



**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**Wednesday, 10 December 2014**

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

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## Table of Contents

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Item	Subject	Page No
1	DECLARATION OF OPENING .....	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	1
3	DEVOTIONAL SEGMENT.....	2
4	RECOGNITION OF ACHIEVEMENT.....	2
	4.1 NICK CLARKE – 5 YEARS SERVICE.....	2
	4.2 COMMUNICATIONS TEAM.....	2
5	RECEIPT AND CONFIRMATION OF MINUTES.....	2
	5.1 GENERAL MEETING MINUTES 26 NOVEMBER 2014.....	2
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	2
	6.1 NOTICE OF MOTION – CR OGILVIE – INTERNET AND WIFI SPEEDS IN THE REDLANDS .....	2
	6.2 REQUEST FOR REPORT – PUBLIC VEHICLE ACCESS TO ‘THE BASIN’ AT AMITY.....	2
	6.3 REQUEST FOR REPORT – SHARK NET ENCLOSURE, RABY BAY FORESHORE.....	3
7	PUBLIC PARTICIPATION.....	3
8	PETITIONS AND PRESENTATIONS.....	3
9	MOTION TO ALTER THE ORDER OF BUSINESS .....	3
	9.1 MOTION TO ACCEPT LATE ITEM.....	3
	9.2 MOTION TO ACCEPT LATE ITEM.....	4
	9.3 MOTION TO WITHDRAW ITEM .....	4
	9.4 MOTION TO WITHDRAW ITEM .....	4
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS .....	4
	10.1 CONFLICT OF INTEREST – CR WILLIAMS.....	4
11	REPORTS TO COUNCIL .....	5

<b>11.1</b>	<b>PORTFOLIO 1 (CR MARK EDWARDS) OFFICE OF CEO (INCLUDING INTERNAL AUDIT)</b> .....	<b>5</b>
	11.1.1 REVIEW OF RESERVES 2014/2015 - ELT REVIEW .....	5
	11.1.2 FIRST BUDGET REVIEW 2014-15 .....	11
	11.1.3 NOVEMBER 2014 MONTHLY FINANCIAL REPORTS.....	14
<b>11.2</b>	<b>PORTFOLIO 2 (MAYOR KAREN WILLIAMS) ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)</b> .....	<b>17</b>
	11.2.1 INTERNET AND WIFI SPEEDS IN THE REDLANDS .....	17
<b>11.3</b>	<b>PORTFOLIO 3 (CR JULIE TALTY) CITY PLANNING AND ASSESSMENT</b> .....	<b>20</b>
	11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS .....	20
	11.3.2 APPEALS LIST CURRENT AS AT 24 NOVEMBER 2014.....	22
	11.3.3 PROPOSED REMOVAL OF DISCOUNT ON DEVELOPMENT APPLICATION FEES FOR EDA LODGEMENT .....	25
	11.3.4 MCU013364 - DUAL OCCUPANCY - 33 CAMBRIDGE DRIVE, ALEXANDRA HILLS .....	28
	11.3.5 REQUEST FOR NEGOTIATED INFRASTRUCTURE CHARGES - ERA 401-451 REDLAND BAY ROAD, CAPALABA.....	38
	11.3.6 POLICY REVIEW - REMOVAL BUILDINGS AND DWELLINGS .....	49
	11.3.7 MINOR AMENDMENT TO THE REDLANDS PLANNING SCHEME.....	57
<b>11.4</b>	<b>PORTFOLIO 5 (CR PAUL GLEESON) INFRASTRUCTURE &amp; OPERATIONS</b> .....	<b>60</b>
	11.4.1 REDLANDS MEMORIAL PRECINCT .....	60
	11.4.2 TRIBUTE APPLICATIONS - INTRODUCTION OF NEW TRIBUTES AND ASSOCIATED FEES & CHARGES .....	64
	11.4.3 PUBLIC TOILET BLOCK AT DUNWICH ADJACENT TO NORTH STRADBROKE ISLAND RUGBY LEAGUE AND ALLSPORTS CLUB .....	68
	11.4.4 PUMP STATION EASEMENT ACQUISITION - LOT 2 ON RP126925, 92-94 KINROSS ROAD THORNLANDS.....	75
<b>12</b>	<b>MAYORAL MINUTE</b> .....	<b>78</b>
<b>13</b>	<b>NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS</b> .....	<b>78</b>

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<b>14</b>	<b>NOTICES OF MOTION.....</b>	<b>78</b>
14.1	MOTION TO WITHDRAW NOTICE OF MOTION .....	78
14.2	NOTICE OF MOTION – CR BOGLARY.....	78
14.2.1	FOOTPATH IN SURGEON STREET .....	78
<b>15</b>	<b>CLOSED SESSION.....</b>	<b>79</b>
15.1	PORTFOLIO 1 (CR MARK EDWARDS) OFFICE OF CEO (INCLUDING INTERNAL AUDIT) .....	80
15.1.1	ESTABLISHMENT OF CAPITAL AND OPERATIONAL ADVISORY COMMITTEE.....	80
15.2	PORTFOLIO 2 (MAYOR KAREN WILLIAMS) ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT) .....	81
15.2.1	PROPERTY COMPANY - TRANSFER OF PROPERTIES .....	81
15.2.2	PRIORITY DEVELOPMENT AREAS: PDA MEMORANDUMS OF UNDERSTANDING WITH MEDQ.....	82
15.3	PORTFOLIO 3 (CR JULIE TALTY) CITY PLANNING AND ASSESSMENT .....	83
15.3.1	AMALGAMATION OF COUNCIL OWNED LAND ON THE SOUTHERN MORETON BAY ISLAND .....	83
15.3.2	AUSBUILD APPEAL 1760 OF 2014 - COMBINED RECONFIGURATION OF LOTS (1 INTO 8 LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSES) - SOUTH EAST THORNLANDS .....	85
15.4	PORTFOLIO 4 (CR LANCE HEWLETT) COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION.....	86
15.4.1	RIVER IMPROVEMENT TRUST (RIT) IN SOUTHEAST QUEENSLAND .....	86
15.5	PORTFOLIO 5 (CR PAUL GLEESON) INFRASTRUCTURE & OPERATIONS.....	87
15.5.1	REQUEST FOR A CONTRACT TO BE AWARDED - TENDER NO. T-1710/14/15/RWW PROVISION OF CONSTRUCTION OF LANDFILL REHABILITATION WORKS AT THE BIRKDALE WASTE TRANSFER STATION .....	87
<b>16</b>	<b>URGENT BUSINESS WITHOUT NOTICE .....</b>	<b>88</b>
<b>17</b>	<b>MEETING CLOSURE .....</b>	<b>88</b>

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

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

## 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.33am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who are present.

## 2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

## EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mrs L Rusan	General Manager Community & Customer Services
Mr N Clarke	General Manager Organisational Services
Mr B Salton	Acting General Manager Infrastructure & Operations
Mrs L Batz	Chief Financial Officer

## MINUTES

Mrs E Striplin	Corporate Meetings & Registers Officer
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### **3 DEVOTIONAL SEGMENT**

Rev David Elvery, Birkdale Baptist Church and member of the Ministers' Fellowship led Council in a brief devotional segment.

### **4 RECOGNITION OF ACHIEVEMENT**

#### **4.1 NICK CLARKE – 5 YEARS SERVICE**

The Mayor congratulated Nick Clarke on his 5 years of service with Redland City Council.

During Nick's 5 years at Council, he has been exceptionally professional, always constant in his advice and has headed up some very important projects.

On behalf of the organisation, Councillors' and Executive Management Team, the Mayor presented Nick with a 5 year badge.

#### **4.2 COMMUNICATIONS TEAM**

Cr Beard acknowledged the extraordinary work of the Communications and Events Team at the Premier Christmas event held at Capalaba Regional park on Saturday. Sarah Heide, Kristen Banks, Scott McDuff and Stephanie Brierley, (under the direction of Tracey Walker), worked incredibly long and difficult hours in drizzling rain and managed to present, what Cr Beard believes was the biggest and best event the Redlands has ever seen.

The Mayor thanked Councillor Beard, in reflection of the community's appreciation for the work he did in producing the show in his spare time.

### **5 RECEIPT AND CONFIRMATION OF MINUTES**

#### **5.1 GENERAL MEETING MINUTES 26 NOVEMBER 2014**

#### **COUNCIL RESOLUTION**

Moved by: Cr P Gleeson  
Seconded by: Cr M Edwards

**That the minutes of the General Meeting of Council held 26 November 2014 be confirmed.**

**CARRIED 11/0**

### **6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**

#### **6.1 NOTICE OF MOTION – CR OGILVIE – INTERNET AND WIFI SPEEDS IN THE REDLANDS**

This item is listed as Item 11.2.1 of this agenda.

#### **6.2 REQUEST FOR REPORT – PUBLIC VEHICLE ACCESS TO 'THE BASIN' AT AMITY**

At the General Meeting of 17 September 2014 (Item 14.1.1 refers) Council resolved that a report be prepared for Council's consideration on the potential of facilitating public vehicle access to the area known as 'The Basin' at Amity.

A report will be presented to a future General Meeting for consideration.

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### **6.3 REQUEST FOR REPORT – SHARK NET ENCLOSURE, RABY BAY FORESHORE**

At the General Meeting of 17 September 2014 (Item 14.1.2 refers) Council resolved to:

1. Investigate the need and opportunity for a shark net enclosure to be installed on the Raby Bay (Masthead Drive) foreshore; and
2. That the report to Council include financial implications so that consideration can be given to possible inclusion in the Capital Works program.

A report will be presented to a future General Meeting for consideration.

## **7 PUBLIC PARTICIPATION**

### **MOTION TO ADJOURN MEETING AT 9.43AM**

Moved by: Cr P Bishop  
Seconded by: Cr M Edwards

That Council adjourn the meeting for a 15 minute public participation segment.

CARRIED 11/0

1. Mrs M Foley of Cleveland addressed Council in relation to the perceived need for a swimming enclosure at Raby Bay.
2. Ms J Sterling of Alexandra Hills addressed Council in relation to the overlay on hers and her neighbour's blocks.
3. Mrs G Gall of Birkdale addressed Council in relation to Koalas in the Redlands.

### **MOTION TO RESUME MEETING 9.56AM**

Moved by: Cr P Bishop  
Seconded by: Cr P Gleeson

That the meeting proceedings resume.

CARRIED 11/0

## **8 PETITIONS AND PRESENTATIONS**

Nil.

## **9 MOTION TO ALTER THE ORDER OF BUSINESS**

### **9.1 MOTION TO ACCEPT LATE ITEM**

#### **COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr P Gleeson

That a late confidential item – *River Improvement Trust (RIT) in Southeast Queensland* be accepted and discussed as Item 16.4.1.

CARRIED 11/0

**9.2 MOTION TO ACCEPT LATE ITEM****COUNCIL RESOLUTION**

Moved by: Cr P Gleeson  
Seconded by: Cr M Edwards

That a late confidential item – *Request for a contract to be Awarded – Tender No. T1710/14/15/RWW Provision of Construction of Landfill Rehabilitation Works at the Birkdale Waste Transfer Station* be accepted and discussed as Item 16.5.1.

CARRIED 11/0

**9.3 MOTION TO WITHDRAW ITEM****COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr P Bishop

That Item 11.1.3 *Financial Strategy 2015-2025* (as listed in Agenda) be withdrawn, as it will now be going to a Special Meeting on 17 December 2014.

CARRIED 11/0

**9.4 MOTION TO WITHDRAW ITEM****COUNCIL RESOLUTION**

Moved by: Cr L Hewlett  
Seconded by: Cr C Ogilvie

That Item 11.4.1 *Small Business Grants Program* (as listed in Agenda) be withdrawn.

CARRIED 11/0

**10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS****10.1 CONFLICT OF INTEREST – CR WILLIAMS**


Cr Williams declared a Conflict of Interest in Confidential Item 15.3.2 - see item for details.

**COUNCILLOR ABSENCES DURING MEETING**

Cr Ogilvie left the meeting at 10.25am and returned at 10.26am (during Item 11.3.4)  
Cr Elliott left the meeting at 12.29pm and returned at 12.31pm (during closed session)  
Cr Talty left the meeting at 1.13pm and returned at 1.14pm (during closed session)  
Cr Hardman left the meeting at 1.15pm and returned at 1.17pm (during closed session)  
Cr Ogilvie left the meeting at 1.17pm and returned at 1.18pm (during closed session)  
Cr Bishop left the meeting at 1.20pm and returned at 1.21pm (during closed session)



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**11 REPORTS TO COUNCIL****11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 REVIEW OF RESERVES 2014/2015 - ELT REVIEW****Datworks Filename: FM Corporate Budget****Authorising Officer:** **Bill Lyon  
Chief Executive Officer****Responsible Officer: Linnet Batz  
Chief Financial Officer****Author: Deborah Corbett-Hall  
Service Manager Corporate Finance**

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**PURPOSE**

The purpose of this report is to provide a summary of an Executive Leadership Team (ELT) review of constrained reserves over the last few months and includes a proposal to reduce the current number of reserves by four, from 28 to 24 by the end of the 2014/15 financial year.

Additionally, a further three reserves in the remaining 24 will be fully utilised in 2014/15, although the reserves themselves will be retained for potential future developer contributions.

The reduction will move funds from constrained monies to unconstrained and will reduce budgeting, recording, reconciliation and reporting requirements. The reserves to close were selected by the ELT following consultation with officers on utilisation, current and budget requirements.

Full journal entries of the reserve extinguishment will be agreed to with the relevant officers in the business before the end of the financial year.

**BACKGROUND**

Council conducted a review of its constrained cash reserves (reserves) in August 2013 and resolved to reduce the number from 43 to 26 in October 2013. In June 2014 as part of the 2014/15 annual budget, Council adopted two new reserves aligned to Council's water business Redland Water.

The purpose of these reserves is to capture any over and under recovery of maximum allowable revenue due to the water price smoothing associated with the large expected increase in purchase price of bulk water in 2017/18.

Council's 28 reserves are monitored on a monthly basis through the financial reports and are also reviewed by ELT at each formal budget review. Conducting regular reviews of the reserves demonstrates Council's commitment to ensuring financial sustainability.

## ISSUES

1. Following the adoption of the 14/15 Carryover Budget Review on 3 September 2014, the *budgeted* constrained cash reserve balances exceeded the *budgeted* cash balances at 30 June 2015. This forecast is in breach of Council's Constrained Cash Reserve Policy and the Executive Leadership Team committed to conducting an operational review of the constrained cash reserves; and
2. The requirement to constrain some cash for particular purposes may no longer be required for reserves that have not been utilised in recent times or hold small balances that do not warrant a reserve being reconciled and reported against on a monthly basis.

## STRATEGIC IMPLICATIONS

1. The Queensland Audit Office (QAO) and Department of Local Government, Community Recovery and Resilience (DLGCRR) are advocating Councils demonstrate all reserves are cash backed (and have changed the statutory financial statements guidelines to demonstrate this); and
2. Council has adopted a Constrained Cash Reserves Policy committing to ensuring reserve balances do not exceed cash balances.

## LEGISLATIVE REQUIREMENTS

The *Local Government Act 2009* and *Local Government Regulation 2012* no longer prescribe requirements for operating reserves.

Council finance officers are committed to the public sector reporting attributes of 'accountability' and 'transparency' and maintain the concept of reserves in the monthly reporting for expenditure aligned to specific purposes. Financial Services will continue to provide a reserve summary in the monthly financial reports outlining the opening balances, transfers to and from reserves and subsequent closing balances for each reserve.

Of note, the QAO and DLGCRR are proposing language such as 'reserves' is replaced with 'internally imposed expenditure restrictions' emphasising the requirement for reserves to be a subset of cash balances.

## Risk Management

Financial Services considers the following factors underpin the decision to regularly review and reduce the number of constrained cash reserves held beyond the 14/15 financial year:

- Council will demonstrate to the community it is only constraining cash for recent and necessary (legislative, operational or other) reasons;
  - Reserve reporting, analysis, reconciliations and transfers will be reduced on a monthly, quarterly and annual basis; and
-

- Council's constrained cash as a percentage of cash balances will reduce and funds will be available for community use.

## Financial

There is no impact to revenues or expenditures when transferring to or from reserves; it is a movement in community equity between the constrained cash reserves and retained earnings.

This report recommends a staged approach during 2014/15 to closing the four reserves taking into consideration the adopted budget and the utilisation of the reserves in the financial year.

The staged approach will also afford the departmental finance officers the opportunity to liaise with the business with respect to timing of closures/utilisation of the reserves and agreement on particular jobs to be funded where appropriate.

The financial implications of this report are to reduce the reserve balances and either:

1. Fund planned works in 2014/15 from reserves where appropriate; or
2. Return the constrained monies to retained earnings for utilisation.

The indicative amounts for the four reserves due to close are outlined below:

<i>Reserve Name</i>	<i>Purpose of Reserve</i>	<i>Source of Funding</i>	<i>Business Reason for Closure in 2014/15</i>	<i>31 October 2014 Closing Balance \$000</i>	<i>30 June 2015 Anticipated Closing Balance - Revised Budget \$000</i>
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### ELT DETERMINED THE FOLLOWING RESERVES TO CLOSE ON OR BEFORE 30 JUNE 2015

Car Parking	To fund capital projects for car parking infrastructure	Developers cash contributions	This reserve has not been utilised since 2009/10	340	340
SMBI Capital Reserve	To accelerate the delivery rate of planned capital works, including land purchases for community, recreation and open space on the SMBI islands	Funded by the differential of SMBI general rates above the mainland general rate	The funds from this reserve will repay the borrowings for accelerated SMBI infrastructure – any balance will fund SMBI infrastructure in 2014/15 and future years	4,473	4,724
Redwaste Reserve	To provide for future capital commitments, operational contingencies and for offsetting significant increases in waste management fees and charges in subsequent years	Fees income	This business unit can hold prior year profits in retained earnings, reserve is not required	3,391	3,601
Redland WorkCover	This reserve was established as part of the process of self-insurance for Workers Compensation for Redland City Council	General revenue contribution as identified in budget process	Council's Risk & Liability Team confirmed the liability is sufficient at the present time	4,777	4,377

AMOUNT THAT WILL BE TRANSFERRED TO RETAINED EARNINGS ON OR BEFORE 30 JUNE 2015

**13,042**

The following table outlines the three reserves that will be utilised in 2014/15 and retained for possible future developer contributions:

<i>Reserve Name</i>	<i>Purpose of Reserve</i>	<i>Source of Funding</i>	<i>Business Reason for Utilisation in 2014/15</i>	<i>31 October 2014 Closing Balance \$000</i>	<i>30 June 2015 Anticipated Closing Balance - Revised Budget \$000</i>
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**ELT DETERMINED THE FOLLOWING RESERVES TO BE FULLY UTILISED IN 14/15 BUT TO BE RETAINED (WITH NIL BALANCES) FOR POSSIBLE FUTURE DEVELOPER CONTRIBUTIONS**

Street Tree Planting	To fund acquisition and planting of trees on footpaths	Developers cash contributions	The balance in this reserve can be applied to expenditure in 2014/15 and the reserve will be retained for possible future developer contributions	77	80
SP1 Wellington Pt Road Infrastructure	To fund capital projects for road infrastructure specific to SP1 Wellington Pt area	Developers cash contributions	This reserve has not been utilised since 2009/10 but may be required for future developer contributions	463	463
Redland Bay South Road Infrastructure	To fund capital projects for road infrastructure specific to Redland Bay South area	Developers cash contributions	The balance in this reserve can be applied to expenditure in 2014/15 and the reserve will be retained for possible future developer contributions	647	647

AMOUNT THAT WILL BE TRANSFERRED TO RETAINED EARNINGS ON OR BEFORE 30 JUNE 2015

1,190

Confirmation will be sought from the appropriate business area with respect to funding planned works in 14/15 to align the timing of the works with the reserve utilisation and all transactions will be completed by the end of the 14/15 financial year. The total amount that will be transferred to retained earnings in the 14/15 financial year (in addition to original budgeted amounts) is \$14.232M.

### People

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

### Environmental

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

### Social

Nil impact expected as the purpose of the attached report is to provide a summary of the recent ELT review of cash reserves.

### 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

9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council

## CONSULTATION

Finance Officers have discussed the reserve recording and reporting with representatives of the QAO. Councillors receive reserve balances in the Monthly Financial Reports and will be aware of the reserve balances at the end of October 2014.

An operational review of all 28 reserves was conducted by the Executive Leadership Team on 15 August 2014 in conjunction with the 2014/15 Carryover Budget Review.

## OPTIONS

1. That Council resolves to
  - a) Close the following reserves on or before 30 June 2015 (accommodating timeframes for budgeted reserve utilisation)
    - i. Car Parking Reserve (this reserve has not been utilised since 2009/10);
    - ii. SMBI Capital Reserve (these funds will extinguish the associated SMBI debt);
    - iii. RedWaste Reserve (the funds will transfer to the RedWaste retained earnings account for utilisation by the commercial business; and
    - iv. Redland Workcover (Council's liability is allocated on the balance sheet so an additional reserve of this quantum is no longer required)
  - b) Fully utilise the monies constrained in the following reserves in 2014/15 and retain the reserves with nil balances for potential future developer contributions
    - i. Street Tree Planting Reserve;
    - ii. SP1 Wellington Point Road Infrastructure Reserve; and
    - iii. Redland Bay South Road Infrastructure Reserve.
2. That Council resolves to retain the current reserves and balances, noting the budgeted breach to the Constrained Cash Reserves Policy and current requirements/expectations from QAO and DLGCRR for all reserves to be fully cash backed.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr M Edwards  
Seconded by: Cr P Gleeson

That Council resolves to:

1. Close the following reserves on or before 30 June 2015 (accommodating timeframes for budgeted reserve utilisation);
  - a) Car Parking Reserve (this reserve has not been utilised since 2009/10);
  - b) SMBI Capital Reserve (these funds will extinguish the associated SMBI debt);
  - c) RedWaste Reserve (the funds will transfer to the RedWaste retained earnings account for utilisation by the commercial business); and
  - d) Redland Workcover (Council's liability is allocated on the balance sheet so an additional reserve of this quantum is no longer required); and
2. Fully utilise the monies constrained in the following reserves in 2014/15 and retain the reserves with nil balances for potential future developer contributions;
  - a) Street Tree Planting Reserve;
  - b) SP1 Wellington Point Road Infrastructure Reserve; and
  - c) Redland Bay South Road Infrastructure Reserve.

**CARRIED 10/1**

Cr Ogilvie voted against the motion.

**11.1.2 FIRST BUDGET REVIEW 2014-15****Dataworks Filename:** FM First Budget Review 2014-15**Attachment:** [2014-15 First Budget Review](#)**Authorising Officer:****Bill Lyon**  
**Chief Executive Officer****Responsible Officer:** **Linnet Batz**  
**Chief Financial Officer****Author:** **Katharine McCarthy**  
**Budget and Systems Manager**

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**PURPOSE**

This report outlines the budgeted financial position as at 31 October 2014 following the first four months of 2014-15 service delivery. It also presents the revised budgeted position of Council including requested budget amendments for 2014-15.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPIs) for 2014-15;
- Revised 2014-15 Statement of Comprehensive Income;
- Revised 2014-15 Budgeted Statement of Cash Flows;
- Revised 2014-15 Budgeted Statement of Financial Position; and
- Revised 2014-15 Operating and Capital Funding Statements and Other Items.

It is proposed that Council resolve to adopt the revised budget for 2014-15 at Redland City Council (RCC) consolidated level. In addition to this and in accordance with the *Local Government Regulation 2012*, it is proposed that Council resolve to adopt the Redland Water and RedWaste financial statements that are presented in the attached documentation. The relevant pages are outlined within the Officer's Recommendation in this report.

**BACKGROUND**

Council adopted its 2014-15 budget at the Special Meeting on 26 June 2014. This report presents a review of the 2014-15 revised budget as at 31 October 2014. As part of Council's financial management framework, comprehensive formal budget reviews are undertaken across all groups within each department.

The first formal budget review usually builds on the previous carryover review of the budget and amends previous forecasts. It also includes new submissions based on previously unknown circumstances or information pertaining to the original budget submissions.

Council previously revised the 2014-15 budget on 3 September 2014 to include any carryover funding from 2013-14 to 2014-15 and to deliver on budgeted savings.

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## ISSUES

The proposed variations to the 2014-15 budget are outlined in the financial statements included in the attachment.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

Section 170 of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

### Risk Management

Council officers monitor budget to actual expenditure on a regular basis and council's financial performance and position is reported on a monthly basis. Council's Operational Leadership Group (middle and senior managers) meets frequently to review performance against financial targets and discuss congruence between operational works and strategic goals.

### Financial

This recommendation requires a change to the current year's adopted budget and the accompanying attachments outline the major movements surrounding this review as well as the projected financial statements forecast to 30 June 2015.

Following the adoption of council's original 2014-15 budget containing an operating deficit of \$11.23M, Council has applied the impacts of asset revaluations in 2013-14 and also confirmed the timing of receipt of operating grants. Additionally, savings and efficiencies in other areas of the business have resulted in a reduction to the forecast operating deficit to \$4.72M for the financial year ending 2014-15.

### People

The attached report updates the budget at an organisational level for 2014-15 following submissions from business areas. Specific impacts to people may result from the budget adjustments and will be worked through at team, unit and group level in accordance with Council's policies and people strategy (when and if they arise).

### Environmental

The attached report updates the budget at an organisational level for 2014-15 following submissions from business areas. Specific impacts to the environment may result from the budget adjustments and will be worked through at team, unit and group level in accordance with Council's policies and environmental framework (when and if they arise).

### Social

The attached report updates the budget at entity level for 2014-15 following submissions from business areas. Specific impacts to people may result from the budget adjustments and will be worked through at team, unit and group level in accordance with Council's policies and social framework (when and if they arise).

### 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

- 9.5 Ensure robust long term financial planning is in place to protect the financial sustainability of Council
- 9.7 Develop our procurement practices to increase value for money within an effective governance framework

## CONSULTATION

Group managers in consultation with the Executive Leadership Team (ELT) and finance officers undertook the development of this budget review. Councillors reviewed the budget amendments in a workshop held with ELT on 25 November 2014.

