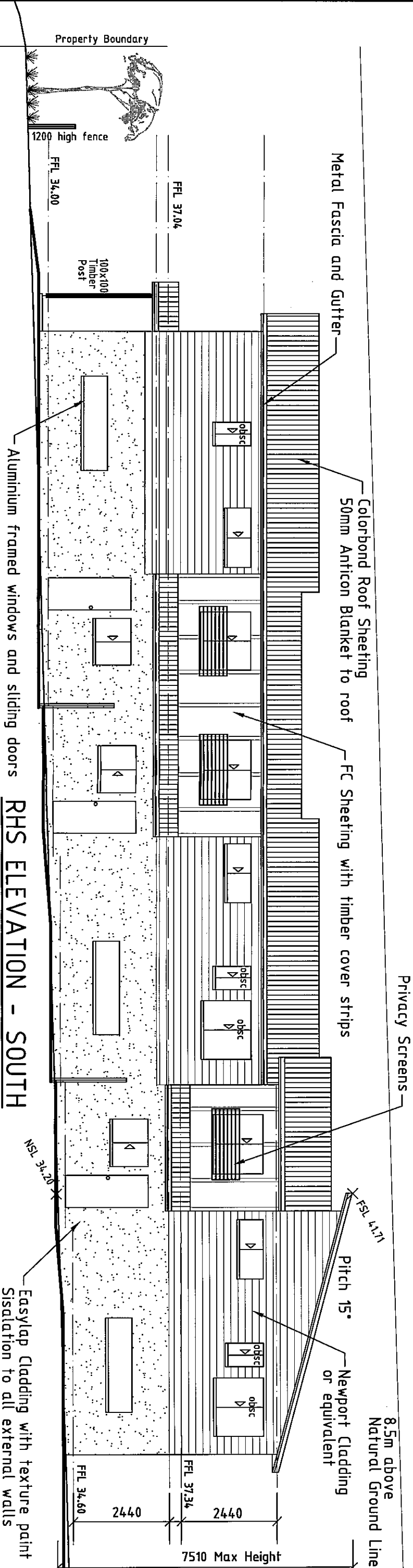
Provide Borral Lightweight Partition System or equivalent

Rev.	Revision description	Date	Sign	Scale:	As Shown
A	BA Drawings	28/10/13	SBW	Drawn:	SBW
			N2	Date:	28/10/13
			APPROVED FOR CONSTRUCTION		
			DATE:	APPROVED:	
* DRAWINGS/CONCEPT DESIGN/THEME ARE SUBJECT TO COPYRIGHT					
<p>Five Stars Drafting Service The Difference is in the Standard of Drafting Output</p>		<p>Ph: 5207 5806 M: 0409 190 048 Fax: 0454 1071 516 www.fivestarsdrafting.com.au</p>		<p>Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD</p>	
<p>Real property description</p>		<p>Registered plan: 70 SP TBA Copolabo Stanley 821m2</p>		<p>DETAILS INDIVIDUAL DESIGN</p>	
<p>Drawing no.</p>		<p>DA04</p>		<p>Sheet no. 4 of 11 Issue A</p>	



FRONT ELEVATION - WEST

1 : 100



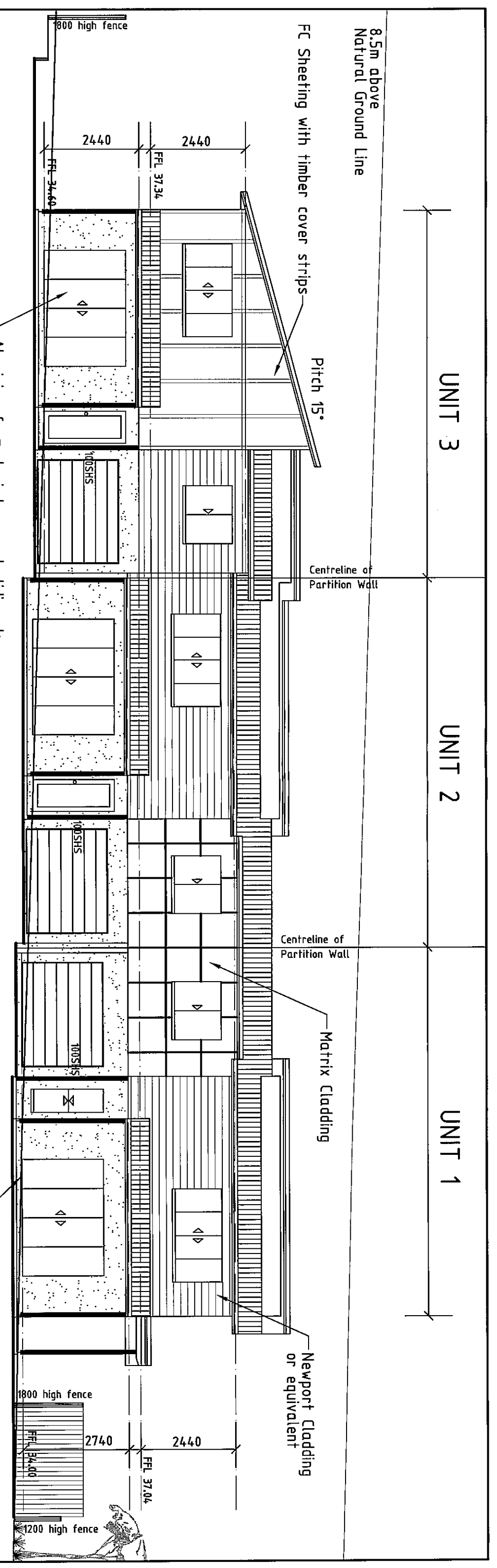
RHS ELEVATION - SOUTH

1 : 100

* Note: Do not scale off these drawings *

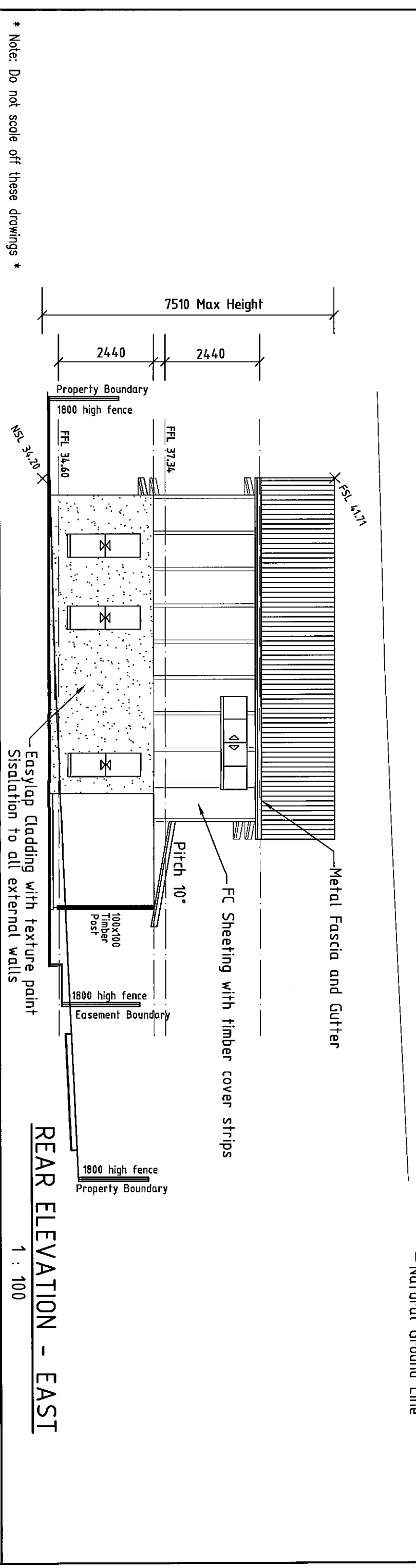
Rev. A	Revision description BA Drawings	Date 28/10/13	Sign SBW	Scale: As Shown Drawn: SBW Date: 28/10/13	<p>Five Star Drafting Service The Alternative to Standard Drafting Charges</p>	<p>Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD</p>	<p>Real property description Lot: 70 Registered plan: SP TBA Parish of: Copalaba County of: Stanley Site area: 821m2</p>	<p>DETAILS INDIVIDUAL DESIGN</p>	<p>Drawing no. DA05</p>	<p>Sheet no. 5 of 11</p>	<p>Issue A</p>
APPROVED FOR CONSTRUCTION				DATE: _____ APPROVED: _____							