## OPTIONS

1. Council resolves to adopt the Revised Budget for 2014-15 at Redland City Council consolidated level which refers to the following (refer attachment):
  - a) RCC Statement of Comprehensive Income – page 2;
  - b) RCC Budgeted Statement of Cash flows – page 3;
  - c) RCC Statement of Financial Position – page 4;
  - d) RCC Operating and Capital Funding Statement – page 5; and
  - e) To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 10 and 11).
2. Council resolves to not adopt the revised budget for 2014-15 as presented in the Officer's Recommendation.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr M Edwards  
Seconded by: Cr P Gleeson

**That Council resolves to adopt the Revised Budget for 2014-15 at Redland City Council consolidated level which refers to the following (refer attachment):**

- a) **RCC Statement of Comprehensive Income – page 2;**
- b) **RCC Budgeted Statement of Cash flows – page 3;**
- c) **RCC Statement of Financial Position – page 4;**
- d) **RCC Operating and Capital Funding Statement – page 5; and**
- e) **To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 10 and 11).**

**CARRIED 9/2**

Crs Boglary and Ogilvie voted against the motion.



**Redland**  
CITY COUNCIL

**General Meeting  
10 December 2014**

**First Budget Review  
2014/15**

Financial Stability and Sustainability Ratios	Original Budget 2014/15	Revised Budget as per Carryover Budget Review 2014/15	Annual Revised Budget* 2014/15	Proposed First Budget Review 2014/15
<b>Level of dependence on General Rate Revenue</b> Threshold set < 37.5%	34.8%	34.0%	33.0%	32.4%
<b>Ability to pay our bills - Current Ratio</b> Target between 1.1 and 4.1	2.94	2.63	2.45	2.88
<b>Ability to repay our debt - Debt Servicing Ratio (%)</b> Target less than or equal to 10%	3.52%	3.44%	3.44%	3.39%
<b>Cash Balance \$M</b> Target greater than or equal to \$40m	49.157	59.788	60.308	59.298
<b>Cash Balances - cash capacity in months</b> Target 3 to 4 months	3.06	3.63	3.67	3.59
<b>Longer term financial stability - debt to asset ratio (%)</b> Target less than or equal to 10%	2.58%	2.58%	2.47%	2.46%
<b>Operating Performance</b> Target greater than or equal to 20%	9.6%	7.2%	7.6%	8.7%
<b>Operating Surplus Ratio</b> Target between 0% and 10%	-4.96%	-4.97%	-4.61%	-2.01%
<b>Net Financial Liabilities</b> Target less than 60%	14.23%	6.91%	0.84%	1.27%
<b>Interest Coverage Ratio</b> Target between 0% and 5%***	-0.23%	-0.22%	-0.22%	-0.21%
<b>Asset Sustainability Ratio</b> Target greater than 90%	39.68%	45.52%	52.68%	49.82%
<b>Asset Consumption Ratio</b> Target between 40% and 80%	66.04%	66.04%	58.44%	66.87%

\* As per end of month for October 2014

\*\*\* The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Recurrent revenue</b>						
Rates	81,366	81,366	-	81,366	-	81,366
Levies & utility charges	124,757	124,757	-	124,757	24	124,781
<i>Less: Pensioner Remissions &amp; Rebates</i>	(2,743)	(2,743)	(2,454)	(5,197)	-	(5,197)
Fees & charges	10,629	10,629	(9)	10,620	194	10,814
Operating grants & subsidies	3,983	8,759	-	8,759	3,216	11,975
Operating contributions & donations	260	260	-	260	-	260
Interest received	3,872	3,872	-	3,872	-	3,872
Other income	4,021	4,021	2,553	6,575	340	6,915
<b>Total recurrent revenue</b>	<b>226,144</b>	<b>230,920</b>	<b>90</b>	<b>231,012</b>	<b>3,774</b>	<b>234,786</b>
<b>Capital revenue</b>						
Grants, subsidies & contributions	15,050	15,200	-	15,200	(476)	14,724
Non-cash contributions	3,146	3,146	-	3,146	80	3,226
Increase/(decrease) in investment property	-	-	-	-	-	-
<b>Total capital revenue</b>	<b>18,196</b>	<b>18,346</b>	<b>-</b>	<b>18,346</b>	<b>(396)</b>	<b>17,950</b>
<b>TOTAL REVENUE</b>	<b>244,340</b>	<b>249,266</b>	<b>90</b>	<b>249,358</b>	<b>3,378</b>	<b>252,736</b>
<b>Recurrent expenses</b>						
Employee benefits	76,094	76,397	317	76,713	639	77,352
Goods and services	106,425	111,158	(1,062)	110,095	470	110,565
Finance costs	3,643	3,643	1	3,644	65	3,709
Depreciation and amortisation	51,209	51,209	6	51,214	(3,336)	47,878
<b>Total recurrent expenses</b>	<b>237,370</b>	<b>242,406</b>	<b>(738)</b>	<b>241,666</b>	<b>(2,162)</b>	<b>239,504</b>
<b>Capital expenses</b>						
(Gain)/Loss on disposal of non-current assets	(3,192)	(3,192)	-	(3,192)	252	(2,940)
<b>Total capital expenses</b>	<b>(3,192)</b>	<b>(3,192)</b>	<b>-</b>	<b>(3,192)</b>	<b>252</b>	<b>(2,940)</b>
<b>TOTAL EXPENSES</b>	<b>234,178</b>	<b>239,215</b>	<b>(738)</b>	<b>238,474</b>	<b>(1,910)</b>	<b>236,564</b>
<b>NET RESULT</b>	<b>10,161</b>	<b>10,051</b>	<b>828</b>	<b>10,884</b>	<b>5,288</b>	<b>16,172</b>
<b>Other Comprehensive Income/(Loss)</b>						
Increase/(decrease) in asset revaluation surplus	-	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>10,161</b>	<b>10,051</b>	<b>828</b>	<b>10,884</b>	<b>5,288</b>	<b>16,172</b>

	Original Budgeted Cash Flow 2014/15 (\$000s)	Revised Budget Adj. Cash Opening Bal from 2014/15* (\$000s)	Budget Amendments since Carryover Review (\$000s)	Current Revised Budget 2014/15 (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Budget 2014/15 (\$000s)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
Rates Charges (net)	78,623	78,623	(2,454)	76,169	-	76,169
Utility Charges	111,427	111,427	-	111,427	24	111,451
Fees & Charges	10,879	10,879	(9)	10,870	194	11,064
Grants & Subsidies	3,983	3,983	-	3,983	3,216	7,199
Contributions	260	260	-	260	-	260
Sale of Developed Land	-	-	-	-	-	-
Other Revenue	4,021	4,021	2,553	6,575	340	6,915
<b>Receipts from customers</b>	<b>209,192</b>	<b>209,192</b>	<b>90</b>	<b>209,284</b>	<b>3,774</b>	<b>213,058</b>
Employee Costs	(79,473)	(79,776)	(317)	(80,093)	(639)	(80,732)
Materials & Services	(109,237)	(114,018)	1,062	(112,956)	(446)	(113,403)
Other Expenses	(596)	(596)	(1)	(596)	(48)	(644)
<b>Payments to Suppliers and Employees</b>	<b>(189,306)</b>	<b>(194,391)</b>	<b>744</b>	<b>(193,645)</b>	<b>(1,133)</b>	<b>(194,779)</b>
Interest Received	3,872	3,872	-	3,872	-	3,872
Borrowing Costs	(3,362)	(3,362)	-	(3,362)	(18)	(3,380)
<b>Net Cash Outflow from Operating Activities</b>	<b>20,396</b>	<b>15,311</b>	<b>834</b>	<b>16,149</b>	<b>2,623</b>	<b>18,771</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Payments - Property, Plant & Equipment	(61,899)	(66,418)	(317)	(66,734)	(3,157)	(69,892)
Proceeds - Capital Subsidies & Grants and Contribution	15,050	15,200	-	15,200	(476)	14,724
Proceeds - Sales of Property, Plant & Equipment	4,049	4,049	-	4,049	-	4,049
<b>Net Cash Outflow from Investing Activities</b>	<b>(42,800)</b>	<b>(47,169)</b>	<b>(317)</b>	<b>(47,485)</b>	<b>(3,633)</b>	<b>(51,119)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
Proceeds of Borrowings	-	-	-	-	-	-
Repayment of Borrowings	(4,589)	(4,589)	-	(4,589)	-	(4,589)
<b>Net Cash Inflow from Financing Activities</b>	<b>(4,589)</b>	<b>(4,589)</b>	<b>-</b>	<b>(4,589)</b>	<b>-</b>	<b>(4,589)</b>
<b>Net Increase / (Decrease) in Cash Held</b>	<b>(26,993)</b>	<b>(36,446)</b>	<b>517</b>	<b>(35,925)</b>	<b>(1,010)</b>	<b>(36,937)</b>
Cash at Beginning of Year	76,150	96,235		96,235		96,235
<b>Cash at End of Financial Year</b>	<b>49,157</b>	<b>59,788</b>	<b>517</b>	<b>60,310</b>	<b>(1,010)</b>	<b>59,298</b>

\*Note: This is based upon the QAO Audited Statements

The Cash at Beginning of Year for 2014/15 is taken from the current actual closing position of 2013/14



# Redland City Council

## Statement of Financial Position Forecast as at June 2015

	Original Budget 2014/15 (\$000s)	Audited Actual Opening Balance * 2014/15 (\$000s)	Revised Budget as per Carryover Budget Review 2014/15 (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget 2014/15 (\$000s)
<b>CURRENT ASSETS</b>						
Cash & Investments	49,157	96,235	59,788	60,308	(1,010)	59,298
Accounts Receivable	34,311	26,139	39,787	39,519	-	39,519
Inventories	943	844	845	844	-	844
Prepaid Expenses	1,320	1,114	1,162	1,155	-	1,155
Assets - Held for Sale	467	354	354	354	-	354
<b>Total Current Assets</b>	<b>86,198</b>	<b>124,686</b>	<b>101,936</b>	<b>102,180</b>	<b>(1,010)</b>	<b>101,170</b>
<b>NON-CURRENT ASSETS</b>						
Property, Plant and Equipment	2,021,416	2,083,510	2,007,061	2,101,318	6,322	2,107,640
<b>Total Non-Current Assets</b>	<b>2,021,416</b>	<b>2,083,510</b>	<b>2,007,061</b>	<b>2,101,318</b>	<b>6,322</b>	<b>2,107,640</b>
<b>TOTAL ASSETS</b>	<b>2,107,615</b>	<b>2,208,196</b>	<b>2,108,997</b>	<b>2,203,498</b>	<b>5,312</b>	<b>2,208,810</b>
<b>CURRENT LIABILITIES</b>						
Accounts Payable	17,301	15,248	19,203	18,913	-	18,913
Employee Provisions	2,468	13,435	9,202	9,493	-	9,493
Loans	5,247	4,375	5,247	5,498	-	5,498
Provision for Rehabilitation	1,144	6,490	1,482	(23)	23	-
Other Liabilities	3,201	5,759	3,659	1,283	-	1,283
<b>Total Current Liabilities</b>	<b>29,360</b>	<b>45,308</b>	<b>38,792</b>	<b>35,164</b>	<b>23</b>	<b>35,187</b>
<b>NON-CURRENT LIABILITIES</b>						
Loans	49,149	54,608	49,148	48,897	-	48,897
Employee Provisions	10,998	1,737	2,013	2,013	-	2,013
Provision for Rehabilitation	28,189	17,578	27,460	17,578	-	17,578
Other Liabilities	693	478	478	478	-	478
<b>Total Non-Current Liabilities</b>	<b>89,028</b>	<b>74,401</b>	<b>79,099</b>	<b>68,966</b>	<b>-</b>	<b>68,966</b>
<b>TOTAL LIABILITIES</b>	<b>118,388</b>	<b>119,709</b>	<b>117,891</b>	<b>104,130</b>	<b>23</b>	<b>104,153</b>
<b>NET ASSETS</b>	<b>1,989,227</b>	<b>2,088,487</b>	<b>1,991,106</b>	<b>2,099,369</b>	<b>5,288</b>	<b>2,104,658</b>
<b>COMMUNITY EQUITY</b>						
Retained Earnings	1,943,304	2,015,807	1,925,938	2,031,710	6,299	2,038,010
Cash Constrained Reserves	45,923	72,680	65,168	67,659	(1,011)	66,648
<b>TOTAL COMMUNITY EQUITY</b>	<b>1,989,227</b>	<b>2,088,487</b>	<b>1,991,106</b>	<b>2,099,369</b>	<b>5,288</b>	<b>2,104,658</b>

\*Note: This is based upon the 2013/14 QAO Audited Statements

\*\* The budgeted closed landfill provision allocation between current and non-current liabilities has been updated post the October EOM reports to reflect the present capital works delivery forecasts. Further provision calculations and current/non-current allocation is being progressed and will be reflected in Council's 2014/15 final budget review (for forecasting purposes) in addition to the 2014/15 end of year accounts finalisation (in accordance with AASB 137 Provisions, Contingent Liabilities and Contingent Assets).

## Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	81,366	81,366	-	81,366	-	81,366
Levies & Utility Charges	124,757	124,757	-	124,757	24	124,781
<i>Less: Pensioner Remissions &amp; Rebates</i>	(2,743)	(2,743)	(2,454)	(5,197)	-	(5,197)
Fees & Charges	10,629	10,629	(9)	10,620	194	10,814
Operating Grants & Subsidies	3,983	8,759	-	8,759	3,216	11,975
Operating Contributions & Donations	260	260	-	260	-	260
Interest External	3,872	3,872	-	3,872	-	3,872
Other Revenue	4,021	4,021	2,553	6,575	340	6,915
<b>Total Revenue</b>	<b>226,144</b>	<b>230,920</b>	<b>90</b>	<b>231,012</b>	<b>3,774</b>	<b>234,786</b>
<b>EXPENSES</b>						
Employee Costs	76,094	76,397	317	76,713	639	77,352
Goods & Services	107,098	111,831	(1,062)	110,769	470	111,238
Finance Costs Other	281	281	1	282	48	329
Other Expenditure	315	315	-	315	-	315
Net Internal Costs	(988)	(988)	-	(988)	-	(988)
<b>Total Expenses</b>	<b>182,799</b>	<b>187,835</b>	<b>(744)</b>	<b>187,091</b>	<b>1,157</b>	<b>188,246</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>43,345</b>	<b>43,085</b>	<b>834</b>	<b>43,921</b>	<b>2,617</b>	<b>46,540</b>
Interest expense	3,362	3,362	-	3,362	18	3,380
Depreciation	51,209	51,209	6	51,214	(3,336)	47,878
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(11,226)</b>	<b>(11,486)</b>	<b>828</b>	<b>(10,655)</b>	<b>5,935</b>	<b>(4,718)</b>

# Redland City Council

## Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	6,188	6,188	-	6,188	1,820	8,008
Capital Grants & Subsidies	8,862	9,012	-	9,012	(2,296)	6,715
Proceeds on Disposal of Non-Current Assets	4,049	4,049	-	4,049	-	4,049
Capital Transfers (to) From Reserves	4,602	5,694	-	5,694	335	6,029
Non-Cash Contributions	3,146	3,146	-	3,146	80	3,226
New Loans	-	-	-	-	-	-
Funding from General Revenue	42,787	46,063	317	46,381	3,298	49,680
<b>Total Sources of Capital Funding</b>	<b>69,633</b>	<b>74,152</b>	<b>317</b>	<b>74,470</b>	<b>3,237</b>	<b>77,707</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	3,146	3,146	-	3,146	80	3,226
Capitalised Goods & Services	56,263	60,782	317	61,099	3,279	64,378
Capitalised Employee Costs	5,636	5,636	-	5,636	(122)	5,514
Loan Redemption	4,589	4,589	-	4,589	-	4,589
<b>Total Application of Capital Funds</b>	<b>69,633</b>	<b>74,152</b>	<b>317</b>	<b>74,470</b>	<b>3,237</b>	<b>77,707</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfrs to Constrained Operating Reserves	(13,124)	(13,124)	-	(13,124)	128	(12,996)
Tfrs from Constrained Operating Reserves	12,180	12,373	78	12,451	548	13,000
WDV of Assets Disposed	(857)	(857)	-	(857)	(252)	(1,109)
Tax and Dividends	-	-	-	-	-	-
Internal Capital Structure Financing	-	-	-	-	-	-

## CEO Group

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	81,366	81,366	-	81,366	-	81,366
Levies & Utility Charges	179	179	-	179	-	179
Less: Pensioner Remissions & Rebates	(2,743)	(2,743)	-	(2,743)	-	(2,743)
Fees & Charges	740	740	-	740	-	740
Operating Grants & Subsidies	2,318	2,318	-	2,318	2,931	5,249
Operating Contributions & Donations	-	-	-	-	-	-
Interest External	3,084	3,084	-	3,084	(314)	2,770
Other Revenue	323	323	-	323	1	324
<b>Total Revenue</b>	<b>85,267</b>	<b>85,267</b>	<b>-</b>	<b>85,267</b>	<b>2,618</b>	<b>87,885</b>
<b>EXPENSES</b>						
Employee Costs	9,460	9,460	-	9,460	71	9,531
Goods & Services	3,631	3,631	-	3,631	113	3,743
Finance Costs Other	267	267	-	267	48	315
Other Expenditure	135	135	-	135	-	135
Net Internal Costs	(2,040)	(2,040)	(6)	(2,046)	-	(2,046)
<b>Total Expenses</b>	<b>11,453</b>	<b>11,453</b>	<b>(6)</b>	<b>11,447</b>	<b>232</b>	<b>11,678</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>73,815</b>	<b>73,815</b>	<b>6</b>	<b>73,820</b>	<b>2,386</b>	<b>76,207</b>
Interest expense	3,320	3,320	-	3,320	18	3,338
Depreciation	8	8	-	8	20	28
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>70,487</b>	<b>70,487</b>	<b>6</b>	<b>70,492</b>	<b>2,348</b>	<b>72,841</b>

## CEO Group

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	-	-	-	-	-	-
Capital Grants & Subsidies	-	-	-	-	-	-
Proceeds on Disposal of Non-Current Assets	2,000	2,000	-	2,000	-	2,000
Capital Transfers (to) From Reserves	483	483	-	483	-	483
Non-Cash Contributions	-	-	-	-	-	-
New Loans	-	-	-	-	-	-
Funding from General Revenue	2,037	2,037	-	2,037	14	2,051
<b>Total Sources of Capital Funding</b>	<b>4,520</b>	<b>4,520</b>	<b>-</b>	<b>4,520</b>	<b>14</b>	<b>4,534</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	-	-	-	-	-	-
Capitalised Goods & Services	-	-	-	-	14	14
Capitalised Employee Costs	-	-	-	-	-	-
Loan Redemption	4,520	4,520	-	4,520	-	4,520
<b>Total Application of Capital Funds</b>	<b>4,520</b>	<b>4,520</b>	<b>-</b>	<b>4,520</b>	<b>14</b>	<b>4,534</b>
<b>OTHER BUDGETED ITEMS</b>						
Tftrs to Constrained Operating Reserves	(1,540)	(1,540)	-	(1,540)	128	(1,413)
Tftrs from Constrained Operating Reserves	53	53	-	53	-	53
WDV of Assets Disposed	(820)	(820)	-	(820)	-	(820)
Tax and Dividends	(10,047)	(10,047)	-	(10,047)	(964)	(11,012)
Internal Capital Structure Financing	(22,214)	(22,214)	-	(22,214)	(18)	(22,232)



## Organisational Services

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	-	-	-	-	-	-
<i>Less: Pensioner Remissions &amp; Rebates</i>	-	-	-	-	-	-
Fees & Charges	16	16	-	16	-	16
Operating Grants & Subsidies	70	70	-	70	145	215
Operating Contributions & Donations	-	-	-	-	-	-
Interest External	-	-	-	-	-	-
Other Revenue	75	75	-	75	41	115
<b>Total Revenue</b>	<b>160</b>	<b>160</b>	<b>-</b>	<b>161</b>	<b>186</b>	<b>346</b>
<b>EXPENSES</b>						
Employee Costs	12,808	12,808	-	12,808	183	12,991
Goods & Services	8,321	8,334	-	8,334	27	8,361
Finance Costs Other	10	10	-	10	-	10
Other Expenditure	36	36	-	36	-	36
Net Internal Costs	(11,820)	(11,820)	(6)	(11,826)	(24)	(11,850)
<b>Total Expenses</b>	<b>9,355</b>	<b>9,368</b>	<b>(6)</b>	<b>9,362</b>	<b>186</b>	<b>9,548</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>(9,195)</b>	<b>(9,208)</b>	<b>6</b>	<b>(9,201)</b>	<b>-</b>	<b>(9,202)</b>
Interest expense	-	-	-	-	-	-
Depreciation	4,435	4,435	-	4,435	(637)	3,798
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(13,630)</b>	<b>(13,643)</b>	<b>6</b>	<b>(13,636)</b>	<b>637</b>	<b>(13,000)</b>

## Organisational Services

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	-	-	-	-	-	-
Capital Grants & Subsidies	-	50	-	50	-	50
Proceeds on Disposal of Non-Current Assets	2,049	2,049	-	2,049	-	2,049
Capital Transfers (to) From Reserves	31	31	-	31	-	31
Non-Cash Contributions	-	-	-	-	80	80
New Loans	-	-	-	-	-	-
Funding from General Revenue	3,877	4,326	26	4,352	33	4,384
<b>Total Sources of Capital Funding</b>	<b>5,957</b>	<b>6,456</b>	<b>26</b>	<b>6,482</b>	<b>113</b>	<b>6,594</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	-	-	-	-	80	80
Capitalised Goods & Services	5,957	6,456	26	6,482	33	6,514
Capitalised Employee Costs	-	-	-	-	-	-
Loan Redemption	-	-	-	-	-	-
<b>Total Application of Capital Funds</b>	<b>5,957</b>	<b>6,456</b>	<b>26</b>	<b>6,482</b>	<b>113</b>	<b>6,594</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfrs to Constrained Operating Reserves	-	-	-	-	-	-
Tfrs from Constrained Operating Reserves	704	704	-	704	16	720
WDV of Assets Disposed	-	-	-	-	-	-
Tax and Dividends	-	-	-	-	-	-
Internal Capital Structure Financing	-	-	-	-	-	-

## Customer & Community Services

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	-	-	-	-	-	-
<i>Less: Pensioner Remissions &amp; Rebates</i>	-	-	-	-	-	-
Fees & Charges	6,848	6,848	-	6,848	300	7,148
Operating Grants & Subsidies	1,510	1,510	-	1,510	140	1,650
Operating Contributions & Donations	-	-	-	-	-	-
Interest External	2	2	-	2	-	2
Other Revenue	1,083	1,083	-	1,083	7	1,090
<b>Total Revenue</b>	<b>9,444</b>	<b>9,444</b>	<b>-</b>	<b>9,443</b>	<b>447</b>	<b>9,890</b>
<b>EXPENSES</b>						
Employee Costs	27,564	27,564	117	27,682	263	27,945
Goods & Services	7,364	7,364	116	7,480	(64)	7,415
Finance Costs Other	3	3	-	3	-	3
Other Expenditure	144	144	-	144	-	144
Net Internal Costs	5,281	5,281	-	5,281	16	5,297
<b>Total Expenses</b>	<b>40,356</b>	<b>40,356</b>	<b>233</b>	<b>40,590</b>	<b>215</b>	<b>40,804</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>(30,912)</b>	<b>(30,912)</b>	<b>(233)</b>	<b>(31,147)</b>	<b>232</b>	<b>(30,914)</b>
Interest expense	-	-	-	-	-	-
Depreciation	1,799	1,799	-	1,799	(713)	1,086
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(32,711)</b>	<b>(32,711)</b>	<b>(233)</b>	<b>(32,946)</b>	<b>945</b>	<b>(32,000)</b>

## Customer & Community Services

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	36	36	-	36	-	36
Capital Grants & Subsidies	645	645	-	645	(27)	618
Proceeds on Disposal of Non-Current Assets	-	-	-	-	-	-
Capital Transfers (to) From Reserves	(36)	(36)	-	(36)	-	(36)
Non-Cash Contributions	-	-	-	-	-	-
New Loans	-	-	-	-	-	-
Funding from General Revenue	1,738	1,782	20	1,802	203	2,005
<b>Total Sources of Capital Funding</b>	<b>2,383</b>	<b>2,427</b>	<b>20</b>	<b>2,447</b>	<b>176</b>	<b>2,623</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	-	-	-	-	-	-
Capitalised Goods & Services	2,383	2,427	20	2,447	153	2,600
Capitalised Employee Costs	-	-	-	-	23	23
Loan Redemption	-	-	-	-	-	-
<b>Total Application of Capital Funds</b>	<b>2,383</b>	<b>2,427</b>	<b>20</b>	<b>2,447</b>	<b>176</b>	<b>2,623</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfrs to Constrained Operating Reserves	-	-	-	-	-	-
Tfrs from Constrained Operating Reserves	250	250	36	285	141	426
WDV of Assets Disposed	-	-	-	-	-	-
Tax and Dividends	-	-	-	-	-	-
Internal Capital Structure Financing	-	-	-	-	-	-

## Infrastructure & Operations

(excl Redland Water & RedWaste)

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	13,354	13,354	-	13,354	-	13,354
<i>Less: Pensioner Remissions &amp; Rebates</i>	-	-	-	-	-	-
Fees & Charges	1,942	1,942	-	1,942	-	1,942
Operating Grants & Subsidies	85	4,861	-	4,861	-	4,861
Operating Contributions & Donations	260	260	-	260	-	260
Interest External	30	30	-	30	(15)	15
Other Revenue	929	929	-	929	43	972
<b>Total Revenue</b>	<b>16,600</b>	<b>21,376</b>	<b>-</b>	<b>21,376</b>	<b>28</b>	<b>21,404</b>
<b>EXPENSES</b>						
Employee Costs	17,581	17,884	(117)	17,767	122	17,888
Goods & Services	32,220	36,940	(38)	36,902	962	37,864
Finance Costs Other	-	-	-	-	-	-
Other Expenditure	-	-	-	-	-	-
Net Internal Costs	6,478	6,478	-	6,478	8	6,486
<b>Total Expenses</b>	<b>56,279</b>	<b>61,302</b>	<b>(155)</b>	<b>61,147</b>	<b>1,092</b>	<b>62,238</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>(39,680)</b>	<b>(39,926)</b>	<b>155</b>	<b>(39,771)</b>	<b>(1,064)</b>	<b>(40,834)</b>
Interest expense	-	-	-	-	-	-
Depreciation	27,423	27,423	-	27,423	(1,552)	25,871
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(67,102)</b>	<b>(67,349)</b>	<b>155</b>	<b>(67,194)</b>	<b>488</b>	<b>(66,705)</b>

## Infrastructure & Operations

(excl Redland Water & RedWaste)

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	2,652	2,652	-	2,652	1,820	4,472
Capital Grants & Subsidies	8,217	8,317	-	8,317	(2,269)	6,048
Proceeds on Disposal of Non-Current Assets	-	-	-	-	-	-
Capital Transfers (to) From Reserves	3,377	4,127	-	4,127	754	4,881
Non-Cash Contributions	80	80	-	80	-	80
New Loans	-	-	-	-	-	-
Funding from General Revenue	25,018	27,800	(20)	27,780	1,256	29,037
<b>Total Sources of Capital Funding</b>	<b>39,344</b>	<b>42,976</b>	<b>(20)</b>	<b>42,956</b>	<b>1,561</b>	<b>44,518</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	80	80	-	80	-	80
Capitalised Goods & Services	34,027	37,659	(20)	37,639	1,906	39,546
Capitalised Employee Costs	5,237	5,237	-	5,237	(345)	4,892
Loan Redemption	-	-	-	-	-	-
<b>Total Application of Capital Funds</b>	<b>39,344</b>	<b>42,976</b>	<b>(20)</b>	<b>42,956</b>	<b>1,561</b>	<b>44,518</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfirs to Constrained Operating Reserves	(10,587)	(10,587)	-	(10,587)	-	(10,587)
Tfirs from Constrained Operating Reserves	11,173	11,367	42	11,409	391	11,800
WDV of Assets Disposed	(37)	(37)	-	(37)	(252)	(289)
Tax and Dividends	-	-	-	-	-	-
Internal Capital Structure Financing	220	220	-	220	18	238

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	92,426	92,426	-	92,426	-	92,426
<i>Less: Pensioner Remissions &amp; Rebates</i>	-	-	-	-	-	-
Fees & Charges	760	760	-	760	13	772
Operating Grants & Subsidies	-	-	-	-	-	-
Operating Contributions & Donations	-	-	-	-	-	-
Interest External	613	613	-	613	329	942
Other Revenue	907	907	-	907	6	913
<b>Total Revenue</b>	<b>94,706</b>	<b>94,706</b>	<b>-</b>	<b>94,706</b>	<b>348</b>	<b>95,053</b>
<b>EXPENSES</b>						
Employee Costs	7,688	7,688	-	7,688	-	7,688
Goods & Services	39,032	39,032	-	39,032	(200)	38,832
Finance Costs Other	-	-	-	-	-	-
Other Expenditure	-	-	-	-	-	-
Net Internal Costs	2,436	2,436	-	2,436	-	2,436
<b>Total Expenses</b>	<b>49,157</b>	<b>49,157</b>	<b>-</b>	<b>49,156</b>	<b>(200)</b>	<b>48,956</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>45,550</b>	<b>45,550</b>	<b>-</b>	<b>45,550</b>	<b>548</b>	<b>46,097</b>
Interest expense	-	-	-	-	-	-
Depreciation	16,987	16,987	-	16,987	(436)	16,551
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>28,562</b>	<b>28,562</b>	<b>-</b>	<b>28,563</b>	<b>984</b>	<b>29,546</b>

## Redland Water

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	3,500	3,500	-	3,500	-	3,500
Capital Grants & Subsidies	-	-	-	-	-	-
Proceeds on Disposal of Non-Current Assets	-	-	-	-	-	-
Capital Transfers (to) From Reserves	234	576	-	576	84	660
Non-Cash Contributions	3,066	3,066	-	3,066	-	3,066
New Loans	-	-	-	-	-	-
Funding from General Revenue	10,048	10,050	-	10,050	1,056	11,106
<b>Total Sources of Capital Funding</b>	<b>16,848</b>	<b>17,192</b>	<b>-</b>	<b>17,192</b>	<b>1,140</b>	<b>18,332</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	3,066	3,066	-	3,066	-	3,066
Capitalised Goods & Services	13,383	13,727	-	13,727	940	14,667
Capitalised Employee Costs	399	399	-	399	200	599
Loan Redemption	-	-	-	-	-	-
<b>Total Application of Capital Funds</b>	<b>16,848</b>	<b>17,192</b>	<b>-</b>	<b>17,192</b>	<b>1,140</b>	<b>18,332</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfrs to Constrained Operating Reserves	-	-	-	-	-	-
Tfrs from Constrained Operating Reserves	-	-	-	-	-	-
WDV of Assets Disposed	-	-	-	-	-	-
Tax and Dividends	8,197	8,197	-	8,197	319	8,516
Internal Capital Structure Financing	21,681	21,681	-	21,681	-	21,681

## RedWaste

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	18,797	18,797	-	18,797	24	18,821
<i>Less: Pensioner Remissions &amp; Rebates</i>	-	-	(2,454)	(2,454)	-	(2,454)
Fees & Charges	323	323	(9)	315	(119)	196
Operating Grants & Subsidies	-	-	-	-	-	-
Operating Contributions & Donations	-	-	-	-	-	-
Interest External	142	142	-	142	-	142
Other Revenue	704	704	2,553	3,258	241	3,499
<b>Total Revenue</b>	<b>19,967</b>	<b>19,967</b>	<b>90</b>	<b>20,058</b>	<b>146</b>	<b>20,204</b>
<b>EXPENSES</b>						
Employee Costs	992	992	317	1,309	-	1,309
Goods & Services	16,531	16,531	(1,140)	15,390	(368)	15,022
Finance Costs Other	-	-	1	1	-	1
Other Expenditure	-	-	-	-	-	-
Net Internal Costs	(1,323)	(1,323)	11	(1,312)	-	(1,312)
<b>Total Expenses</b>	<b>16,200</b>	<b>16,200</b>	<b>(811)</b>	<b>15,388</b>	<b>(368)</b>	<b>15,020</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>3,767</b>	<b>3,767</b>	<b>901</b>	<b>4,670</b>	<b>514</b>	<b>5,184</b>
Interest expense	42	42	-	42	-	42
Depreciation	556	556	6	562	(17)	545
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>3,169</b>	<b>3,169</b>	<b>895</b>	<b>4,066</b>	<b>531</b>	<b>4,597</b>

## RedWaste

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	-	-	-	-	-	-
Capital Grants & Subsidies	-	-	-	-	-	-
Proceeds on Disposal of Non-Current Assets	-	-	-	-	-	-
Capital Transfers (to) From Reserves	513	513	-	513	(503)	10
Non-Cash Contributions	-	-	-	-	-	-
New Loans	-	-	-	-	-	-
Funding from General Revenue	69	69	291	360	736	1,096
<b>Total Sources of Capital Funding</b>	<b>582</b>	<b>582</b>	<b>291</b>	<b>873</b>	<b>233</b>	<b>1,106</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	-	-	-	-	-	-
Capitalised Goods & Services	513	513	291	804	233	1,037
Capitalised Employee Costs	-	-	-	-	-	-
Loan Redemption	69	69	-	69	-	69
<b>Total Application of Capital Funds</b>	<b>582</b>	<b>582</b>	<b>291</b>	<b>873</b>	<b>233</b>	<b>1,106</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfirs to Constrained Operating Reserves	(997)	(997)	-	(997)	-	(997)
Tfirs from Constrained Operating Reserves	-	-	-	-	-	-
WDV of Assets Disposed	-	-	-	-	-	-
Tax and Dividends	1,851	1,851	-	1,851	645	2,496
Internal Capital Structure Financing	313	313	-	313	-	313

## Infrastructure & Operations

(incl Redland Water & RedWaste)

### Operating Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>REVENUE</b>						
Rates Charges	-	-	-	-	-	-
Levies & Utility Charges	124,578	124,578	-	124,578	24	124,602
Less: Pensioner Remissions & Rebates	-	-	(2,454)	(2,454)	-	(2,454)
Fees & Charges	3,025	3,025	(9)	3,016	(106)	2,910
Operating Grants & Subsidies	85	4,861	-	4,861	-	4,861
Operating Contributions & Donations	260	260	-	260	-	260
Interest External	785	785	-	785	314	1,099
Other Revenue	2,540	2,540	2,553	5,094	291	5,385
<b>Total Revenue</b>	<b>131,273</b>	<b>136,049</b>	<b>90</b>	<b>136,140</b>	<b>523</b>	<b>136,663</b>
<b>EXPENSES</b>						
Employee Costs	26,261	26,564	200	26,764	122	26,885
Goods & Services	87,783	92,502	(1,178)	91,325	394	91,718
Finance Costs Other	-	-	1	1	-	1
Other Expenditure	-	-	-	-	-	-
Net Internal Costs	7,592	7,592	11	7,603	8	7,611
<b>Total Expenses</b>	<b>121,636</b>	<b>126,658</b>	<b>(966)</b>	<b>125,693</b>	<b>524</b>	<b>126,215</b>
<b>Earnings before Interest, Tax and Depreciation (EBITD)</b>	<b>9,637</b>	<b>9,391</b>	<b>1,056</b>	<b>10,447</b>	<b>(1)</b>	<b>10,448</b>
Interest expense	42	42	-	42	-	42
Depreciation	44,967	44,967	6	44,972	(2,005)	42,967
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(35,371)</b>	<b>(35,618)</b>	<b>1,050</b>	<b>(34,567)</b>	<b>2,004</b>	<b>(32,561)</b>

## Infrastructure & Operations

(incl Redland Water & RedWaste)

### Capital Funding Statement

Forecast for the year ending 30 June 2015

	Original Budget (\$000s)	Budget as Adopted at Carryover Budget Review (\$000s)	Amendments since Carryover Budget Review (\$000s)	Current Revised Budget (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>PROPOSED SOURCES OF CAPITAL FUNDING</b>						
Capital Contributions & Donations	6,152	6,152	-	6,152	1,820	7,972
Capital Grants & Subsidies	8,217	8,317	-	8,317	(2,269)	6,048
Proceeds on Disposal of Non-Current Assets	-	-	-	-	-	-
Capital Transfers (to) From Reserves	4,124	5,217	-	5,217	335	5,551
Non-Cash Contributions	3,146	3,146	-	3,146	-	3,146
New Loans	-	-	-	-	-	-
Funding from General Revenue	35,135	37,918	271	38,189	3,048	41,238
<b>Total Sources of Capital Funding</b>	<b>56,774</b>	<b>60,749</b>	<b>271</b>	<b>61,021</b>	<b>2,934</b>	<b>63,955</b>
<b>PROPOSED APPLICATION OF CAPITAL FUNDS</b>						
Contributed Assets	3,146	3,146	-	3,146	-	3,146
Capitalised Goods & Services	47,924	51,899	271	52,170	3,079	55,249
Capitalised Employee Costs	5,636	5,636	-	5,636	(145)	5,491
Loan Redemption	69	69	-	69	-	69
<b>Total Application of Capital Funds</b>	<b>56,774</b>	<b>60,749</b>	<b>271</b>	<b>61,021</b>	<b>2,934</b>	<b>63,955</b>
<b>OTHER BUDGETED ITEMS</b>						
Tfirs to Constrained Operating Reserves	(11,584)	(11,584)	-	(11,584)	-	(11,584)
Tfirs from Constrained Operating Reserves	11,173	11,367	42	11,409	391	11,800
WDV of Assets Disposed	(37)	(37)	-	(37)	(252)	(289)
Tax and Dividends	10,047	10,047	-	10,047	964	11,011
Internal Capital Structure Financing	22,214	22,214	-	22,214	18	22,232

**11.1.3 NOVEMBER 2014 MONTHLY FINANCIAL REPORTS****Dataworks Filename:** FM Monthly Financial Reports**Attachment:** [Monthly Financial Report November 2014](#)**Authorising Officer:****Bill Lyon**  
**Chief Executive Officer****Responsible Officer:** Linnet Batz  
**Chief Financial Officer****Author:** Deborah Corbett-Hall  
**Service Manager Corporate Finance**

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**PURPOSE**

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

**BACKGROUND**

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences. The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

**ISSUES***First Budget Review*

Council has recently undertaken a first budget review (outside of capital carryovers) in the 2014-15 financial year. The attached document for the end of November does not include the revised budget figures – these revised figures will be effective from the December period.

**STRATEGIC IMPLICATIONS**

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

Level of dependence on general rate revenue;  
Ability to pay our bills – current ratio;  
Ability to repay our debt – debt servicing ratio;  
Cash balance;  
Cash balances – cash capacity in months;  
Longer term financial sustainability – debt to asset ratio;  
Operating performance;

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Operating surplus ratio;  
Net financial liabilities;  
Interest cover ratio; and  
Asset consumption ratio.

The Asset sustainability ratio was not met as at the end of November 2014 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target.

## **LEGISLATIVE REQUIREMENTS**

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

### **Risk Management**

November 2014 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advise around actual to budget variances.

### **Financial**

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

### **People**

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

### **Environmental**

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

### **Social**

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

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

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

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

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

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



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

### **CONSULTATION**

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

### **OPTIONS**

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

### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

**Moved by: Cr M Edwards**  
**Seconded by: Cr J Talty**

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

**CARRIED 11/0**



# Monthly Financial Report

## November 2014

## CONTENTS

1.	Introduction and Overview	3
2.	Key Performance Indicators	5
3.	Key Non-Financial Information	5
4.	Statement of Comprehensive Income	6
5.	Operating Statement	7
6.	Statement of Financial Position	9
7.	Capital Funding Statement	10
8.	Statement of Cash Flows	11
9.	Investment and Borrowings Report	12
10.	Constrained Cash Reserves	13
11.	Overdue Rates Debtors	14
12.	Glossary	16

## 1. INTRODUCTION AND OVERVIEW

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 30 November 2014. The year to date and annual budget referred to in this report reflects the Revised Budget as adopted by Council on 3 September 2014 and budget revisions adopted in the General Meeting held on 8 October 2014. The first budget review is currently underway and should address some of the variances in this report. Note: all amounts are rounded to the nearest thousand dollars.

### Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	(10,656)	5,516	10,197	4,681	85%	✓
Recurrent Revenue	231,012	102,292	104,240	1,948	2%	✓
Recurrent Expenditure	241,667	96,776	94,043	(2,733)	-3%	✓
Capital Works Expenditure	66,735	16,996	18,628	1,632	10%	⚠
Closing Cash & Investments	60,308	95,280	115,680	20,400	21%	✓

**Status Legend:**

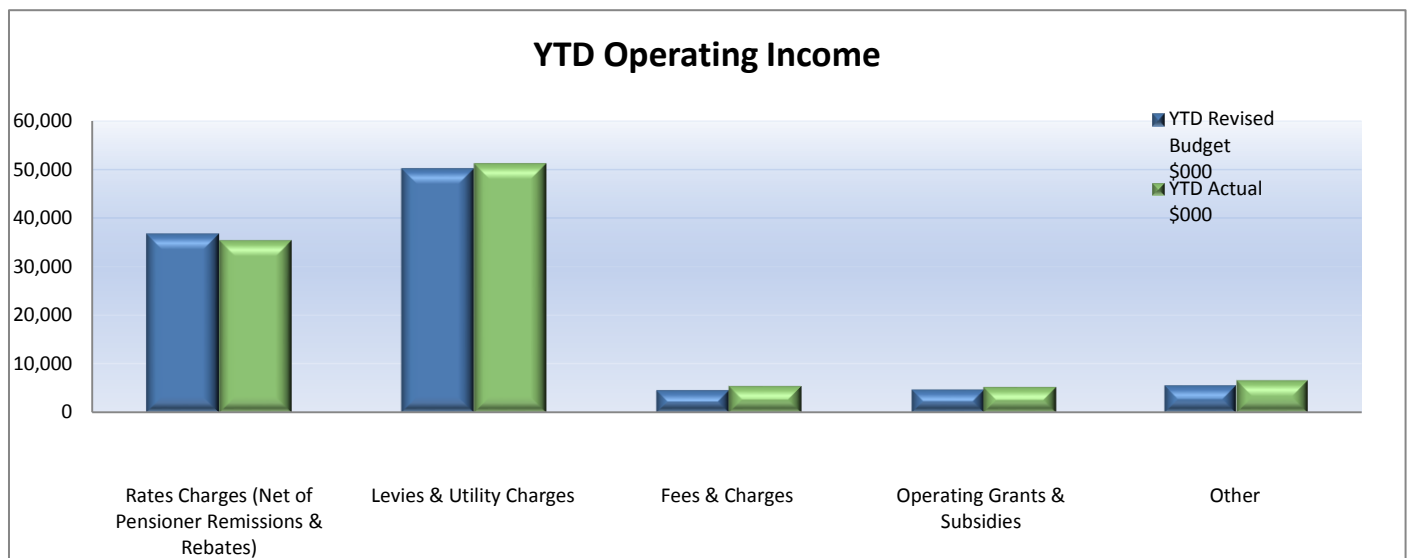
Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	⚠
Below budgeted revenue or over budgeted expenditure >10%	✘

### Operating results (p.7)

The year to date operating surplus of \$10.20M is \$4.68M above the year to date revised budget. The year to date favourable variance is primarily due to operating revenue higher than budget by \$1.95M and operating expenses and depreciation expenses being lower than budget by \$1.63M and \$1.10M respectively.

The favourable variance in revenue is mainly attributable to levies & utility charges, fees & charges and other revenue higher than budget by \$924K, \$814K and \$840K respectively. Employee costs and goods & services are under budget by \$993K and \$689K respectively.

The graph below depicts the actual results compared to the revised budget for each of the five main income categories. Council monitors its reliance on general rates revenue through a key performance indicator to gauge the need to generate income from other sources. Refer to Key Performance Indicators (p.5).

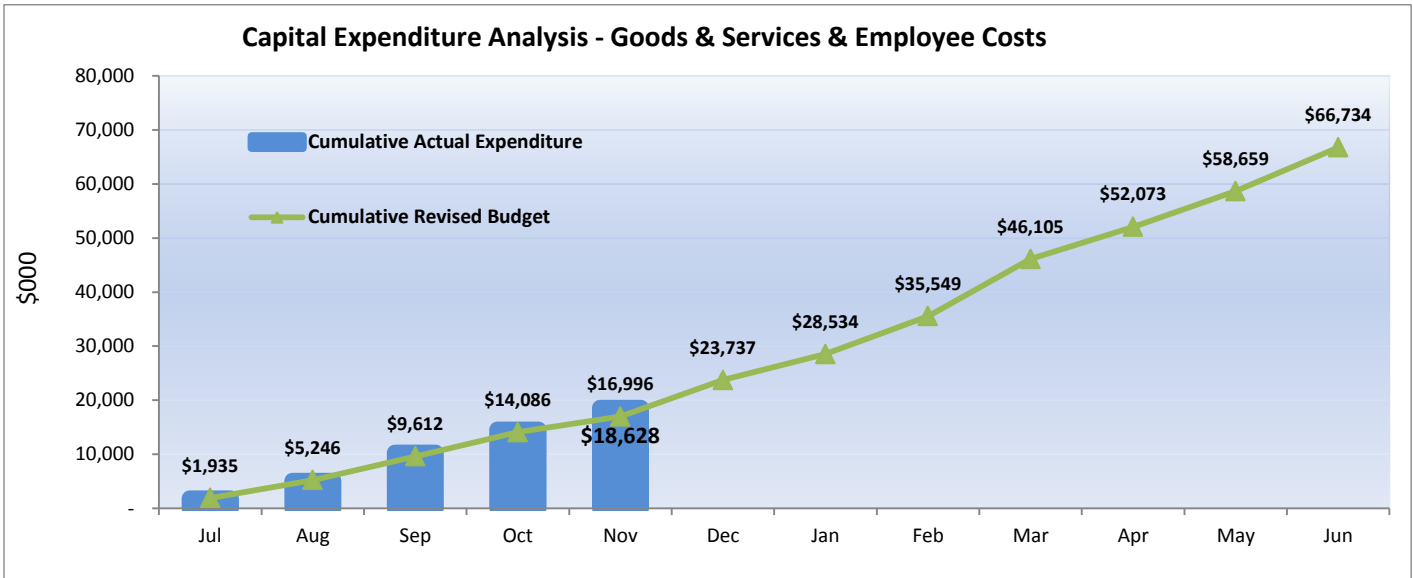


## 1. INTRODUCTION AND OVERVIEW (cont.)

### Capital works

Council's capital works expenditure is on track with year to date actual expenditure of \$18.63M which is \$1.63M above year to date budget of \$17.00M.

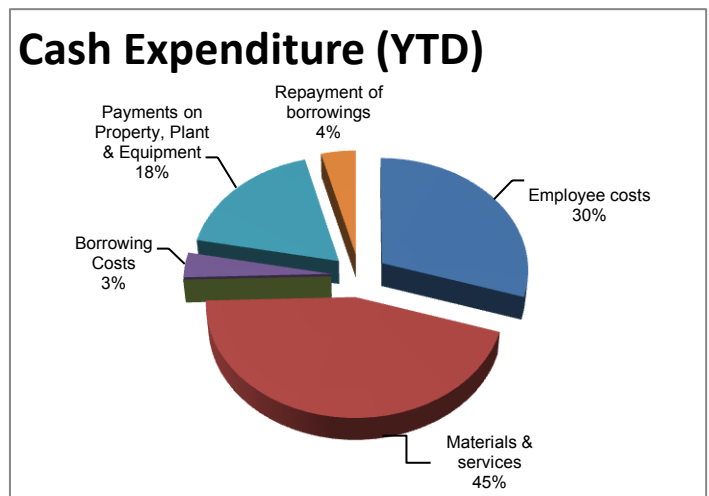
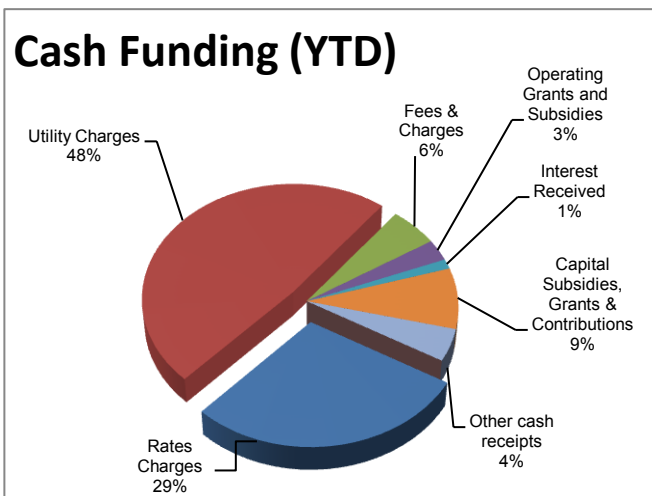
Total capital commitments at the end of November 2014 (where budget is approved) was \$3.47M.



### Financial position and cash flow results

Council's Balance Sheet depicts a sustainable result with total current assets of \$147.60M and total current liabilities of \$46.61M (current ratio of 3.17).

Council's cash flow for the first five months exceeded the budgeted cash balance at the end of November 2014 (refer p.3). This result is attributable mainly to higher than anticipated cash collection from utility charges derived mainly by water consumption and payments to employees slightly lower than expected. Of the \$115.68M cash balance at the end of the period, \$83.340M is held as cash constrained reserves and \$115.35M of the total cash balance was invested with Queensland Treasury Corporation (QTC) at the end of the period. The two graphs below depict the various range of sources of Council's cash funding, as well as the allocation of funding to services and activities needed to support the Redlands community, capital programs and other activities at Council.