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LHS ELEVATION - NORTH

1 : 100

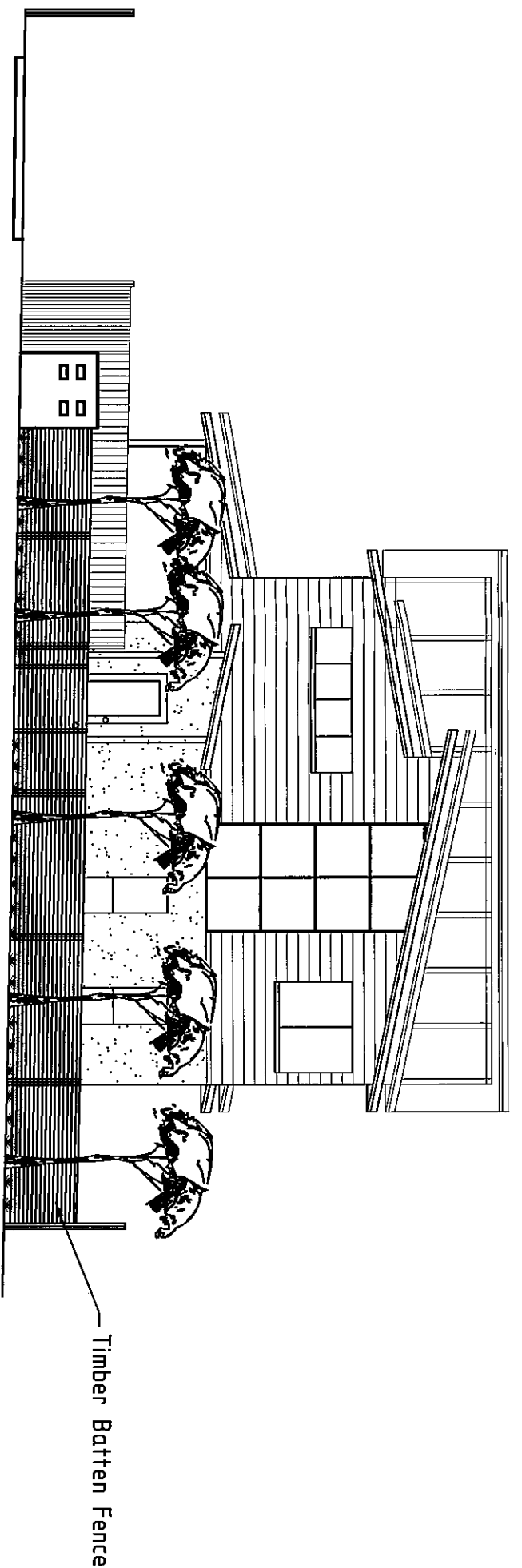


REAR ELEVATION - EAST

1 : 100

* Note: Do not scale off these drawings *

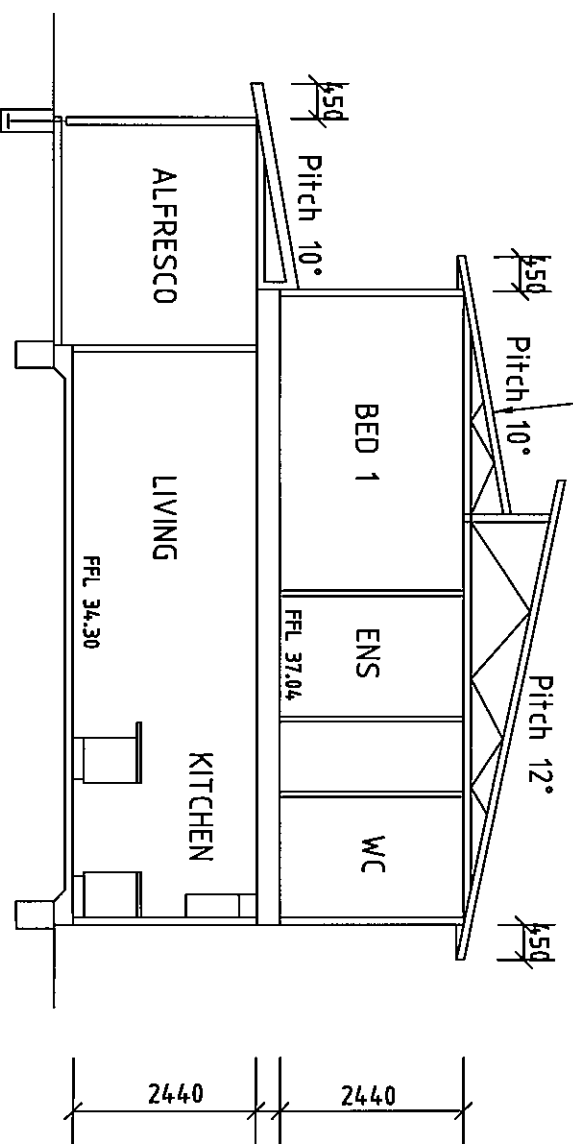
Rev.	Revision description	Date	Sign
A	BA Drawings	28/10/13	SBW
* DRAWINGS/CONCEPT DESIGN/THEME ARE SUBJECT TO COPYRIGHT		DATE:	APPROVED:
Scale: As Shown		Scale: N2	Drawn: SBW
Date: 28/10/13		Date: 28/10/13	APPROVED FOR CONSTRUCTION
Proposed Triplex at 33 BARRON RD, BIRKDALE for JAYL HOLDINGS PTY LTD		Reel property description	Lot: 70 Registered plan: SP TBA Porch of: Copalaba County of: Stanley Site area: 821m2
<p>Five Star Drafting Service Ph: 5207 5806 M: 0409 90 048 QSSA No 1071156 www.fivestardrafting.com.au</p>		<p>DETAILS</p> <p>INDIVIDUAL DESIGN</p>	
Drawing no. DA06		Sheet no. 6 of 11	Issue A



STREET ELEVATION

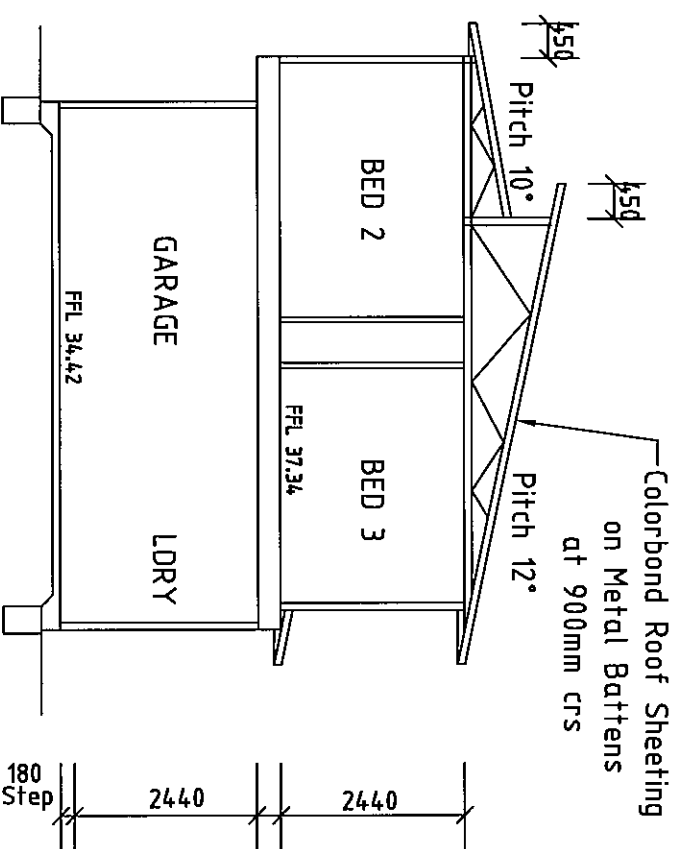
1 : 100

Engineer designed roof trusses fixed at 600 ctrs
FC Sheeting to soffits



UNIT 2 SECTION

1 : 100

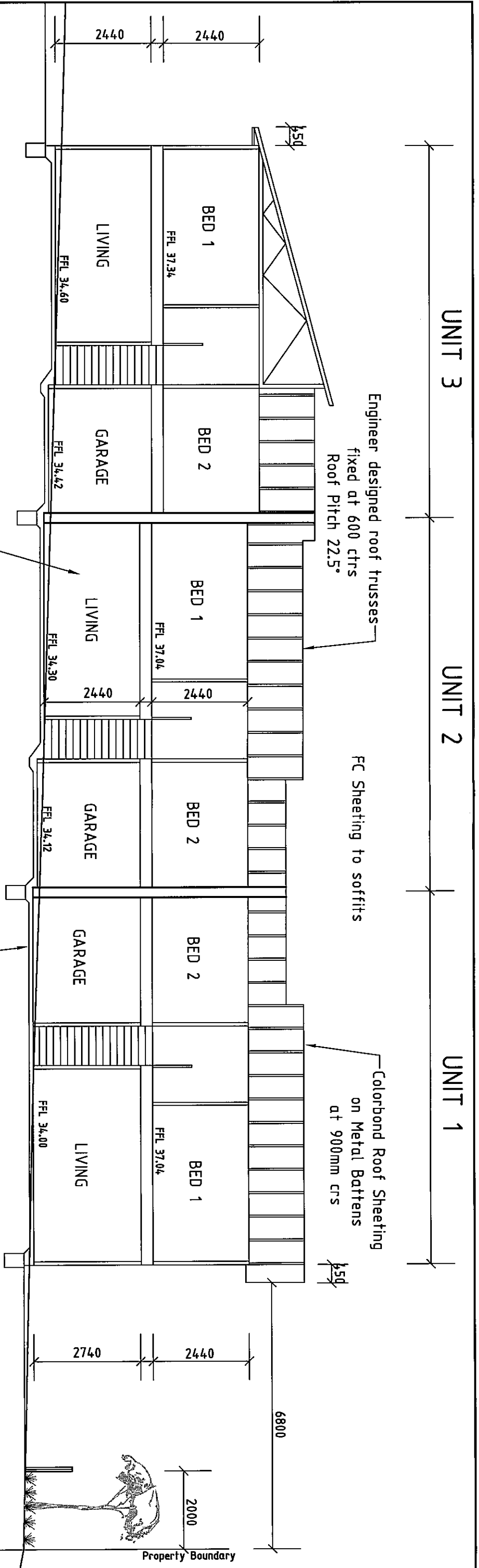


UNIT 3 SECTION

1 : 100

* Note: Do not scale off these drawings *

Rev.	Revision description	Date	Sign	Scale:	As Shown	 <p>Five Star Drafting Service The Standard in Residential Drafting</p>	Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD	Real property description Lot: 70 Registered plan: SP TBA Parish of: Copalabo County of: Stanley Site area: 821m ²	DETAILS INDIVIDUAL DESIGN	
A	BA Drawings	28/10/13	SBW	Drawn:	SBW				Ph: 5207 3806 M: 0409 90 048 C: 54 10 71 56 www.fivestardrafting.com.au	Drawing no. DA07
				N2	APPROVED FOR CONSTRUCTION					
				DATE:	APPROVED:					
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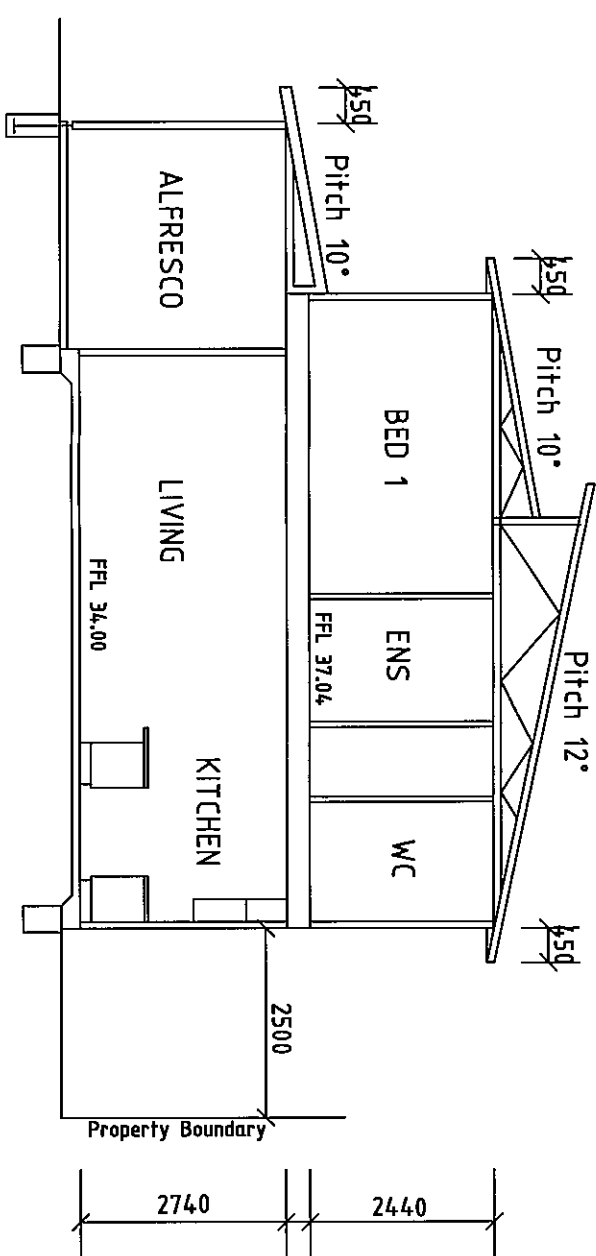