Total Cash Funding (Actual YTD)	123,764
Total Cash Funding (Annual Revised Budget)	232,405
% of Budget Achieved YTD	53%

Total Cash Expenditure (Actual YTD)	104,318
Total Cash Expenditure (Annual Revised Budget)	268,330
% of Budget Achieved YTD	39%

## 2. KEY PERFORMANCE INDICATORS

Financial Stability Ratios	Target	Annual Revised Budget 2014/2015	November 2014	Status
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.00%	34.06%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	2.91	3.17	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.44%	3.04%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$60.308M	\$115.68M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	3.67	7.10	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.47%	2.57%	✓
Operating Performance (%)	Target greater than or equal to 20%	7.6%	27.71%	✓
Financial Sustainability Ratios	Target	Annual Revised Budget 2014/2015	November 2014	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-4.61%	9.78%	✓
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	0.84%	-26.53%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.22%	-0.28%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	49.78%	27.23%	✗
Asset Consumption Ratio (%)	Target between 40% and 80%	58.44%	67.85%	✓

**Status Legend**

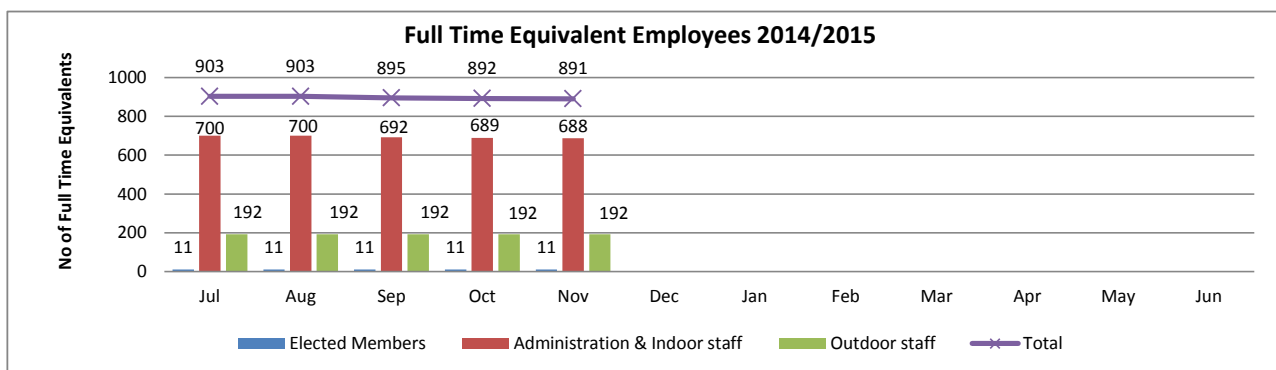
KPI target achieved or exceeded



KPI target not achieved



## 3. KEY NON-FINANCIAL INFORMATION



Workforce reporting - November 2014: Headcount	Employee Type						
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	Grand Total
Office of CEO	13	4	79	11	8	1	116
Organisational Services	3	6	100	9	7	5	130
Community and Customer Service	31	5	252	51	21	6	366
Infrastructure and Operations	13	6	311	9	23	1	363
<b>Total</b>	<b>60</b>	<b>21</b>	<b>742</b>	<b>80</b>	<b>59</b>	<b>13</b>	<b>975</b>

*Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department and does not include a workload weighting.*



## 4. STATEMENT OF COMPREHENSIVE INCOME

### STATEMENT OF COMPREHENSIVE INCOME For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Recurrent Revenue</b>					
Rates Charges	81,366	81,366	40,682	39,648	(1,034)
Levies & Utility Charges	124,757	124,757	50,319	51,243	924
Less: Pensioner Remissions & Rebates	(2,743)	(5,197)	(3,825)	(4,144)	(319)
Fees & Charges	10,629	10,620	4,686	5,500	814
Operating Grants & Subsidies	3,983	8,759	4,794	5,308	514
Operating Contributions & Donations	260	260	-	131	131
Interest External	3,872	3,872	1,613	1,691	78
Other Revenue	4,021	6,575	4,023	4,863	840
<b>Total Recurrent Revenue</b>	<b>226,144</b>	<b>231,012</b>	<b>102,292</b>	<b>104,240</b>	<b>1,948</b>
<b>Capital revenue</b>					
Grants, Subsidies & Contributions	15,050	15,200	8,350	10,513	2,163
Non-Cash Contributions	3,146	3,146	33	-	(33)
<b>Total Capital Revenue</b>	<b>18,196</b>	<b>18,346</b>	<b>8,383</b>	<b>10,513</b>	<b>2,130</b>
<b>TOTAL REVENUE</b>	<b>244,340</b>	<b>249,357</b>	<b>110,675</b>	<b>114,753</b>	<b>4,078</b>
<b>Recurrent Expenses</b>					
Employee Costs	76,094	76,713	32,298	31,305	(993)
Goods & Services	106,425	110,095	41,797	41,180	(617)
Finance Costs	3,643	3,644	1,555	1,534	(21)
Depreciation & Amortisation	51,209	51,214	21,126	20,024	(1,102)
<b>Total Recurrent Expenses</b>	<b>237,370</b>	<b>241,667</b>	<b>96,776</b>	<b>94,043</b>	<b>(2,733)</b>
<b>Capital Expenses</b>					
(Gain)/Loss on Disposal of Non-Current Assets	(3,192)	(3,192)	(896)	(95)	801
<b>Total Capital Expenses</b>	<b>(3,192)</b>	<b>(3,192)</b>	<b>(896)</b>	<b>(95)</b>	<b>801</b>
<b>TOTAL EXPENSES</b>	<b>234,178</b>	<b>238,476</b>	<b>95,880</b>	<b>93,948</b>	<b>(1,932)</b>
<b>NET RESULT</b>	<b>10,161</b>	<b>10,882</b>	<b>14,795</b>	<b>20,805</b>	<b>6,010</b>
<b>Other Comprehensive Income</b>					
Increase/(decrease) in Asset Revaluation Surplus	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>10,161</b>	<b>10,882</b>	<b>14,795</b>	<b>20,805</b>	<b>6,010</b>



## 5. OPERATING STATEMENT

### OPERATING STATEMENT For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Revenue</b>					
Rates Charges	81,366	81,366	40,682	39,648	(1,034)
Levies & Utility Charges	124,757	124,757	50,319	51,243	924
<i>Less: Pensioner Remissions &amp; Rebates</i>	(2,743)	(5,197)	(3,825)	(4,144)	(319)
Fees & Charges	10,629	10,620	4,686	5,500	814
Operating Grants & Subsidies	3,983	8,759	4,794	5,308	514
Operating Contributions & Donations	260	260	-	131	131
Interest External	3,872	3,872	1,613	1,691	78
Other Revenue	4,021	6,575	4,023	4,863	840
<b>Total Revenue</b>	<b>226,144</b>	<b>231,012</b>	<b>102,292</b>	<b>104,240</b>	<b>1,948</b>
<b>Expenses</b>					
Employee Costs	76,094	76,713	32,298	31,305	(993)
Goods & Services	107,098	110,769	42,080	41,391	(689)
Finance Costs Other	281	282	154	134	(20)
Other Expenditure	315	315	129	79	(50)
Net Internal Costs	(988)	(988)	(412)	(290)	122
<b>Total Expenses</b>	<b>182,799</b>	<b>187,091</b>	<b>74,249</b>	<b>72,619</b>	<b>(1,630)</b>
<b>Earnings Before Interest, Tax &amp; Depreciation (EBITD)</b>	<b>43,345</b>	<b>43,921</b>	<b>28,043</b>	<b>31,621</b>	<b>3,578</b>
Interest Expense	3,362	3,362	1,401	1,400	(1)
Depreciation	51,209	51,214	21,126	20,024	(1,102)
<b>Operating Surplus/(Deficit)</b>	<b>(11,226)</b>	<b>(10,656)</b>	<b>5,516</b>	<b>10,197</b>	<b>4,681</b>

### Utility Charges Breakup For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Utility Charges</b>					
Refuse Charges	18,797	18,797	7,832	7,865	33
Special Charges	3,795	3,795	1,884	1,900	16
Environment Levy	5,637	5,637	2,819	2,831	12
Landfill Remediation Charge	4,102	4,102	1,709	1,721	12
Wastewater Charges	38,161	38,161	15,900	16,628	728
Water Access Charges	17,592	17,592	7,330	7,162	(168)
Water Consumption Charges	36,673	36,673	12,845	13,136	291
<b>Total Utility Charges</b>	<b>124,757</b>	<b>124,757</b>	<b>50,319</b>	<b>51,243</b>	<b>924</b>





## 5. OPERATING STATEMENT (cont.)

### REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Budget	Actual	Variance
	Budget	Budget	Budget	Actual	Variance
	\$000	\$000	\$000	\$000	\$000
Total Revenue	94,706	94,706	37,025	37,927	902
Total Expenses	49,157	49,157	20,184	20,813	628
Earnings Before Interest, Tax & Depreciation (EBITD)	45,550	45,550	16,841	17,114	274
Interest Internal	21,681	21,681	9,034	9,034	-
Depreciation	16,987	16,987	7,078	6,864	(214)
<b>Operating Surplus/(Deficit)</b>	<b>6,881</b>	<b>6,881</b>	<b>729</b>	<b>1,216</b>	<b>488</b>

### REDWASTE OPERATING STATEMENT For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original	Revised	Budget	Actual	Variance
	Budget	Budget	Budget	Actual	Variance
	\$000	\$000	\$000	\$000	\$000
Total Revenue	19,967	20,058	8,162	8,176	14
Total Expenses	16,200	15,389	6,651	5,898	(752)
Earnings Before Interest, Tax & Depreciation (EBITD)	3,767	4,669	1,511	2,278	766
Interest Expense External	42	42	18	16	(1)
Interest Internal	313	313	130	130	-
Depreciation	556	562	234	213	(20)
<b>Operating Surplus/(Deficit)</b>	<b>2,856</b>	<b>3,752</b>	<b>1,129</b>	<b>1,919</b>	<b>787</b>



## 6. STATEMENT OF FINANCIAL POSITION

### STATEMENT OF FINANCIAL POSITION As at 30 November 2014

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual Balance \$000
<b>CURRENT ASSETS</b>			
Cash & Investments	49,157	60,308	115,680
Accounts Receivable	34,311	39,519	23,688
Inventories	943	845	856
Prepaid Expenses	1,320	1,155	7,021
Non-Current Assets - Held for Sale	467	354	354
<b>Total Current Assets</b>	<b>86,199</b>	<b>102,181</b>	<b>147,599</b>
<b>NON-CURRENT ASSETS</b>			
Property, Plant & Equipment	2,021,416	2,101,318	2,081,643
<b>Total Non-Current Assets</b>	<b>2,021,416</b>	<b>2,101,318</b>	<b>2,081,643</b>
<b>TOTAL ASSETS</b>	<b>2,107,615</b>	<b>2,203,499</b>	<b>2,229,242</b>
<b>CURRENT LIABILITIES</b>			
Accounts Payable	17,301	18,913	11,935
Current Employee Provisions	2,468	9,493	13,157
Current Loans	5,247	5,498	4,375
Current Landfill Rehabilitation Provisions	1,144	(23)	6,079
Other Liabilities	3,201	1,283	11,063
<b>Total Current Liabilities</b>	<b>29,361</b>	<b>35,164</b>	<b>46,609</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-Current Loans	49,149	48,897	52,844
Non-Current Employee Provisions	10,998	2,013	2,439
Non-Current Landfill Rehabilitation Provisions	28,189	17,578	17,578
Non-Current Trade & Other Payables	693	478	478
<b>Total Non-Current Liabilities</b>	<b>89,029</b>	<b>68,966</b>	<b>73,339</b>
<b>TOTAL LIABILITIES</b>	<b>118,390</b>	<b>104,130</b>	<b>119,948</b>
<b>NET ASSETS</b>	<b>1,989,225</b>	<b>2,099,369</b>	<b>2,109,294</b>
<b>COMMUNITY EQUITY</b>			
Retained Earnings	1,943,302	2,031,710	2,025,953
Cash Constrained Reserves	45,923	67,659	83,341
<b>TOTAL COMMUNITY EQUITY</b>	<b>1,989,225</b>	<b>2,099,369</b>	<b>2,109,294</b>



## 7. CAPITAL FUNDING STATEMENT

### CAPITAL FUNDING STATEMENT For the period ending 30 November 2014

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Sources of Capital Funding</b>					
Capital Contributions & Donations	6,188	6,188	7,081	8,422	1,341
Capital Grants & Subsidies	8,862	9,012	1,269	2,091	822
Proceeds on Disposal of Non-current Assets	4,049	4,049	1,253	567	(686)
Capital Transfers (To) From Reserves	4,602	5,694	(4,849)	(6,798)	(1,949)
Non-cash Contributions	3,146	3,146	33	-	(33)
New Loans	-	-	-	-	-
Funding from General Revenue	42,787	46,380	14,154	16,110	1,956
<b>Total Sources of Capital Funding</b>	<b>69,633</b>	<b>74,469</b>	<b>18,941</b>	<b>20,392</b>	<b>1,451</b>
<b>Applications of Capital Funds</b>					
Contributed Assets	3,146	3,146	33	-	(33)
Capitalised Goods & Services	56,263	61,099	15,874	16,571	697
Capitalised Employee Costs	5,636	5,636	1,122	2,057	935
Loan Redemption	4,589	4,589	1,912	1,764	(148)
<b>Total Applications of Capital Funds</b>	<b>69,633</b>	<b>74,469</b>	<b>18,941</b>	<b>20,392</b>	<b>1,451</b>
<b>Other Budgeted Items</b>					
WDV of Assets Disposed	(857)	(857)	(357)	(472)	(115)
Transfers to Constrained Operating Reserves	(13,124)	(13,124)	(6,406)	(6,366)	40
Transfer from Constrained Operating Reserves	12,180	12,451	2,675	2,504	(171)



## 8. STATEMENT OF CASH FLOWS

### STATEMENT OF CASH FLOWS For the period ending 30 November 2014

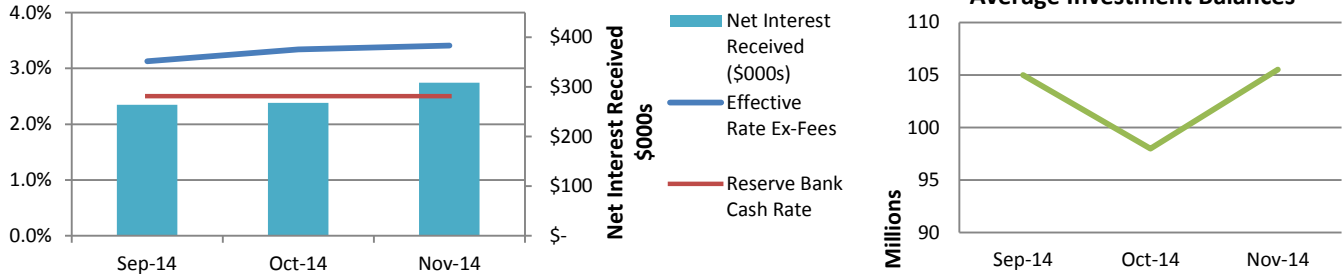
	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Rates Charges (net)	78,623	76,169	35,504
Utility Charges	111,427	111,427	60,018
Fees & Charges	10,879	10,870	6,812
Operating Grants & Subsidies	3,983	3,983	3,665
Cash Contributions	260	260	131
Other Revenue	4,021	6,575	4,863
<b>Receipts from Customers</b>	<b>209,192</b>	<b>209,284</b>	<b>110,993</b>
Employee costs	(79,473)	(80,093)	(31,155)
Materials & services	(109,237)	(112,956)	(46,347)
Other expenses	(596)	(596)	(235)
<b>Payments to Suppliers &amp; Employees</b>	<b>(189,306)</b>	<b>(193,646)</b>	<b>(77,737)</b>
Interest Received	3,872	3,872	1,691
Borrowing Costs	(3,362)	(3,362)	(3,719)
<b>Net Cash Inflow / (Outflow) from Operating Activities</b>	<b>20,396</b>	<b>16,147</b>	<b>31,228</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments - Property, Plant & Equipment	(61,899)	(66,734)	(18,628)
Proceeds - Capital Subsidies, Grants & Contributions	15,050	15,200	10,513
Proceeds - Sale of Property, Plant & Equipment	4,049	4,049	567
<b>Net Cash Inflow / (Outflow) from Investing Activities</b>	<b>(42,800)</b>	<b>(47,486)</b>	<b>(7,548)</b>
Proceeds of Borrowings	-	-	-
Repayment of borrowings	(4,589)	(4,589)	(4,234)
<b>Net Cash Inflow / (Outflow) from Financing Activities</b>	<b>(4,589)</b>	<b>(4,589)</b>	<b>(4,234)</b>
<b>Net Increase / (Decrease) in Cash Held</b>	<b>(26,993)</b>	<b>(35,927)</b>	<b>19,446</b>
Cash at Beginning of Year	76,150	96,235	96,235
<b>Cash at End of Financial Period</b>	<b>49,157</b>	<b>60,308</b>	<b>115,680</b>



## 9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 30 November 2014

### INVESTMENT RETURNS



**Total Investment at End of Month was \$115.35M**

#### Current Position

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

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

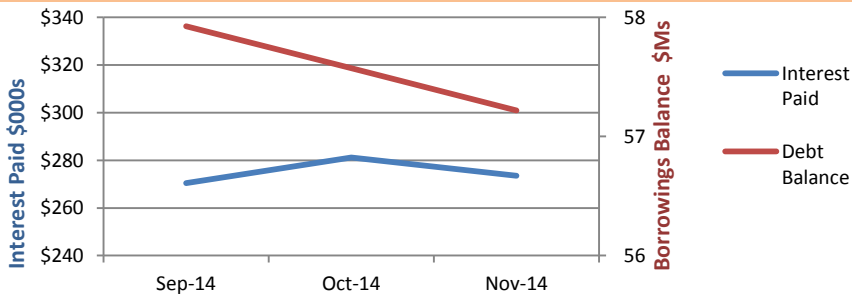
The QTC interest rate has consistently outperformed the UBS Australia Bank Bill Index benchmark in recent history.

#### Future Strategy

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team is following procurement procedures to achieve this outcome. This will also require a change to the investment policy. In the meantime the Team ensures Council maximises its interest on a *daily* basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2014 for the 2014-15 financial year

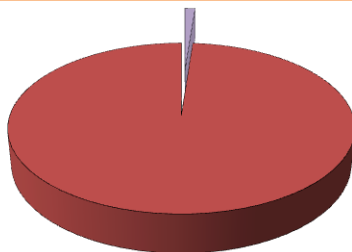
### BORROWING COSTS



#### Current Position

Debt is split into 9 and 12 year pools with repayment made *annually* in advance for 2014-15.

**Total Borrowings at End of Month was \$57.22M**



- RedWaste 1.19%
- General Pool allocated to capital works 98.81%

#### Future Strategy

Future strategy is to review the implications of continuing to repay debt annually in advance to ensure that there is no market value realisation adjustments under the accounting standards in order to minimise interest expenses. Further analysis will also be undertaken as to the potential to better allocate the debt across Council business in order to appreciate the true cost of capital projects undertaken.

Council adopted its revised Debt Policy in June 2014 for the 2014-15 financial year

## 10. CONSTRAINED CASH RESERVES

Reserves as at 30 November 2014	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
<b>Special Projects Reserve:</b>				
Weinam Creek Reserve	2,782	134	(64)	2,852
Redland Work Cover Reserve	4,965	45	(271)	4,740
Red Art Gallery Commissions & Donations Res	17	0	0	17
SMBI Capital Reserve	3,894	579	(78)	4,395
	<b>11,659</b>	<b>758</b>	<b>(413)</b>	<b>12,004</b>
<b>Utilities Reserve:</b>				
RedWaste Reserve	3,118	415	(64)	3,469
Redland Water Reserve	8,300	0	0	8,300
Redland WasteWater Reserve	1,600	0	0	1,600
	<b>13,018</b>	<b>415</b>	<b>(64)</b>	<b>13,369</b>
<b>Constrained Works Reserve:</b>				
Tree Planting Reserve	70	8	0	78
Parks Reserve	2,408	1,039	0	3,447
SP1 Wellington Pt Rd Infra Reserve	463	0	0	463
Redland Bay Sth Rd Infra Reserve	647	0	0	647
East Thornlands Road Infra Reserve	674	0	0	674
Contributions to Car Parking Reserve	340	0	0	340
Community Facility Infrastructure Reserve	441	142	0	583
Retail Water Renewal & Purchase Reserve	5,505	1,419	(476)	6,448
Sewerage Renewal & Purchase Reserve	7,384	2,109	(343)	9,150
Constrained Works Res-Cap Grants & Contribs	4,389	0	0	4,389
Transport Trunk Infrastructure Reserve	5,846	2,678	0	8,524
Cycling Trunk Infrastructure Reserve	706	626	0	1,332
Stormwater Infrastructure Reserve	1,938	399	0	2,337
Constrained Works Res-Opr Grants & Contribs	919	0	(79)	840
	<b>31,730</b>	<b>8,420</b>	<b>(898)</b>	<b>39,252</b>
<b>Separate Charge Reserve - Environment:</b>				
Environment Charge Acquisition Reserve	6,936	0	0	6,936
Environment Charge Maintenance Reserve	1,505	2,832	(1,801)	2,535
	<b>8,441</b>	<b>2,832</b>	<b>(1,801)</b>	<b>9,471</b>
<b>Special Charge Reserve - Other:</b>				
Bay Island Rural Fire Levy Reserve	0	77	(55)	22
SMBI Translink Reserve	3	474	(237)	240
	<b>3</b>	<b>551</b>	<b>(292)</b>	<b>262</b>
<b>Special Charge Reserve - Canals:</b>				
Raby Bay Canal Reserve	5,187	1,338	(652)	5,874
Aquatic Paradise Canal Reserve	2,163	443	(5)	2,600
Sovereign Waters Lake Reserve	480	29	0	509
	<b>7,830</b>	<b>1,810</b>	<b>(656)</b>	<b>8,983</b>
<b>TOTALS</b>	<b>72,681</b>	<b>14,785</b>	<b>(4,125)</b>	<b>83,341</b>



## 11. OVERDUE RATES DEBTORS

### Comparison November 2013 to November 2014

The overall November 2014 result is 1 percent higher than the previous period in 2013.

#### Payments

The October rate notice fell due for payment 10<sup>th</sup> November. The apparent improvement in payments received in November 2014 in comparison to November 2013 is due to the date the rate notice fell due for payment. The October 2013 rate notice fell due for payment a week earlier than the October 2014 rate notice, so the majority of payments had already been received by November, whereas in 2014 the majority of payments were received in November.

Month/Year	AustPost		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount
Nov-13	3,519	-\$1,858,828	25,625	-\$13,260,102	5,264	-\$3,769,979	3,005	-\$913,491	3,831	-\$3,534,959	2,960	-\$2,169,336	44,204	-\$25,506,696
Nov-14	4,601	-\$2,713,793	29,947	-\$17,098,213	5,585	-\$4,133,408	4,777	-\$1,192,890	4,777	-\$4,717,251	3,841	-\$2,948,139	53,528	-\$32,803,694
Variance	1,082	-\$854,964.73	4,322	-\$3,838,111.29	321	-\$363,428.85	1,772	-\$279,398.84	946	-\$1,182,292.05	881	-\$778,802.09	9,324	-\$7,296,997.85
% Variance	31%	46%	17%	29%	6%	10%	59%	31%	25%	33%	30%	36%	21%	29%

### Overall October 2014 to November 2014

The November percentage of 7.9 is an increase on the October percentage due to the rates and charges levied in October falling due for payment on 10<sup>th</sup> November.

A sale of land auction for unpaid rates and charges took place on 24 November 2014 with all properties selling on the day. In June 2014 Council resolved to sell 38 properties for unpaid rates and charges. At that time rates and charges outstanding for these properties totalled \$311,416. The arrears on the majority of properties were paid in full prior to the date of auction. The properties that were auctioned were all vacant land on the Southern Moreton Bay Islands.

### Comparison November 2013 to November 2014

Total							Mainland						
Days Overdue	Nov-13	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance	Days Overdue	Nov-13	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance
<90	\$3,763,451	3.5%	\$4,673,568	4.0%	\$910,117	0.51%	<90	\$2,797,377	2.6%	\$3,382,715	2.9%	\$585,338	0.30%
90 - 180 days	\$1,434,046	1.3%	\$1,720,774	1.5%	\$286,729	0.14%	90 - 180 days	\$972,760	0.9%	\$1,122,638	1.0%	\$149,878	0.06%
>180 days	\$2,192,318	2.1%	\$2,782,156	2.4%	\$589,839	0.35%	>180 days	\$1,003,558	0.9%	\$1,271,649	1.1%	\$268,090	0.16%
<b>Total</b>	<b>\$7,389,814</b>	<b>6.92%</b>	<b>\$9,176,498</b>	<b>7.93%</b>	<b>\$1,786,684</b>	<b>1.01%</b>	<b>Total</b>	<b>\$4,773,695</b>	<b>4.47%</b>	<b>\$5,777,002</b>	<b>4.99%</b>	<b>\$1,003,307</b>	<b>0.52%</b>