10mm unispans plasterboard to ceiling and 10mm plasterboard lining to walls

Reinforced Concrete Slab and Footings as per Engineer's specification

SECTION A-A

1 : 100

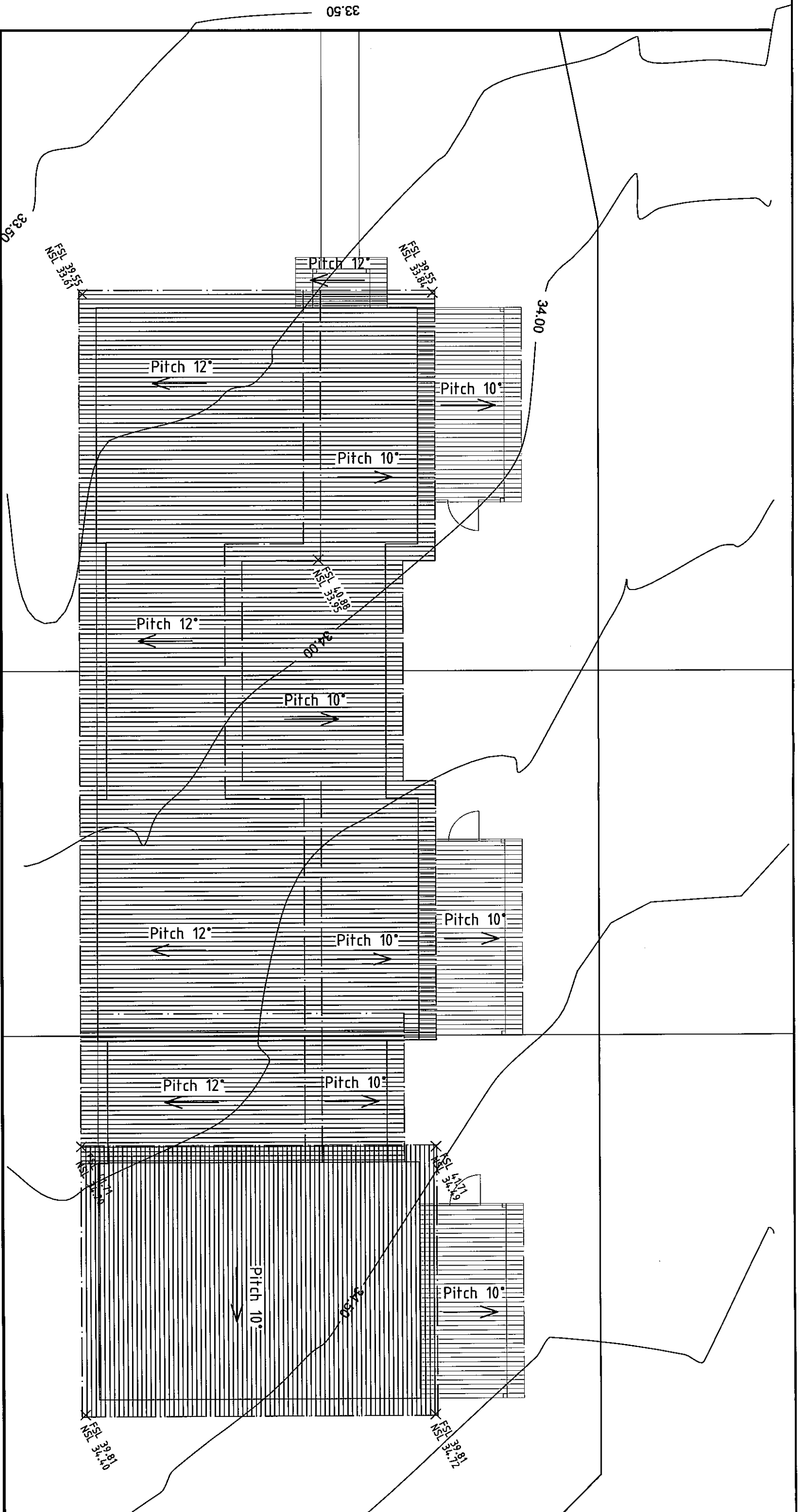


UNIT 1 SECTION

1 : 100

* Note: Do not scale off these drawings *

Rev. A	Revision description BA Drawings	Date 28/10/13	Sign SBW	Scale: As Shown	Drawn: SBW	Date: 28/10/13	APPROVED FOR CONSTRUCTION	<p>Five Star Drafting Service 77 Rye Mountain Rd, Reservoir Building 2/300 Ph: 3207 3806 Mob: 0409 90 048 Fax: 085A No 1071156 www.fivestardrafting.com.au</p>	Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD	Real property description Lot: Registered plan: Parish of: County of: Site area: 70 SP TBA Copolaba Stanley 821m ²	DETAILS INDIVIDUAL DESIGN	Drawing no. DA08	Sheet no. 8 of 11	Issue A
* DRAWINGS/CONCEPT DESIGN/THEME ARE SUBJECT TO COPYRIGHT				APPROVED FOR CONSTRUCTION DATE: _____ APPROVED: _____		APPROVED FOR CONSTRUCTION DATE: _____ APPROVED: _____								



* Note: Do not scale off these drawings *

ROOF PLAN

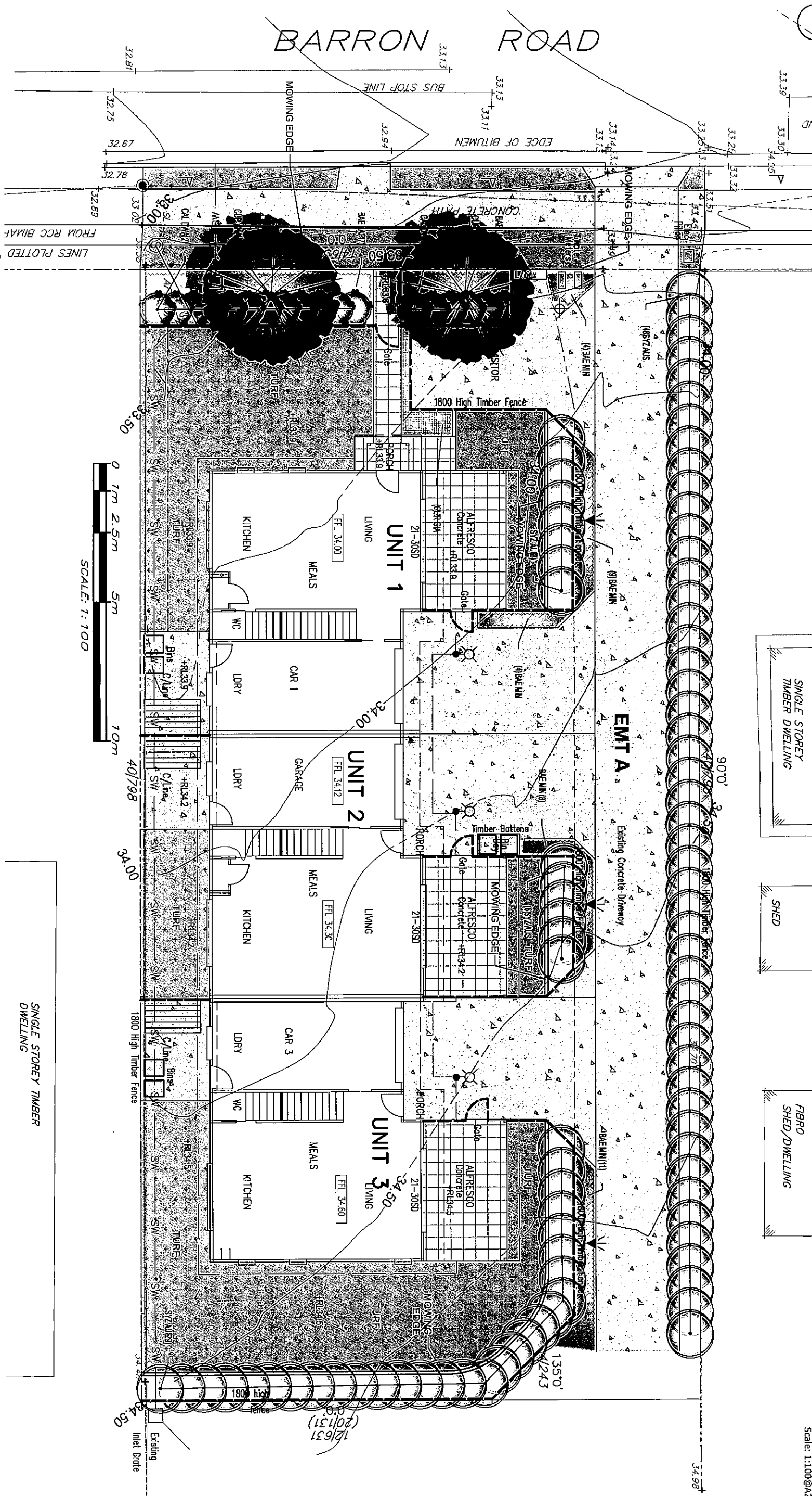
1 : 100

Rev. A	Revision description BA Drawings	Date 28/10/13	Sign SBW
Scale: As Shown		Drawn: SBW	Date: 28/10/13
N2		APPROVED FOR CONSTRUCTION	
DATE: _____		APPROVED: _____	
<p>Five Star Drafting Service <small>The Standard in Professional Drafting Design</small></p> <p>Ph: 5207 3806 M: 0409 90 048 C: 54 1610 156 www.fivestardrafting.com.au</p>			
Proposed Triplex at 33 BARRON RD, BIRKDALE for JAXL HOLDINGS PTY LTD		Real property description Lot: 70 Registered plan: SP TBA Parish of: Capalaba County of: Stanley Site area: 821m ²	
DETAILS		Drawing no. DA09	
INDIVIDUAL DESIGN		Sheet no. 9 of 11	
		Issue A	







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LANDSCAPE CONCEPT PLAN

Scale: 1:100@A2



KEY TO PLAN:

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

MARK BALDOCK
LANDSCAPE ARCHITECT
 (B.App.Sc., Bitt. Env., Grad. Dip. Landsc. Arch.)
 Tel: (07) 38489436
 Fax: (07) 38923375
 Mob: (0407) 114 605
 Email: baldock@dnigpond.net.au
 PO Box 373, Amerley Qld 4103