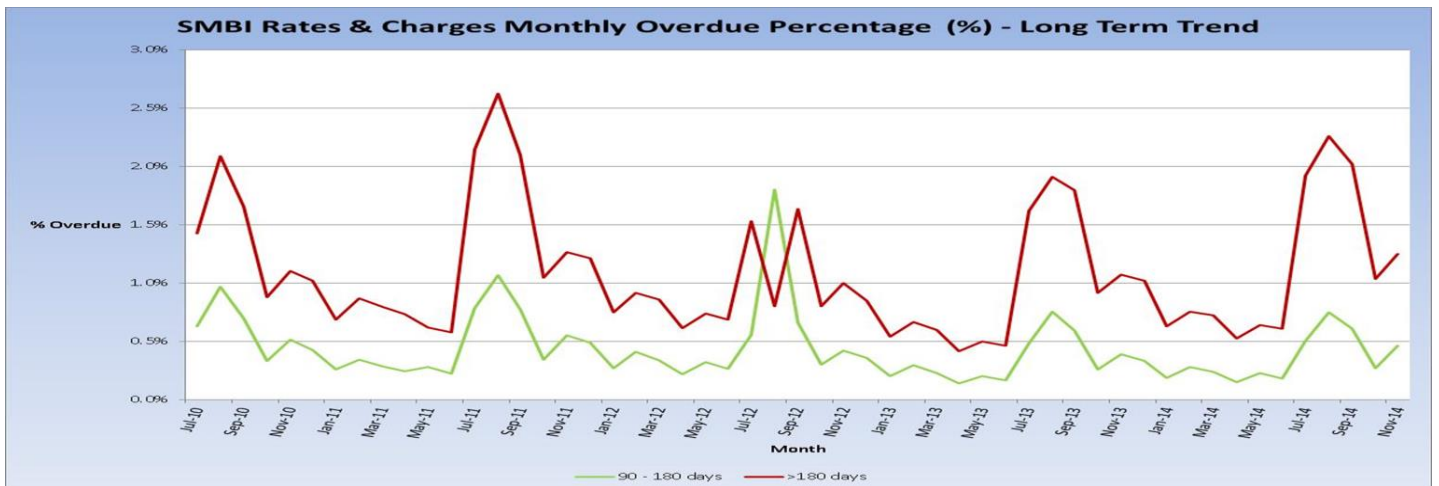
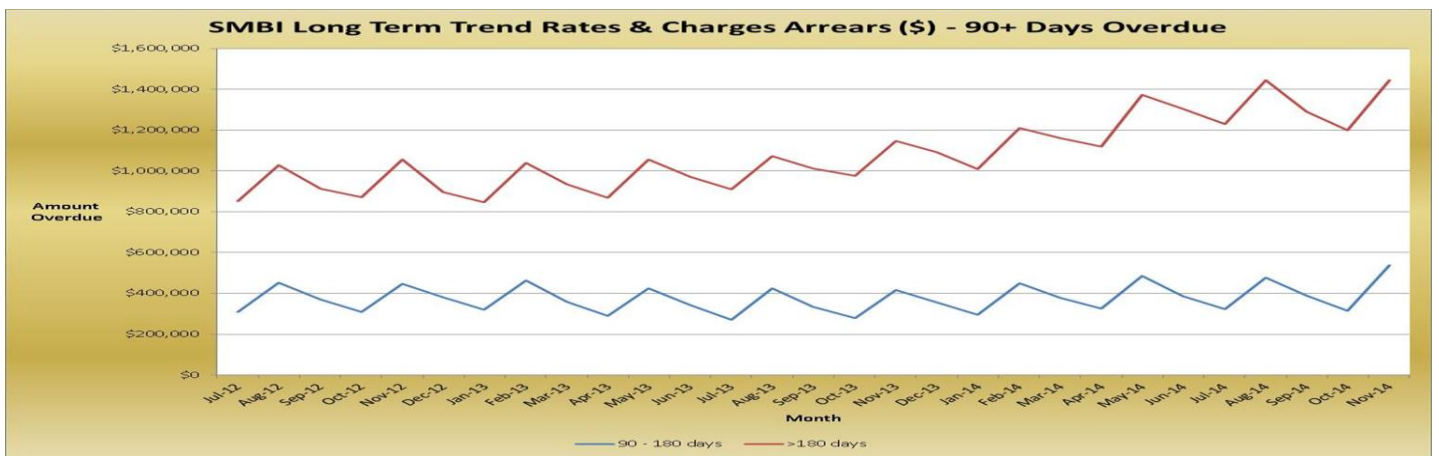
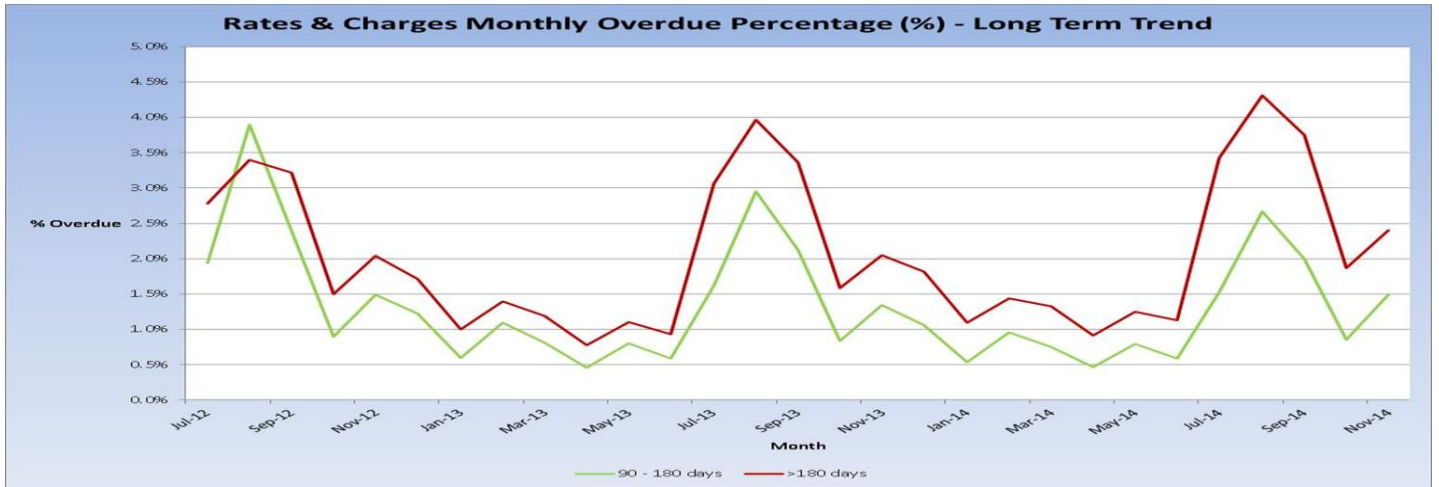
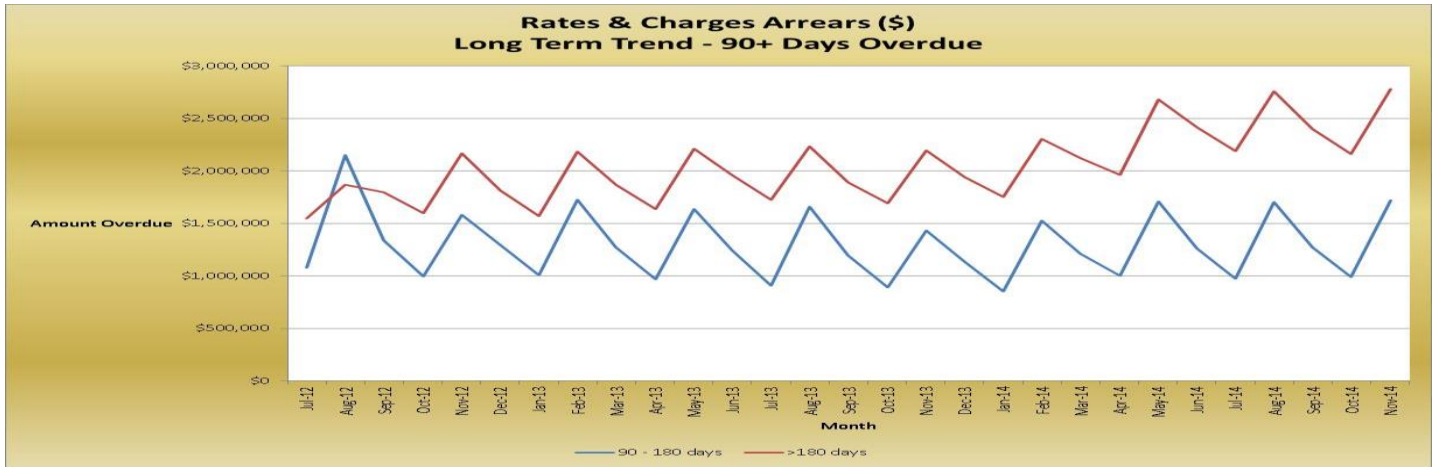
Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Nov-13	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance	Days Overdue	Nov-13	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance
<90	\$123,787	0.1%	\$177,056	0.2%	\$53,269	0.04%	<90	\$842,287	0.8%	\$1,113,797	1.0%	\$271,510	0.17%
90 - 180 days	\$45,832	0.0%	\$60,468	0.1%	\$14,636	0.01%	90 - 180 days	\$415,454	0.4%	\$537,668	0.5%	\$122,215	0.08%
>180 days	\$42,720	0.0%	\$66,212	0.1%	\$23,492	0.02%	>180 days	\$1,146,039	1.1%	\$1,444,295	1.2%	\$298,256	0.17%
<b>Total</b>	<b>\$212,339</b>	<b>0.20%</b>	<b>\$303,736</b>	<b>0.26%</b>	<b>\$91,397</b>	<b>0.06%</b>	<b>Total</b>	<b>\$2,403,780</b>	<b>2.25%</b>	<b>\$3,095,760</b>	<b>2.67%</b>	<b>\$691,980</b>	<b>0.42%</b>

### Trend - October 2014 to November 2014

Total							Mainland						
Days Overdue	Oct-14	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance	Days Overdue	Oct-14	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance
<90	\$2,247,377	1.9%	\$4,673,568	4.0%	\$2,426,190	2.10%	<90	\$1,600,083	1.4%	\$3,382,715	2.9%	\$1,782,632	1.54%
90 - 180 days	\$990,392	0.9%	\$1,720,774	1.5%	\$730,382	0.63%	90 - 180 days	\$646,443	0.6%	\$1,122,638	1.0%	\$476,195	0.41%
>180 days	\$2,160,478	1.9%	\$2,782,156	2.4%	\$621,679	0.54%	>180 days	\$916,729	0.8%	\$1,271,649	1.1%	\$354,920	0.31%
<b>Total</b>	<b>\$5,398,247</b>	<b>4.66%</b>	<b>\$9,176,498</b>	<b>7.93%</b>	<b>\$3,778,251</b>	<b>3.27%</b>	<b>Total</b>	<b>\$3,163,255</b>	<b>2.73%</b>	<b>\$5,777,002</b>	<b>4.99%</b>	<b>\$2,613,747</b>	<b>2.26%</b>

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Oct-14	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance	Days Overdue	Oct-14	% Overdue	Nov-14	% Overdue	\$ Variance	% Variance
<90	\$72,795	0.1%	\$177,056	0.2%	\$104,261	0.09%	<90	\$574,499	0.5%	\$1,113,797	1.0%	\$539,298	0.47%
90 - 180 days	\$29,819	0.0%	\$60,468	0.1%	\$30,649	0.03%	90 - 180 days	\$314,130	0.3%	\$537,668	0.5%	\$223,538	0.19%
>180 days	\$44,532	0.0%	\$66,212	0.1%	\$21,681	0.02%	>180 days	\$1,199,217	1.0%	\$1,444,295	1.2%	\$245,078	0.21%
<b>Total</b>	<b>\$147,145</b>	<b>0.13%</b>	<b>\$303,736</b>	<b>0.26%</b>	<b>\$156,591</b>	<b>0.14%</b>	<b>Total</b>	<b>\$2,087,847</b>	<b>1.80%</b>	<b>\$3,095,760</b>	<b>2.67%</b>	<b>\$1,007,914</b>	<b>0.87%</b>





## 12. GLOSSARY

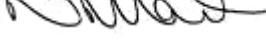
### Definition of Ratios

<b>Level of Dependence on General Rate Revenue:</b> <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Current Ratio:</b> <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<b>Debt Servicing Ratio:</b> <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
<b>Cash Balance - \$M:</b>	Cash Held at Period End
<b>Cash Capacity in Months:</b> <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<b>Debt to Asset Ratio:</b> <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<b>Operating Performance:</b> <i>This ratio provides an indication of Redland City Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
<b>Operating Surplus Ratio*:</b> <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<b>Net Financial Liabilities*:</b> <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
<b>Interest Cover Ratio:</b> <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
<b>Asset Sustainability Ratio*:</b> <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Assets (Renewals)}}{\text{Depreciation Expenditure}}$
<b>Asset Consumption Ratio:</b> <i>The average proportion of 'as new' value remaining in the infrastructure assets. This ratio seeks to highlight the aged condition of our physical assets</i>	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

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

**11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)****ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 INTERNET AND WIFI SPEEDS IN THE REDLANDS**

**Datworks Filename:** GOV Notice of Motion

**Responsible/Authorising Officer:**   
**Nick Clarke**  
**General Manager Organisational Services**

**Author:** **David Macniven**  
**Group Manager Information Management**

**PURPOSE**

This report is in response to the following Notice of Motion – Cr Ogilvie - Internet and WiFi Speeds in the Redlands (General Meeting of 20 August 2014 – Item 14.2.1 refers):

“That Council resolves to request a report on the following:

1. The feasibility of utilising direct wireless technology to enhance internet speeds in the Redlands; and
2. The viability of provision of public WiFi nodes in the Redlands business districts”.

**BACKGROUND**

1. The feasibility of utilising direct wireless technology to enhance internet speeds in the Redlands:

Please note, an initial investigation performed by officers has found the following:

- Any proposal would require CAPEX expenditure for infrastructure/licensing and the physical installation on RCC buildings throughout the City. This would need to be:
  - Powered;
  - Protected; and
  - Insured by Council.
- Any proposal would need to assess the impact on current transmission systems:
  - Council’s Internal WiFi;
  - Council’s microwave;
  - Council’s telemetry systems; and
  - Telstra’s cellular infrastructure.
- Any proposal would require a full and detailed analysis, to ascertain that any solution is of business grade and reference sites would need to be visited by officers to confirm;

- Any proposal would require detailed specifications on how it would be implemented and secured for both public and business WiFi. From a design perspective, best practice is that a public and business grade service should not share infrastructure; and
- Any proposal would require a detailed analysis of the potential take up by businesses throughout the whole City.

Further contextual information:

- With the Priority Development Areas (PDAs), there is a potential option that these initiatives could lead to the NBN backbone coming to the Redlands earlier than expected (this is currently being explored by officers <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/large-developments.html>).

## 2. The viability of provision of public WiFi notes in the Redlands business districts.

Option A – a fully costed proposal was provided by Council’s existing provider of WiFi to extend the current managed WiFi service in and to the 4 main CBD areas of Redlands - Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD.

Option B – the provider also provided a fully costed proposal of creating WiFi hubs in the libraries in both Capalaba and Victoria Point.

## ISSUES

Poor internet connectivity and speed within the Redlands, combined with an existing exchange that is at full capacity for high speed internet connectivity.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

Not Applicable.

### Risk Management

A potential lack of investment from businesses in the economic wellbeing of the Redlands due to a lack of appropriate connectivity infrastructure.

### Financial

#### WiFi options:

##### Option A

Cost for all 4 business areas	\$88,348	(CAPEX)
Yearly Management Fee	\$11,400	(OPEX)

##### Option B

Cost for 2 Library hubs	\$14,718	(CAPEX)
Yearly Management Fee	\$ 2,400	(OPEX)

### People

Not Applicable

**Environmental**

Not Applicable

**Social**

There is an opportunity for Council to provide free public WiFi through the library hubs.

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

Corporate Plan 2010-2015 – An efficient and effective organisation.

**CONSULTATION**

Executive Leadership Team (ELT and Councillor workshop 11 November 2014).

**OPTIONS**

1. That Council resolves to:
  - a) Support and advocate for high speed connections to the Redlands, but not lead the initiative;
  - b) Support and advocate for free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD but does not lead it; and
  - c) Provide free public WiFi in Capalaba and Victoria Point Libraries to act as central hubs.
2. That Council resolves to:
  - a) Support, advocate and lead the initiative for high speed connections to the Redlands by committing initial OPEX funds to perform a full assessment of the approach and ultimately both CAPEX and OPEX funds based upon the results from the full assessment; and
  - b) Spend both the CAPEX and OPEX funds to provide free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr A Beard  
Seconded by: Cr M Edwards

**That Council resolves to:**

- 1. Support and advocate for high speed connections to the Redlands, but not lead the initiative;**
- 2. Support and advocate for free public WiFi in the 4 business areas of Cleveland CBD, Capalaba CBD, Victoria Point CBD and Wellington Point CBD but does not lead it; and**
- 3. Provide free WiFi in Capalaba and Victoria Point libraries to act as central hubs.**

**CARRIED 8/3**

Crs Boglary, Ogilvie and Bishop voted against the motion.

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**11.3 PORTFOLIO 3 (CR JULIE TALTY)****CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS**

**Datworks Filename:** Reports to Council - Portfolio 3 Planning and Development

**Attachment:** [Decisions Made Under Delegated Authority 09.11. 2014 to 22.11.2014](#)

**Authorising Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

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

**Author:** Debra Weeks  
**Group Support officer**

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**PURPOSE**

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

This information is provided for public interest.

**BACKGROUND**

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments.

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

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

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

### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

**Moved by:** Cr J Talty  
**Seconded by:** Cr A Beard

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

**CARRIED 11/0**

**Decisions Made Under Delegated Authority 09.11.2014 to 15.11.2014**

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
<b>Category 1</b>								
ROL005818	Standard Format 3 into 2	Category1	Barry J Rowe	70 Buckland Street, Wellington Point QLD 4160	Code Assessment	13/11/2014	Development Permit	1
OPW001735	Operational works for SB005437 1 into 2 Lots	Category1	The Certifier Pty Ltd	49 Gordon Street, Ormiston QLD 4160	Code Assessment	10/11/2014	Development Permit	1
ROL005802	Standard Format 1 into 2 and Create Reciprocal Easement for access and services	Category1	Philip Impey Architect	6A Gotha Street, Cleveland QLD 4163	Code Assessment	11/11/2014	Development Permit	2
ROL005825	Standard Format: 1 into 2 Lots	Category1	Statcorp Pty Ltd	11 Anchorage Drive, Cleveland QLD 4163	Code Assessment	13/11/2014	Development Permit	2
BWP002619	Design and Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	31 Ziggys Drive, Thornlands QLD 4164	Concurrence Agency Response	11/11/2014	Approved	3
BWP002602	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	21 Bayswater Drive, Victoria Point QLD 4165	Concurrence Agency Response	13/11/2014	Approved	4
ROL005838	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	16 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
ROL005839	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	18 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
ROL005843	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	12 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL005844	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	14 Rosemary Street, Thornlands QLD 4164	Code Assessment	13/11/2014	Development Permit	4
MCU013322	Dwelling House	Category1	Bret Douglas Worcester	128-136 Jackson Road, Russell Island QLD 4184	Code Assessment	14/11/2014	Development Permit	5
BWP002591	Domestic Outbuilding	Category1	Bay Island Designs	21-23 Attunga Street, Macleay Island QLD 4184	Code Assessment	12/11/2014	Development Permit	5
MCU013342	New Dwelling	Category1	Bay Island Designs	18 Cowes Street, Macleay Island QLD 4184	Code Assessment	10/11/2014	Development Permit	5
BWP002618	Design & Siting - Dwelling House	Category1	Redplan	181 Canaipa Point Drive, Russell Island QLD 4184	Concurrence Agency Response	10/11/2014	Approved	5
BWP002622	Design and Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	1 Willis Close, Redland Bay QLD 4165	Concurrence Agency Response	14/11/2014	Approved	5
MCU013360	Dwelling House ADA	Category1	Michael Francis Tungate Suzanne Margaret Tungate	45 Lonicera Street, Macleay Island QLD 4184	Code Assessment	13/11/2014	Development Permit	5
ROL005798	Standard Format 1 into 3 lots	Category1	Phillip Charles Bugeja	15 Summerhill Street, Victoria Point QLD 4165	Code Assessment	10/11/2014	Development Permit	6
BWP002588	Domestic Outbuilding	Category1	Michael John Weber	73-75 Campbell Road, Sheldon QLD 4157	Code Assessment	11/11/2014	Development Permit	6



Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
BWP002617	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	329 Redland Bay Road, Capalaba QLD 4157	Concurrence Agency Response	12/11/2014	Approved	7
<b>Category 2</b>								
MCU013244	Apartment Building x 10	Category2	Bartley Burns Certifiers & Planners	13 North Street, Cleveland QLD 4163	Impact Assessment	13/11/2014	Development Permit	2
MCU013293	Mixed Development - Including Indoor Recreation, Bulky Goods Showroom, Retail Warehouse, Shop, Service Industry and Refreshment Establishment	Category2	Miltcoe Pty Ltd	33-39 Shore Street West, Cleveland QLD 4163	Impact Assessment	14/11/2014	Development Permit	2
OPW001686	Operational Work - Excavation and Fill (requiring filling for flood immunity, stormwater and sewer for 6 lots - (Smart Eda)	Category2	GH Consultant Engineers	138 Shore Street North, Cleveland QLD 4163	Code Assessment	11/11/2014	Development Permit	2
OPW001734	Operational Works for ROL 1 into 7	Category2	Golden Golden Ponds Estates Pty Ltd	262 Boundary Road, Thornlands QLD 4164	Code Assessment	11/11/2014	Development Permit	3
OPW001604	Operational Works - Retaining Wall	Category2	McKell Enterprises Pty Ltd	318 Finucane Road, Alexandra Hills QLD 4161	Code Assessment	10/11/2014	Development Permit	7

**Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014**

Application	Description	Category	Applicant	Property Address	Application	Decision Date	Decision	Division
<b>Category 1</b>								
BWP002631	Design & Siting - Shed	Category1	The Certifier Pty Ltd	22 Lucy Court, Ormiston QLD 4160	Concurrence Agency Response	20/11/2014	Approved	1
ROL005782	Standard Format: 1 into 2 Lots	Category1	Andrew Heyworth	256-258 Bloomfield Street, Cleveland QLD 4163	Code Assessment	17/11/2014	Development Permit	2
BWP002551	Design and Siting-Deck	Category1	The Certifier Pty Ltd	6 Kinsail Court, Cleveland QLD 4163	Concurrence Agency Response	18/11/2014	Approved	2
ROL005832	CTS - Standard Format 1 into 2 Lots	Category1	Christine Mary Ashton David Hope Ashton Gabrielle O'Shea Patrick Laurence O'Shea	38 Booran Street, Point Lookout QLD 4183	Code Assessment	17/11/2014	Development Permit	2
OPW001741	Advertising Device	Category1	Ss Signs & Vehicle Wraps	RSL Services Club, 206-210 Middle Street, Cleveland QLD 4163	Code Assessment	19/11/2014	Development Permit	2
BWP002629	Design & Siting-Swimming Pool	Category1	Professional Certification Group	20 Erobin Street, Cleveland QLD 4163	Concurrence Agency Response	17/11/2014	Approved	2
BWP002635	Design & Siting - Roofed Patio	Category1	Bartley Burns Certifiers & Planners	22 Sommersea Drive, Cleveland QLD 4163	Concurrence Agency Response	19/11/2014	Approved	2

**Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014**

BWP002123	Combined Design & Siting and Build Over or Near Relevant Infrastructure - Gazebo	Category1	Robynn Adele Shave	33 Whitby Place, Thornlands QLD 4164	Concurrence Agency Response	21/11/2014	Refused	3
BWP002620	Design & Siting - Garage	Category1	Alanna Mary Strahle Colin Neil Strahle	115 Beach Street, Cleveland QLD 4163	Concurrence Agency Response	17/11/2014	Approved	3
OPW001736	Advertising Device	Category1	Checkpoint Building Surveyors (Coomera)	Victoria Point Town Centre, 349-369 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	19/11/2014	Development Permit	4
BWP002599	Retaining Wall	Category1	Nicola Judith Boileau Jonathan Edward Pickles	10 Holly Road, Victoria Point QLD 4165	Code Assessment	18/11/2014	Development Permit	4
BWP002600	Domestic Outbuilding-Carport	Category1	Joshua Alan Robertson	16 Lancewood Street, Victoria Point QLD 4165	Code Assessment	17/11/2014	Development Permit	4
ROL005841	Standard Format: 1 into 2	Category1	Javica Property Solutions Pty Ltd	24 Sandalwood Street, Thornlands QLD 4164	Code Assessment	18/11/2014	Development Permit	4
BWP002616	Design and Siting - Domestic Additions	Category1	Applied Building Approvals	8 Finuge Court, Victoria Point QLD 4165	Concurrence Agency Response	19/11/2014	Approved	4
BWP002627	Design & Siting - Addition and Patio to existing house	Category1	Karen Lesley Colby	4 Fairway Drive, Redland Bay QLD 4165	Concurrence Agency Response	18/11/2014	Approved	4
MCU013347	Home Business - Indoor	Category1	Paula Margaret Thompson	46 Capella Drive, Redland Bay QLD 4165	Code Assessment	18/11/2014	Development Permit	6

**Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014**


MCU013352	Combined - Dwelling house and Outbuilding	Category1	Rory James McMahon	60-70 Zipfs Road, Redland Bay QLD 4165	Code Assessment	21/11/2014	Development Permit	6
BWP002621	Design & Siting - Secondary Dwelling	Category1	Helen McLeary	9 Sevenoaks Street, Alexandra Hills QLD 4161	Concurrence Agency Response	18/11/2014	Approved	7
BWP002628	Design & Siting- Carport Front Boundary Setback	Category1	The Certifier Pty Ltd	9 Borrowdale Street, Alexandra Hills QLD 4161	Concurrence Agency Response	19/11/2014	Approved	7
ROL005836	Standard Format: 1 into 2 Lots	Category1	Chris Platt	18 Currawong Drive, Birkdale QLD 4159	Code Assessment	21/11/2014	Development Permit	8
BWP002624	Design and Siting - Carport	Category1	Bartley Burns Certifiers & Planners	112 Bailey Road, Birkdale QLD 4159	Concurrence Agency Response	18/11/2014	Approved	8
BWP002632	Design & Siting - Carport	Category1	The Certifier Pty Ltd	35 Edinburgh Road, Alexandra Hills QLD 4161	Concurrence Agency Response	20/11/2014	Approved	8
BWP002639	Design & Siting- Carport & House Extension	Category1	Gecon C/- Pacific Approvals Pty Ltd	54 Dorsal Drive, Birkdale QLD 4159	Concurrence Agency Response	20/11/2014	Approved	10
<b>Category 2</b>								
OPW001738	Operational Works - ROL 1 into 5	Category2	Rocapa Pty Ltd	23 Dundas Street, Ormiston QLD 4160	Code Assessment	20/11/2014	Development Permit	1
MCU013332	Warehouse	Category2	Energex Limited	36 Enterprise Street, Cleveland QLD 4163	Code Assessment	21/11/2014	Development Permit	2

**Decisions Made Under Delegated Authority 16.11.2014 to 22.11.2014**

OPW001593. 3	Operational Works - Waterline Estate Stage 3 - 16 Lots	Category2	Sheehy & Partners Pty Ltd	268 Redland Bay Road, Thornlands QLD 4164	Code Assessment	20/11/2014	Development Permit	4
MC009903	Mixed Use Development - General Industry, Caretakers Dwelling, Garden Centre and Refreshment	Category2	Ian Robinson And Partners  Leisure Coast Plans	6 Robert Street, Russell Island QLD 4184	Code Assessment	18/11/2014	Extension to Relevant Period Approved	5
MCU013301	Aged persons and Special needs Housing	Category2	Wolter Consulting Group	The Boulevards Redland Bay, 35 Weinam Street, Redland Bay QLD 4165	Code Assessment	21/11/2014	Development Permit	5
ROL005629	Standard Format 2 into 35 Lots	Category2	G W Clegg & Company	124 Finucane Road, Alexandra Hills QLD 4161	Impact Assessment	21/11/2014	Permissible Change - Development Permit	8
OPW001750	Domestic Driveway Crossover	Category2	All Star Energy	45 Prunda Circuit, Wellington Point QLD 4160	Code Assessment	17/11/2014	Development Permit	8

**11.3.2 APPEALS LIST CURRENT AS AT 24 NOVEMBER 2014**

**Datworks Filename:** Reports to Council - Portfolio 3 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**

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**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**

<b>1.</b>	<b>File Number:</b>	Appeal 1963 of 2009 (MC010715)
<b>Applicant:</b>		<b>JT George Nominees P/L</b>
<b>Application Details:</b>		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		The appellant has submitted amended plans to all parties. Council and co-respondents are considering the amended plans. The matter is listed for a determination on whether the amendments comprise a minor change.
<b>Hearing Date:</b>		Listed for review 26 November 2014.

<b>2.</b>	<b>File Number:</b>	Appeal 2675 of 2009. (MC010624)
<b>Applicant:</b>		<b>L M Wigan</b>
<b>Application Details:</b>		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works 84-122 Taylor Road, Thornlands
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		The appellant has submitted amended plans that are considered a minor change to the application. Orders have been made by the Court outlining events and timeframes. The parties must attend a without prejudice meeting by 5 December 2014.

<b>3.</b>	<b>File Number:</b>	Appeal 4521 of 2013 (MCU012995)
<b>Applicant:</b>		<b>D Polzi and ML Polzi</b>
<b>Application Details:</b>		Material Change of Use for a Landscape Supply Depot
<b>Appeal Details:</b>		Submitter appeal against development permit approval.
<b>Current Status:</b>		Listed for review 4 February 2015.

<b>4.</b>	<b>File Number:</b>	Appeal 4564 of 2013 (ROL005669)
<b>Applicant:</b>		<b>Ausbuid Projects Pty Ltd</b>
<b>Application Details:</b>		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses)
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Adjourned until 4 December 2014.

5.	<b>File Number:</b>	Appeal 1760 of 2014 (ROL005698)
<b>Applicant:</b>		<b>Ausbuild Pty Ltd</b>
<b>Application Details:</b>		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses)
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Awaiting reports from joint experts prior to final mediation taking place.

6.	<b>File Number:</b>	Appeal 4013 of 2014 (ROL005786)
<b>Applicant:</b>		<b>Aedis Development</b>
<b>Application Details:</b>		Reconfiguring a Lot (1 into 4 lots)
<b>Appeal Details:</b>		Appeal against Infrastructure Charges Notice.
<b>Current Status:</b>		Appeal filed on 15 October 2014. Appeal to be withdrawn following issue of amended Infrastructure Charges Notices.

7.	<b>File Number:</b>	Appeal 4191 of 2014 (SB005471)
<b>Applicant:</b>		<b>Villa World Development Pty Ltd</b>
<b>Application Details:</b>		Reconfiguring a Lot (1 into 99 lots)
<b>Appeal Details:</b>		Originating application for a permissible change to the Court Approval 1171 of 2013
<b>Hearing Date:</b>		26 November 2014

### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr M Edwards

That Council resolves to note this report.

**CARRIED 11/0**



**11.3.3 PROPOSED REMOVAL OF DISCOUNT ON DEVELOPMENT APPLICATION FEES FOR EDA LODGEMENT**

**Dataworks Filename:** LUP – Smart Electronic Development Assessment (eDA)

**Authorising Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

**Responsible Officer:**

**David Jeanes**  
**Group Manager City Planning & Assessment**

**Author:**

**Kim Peeti**  
**Business Planning & Improvement Coordinator**

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**PURPOSE**

The purpose of this report is for Council to consider removal of the 10% discount to application fees currently offered by Council for development applications lodged through the State Government Smart eDA system.

**BACKGROUND**

Redland City Council was a pilot Council for the State's Smart eDA service and worked closely with the then Department of Infrastructure and Planning (now Department of State Development, Infrastructure and Planning) for several years to develop the product. Council received its first Smart eDA development application in April 2008 and now receives approximately 40% of all eligible development applications through the eDA system.

Not all development applications can be lodged through Smart eDA. For example, building, plumbing and concurrence agency applications cannot be lodged in the system.

The State Government has confirmed that the Smart eDA system will be closed in 2015. Council is currently establishing a replacement for this.

**ISSUES**

Council currently offers a 10% discount (to a maximum of \$5,000) to application fees for development application lodged through eDA. This discount was initially implemented by Council to encourage applicants to use the new eDA system. Several years have since passed and electronic business solutions are now the 'norm' rather than the exception.

With a new electronic lodgement tool planned to be released in early 2015 that can cater for the lodgement of all development application types, it is expected that the majority of applications will be lodged electronically without any need to encourage take up of the system.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

There are no legislative requirements in regards to setting fees for development applications lodged through eDA.

### Risk Management

There is a low risk of negative feedback from customers, particularly returning applicants, who may expect a discount for lodging their development application through eDA. However the efficiencies gained through electronic lodgement and assessment are considered to ultimately negate this risk.

### Financial

In the 2013/2014 Financial Year, 40% of development applications received were lodged through eDA and a total of \$28,613.83 in monetary discounts applied from the 10% eDA discretionary discount. Removing the eDA discount will therefore result in increased revenue for Council. An indication of the difference between the standard application fee and the eDA discounted fee for several use types is provided in the table below.

**Table 1:** *Examples of difference in fees*

Use	eDA discounted fee	Full application fee as listed in 2014/2015 Fees & Charges
Domestic Outbuilding, Domestic Additions, Home Business	\$1,048.50	\$1,165.00
Dwelling House	\$1,570.50	\$1,745.00
Dual Occupancy	\$2,529.00	\$2,810.00
Multiple Dwelling (≤5 units)	\$4,180.50	\$4,645.00
Reconfiguration – 1 into 2 lots	\$1,539.00	\$1,710.00

### People

Not applicable. There are no implications for staff.

### Environmental

Not applicable. There are no environmental implications associated with removing the 10% discount.

### Social

Not applicable. There are no social implications.

### Alignment with Council's Policy and Plans

The assessment and recommendation align with Council's policies and plans.

**CONSULTATION**

The Group Manager City Planning and Assessment has been consulted on this matter and supports the recommendation of this report.

**OPTIONS**

1. That Council resolve to remove the eDA discount and approve the associated amendment to the fees and charges schedule.
2. That Council resolve to leave the eDA discount in place.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr A Beard

**That Council resolves to remove the eDA discount and approve the associated amendment to the fees and charges schedule.**

**CARRIED 11/0**

### 11.3.4 MCU013364 - DUAL OCCUPANCY - 33 CAMBRIDGE DRIVE, ALEXANDRA HILLS

**Datworks Filename:** Reports to Council - Portfolio 3

**Attachment:** [MCU013364 - Site Plan-Development Plans](#)

**Authorising Officer:**



**Louise Rusan**  
General Manager Community & Customer Services

**Responsible Officer:**

**David Jeanes**  
Group Manager City Planning and Assessment

**Author:**

**Brendan Mitchell**  
Planning Officer

#### PURPOSE

Application Type	Material Change of Use
Proposed Use	Dual Occupancy
Property Description	Lot 23 on RP 143734
Location	33 Cambridge Drive, Alexandra Hills
Land Area	768m2
Zoning	Medium Density Residential
Designated Community Infrastructure	N/A
Overlays	Nil
SEQ Regional Plan 2009-2031 - Land Use Category	Urban Footprint
No. of Public Submissions	N/A – Code Assessable
Applicant	Legacy Constructions
Land Owner	Christopher & Vashti Ronto
Properly Made Date	13/11/2014
Start Decision Stage	13/11/2014
Statutory Decision Date	11/12/2014
Decision Making Period Extended	N/A
Assessment Manager	Brendan Mitchell
Officer's Recommendation	Approval with Conditions
Infrastructure charges applicable	Yes

This application is referred to the Council for determination.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and is considered to comply. It is therefore recommended that the application be granted a Development Permit subject to conditions.

#### BACKGROUND

The application has been referred to Council for determination at the request of the Divisional Councillor.

There are no prior developments relevant to this application on the land.

## ISSUES

### Development Proposal & Site Description

#### Proposal

It is proposed to construct a second single-story dwelling to form a dual occupancy at 33 Cambridge Drive, Alexandra Hills. The proposed dwelling will comprise four (4) bedrooms; two (2) bathrooms; a living/media room; a kitchen; and double lock-up garage. The dwelling is will accessed via Cambridge Drive with the existing dwelling retaining access from Oxford Street.

#### Site & Locality

The corner lot currently contains a two-storey dwelling house fronting Oxford Street and is generally cleared of vegetation. The site drains naturally to the south-eastern corner of the lot. A sewer runs the length of the southern and western boundaries with a water connection available on the southern side of Cambridge Street.

The site is zoned Medium Density Residential (MDR) under the Planning Scheme and adjoins other MDR lots on the northern side of Cambridge Street. The southern side is zoned Urban Residential (UR) and further to the west is the Alexandra Hills Shopping Centre within the District Centre zoning. The area is characterised by low-rise residential development with the exception of the shopping centre to the west.

#### 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

<b>State Planning Policy/Regulatory Provision</b>	<b>Applicability to Application</b>
SEQ Koala Conservation SPRP	The site is within a Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and is classified as being High Value 'Other'. 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 infrastructure charges resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	There are no requirements applicable to this application.

### Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 6.2. As a code assessable application, it is assessed against the following codes:

- Medium Density Residential Zone Code;
- Dual Occupancy Code;
- Domestic Driveway Crossover Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code; and
- Stormwater Management Code

The development application is considered to comply with the applicable codes. The most pertinent points to this assessment are discussed in detail below.

### Density

It is noted that the Probable Solution for P1.2 states that the zone is primarily used for multiple dwellings and further, P2.4 (3) provides for densities of 1 dwelling unit per 200m<sup>2</sup>. The proposal achieves a density of one (1) dwelling unit per 384m<sup>2</sup>. Therefore the proposal must comply with Specific Outcomes 2.4(c) which states that dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.

It is evident that the Planning Scheme seeks to protect sub-areas MDR1,2,3 & 6 from under-development by elevating dual occupancies to Impact Assessment (inconsistent). For regular Medium Density Residential (MDR) lots however, the Scheme supports dual occupancies on lots over 700m<sup>2</sup> by identifying them as Code Assessable. Further, Multiple Dwelling Unit development on lots under 800m<sup>2</sup> would be triggered to Impact Assessment which would be a deterrent to the applicant in this instance. As such it is considered that the proposal is consistent with the intent of the zone code. Further, a dual occupancy is considered to be a compact housing form and is compatible with medium-density living and therefore demonstrates compliance with the Specific Outcomes.

It is recognised also that to develop the land to its perceived potential would require the demolition of the house (brick), and to be replaced with smaller units as well as the associated car parking, driveways, open space and landscaping. In terms of development potential the lot is only large enough to accommodate three (3) or four (4) dwelling units. The existing dwelling on the lot was constructed in 1976 and therefore it is considered that the demolition of a 38 year old building brick-construction building does not represent a sustainable means of developing the land; both economically and environmentally. It can be argued that the house is still worthy of retaining as it is in a good condition and can be used as leverage to develop the land further. This improved value of the land is not conducive to a full redevelopment and therefore a dual occupancy is a viable way to intensify land use on a relatively small lot in an economically sustainable way. As such it is considered that the proposal complies with the Overall Outcome of providing a range of dwelling types that offer choice, affordability and adaptability.

In terms of the environment, brick-construction houses require large energy inputs both in its construction and demolition as well as in waste and materials used in the construction of future dwellings. As such retaining a structurally sound dwelling for the purposes of further developing the land is considered to be consistent with the Desired Environmental Outcomes No.1 of the Planning Scheme which seeks to manage the direct and indirect impacts on the environmental values of the city.

In addition to these factors, the proposal was measured against the assumptions of the Redland Land Supply Analysis. The report looks at land sizes between 700m<sup>2</sup> and 1200m<sup>2</sup> and indicates an expected yield of 35 dwellings per hectare, which is a lower yield than the larger lots within the MDR zone. This is due to an expectation that there will be a lower take-up of medium density dwellings on the smaller lots. This density is considered to be a sliding scale across these land sizes with smaller lots typically achieving a lower density. In calculating the assumed density for a 768m<sup>2</sup> it is found that a density of 28 dwellings per hectare would be appropriate in order to satisfy the assumptions of the study. The proposal will result in a density of 26 dwellings per hectare which is considered to be generally consistent with the Land Supply Analysis.

Through an analysis of previous approvals, it is evident that a number of dual occupancies have been approved on MDR lots (some on lots in excess of 800m<sup>2</sup>) throughout Redlands since the commencement of the Redlands Planning Scheme 2006. This demonstrates that dual occupancies have been supported in the past on similar sized lots.

In summarizing, the proposal is considered to comply with the Medium Density Residential Zone Code and the Planning Scheme more broadly.

### Built Form

It is noted that Probable Solution P3 requires a minimum separation of 5m between the two dwellings. The Specific Outcome S3(1)(e) states that setbacks complement the existing streetscape and maximise private open space areas, solar access and provide for service areas. The proposal is for a separation of 3.3m (wall to wall) which has the potential to block solar penetration to habitable rooms. The one bedroom located along this side of the proposed new dwelling has no windows along this wall. Instead it has an air conditioning unit installed on this wall and the windows are located along the southern wall which provides natural light to the room. The living room is northerly facing and is only partially covered by the existing dwelling and will therefore receive ample solar penetration. In terms of the existing dwelling, it is at a higher elevation than the proposed dwelling and therefore the issue of light penetration is not envisaged. As such it is considered that the proposal provides enough area to allow for sufficient private open space (located in other areas), solar access and service areas and therefore complies with the Specific Outcome.

It is further noted that Probable Solution P8 (b) requires garages to be recessed behind the front building facade so as not to dominate the streetscape (Specific Outcome S8 1(e)). With a 40m frontage to Cambridge Street and landscaping required as a condition of the approval, it is considered that the garage will not dominate the streetscape. As such it is considered to comply with Specific Outcome S8.

Frontage landscaping has not been proposed as part of this development. As such a condition of the approval will include a minimum 2m wide strip along the Cambridge Drive frontage. This will ensure compliance with Specific Outcome S6 and will assist in disguising the retaining wall between the buildings and improve the streetscape more generally.

### Infrastructure Charges

If approved, the proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The infrastructure charge applicable to this development is:

Redland Water: \$5,880

Redland City Council: \$22,120

**Combined Charge: \$28,000**

This charge has been calculated as follows in accordance with Council's Adopted Infrastructure Charges Resolution (amendment 2.1) July 2014:

Redland City Council

$(2 \times \$28,000 - \$28,000(\text{credit for existing dwelling})) \times 0.79 \text{ (RCC split)} = \$22,120$

Redland Water

$(2 \times \$28,000 - \$28,000(\text{credit for existing dwelling})) \times 0.21 \text{ (Redland Water split)} = \$5,880$

**Total combined charge: \$28,000.00**

### State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

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

### Deemed Approval

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

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V6.2 and other relevant planning instruments. The decision is due on 11 December 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**

There are no financial implications if the development is approved. If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

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

**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 (reasons for refusal would need to be established).

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr J Talty  
Seconded by: Cr L Hewlett

That Council resolves that a Development Permit approval be issued subject to conditions for the Material Change of Use for a Dual Occupancy at 33 Cambridge Drive, Alexandra Hills.

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

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Site Plan (as marked in red)	Job No. 09-03143	Axis Surveys	09/10/2014
Floor Plan	Sheet 2 of 12	Axis Surveys	02/09/2014
Elevations	Sheet 3 of 12	Axis Surveys	02/09/2014

Table 1: Approved Plans and Documents

<b>Design</b>	
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.  Ongoing condition.
<b>Landscaping</b>	
4. Provide a frontage landscape strip two (2) metres in width as marked in red on the approved site plan. 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>Note: You can access the PMP at:</i> <a href="http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx">http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx</a>	Prior to the use commencing.
<b>Construction</b>	
5. 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.

<p>6. Undertake any required excavation and fill works in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended).</li> <li>b) Undertake compaction in accordance with Australian Standard 3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended).</li> <li>c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments.</li> </ul>	<p>During construction.</p>
<p>7. Provide temporary drainage during the building construction phase such that discharge from all constructed roofs and paved areas is disposed of to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) Section 3.02 'Lawful Point of Discharge'. Maintain the temporary system for the duration of the building works.</p>	<p>During construction.</p>
<p>8. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.</p>	<p>Prior to the use commencing.</p>
<p>9. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p><b>Services and Infrastructure</b></p>	
<p>10. Construct the driveway crossover for Unit 2 in accordance with Council's Standard Drawing No. R-RSC-2.</p> <p>Locate the driveway so that there is no removal or damage to existing street trees.</p>	<p>Prior to the use commencing.</p>
<p>11. Connect Unit 2 to external reticulated sewer, external reticulated water and underground electricity supply.</p>	<p>Prior to the use commencing.</p>
<p>12. Provide a refuse storage area on site, for each dwelling unit, that is screened from view and located a minimum of 6m from the front property boundary, for the storage of a minimum of two (2) waste collection bins per dwelling (ie one waste bin and one recycle bin for each dwelling).</p>	<p>Prior to the use commencing and ongoing.</p>
<p>13. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p>	<p>Prior to the use commencing and ongoing.</p>

<ul style="list-style-type: none"> <li>• A lawful point of discharge being the Cambridge Street kerb and channel.</li> </ul>	
<p>14. 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>

#### **ADDITIONAL APPROVALS**

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

- Building Works approval.

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

- Plumbing and drainage works.
- Road Opening Permit – for any works proposed within an existing road reserve.

#### **ASSESSMENT MANAGER ADVICE**

- 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.

- Street Trees

Contact Council's Parks and Conservation team prior to any pruning being carried out on existing street trees.

- 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*.

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- **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.

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- **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](http://www.daff.qld.gov.au)

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- **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.

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**CARRIED 10/1**

Cr Elliott voted against the motion.

## GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUSTRALIA (S.A.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.

2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.

3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE APPLICABLE.

5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.

6. CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.

7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.

8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.

9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F2.5 AND HAVE EITHER:  
(a) LIFT OFF HINGES FOR INWARD SWINGING DOORS or  
(b) OUTWARD SWINGING DOORS.

10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1

11. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.), PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' AS.1684, PART 2 FOR NON-CYCLONIC AREAS AND AS.1684 PART 1 FOR CYCLONIC AREAS.

## AUSTRALIAN STANDARDS

ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE CURRENT BUILDING ACT.

SMOKE ALARMS TO COMPLY WITH B.C.A. CLASS 1&10 PART 3.7.2 AND WITH A.S. 3786.

ALUMINIUM FRAMED, GLAZED JOINERY SHALL BE INSTALLED IN ACCORDANCE WITH A.S.1288 "INSTALLATION OF GLASS IN BUILDINGS"

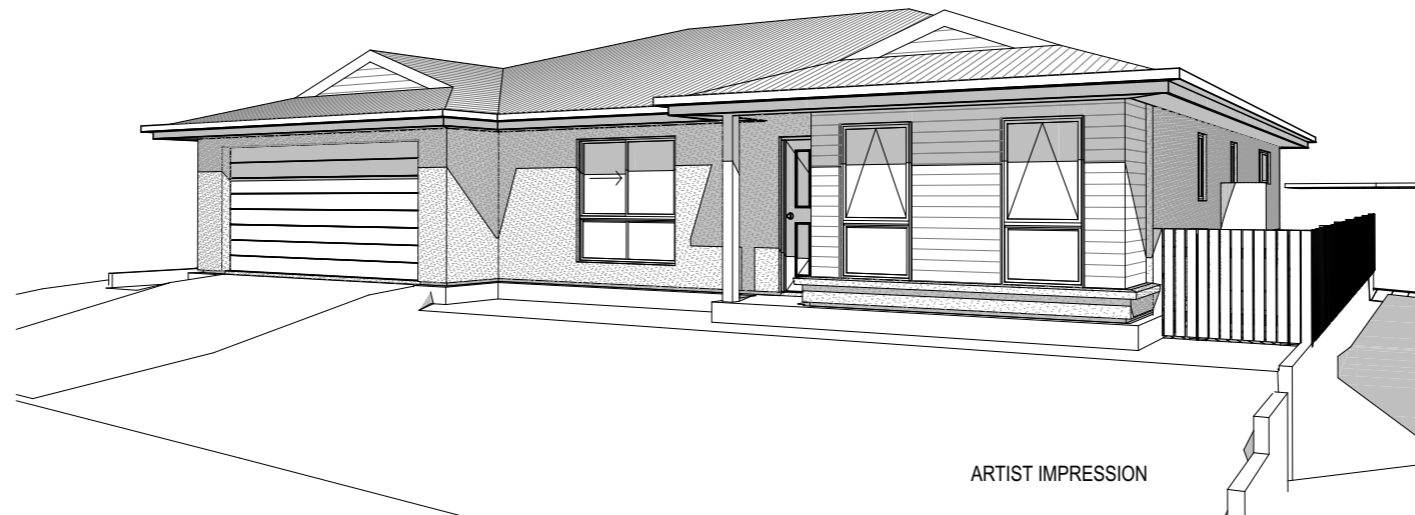
WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS.3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS"

AREAS OF BUILDING TO BE TERMITE PROTECTED SHALL BE DONE SO IN ACCORDANCE WITH AS.3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES" PART 1: NEW BUILDINGS.

# NEW RESIDENCE

at

## Lot 23 Cambridge Drv. Alexandra Hills, QUEENSLAND



## REQUIREMENTS FOR SUSTAINABLE BUILDINGS

FOR NEW CLASS 1 BUILDING AND SOLE-OCCUPANCY UNIT OF A NEW CLASS 2 BUILDING, AND RENOVATED BATHROOMS IN AN EXISTING CLASS 1 AND A SOLE-OCCUPANCY UNIT OF AN EXISTING CLASS 2 FOR BUILDING.

### ACCEPTABLE SOLUTIONS:

SHOWER ROSES: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS, OR WHERE THE BATHROOM OF THESE BUILDING RENOVATIONS. SHOWER ROSES TO BE 3 STAR RATING UNDER WATER EFFICIENCY LABELLING SCHEME (WELS) OR A - AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400:2005 WATER EFFICIENT PRODUCTS- RATING AND LABELLING.

WATER PRESSURE LIMIT: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)

THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE IN LINE WITH THE WATER METER. WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT EXCEED 500KPA, WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

DUAL FLUSH TOILETS:

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS OR WHERE TOILETS ARE REPLACED IN THE BATHROOMS OF THESE BUILDING CLASSIFICATIONS UNDERGO RENOVATIONS. A TOILET MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING AND ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL FOR PROPER FUNCTION.

### ENERGY EFFICIENT FIXTURES:

THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS IN CLASS 2 BUILDINGS. ENERGY EFFICIENT LIGHTING INCLUDES FLUORESCENT AND COMPACT FLUORESCENT LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN LIGHTS. COMPLIANCE IS ACHIEVED WHEN BUILDINGS ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80% OF TOTAL FIXED INTERNAL LIGHTING THIS AREA INCLUDES ASSOCIATED GARAGES. WHERE PART OF A HOUSE IS LIT BY MORE THEN ONE LIGHT SOURCE, AND ONE MORE OF THOSE LIGHT SOURCES IS NOT DEEMED TO BE EFFICIENT LIGHTING, THEN THAT PART OF THE HOUSE IS NOT CONSIDERED TO HAVE EFFICIENT LIGHTING, AND THEN THEREFORE DOES NOT QUALIFY TOWARDS THE 80% EFFICIENT LIGHT REQUIREMENT.

HARD WIRED AIR-CONDITIONERS MUST HAVE AN EER OF AT LEAST 2.9.

**HOT WATER SUPPLY:** IN A NEW CLASS 1

A SUITABLE HOT WATER SYSTEM INCLUDES:

A) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING: OR

B) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM WHERE:

i) IN A BUILDING 3 OR MORE BEDROOMS, THE HOT WATER SYSTEM, MUST BE ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR

ii) IN A BUILDING WITH 1 OR 2 BEDROOMS THE HOT WATER SYSTEM MUST BE ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES.

## DRAWING SCHEDULE

SHEET NO.	SHEET NAME
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS
4	SECTIONS
5	SLAB LAYOUT
6	FLOOR COVERING & ROOF PLAN
7	ELECTRICAL & BRACING PLAN
8	LANDSCAPE PLAN
9	KITCHEN DETAIL PAGE
10	TIE DOWN SHEET
11	FRAMING DETAIL
12	EXSILITE DETAILS

## C & V Ronto Constructions

5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115  
Email: ellnak@optusnet.com.au QBSA License - 70902

**Contour & Feature Survey**  
 JN: 09-03143  
**AXIS SURVEYS**  
 P.O. Box 936 Sumner Park, QLD, 4074  
 848 Boundary Road, RICHMOND, QLD, 4077  
 Ph (07) 3363 8100, Fax (07) 3375 4577  
 www.axisurveys.com.au

**LOT 23 on RP 143734**  
 Cnr Cambridge Drive & Oxford Street  
**Suburb** Alexandra Hills  
**Local Auth** Redland City Council  
**Parish** Capalaba  
**County** Stanley  
 UBD ref B184 M16 Area 768m<sup>2</sup>

**Services**  
 Power Overhead  
 Phone Underground  
 Water Meter at front  
 Sewerage Yes  
 Stormwater Front  
 Road Bitumen  
 Kerb Non-Mountable  
 Footpath Concrete

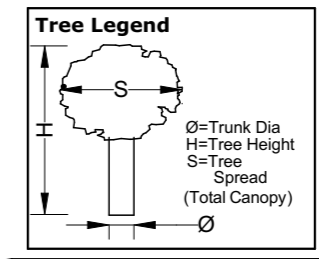
**Client:**  
**Constructions**

**NOTES**  
 This plan has been prepared from field survey and existing records for our client to design new structures on this site and should not be used for any other purpose or by any other persons or corporations without written approval from Axis Surveys. Non-visible services have been plotted, if available, from council searches which have limited and varied accuracy. It is the plan users responsibility to accurately locate and/or expose any non-visible services and determine whether title encumbrances will prevent or limit development and to check on, the Local Authority's definition of Natural Ground Level, prior to construction commencing. (See alert statements on face of plan for more details.)

Issue	Date	Amendment	By
A	22/10/09	Original Issue	FKL

Level Dat. AHD Surveyed LNS  
 Job No. 09-03143 Checked \_\_\_\_\_  
 Order No. \_\_\_\_\_ Date 14/10/09

**PAGE 1 OF 1**  
**SCALE 1:200**  
 Axis Surveys Duly Appointed Officer



**Sewerage Note**  
 Sewer manhole/s not located must be found on site prior to construction

**SURVEY LOCATION**  
 This contour and feature survey, as prepared by Axis Surveys, does not guarantee the surveyed position of features in relation to the boundaries, as limited boundary marks were located or sited - see Identification Survey Note

**OVERLAND FLOW POTENTIAL**  
 (Per BSA Subsidence Policy)  
 We have inspected the subject site as part of our contour/detail survey and consider that it is Unlikely there is any potential for concentrated stormwater overland flow. Further investigations may be required by a suitably qualified engineer.