CLIENT:
JAXL HOLDINGS PTY LTD

DRAWING TITLE
LANDSCAPE PLAN

PROJECT DETAILS:
TRIPLEX DEVELOPMENT
33 BARRON ST, BIRKDALE Q

DRAWING NUMBER:
1312-LP1
 CURRENT ISSUE:
A

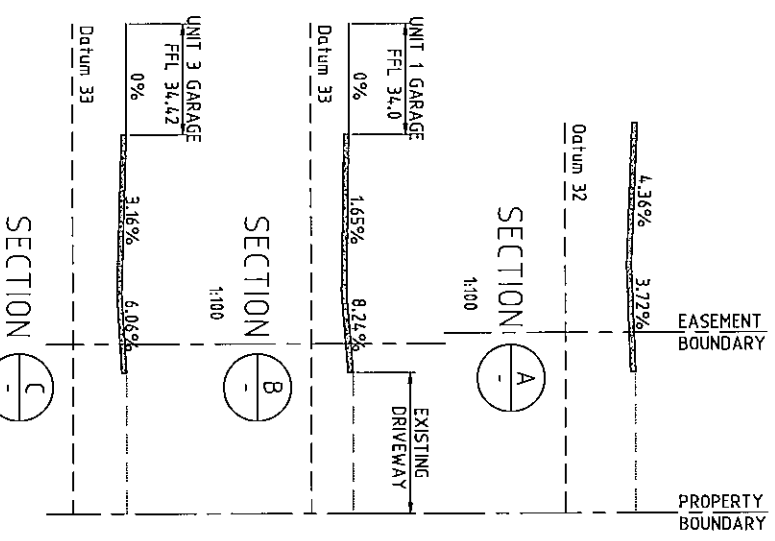
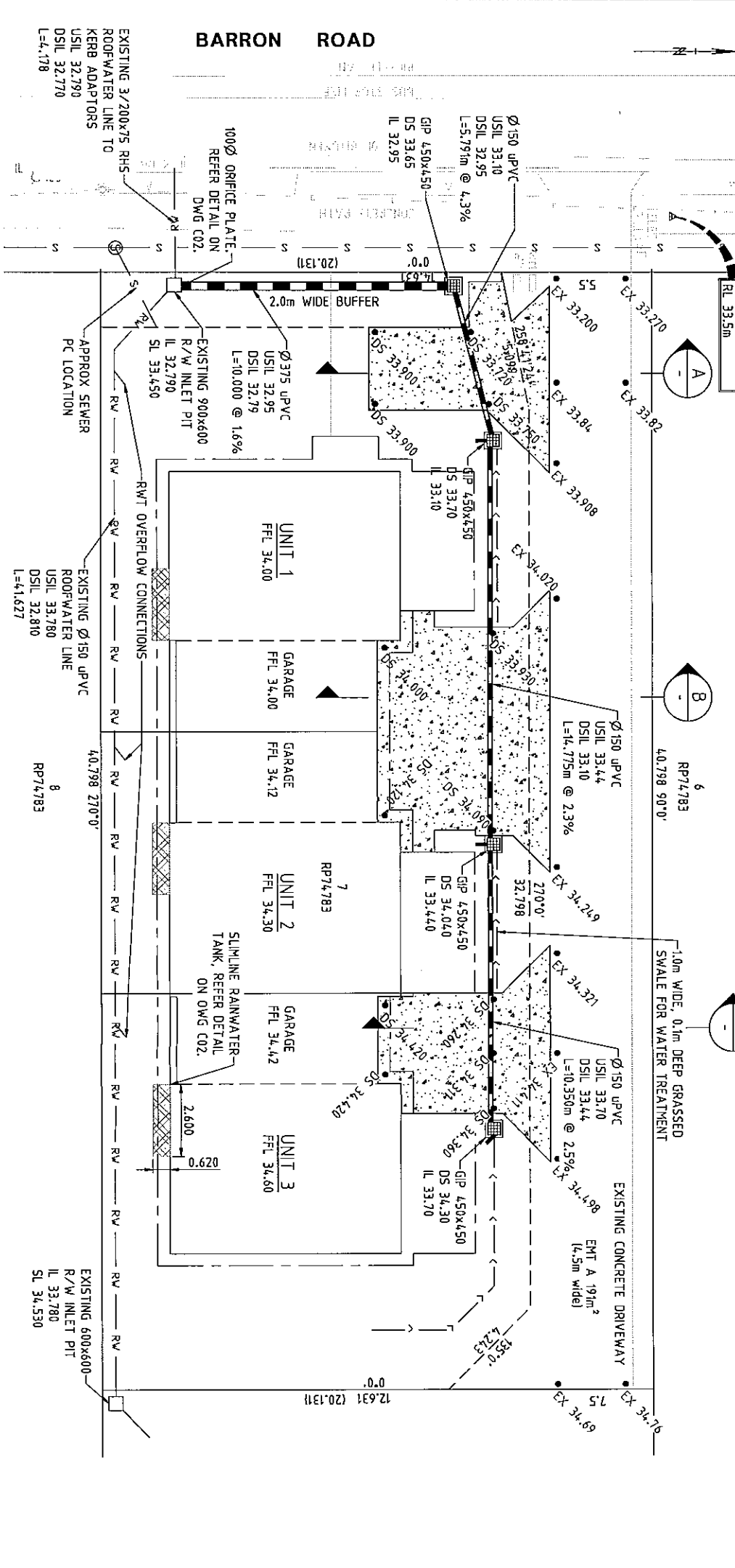
DATE:
 January 14
 PROJECT NO:
 1309

STORMWATER DRAINAGE CONSTRUCTION NOTES

1. STORMWATER DRAINAGE CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS SET OUT IN THE REPLAN AND CITY COUNCIL (R.C.C.) SUBDIVISION & DEVELOPMENT GUIDELINES AND R.C.C. STANDARD DRAWINGS.
2. THE CONTRACTOR SHALL CONFIRM ALL EXISTING AND PROPOSED LEVELS AND THE LOCATION AND LEVELS OF ALL EXISTING AND PROPOSED COUNCIL, UTILITY AND PRIVATE SERVICES PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING DAMAGE TO ANY EXISTING COUNCIL, UTILITY OR PRIVATE SERVICES.
4. STORMWATER DRAINAGE PIPES SHALL BE UPVC PIPE (MINIMUM SEWER CLASS SN8) TO AS 1260 OR R.C.C. APPROVED EQUIVALENT.
5. GRATED FIELD INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH I.P.W.E.A.O. STANDARD DRAWING NO. DS-050 REV A.
6. STEP IRONS SHALL BE INSTALLED IN MANHOLES 850mm TO 3000mm DEEP IN ACCORDANCE WITH AS 1657.
7. MINIMUM COVER TO ROOFWATER PIPES SHALL BE 450mm EXCEPT WHERE REDUCED COVER IS REQUIRED TO DISCHARGE TO THE KERB AND CHANNEL.
8. MINIMUM PIPE GRADES FOR STORMWATER PIPES SHALL COMPLY WITH AS 3500 PART 3:-
 - 1.0% GRADE FOR PIPES < 150 DIA.
 - 0.5% GRADE FOR PIPES > 150 BUT < 375 DIA.
9. COVERS AND FRAMES SHALL BE CIRCULAR AND DESIGNED TO SUSTAIN A PROOF LOAD OF 10kN AS PER AS 3995.
10. ALL PITS ARE TO HAVE CONCRETE SURROUNDS.

STORMWATER DRAINAGE CONSTRUCTION NOTES

1. LEVELS TO AND.
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
5. DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITIES CURRENT SPECIFICATIONS AND STANDARDS.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
9. FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION.
10. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 1995. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FULFILLED.
11. LOADINGS UNLESS BRIDGING OF THE LOAD IS PROVIDED. ANY BRIDGING IS TO BE DESIGNED BY A RPEO.
12. BENCHING OF PIT STRUCTURES SHALL HAVE A SMOOTH FINISHED SURFACE, AND PIPES SHALL NOT PROJECT INSIDE THE SHAFT OF THE PIT.



LEGEND: EXISTING

- S - Sewerage Mains
- RV - Roofwater Design Levels from Deo Plan 13.2811 C.02A
- E - Electrical
- EX - 31.323 Design Driveway Levels from Deo Plan 13.2811 C.03A

LEGEND: PROPOSED

- DS 33.930 Design Surface Levels
- Ø150 UPVC Stormwater Grated Inlet Pit with 100mm Roofwater Stub
- Ø150 UPVC Stormwater Pipe and Pipe Information
- Grassed Swale

DIAL BEFORE YOU DIG
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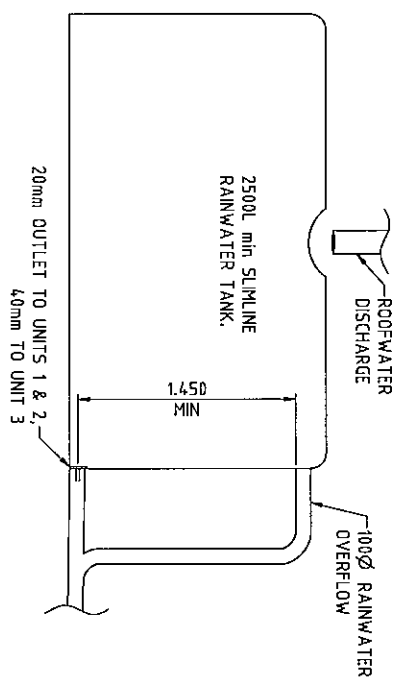
SUBMISSION FOR APPROVAL NOT FOR CONSTRUCTION

SCALE 1:200

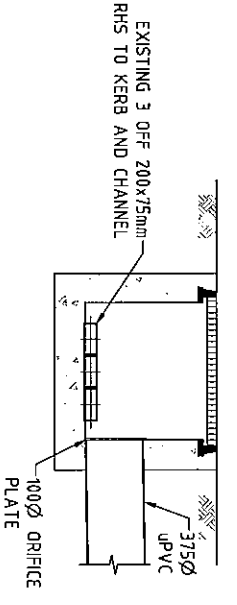
<p>STRUCTURE consulting engineers</p> <p>BRISBANE OFFICE: 67 Links Avenue North EAGLE FARM 4009 PO Box 821 HAMILTON 4007</p> <p>Ching Meng Tan Beng (Ukin) Peng jui Hien Cheng Wee Hai RPEO Reg. No 1911</p>		<p>SIGNED</p> <p>DESIGNED DR</p> <p>DRAWN DR</p> <p>CHECKED KH</p> <p>APPROVED/CMT</p> <p>DATE 13.12.13</p>		<p>ASSOCIATED SUPERVISOR</p> <p>DATE 13.12.13</p>		<p>CLIENT</p> <p>5 STAR DRAFTING SERVICE PTY LTD</p> <p>PO BOX 5425 ALEXANDRIA HILLS 4161</p>		<p>PROJECT</p> <p>33 BARRON ROAD BIRKDALE</p>		<p>DRAWING TITLE:</p> <p>STORMWATER DRAINAGE & DRIVEWAY LAYOUT PLAN</p> <p>DWG NO. 32977-13CH-C01</p>	
<p>REVISION</p> <p>DATE</p> <p>NAME</p>		<p>BRISBANE OFFICE:</p> <p>67 Links Avenue North EAGLE FARM 4009 PO Box 821 HAMILTON 4007</p> <p>Ching Meng Tan Beng (Ukin) Peng jui Hien Cheng Wee Hai RPEO Reg. No 1911</p>		<p>ASSOCIATED SUPERVISOR</p> <p>DATE 13.12.13</p>		<p>CLIENT</p> <p>5 STAR DRAFTING SERVICE PTY LTD</p> <p>PO BOX 5425 ALEXANDRIA HILLS 4161</p>		<p>PROJECT</p> <p>33 BARRON ROAD BIRKDALE</p>		<p>DRAWING TITLE:</p> <p>STORMWATER DRAINAGE & DRIVEWAY LAYOUT PLAN</p> <p>DWG NO. 32977-13CH-C01</p>	

GUTTER AND DOWNPIPE NOTES

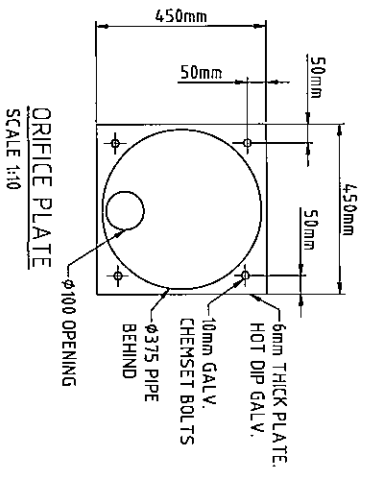
1. ROOFWATER DRAINAGE CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS SET OUT IN THE NATIONAL PLUMBING AND DRAINAGE CODE AS3500 PART 3.2 AND ALL RELEVANT AUSTRALIAN STANDARDS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH REDLAND CITY COUNCIL SPECIFICATIONS AND STANDARDS.
3. EAVES GUTTERS SHALL BE LYSAGHT'S QUAD 175 (O GUTTER) OR EQUIVALENT. EFFECTIVE CROSS SECTIONAL AREA OF GUTTER IS 8407mm².
4. MINIMUM FALL OF EAVES GUTTERS SHALL BE 1 IN 500.
5. EXPANSION JOINTS IN GUTTERS SHALL BE LOCATED AT HIGHPOINTS AND IN ACCORDANCE WITH AS3500 PART 3.2.
6. GUTTER DESIGN TO ACCOMMODATE Q100 FLOW RUNOFF FROM ROOF AREAS DISCHARGING TO RAINWATER TANKS.



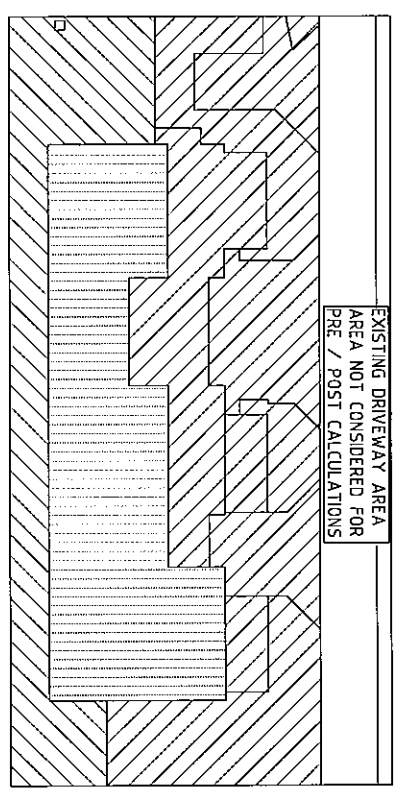
RAINWATER TANK TYPICAL DETAIL
SCALE 1:25



EXISTING GRATED PIT DETAIL
SCALE 1:25



ORIFICE PLATE
SCALE 1:10



CATCHMENT PLAN
SCALE 1:200

DRAINS RESULTS

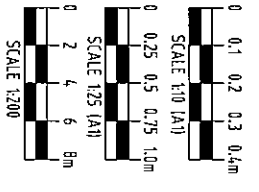
RAINFALL RETURN PERIOD	SITE AREA (m ²)	PRE-DEVELOPMENT FLOW (m ³ /s)	POST DEVELOPMENT UNMITIGATED FLOW (m ³ /s)	MITIGATED FLOW (m ³ /s)	HEAD OVER RW/T ORIFICE REQ'D (m)
0.2	668	0.016	0.021	0.015	0.390
0.10	668	0.024	0.033	0.024	0.740
0.20	668	0.028	0.040	0.028	0.980
0.50	668	0.032	0.049	0.033	1.250
0.100	668	0.037	0.054	0.040	1.440

RAINFALL DATA SOURCED FROM BUREAU OF METEOROLOGY
 5 MINUTE RAINFALL INTENSITY (mm/h) 0.10 0.100
 1 HOUR RAINFALL INTENSITY (mm/h) 210.2 302.6 G = 0.09
 72 HOUR RAINFALL INTENSITY (mm/h) 67.2 98.9 F2 = 4.40
 4.80 7.90 F50 = 17.29