**NORTH POINT WARNING**  
 The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose.

**SERVICES ALERT**  
 Axis Surveys take no responsibility for the location of any non-visible service

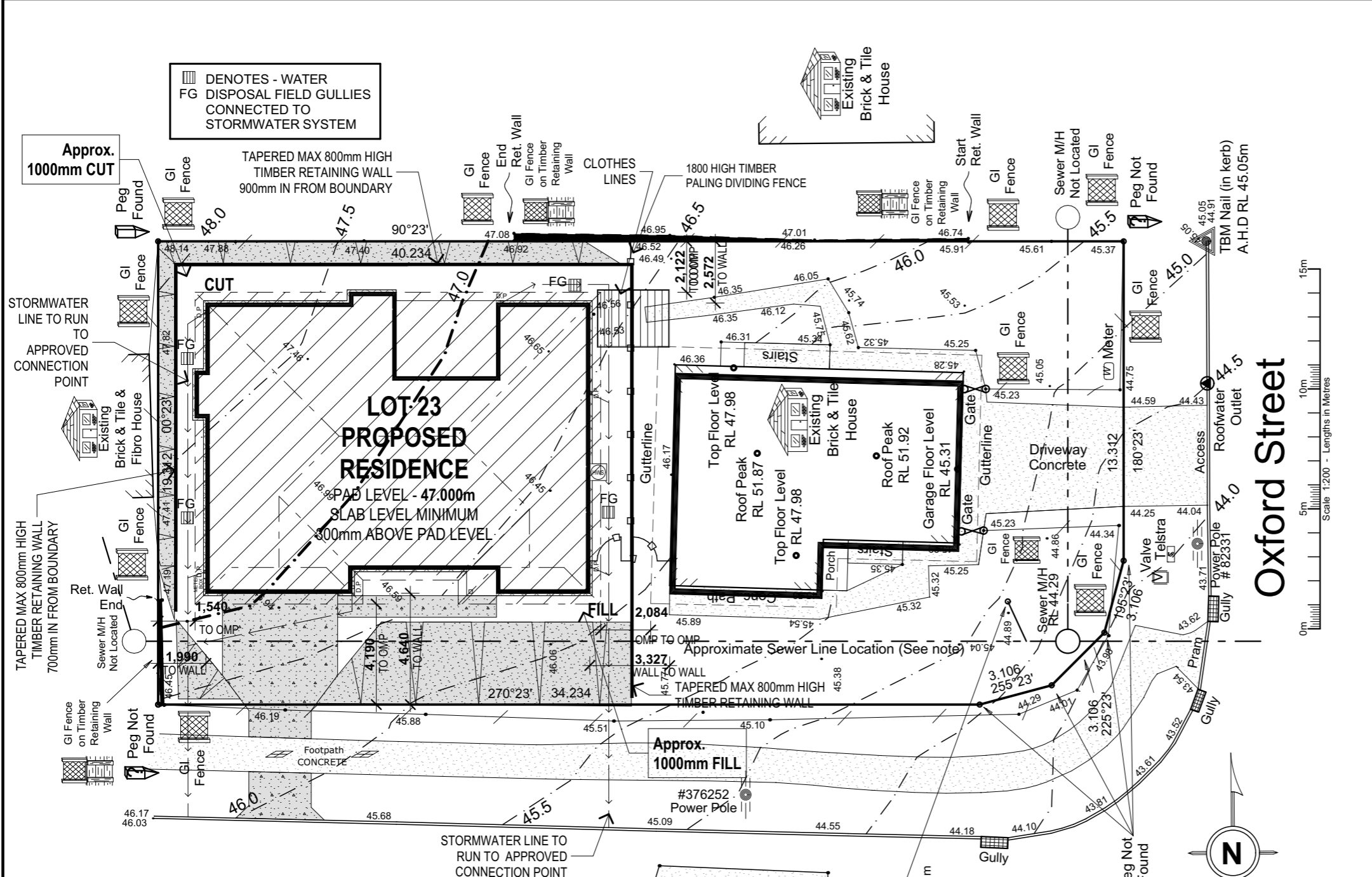
**GROUND LEVEL ALERT**  
 The levels shown were taken on the surveyed date and may not represent the Local Authority's definition of Ground Level. Please contact this office for a quote or further advice.

**IDENTIFICATION SURVEY ALERT**  
 This contour and feature survey, as prepared by Axis Surveys, does not guarantee the location of boundary pegs or fences. Please contact this office for a quote or further advice.

**FLOOD SEARCH ALERT**  
 Axis Surveys has not completed a flood search on this property. Check council for flood information.

**TITLE SEARCH ALERT**  
 Axis Surveys has not carried out a title search for this survey. Check NRM&W for easements and encumbrances.

**SETOUT EXTRA FEES ALERT (Builder)**  
 This Contour and Feature Survey as prepared by Axis Surveys does not address the location of boundaries. Because of the age of the subject plan / and / or missing boundary pegs, Axis Surveys will require additional fees of \$1200 + GST to reinstate the Boundaries to enable us to setout the house in the position as indicated on the Contour / Feature survey order from the builder. This does not include the placement of boundary pegs or the preparation of an identification survey plan, that may still be required (at additional cost) should any structures be required to be built on or near the boundaries, should we find inconsistencies with boundary dimensions or should the position of the proposed house be varied from that originally proposed.



**SITE PLAN**  
 Scale 1:200

**Cambridge Drive**

**CALCULATIONS**

AREA OF PROPOSED SITE SPLIT	383M <sup>2</sup>
AREA OF PROPOSED DWELLING	191.15M <sup>2</sup>
SITE COVERAGE	49.91%

**C & V Ronto Constructions**  
 5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115  
 Email: ellrak@optusnet.com.au QBSA License - 70902

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction.  
 Builders written specification takes precedence over plan details, colours, fittings and fixtures.

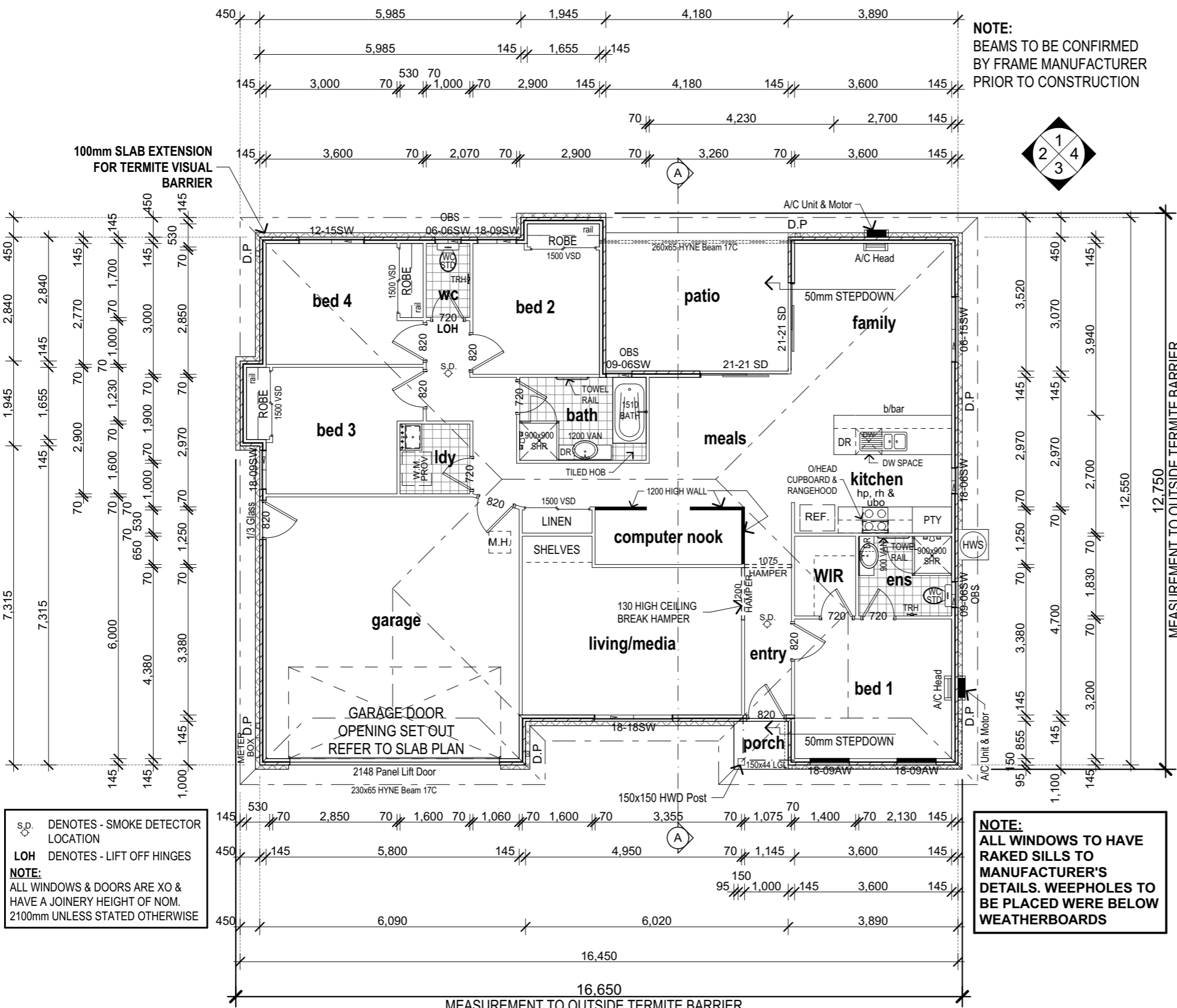
**C & V Ronto Constructions**  
 Lot 23 Cambridge Drv.  
 Alexandra Hills  
 client details:

L/H N2  
 orientation wind rating

**SITE PLAN**  
 drawing title

rev.	date	description

revision	drawing scales on A3 sheet
02.09.14	1 of 12
drawn date	drawn
designed: AJS	drawn: AJS
checked: AJS	checked: AJS



**NOTE:**  
BEAMS TO BE CONFIRMED  
BY FRAME MANUFACTURER  
PRIOR TO CONSTRUCTION

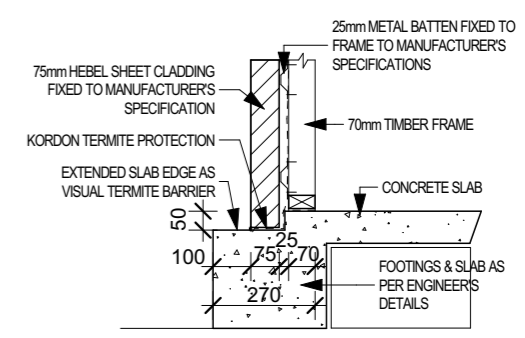
Area Calcs	
Desc.	Area m2
Porch	1.37
Patio	13.25
Garage	36.71
Living	139.82
	191.15 m <sup>2</sup>

Main Slab Information	
Perimeter	Area m2
62.20	196.41

SYMBOL LEGEND	
1806AW	(Height x Width) Awning Window
1806CW	(Height x Width) Casement Window
1806DH	(Height x Width) Double Hung Window
1806FG	(Height x Width) Fixed Glass Window
1806LW	(Height x Width) Louvre Window
1806SW	(Height x Width) Sliding Window
A/C	Air-Conditioning
B/BAR	Breakfast Bar Overhang
CAV	Cavity Sliding Door
DN	Down
DP	Down Pipe
DR	Drawers
DW	Dish Washer Space
ENS	Ensuite
GAS CYL	Replaceable LPG Gas Bottles
HP	Hot Plates
HWD	Hard Wood
HWS	Hot Water System (Gas)
LOH	Lift Off Hinges
LGL	Laminated Glued Lumber
MH	Man Hole access
MSD	Mirror Sliding Door
OBS	Obscure Glass
OHC	Overhead Cupboards
PTY	Pantry
R/H	Range Hood
REF	Refrigerator Space
RHS	Rectangular Hollow Section Steel Column/Post
S.D.	Smoke Detector with backup
S/S	Stainless Steel
SH	Shelves
SHR	Shower
SHS	Square Hollow Section Steel Column/Post
Ubo	Under Bench Oven
VAN	Bathroom Vanity Unit
VSD	Vinyl Sliding Doors
W/O	Wall Oven
WC	Toilet Pan (Water Closet)
WIL	Walk in Linen Closet
WIR	Walk in Wardrobe

S.D. DENOTES - SMOKE DETECTOR LOCATION  
LOH DENOTES - LIFT OFF HINGES  
**NOTE:**  
ALL WINDOWS & DOORS ARE XO & HAVE A JOINERY HEIGHT OF NOM. 2100mm UNLESS STATED OTHERWISE

**NOTE:**  
ALL WINDOWS TO HAVE RAKED SILLS TO MANUFACTURER'S DETAILS. WEEPHOLES TO BE PLACED WERE BELOW WEATHERBOARDS



**SLAB EDGE TO FRAME DETAIL**

**FLOOR PLAN**  
Scale 1:100  
MEASUREMENT TO OUTSIDE TERMITE BARRIER.  
REFER TO SLAB LAYOUT FOR DETAILS

**C & V Ronto Constructions**  
5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115  
Email: ellrak@optusnet.com.au QBSA License - 70902

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction. Builders written specification takes precedence over plan details, colours, fittings and fixtures.

**C & V Ronto Constructions**  
Lot 23 Cambridge Drv.  
Alexandra Hills  
client details:

**L/H N2**  
orientation wind rating drawing title  
C:\Users\user\Documents\C&V Ronto\Chris-Cambridge-Colour-WD-1\13.pln

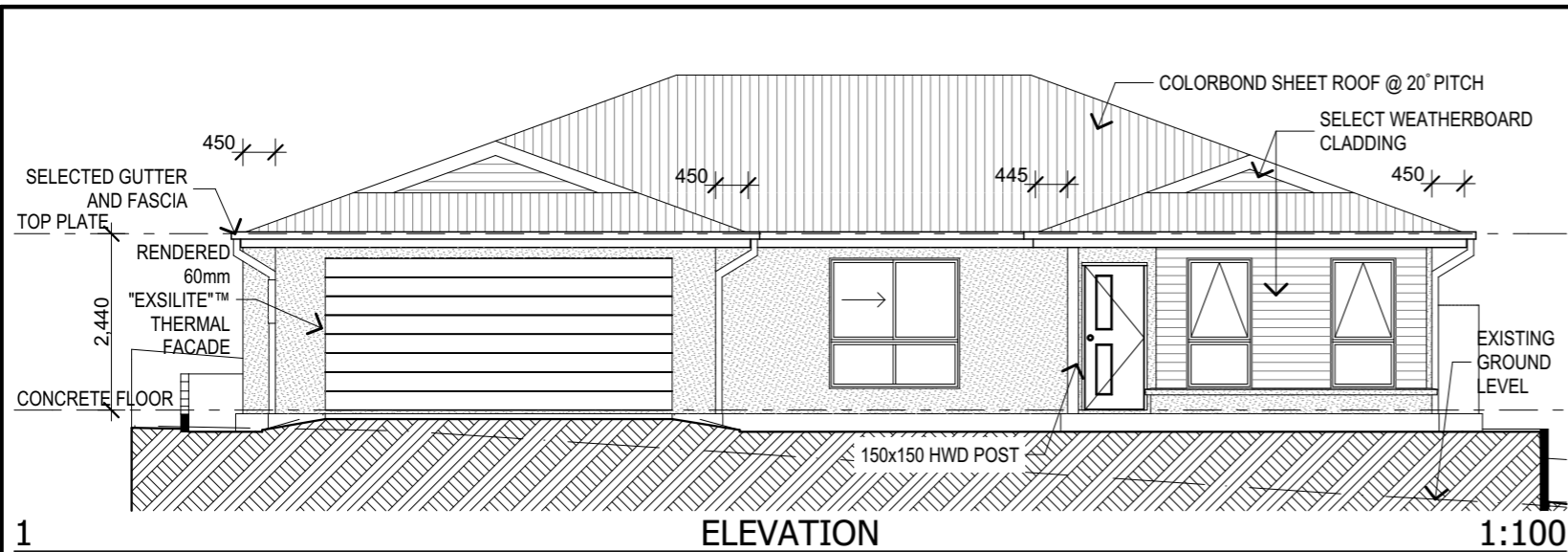
**FLOOR PLAN**  
drawing title

rev.	date	description

designed: AJS	drawn: AJS	checked: AJS	

**P2** as shown  
revision drawing scales on A3 sht  
02.09.14  
2 of 12  
drawn date  
sheets in set



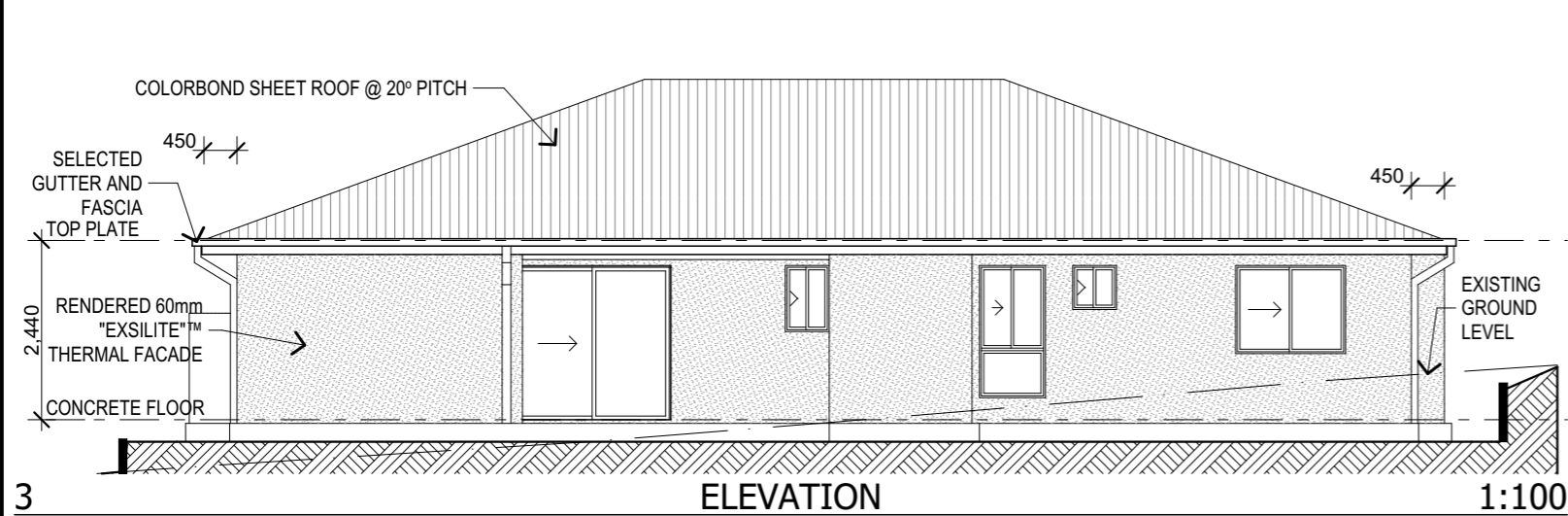


ELEVATION

1:100

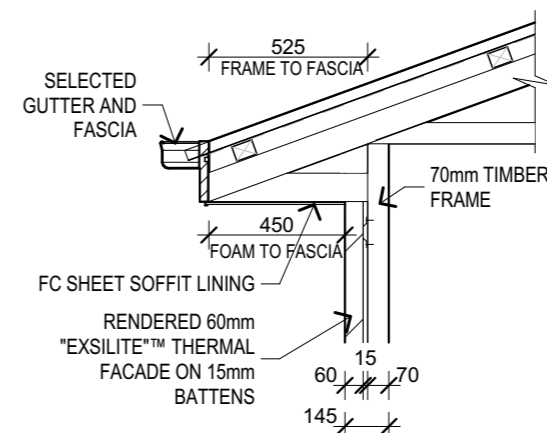


Front View (Artist Impression)



ELEVATION

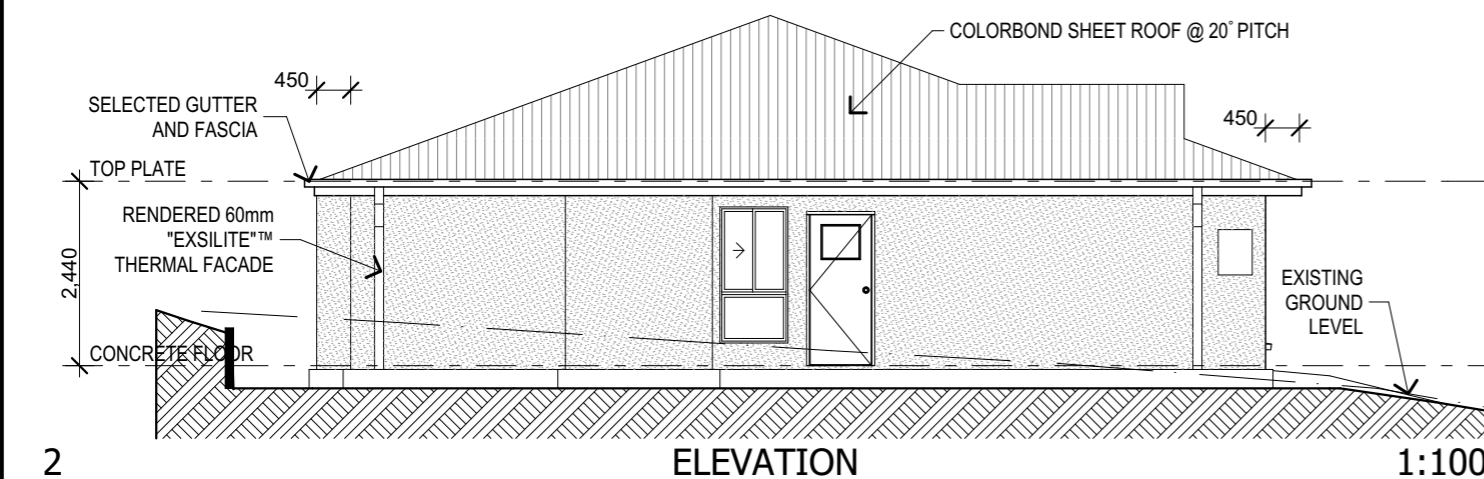
1:100



FASCIA POSITION DETAIL

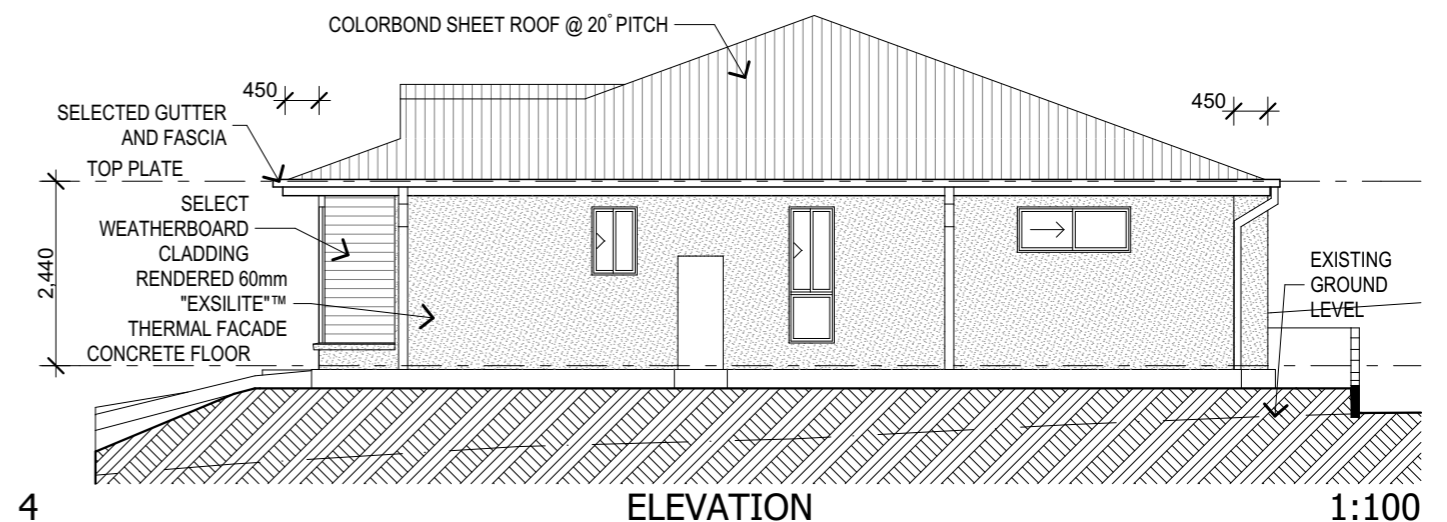
Scale 1:25

**NOTE:**  
ALL WINDOWS TO HAVE  
RAKED "EXSILITE" SILLS TO  
MANUFACTURER'S DETAILS.  
WEEPHOLES TO BE  
PLACED IN "EXSILITE"  
WERE BELOW  
WEATHERBOARDS



ELEVATION

1:100



ELEVATION

1:100

**C & V Ronto  
Constructions**

5 Jacqueline Ave. SPRINGWOOD QLD 4127 - Ph: 3808 7761 Mob: 0407 022 115  
Email: ellinak@optusnet.com.au QBSA License - 70902

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction. Builders written specification takes precedence over plan details, colours, fittings and fixtures.