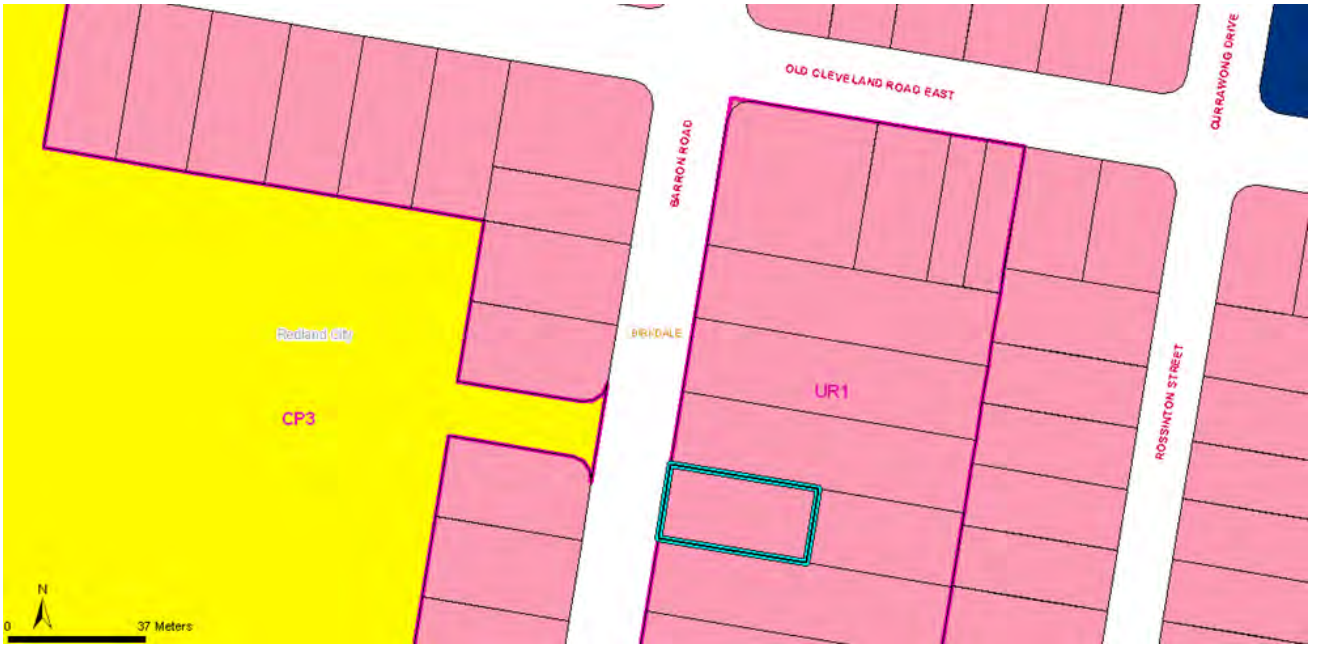
DRAINS SETTINGS FOR PRE-DEVELOPMENT CALIBRATION - EXTENDED RATIONAL METHOD
 PERVIOUS AREA: 80%
 PERVIOUS TIME OF CONCENTRATION: 13.0min
 IMPERVIOUS TIME OF CONCENTRATION: 5.0

DRAINS SETTINGS FOR POST DEVELOPMENT UNMITIGATED CALIBRATION - EXTENDED RATIONAL METHOD
 PERVIOUS AREA: 20%
 PERVIOUS AREA: 80%
 PERVIOUS TIME OF CONCENTRATION: 5.0min
 IMPERVIOUS TIME OF CONCENTRATION: 5.0min

SUBMISSION FOR APPROVAL
NOT FOR CONSTRUCTION



		BRISBANE OFFICE: 67 Links Avenue North EAGLE FARM 4009 PO BOX 621 HAMILTON 4007 Web: www.structure.com.au Email: enquiries@structure.com.au	
SIGNED: Ching Meng Tan Regd (Civil) Engg (M. Eng. Grad. Headst) RECD Reg. No. 19111		ASSOCIATED SURVEYOR DATE: 13.12.13	
CLIENT: 5 STAR DRAFTING SERVICE PTY LTD PG BOX 5625 ALEXANDRA HILLS 4161		PROJECT: 33 BARRON ROAD BIRKDALE	
DRAWING TITLE: CATCHMENT PLAN & DETAILS		DWG NO.: 32977-13CH-C02	



11.4.2 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 APPLICATIONS

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

Attachment: [Decisions Made under Delegated Authority 08 06 2014 to 28 06 2014](#)

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 resolves to note this report.

Decisions Made Under Delegated Authority 08.06.2014 to 14.06.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002358	Domestic Outbuilding - Design and Siting	Category1	Andrew John Drysdale	20 Russell Street, Cleveland QLD 4163	Concurrence Agency Response	10/06/2014	Approved	2
BWP002373	Design and Siting - Dwelling	Category1	Building Code Approval Group Pty Ltd	73 Fitzroy Street, Cleveland QLD 4163	Concurrence Agency Response	11/06/2014	Approved	2
BWP002291	Design & Siting - Carport	Category1	Freedom Patios David KennethSteeple	3 Sandune Place, Thornlands QLD 4164	Concurrence Agency Response	12/06/2014	Approved	3
BWP002366	Design & Siting - Garage	Category1	Adam FrederickReid Jillian LeighReid	8 Waterfront Easement, Redland Bay QLD 4165	Concurrence Agency Response	13/06/2014	Approved	5
BWP002352	Design & Siting - Domestic Outbuilding	Category1	Peter Anderson Chew	11 Watsonia Street, Redland Bay QLD 4165	Concurrence Agency Response	10/06/2014	Approved	6
BWP002362	Domestic dwelling	Category1	Professional Certification Group	229 Hardwood Drive, Mount Cotton QLD 4165	Concurrence Agency Response	12/06/2014	Approved	6
ROL005746	Standard Format 1 into 2 Lots	Category1	JDC Designs & Planning	91 Allenby Road, Wellington Point QLD 4160	Code Assessment	11/06/2014	Development Permit	8
BWP002374	Design and Siting - Dwelling	Category1	Building Code Approval Group Pty Ltd	10 Radunz Place, Birkdale QLD 4159	Concurrence Agency Response	10/06/2014	Approved	8
BWP002363	Design & Siting - Dwelling House	Category1	Casey Jackson Homes Pty Ltd	34 Haig Road, Birkdale QLD 4159	Concurrence Agency Response	12/06/2014	Approved	10
Category 2								

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013202	Shop	Category2	Powercat Partners Pty Ltd	101 Valley Way, Mount Cotton QLD 4165	Code Assessment	11/06/2014	Development Permit	6
OPW001637	Operational Work - Fill for Truck parking (Smarteda)	Category2	Hendriks House Consulting Engineers Pty Ltd	529-531 Redland Bay Road, Capalaba QLD 4157	Code Assessment	10/06/2014	Development Permit	7
ROL005745	Standard Format: 2 into 4	Category2	Bullfrog Constructions	53 Willard Road, Capalaba QLD 4157	Impact Assessment	12/06/2014	Development Permit	8
MCU013220	Indoor Recreation Facility & Advertising Device x3	Category2	Ty & Carmen Pty Ltd	194-200 Old Cleveland Road, Capalaba QLD 4157	Code Assessment	10/06/2014	Development Permit	9
OPW001644	Combined Operational and Landscaping Works - Multiple dwelling x 18	Category2	Lovric Holdings MTG Pty Ltd	38 School Road, Capalaba QLD 4157	Compliance Assessment	13/06/2014	Approved	9
OPW001658	Operational Works - Domestic Driveway Crossover	Category2	Melvin Alan Jones	10 Kennedy Drive, Capalaba QLD 4157	Code Assessment	12/06/2014	Development Permit	9

Decisions Made Under Delegated Authority 15.06.2014 to 21.06.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP001399	Domestic Additions	Category1	Norman John Haupt	30 Cayman Crescent, Ormiston QLD 4160	Code Assessment	16/06/2014	Negotiated Decision - Development Permit	1
BWP002371	Design & Siting - Dwelling House	Category1	DBR Building Certification	8 Masson Court, Wellington Point QLD 4160	Concurrence Agency Response	17/06/2014	Approved	1
BWP002378	Building near relevant infrastructure - Outbuilding	Category1	Robin Leonard Greer	17-18 Esplanade, Wellington Point QLD 4160	Concurrence Agency Response	20/06/2014	Approved	1
BWP002382	Building Over/near relevant infrastructure - Dwelling House	Category1	Bartley Burns Certifiers & Planners	21 Counihan Street, Ormiston QLD 4160	Concurrence Agency Response	20/06/2014	Approved	1
BWP002372	Domestic Additions	Category1	Warren A Holt	29 Bigoon Road, Point Lookout QLD 4183	Concurrence Agency Response	17/06/2014	Approved	2
BWP002370	Build over/near relevant infrastructure - Dwelling House	Category1	Bartley Burns Certifiers & Planners	2 Angliss Circuit, Thornlands QLD 4164	Concurrence Agency Response	17/06/2014	Approved	3
BWP002376	Design and Siting - carport	Category1	DBR Building Certification	12 Portias Place, Thornlands QLD 4164	Concurrence Agency Response	19/06/2014	Approved	3
BWP002365	Design & Siting - Dwelling House	Category1	Applied Building Approvals	29 Bedarra Street, Redland Bay QLD 4165	Concurrence Agency Response	17/06/2014	Approved	5
MCU013240	Removal Dwelling	Category1	Gracinda Leonor Vales Ribeiro Biggs	24-30 Kingfisher Road, Mount Cotton QLD 4165	Code Assessment	16/06/2014	Development Permit	6

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013255	Dwelling House	Category1	AJS Surveys Pty Ltd	23-29 Taylor Road, Sheldon QLD 4157	Code Assessment	17/06/2014	Development Permit	6
MCU013267	Home Business - ADA	Category1	Jacqueline Alexander	6 Consort Street, Alexandra Hills QLD 4161	Code Assessment	16/06/2014	Development Permit	8
BWP002326	Combined Design & Siting and Build over or near relevant infrastructure - roofed deck	Category1	The Certifier Pty Ltd	9 Tremont Street, Capalaba QLD 4157	Concurrence Agency Response	18/06/2014	Approved	9
ROL005769	Standard Format 1 into 3 Lots	Category1	Bartley Burns Certifiers & Planners	12 Beenwerrin Crescent, Capalaba QLD 4157	Code Assessment	17/06/2014	Development Permit	9
Category 2								
OPW001660	Landscaping Works - Multiple dwelling x 6	Category2	Beacon Land Pty Ltd	27 Freeth Street East, Ormiston QLD 4160	Compliance Assessment	18/06/2014	Compliance Certificate	1
BWP002369	Design & Siting - Domestic Additions	Category2	Richard Barry Marken	7 Plover Drive, Thornlands QLD 4164	Concurrence Agency Response	17/06/2014	Approved	3
OPW001656	Combined Civil and Landscaping Works - Outdoor Recreation Facility (Supa Golf Sirromet Winery) -	Category2	RPS Australia East Pty Ltd – Brisbane Office Sirromet Wines Pty Ltd	Sirromet Winery, 850- 938 Mount Cotton Road, Mount Cotton QLD 4165	Compliance Assessment	19/06/2014	Compliance Certificate	6
OPW001650	Operational Works - ROL 1 into 2 (SmartEDA)	Category2	Civil Dimensions Consulting Engineers	15 Beenwerrin Crescent, Capalaba QLD 4157	Code Assessment	18/06/2014	Development Permit	9
OPW001659	Landscaping Works - Multiple Dwelling x 17 (SmartEda)	Category2	Hometown Villas	281 Old Cleveland Road East, Capalaba QLD 4157	Compliance Assessment	18/06/2014	Compliance Certificate	9

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013243	Multiple Dwelling x 7	Category2	Star Constructions Pty Ltd	184 Thorneside Road, Thorneside QLD 4158	Code Assessment	20/06/2014	Development Permit	10

Decisions Made Under Delegated Authority 22.06.2014 to 28.06.2014

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002381	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	21 Counihan Street, Ormiston QLD 4160	Concurrence Agency Response	25/06/2014	Approved	1
ROL005768	Standard Format - 1 into 2	Category1	JDC Designs & Planning	82 Fitzroy Street, Cleveland QLD 4163	Code Assessment	23/06/2014	Development Permit	2
ROL005737	Standard Format: 1 into 2	Category1	Laurence Robert McCurdy	355 Bloomfield Street, Cleveland QLD 4163	Code Assessment	23/06/2014	Development Permit	3
MCU013145	Dwelling house	Category1	Antech Constructions Pty Ltd	9 Wilson Esplanade, Victoria Point QLD 4165	Code Assessment	26/06/2014	Development Permit	4
BWP002356	DOMESTIC OUTBUILDING	Category1	Kenneth Lewis Samuels	680-684 West Mount Cotton Road, Sheldon QLD 4157	Code Assessment	24/06/2014	Development Permit	6
BWP002368	Build over/near relevant infrastructure - Dwelling	Category1	Approveit Building Certification Pty Ltd	6 Girraween Crescent, Capalaba QLD 4157	Concurrence Agency Response	23/06/2014	Approved	7
BWP002364	Combined Design & Siting and Build Over/Near Relevant Infrastructure	Category1	Paul Anthony Patman	7 Kenneth Street, Capalaba QLD 4157	Concurrence Agency Response	25/06/2014	Approved	9
BWP002330	Design and siting - domestic additions	Category1	Freedom Patios	43 Mary Pleasant Drive, Birkdale QLD 4159	Concurrence Agency Response	25/06/2014	Approved	10
ROL005770	Standard Format: 1 into 2 Lots	Category1	East Coast Surveys Pty Ltd	54 Dorsal Drive, Birkdale QLD 4159	Code Assessment	24/06/2014	Development Permit	10
Category 2								

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
OPW001635	Combined Operational and Landscaping Works - MCU - Multiple Dwellings x 10 (smarteda)	Category2	Yajoc Pty Ltd As Trustee	459-463 Main Road, Wellington Point QLD 4160	Code Assessment	25/06/2014	Compliance Certificate	1
MCU013173	Health Care Centre	Category2	Institute For Urban Indigneous Health Ltd	16 Dickson Way, Dunwich QLD 4183	Code Assessment	25/06/2014	Development Permit	2
OPW001608	Operational Works - Prescribed Tidal Works - Pontoon and Walkway	Category2	Bruce Geoffrey Foot	11 Seahaven Court, Cleveland QLD 4163	Code Assessment	25/06/2014	Development Permit	2
OPW001606	Operational Works - Prescribed Tidal Works- Rock Wall (Smart eDA)	Category2	Cullen Grummitt & Roe (Qld) Pty Ltd	3-5 Outlook Crescent, Russell Island QLD 4184	Code Assessment	23/06/2014	Development Permit	5
OPW001641	Operational Works CIVIL - MCU - Multiple dwelling x 25 (Smarteda)	Category2	Motus Consulting Pty Ltd	171 Allenby Road, Wellington Point QLD 4160	Compliance Assessment	27/06/2014	Compliance Certificate	8
SB005406	Standard Format Reconfiguration 1 into 2 lots (ASG file)	Category2	Alistair Warren Michell	26 Beenwerrin Crescent, Capalaba QLD 4157	Subdivision	27/06/2014	Permissible Change - Development Permit	9
SB005470	Standard Format Reconfiguration 1 into 5 Lots (ASG FILE)	Category2	Jeffrey Rohan	7-15 Baywalk Place, Thorneside QLD 4158	Code Assessment	25/06/2014	Permissible Change - Development Permit	10
Category 3								
ROL005714	Standard Format 1 into 36	Category3	Sutgold Pty Ltd	69-79 Quarry Road, Birkdale QLD 4159	Impact Assessment	26/06/2014	Development Permit	10

11.4.3 APPEALS LIST CURRENT AS AT MONDAY 30 JUNE 2014

Datworks Filename: Reports to Council - Portfolio 7 Planning and 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 30 July 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:		Preliminary point application was struck out by the Court and therefore the appeal process will continue. The appellant has submitted amended plans to all parties. Council and co-respondents are considering the amended plans.
Hearing Date:		Listed for review 30 July 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:		Mediation held 10 April 2014. A confidential report was presented to the 21 May 2014 General Meeting that outlines options for resolving the appeal. Negotiations with the parties are continuing. Review date is 21 August 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:		Adjourned for two months. Amended review date set for 4 July 2014.

5.	File Number:	Appeal 1760 of 2014 (ROL005698)
Applicant:		Ausbuild Pty Ltd
Application Details:		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses)
Appeal Details:		Applicant appeal against refusal.
Current Status:		Notice of appeal filed 13 May 2014. To be heard for directions orders on 4 July 2014.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

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 COMMUNITY & CUSTOMER SERVICES****16.1.1 APPEAL 1963 OF 2009 – JT GEORGE – 157-195 & 197 WOODLANDS DRIVE, THORNLANDS & APPEAL 2675 OF 2009 – LM WIGAN – 84-122 TAYLOR ROAD, THORNLANDS****Dataworks Filename: MC010715 & MC010624****Authorising Officer:****Louse Rusan
General Manager Community & Customer
Services****Responsible Officer:****David Jeanes
Group Manager City Planning & Assessment****Author:****Chris Vize
Service Manager Planning Assessment**

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:

- (f) starting or defending legal proceedings involving the local government.***

17 MEETING CLOSURE