**C & V Ronto Constructions**  
Lot 23 Cambridge Drv.  
Alexandra Hills

client details:

L/H N2

ELEVATIONS

orientation wind rating drawing title

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rev.	date	description	designed: AJS	drawn: AJS	checked: AJS

P2 as shown

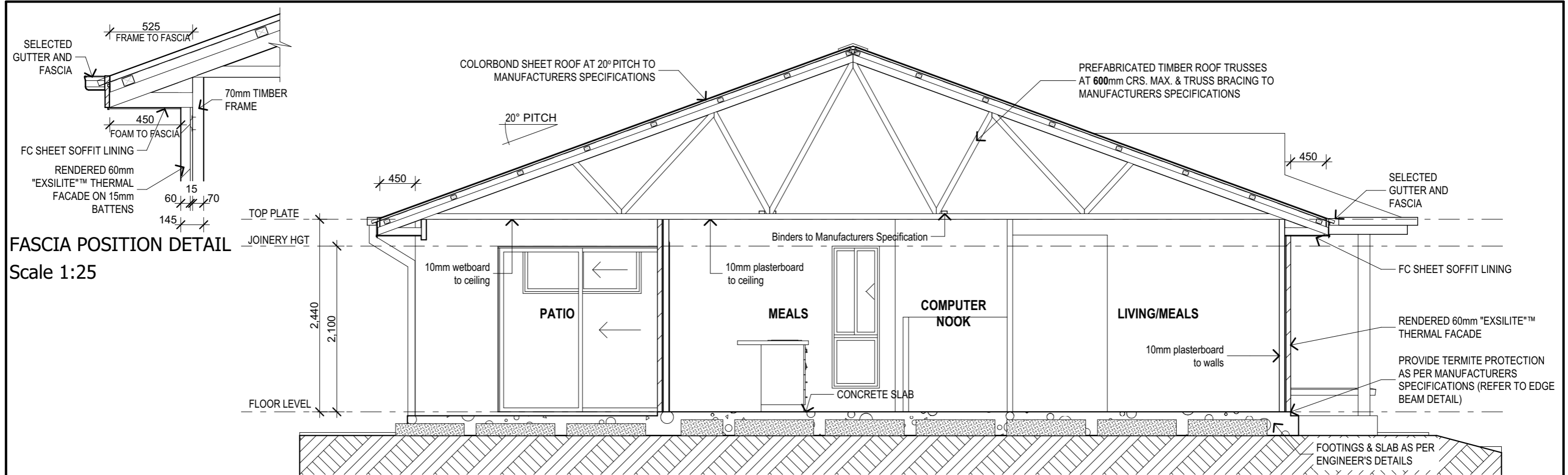
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02.09.14

draw date

3 of 12

sheets in set



Door List			
Door Name	Qty	W x H Size	Orient...
Sectional garage door	1	4,800x2,100	L
Sliding glass door	1	2,100x2,100	L
Sliding glass door	1	2,100x2,100	R
Sliding robe doors	2	1,500x2,100	L
Sliding robe doors	2	1,500x2,100	R
Swinging door	2	720x2,040	LH
Swinging door	3	720x2,040	RH
Swinging door	3	820x2,040	LH
Swinging door	4	820x2,040	RH

Window List					
Window Name	Qty	Height	Width	Orient	Area
Awning window					
	2	1,800	900	L	1.62
Sliding window					
	1	600	600	L	0.36
	1	600	1,500	L	0.90
	2	900	600	L	0.54
	1	1,200	1,500	L	1.80
	1	1,800	600	L	1.08
	2	1,800	900	L	1.62
	1	1,800	1,800	L	3.24
					14.94 m <sup>2</sup>

External Wall List				
Wall Type	Length [m]	Height	Gross wall surface	Wall NO Open
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	0.45	2,440	1.10	1.10
145 Dulux Exsulit...	1.00	300	0.30	0.30
145 Dulux Exsulit...	1.00	2,440	2.44	2.44
145 Dulux Exsulit...	1.95	2,440	4.75	4.75
145 Dulux Exsulit...	1.95	2,440	4.75	4.75
145 Dulux Exsulit...	2.84	2,440	6.93	6.93
145 Dulux Exsulit...	3.07	2,440	7.49	3.24
145 Dulux Exsulit...	3.52	2,440	8.59	8.59
145 Dulux Exsulit...	3.89	300	1.17	1.17
145 Dulux Exsulit...	3.89	2,440	9.49	9.49
145 Dulux Exsulit...	4.18	2,440	10.20	5.41
145 Dulux Exsulit...	5.99	2,440	14.60	10.82
145 Dulux Exsulit...	6.09	2,440	14.86	4.78
145 Dulux Exsulit...	6.10	2,440	14.87	9.79
145 Dulux Exsulit...	7.32	2,440	17.85	14.38
145 Dulux Exsulit...	11.10	2,440	27.08	24.56
145 Dulux Exsulit...	1.00	300	0.30	0.30
70mm Stud All	0.93	2,140	1.98	1.98
70mm Stud All	0.93	2,140	1.98	1.98
70mm Stud All	3.74	2,140	8.00	4.76
	71.84 m		160.93 m <sup>2</sup>	123.72 m <sup>2</sup>

Internal Wall List				
Wall Type	Length [m]	Height	Gross wall surface	Wall NO Open
70mm Stud All	0.08	2,440	0.20	0.20
70mm Stud All	0.08	2,440	0.20	0.20
70mm Stud All	1.08	2,440	2.62	0.22
70mm Stud All	1.17	2,440	2.85	1.01
70mm Stud All	1.32	2,440	3.22	3.05
70mm Stud All	1.60	2,440	3.90	0.75
70mm Stud All	1.60	2,440	3.90	2.09
70mm Stud All	1.60	2,440	3.90	2.26
70mm Stud All	1.60	2,440	3.90	3.90
70mm Stud All	1.66	2,440	4.04	0.89
70mm Stud All	1.66	2,440	4.04	0.89
70mm Stud All	1.67	2,440	4.07	4.07
70mm Stud All	1.74	2,440	4.25	4.07
70mm Stud All	1.77	2,440	4.32	1.17
70mm Stud All	1.83	2,440	4.47	4.47
70mm Stud All	1.90	2,440	4.64	4.64
70mm Stud All	1.97	2,440	4.81	3.17
70mm Stud All	2.90	2,440	7.08	7.08
70mm Stud All	2.90	2,440	7.08	7.08
70mm Stud All	3.07	2,440	7.49	5.48
70mm Stud All	3.43	2,440	8.36	8.36
70mm Stud All	3.45	2,440	8.42	5.56
70mm Stud All	3.60	2,440	8.78	5.50
70mm Stud All	3.60	2,440	8.78	8.61
70mm Stud All	3.60	2,440	8.78	8.78
70mm Stud All	4.07	2,440	9.76	5.90
70mm Stud All	4.72	2,440	11.51	11.51
70mm Stud All	4.74	2,440	11.57	11.22
70mm Stud All	4.87	2,440	11.88	9.70
70mm Stud Solid	1.18	1,200	1.41	1.41
70mm Stud Solid	1.18	1,200	1.41	1.41
70mm Stud Solid	1.32	1,200	1.58	1.58
	72.96 m		173.22 m <sup>2</sup>	136.23 m <sup>2</sup>

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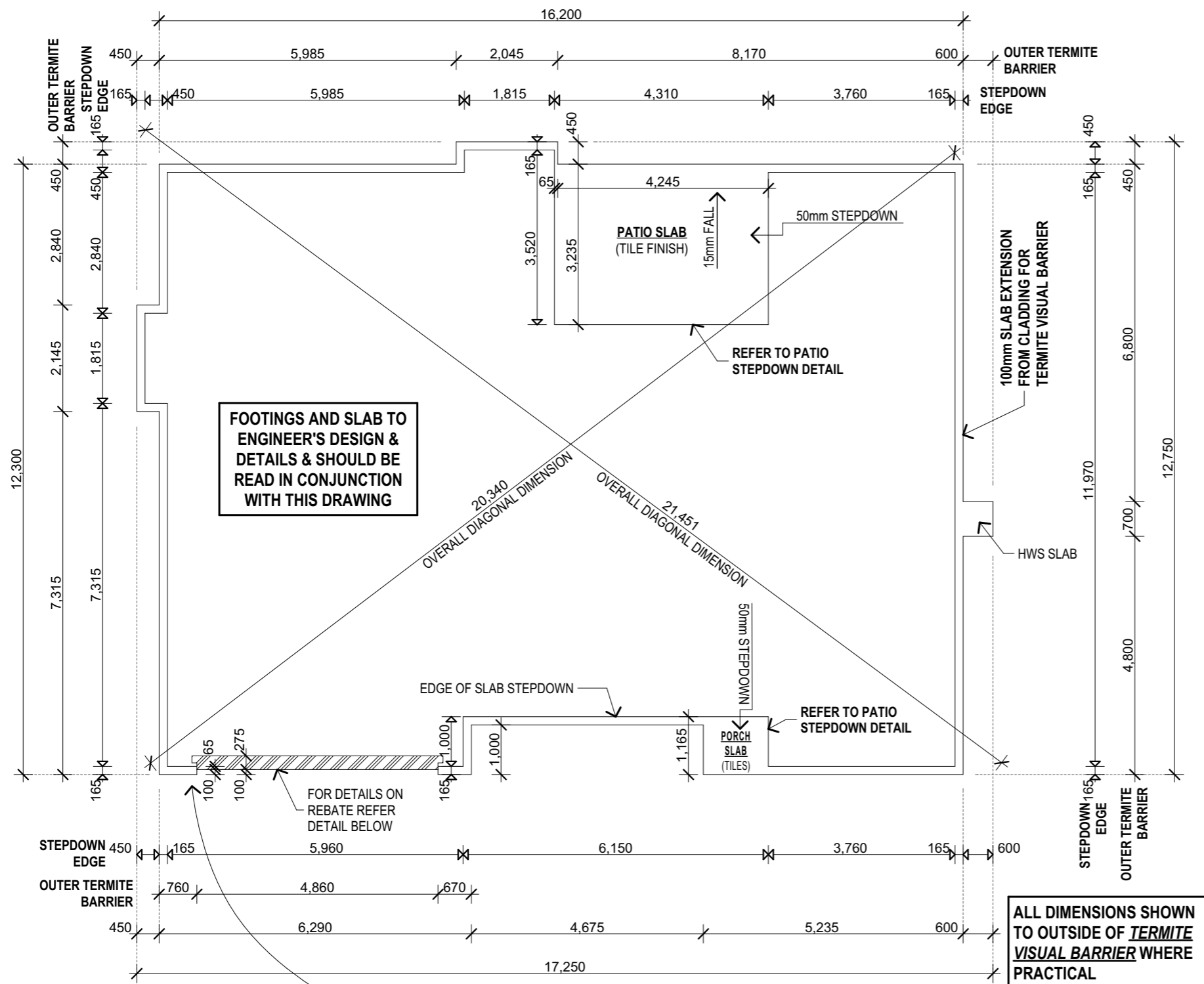
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**C & V Ronto Constructions**  
Lot 23 Cambridge Drv.  
Alexandra Hills  
client details:

**L/H N2**  
orientation wind rating drawing title  
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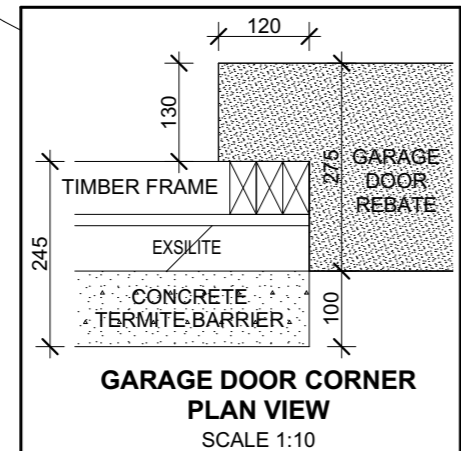
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drawing job number  
revision  
**P2** as shown  
02.09.14  
drawing scales on A3 sht  
**4 of 12**  
sheets in set

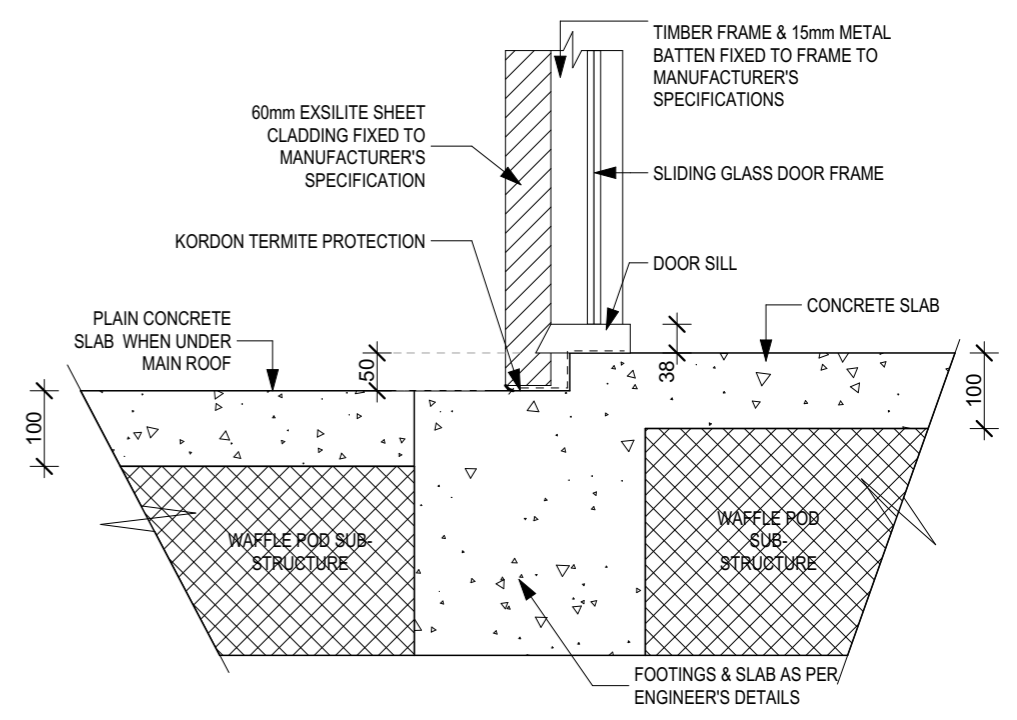


**SLAB LAYOUT**  
Scale 1:100

Main Slab Information	
Perimeter	Area m2
62.20	196.41

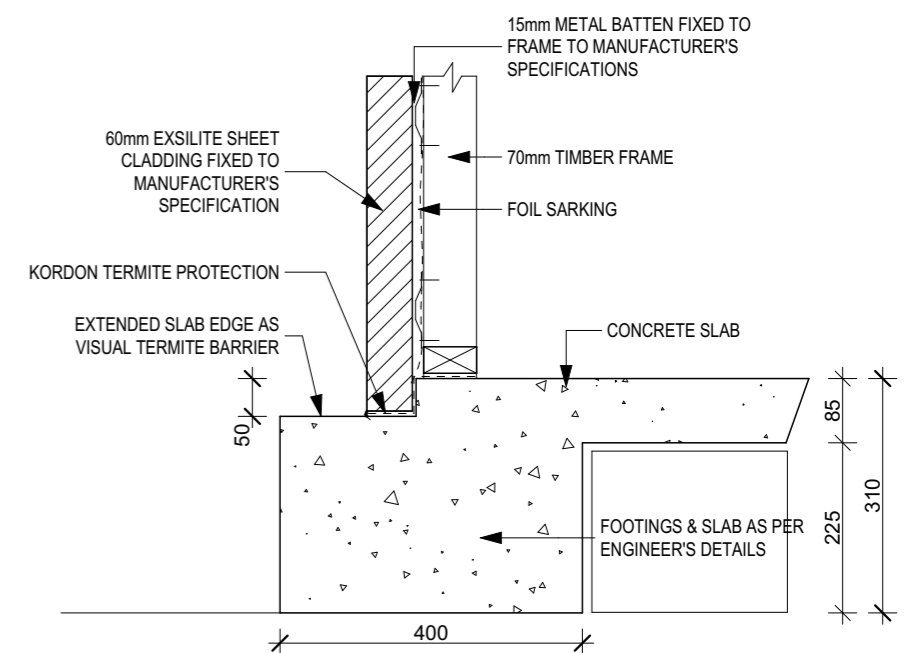


**GARAGE DOOR CORNER PLAN VIEW**  
SCALE 1:10



**PATIO STEPDOWN FOR EXSILITE CLADDING**

**PATIO STEPDOWN DETAIL**  
Scale 1:10



**WAFFLE POD FOOTING DETAIL**

**EXSILITE SLAB DETAIL**  
Scale 1:10

**ALL DIMENSIONS SHOWN TO OUTSIDE OF TERMITE VISUAL BARRIER WHERE PRACTICAL**

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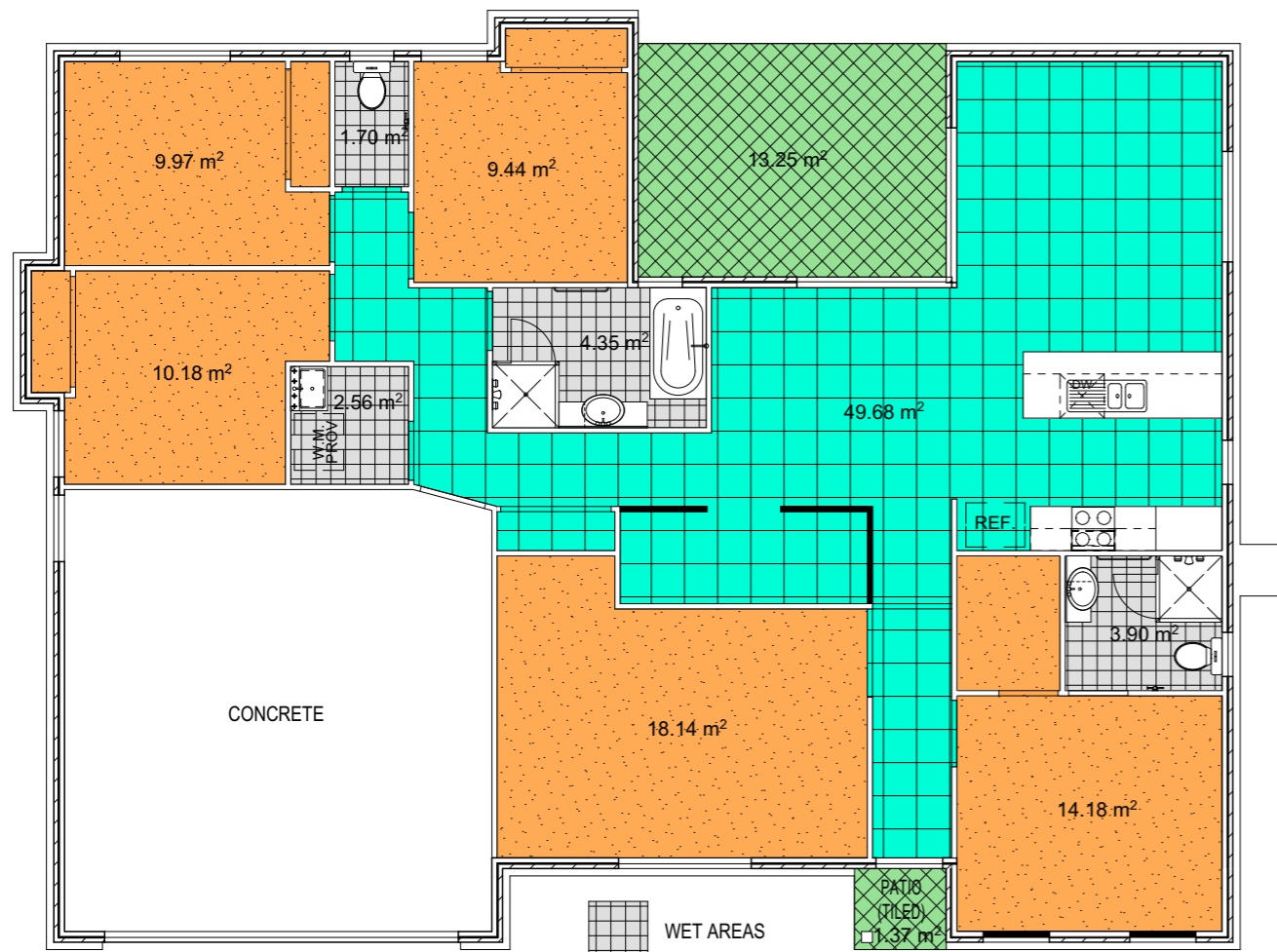
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Lot 23 Cambridge Drv.  
Alexandra Hills  
client details:

**L/H N2**  
orientation wind rating drawing title  
SLAB LAYOUT  
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rev.	date	description	designed: AJS	drawn: AJS	checked: AJS

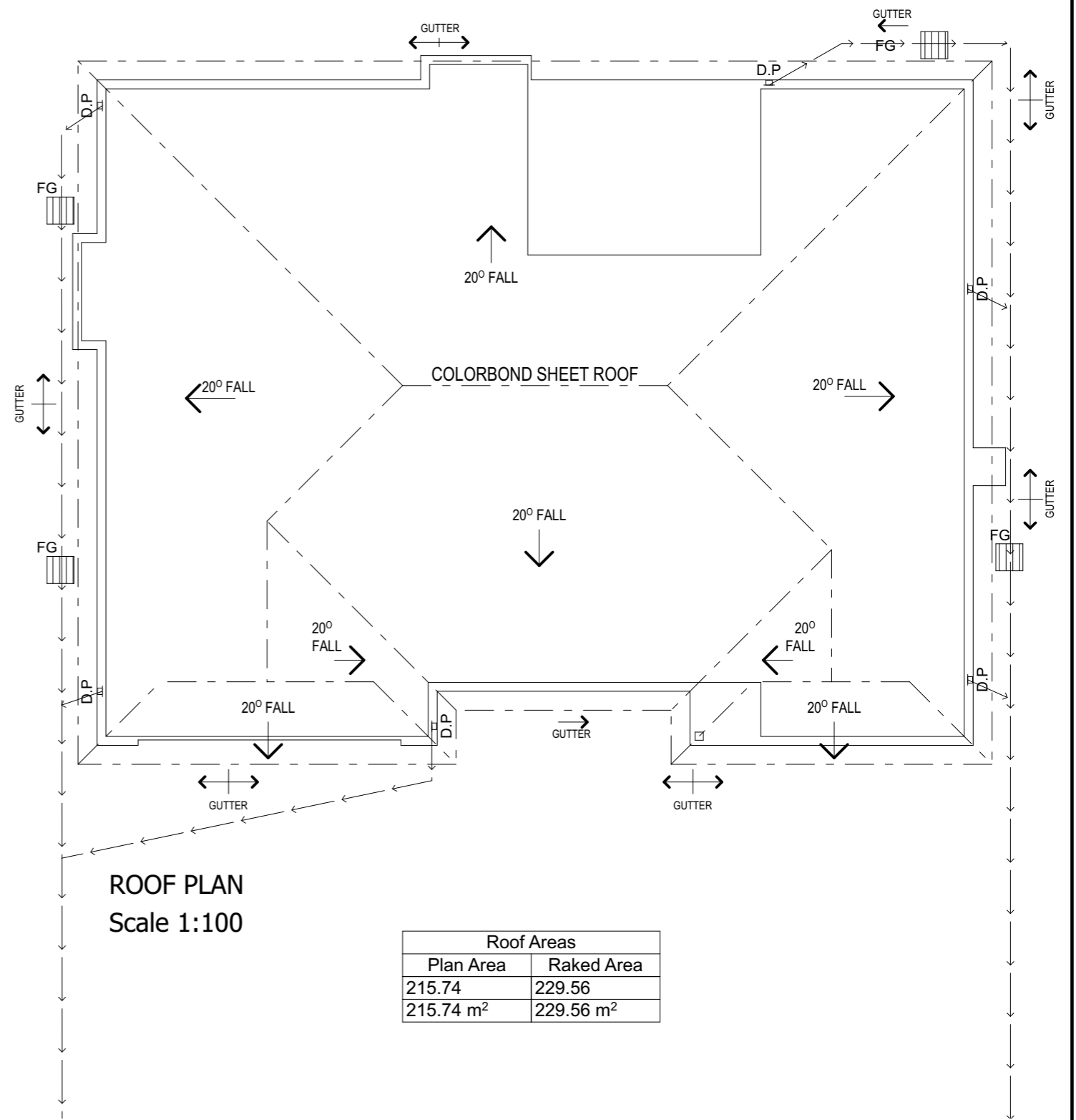
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revision drawing scales on A3 sht  
02.09.14  
draw date  
**5 of 12**  
drawn date  
sheets in set



**FLOOR COVER PLAN**  
Scale 1:100

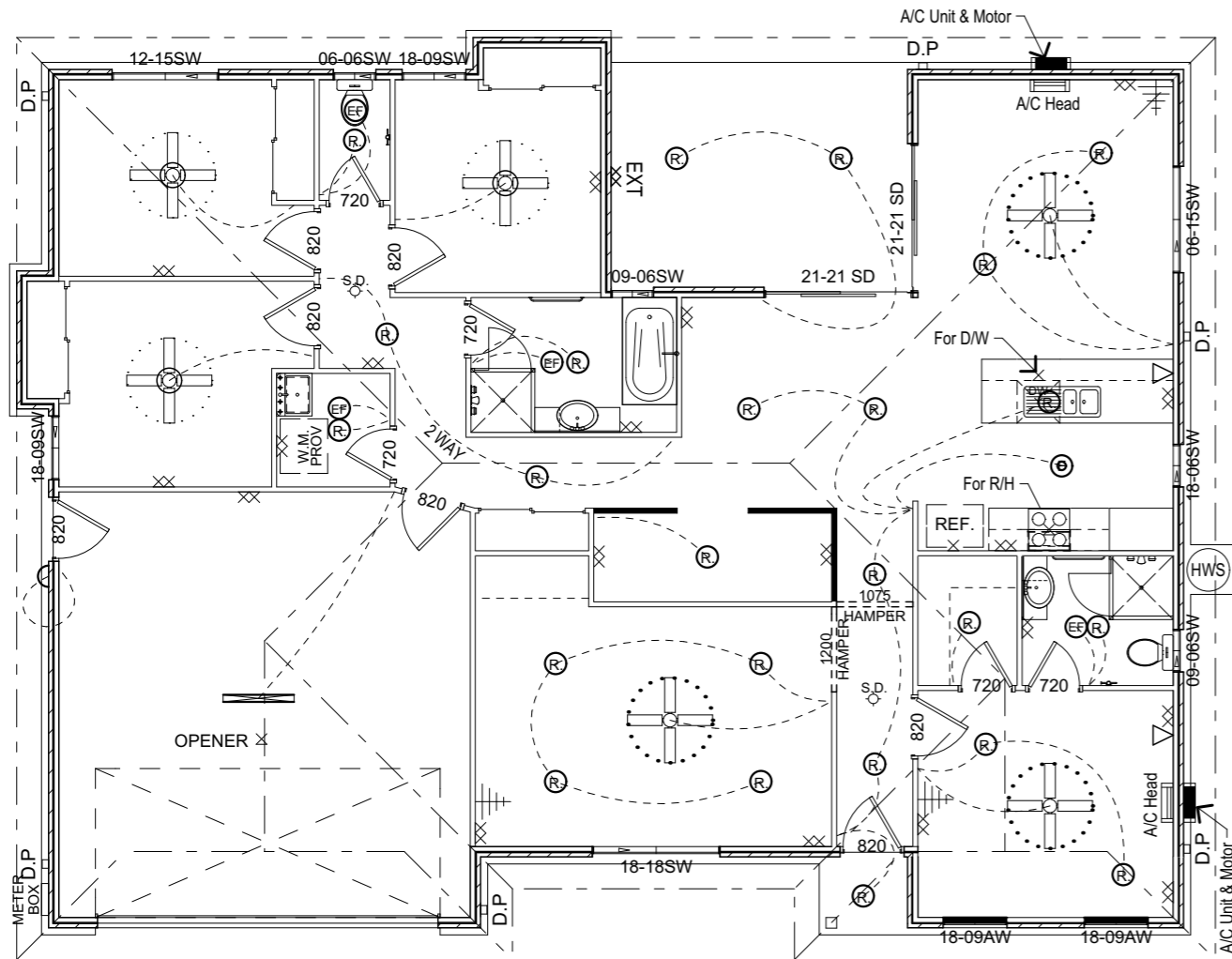
Floor Finishes	
Finish Type	Area m2
CARPET AREA	61.91
EXTERNAL TILES	14.62
LIVING AREA	49.68
WET AREAS	12.51

- WET AREAS
- LIVING AREA
- CARPET AREA
- EXTERNAL TILES
- EXPOSED AGG. or COLORED CONCRETE



**ROOF PLAN**  
Scale 1:100

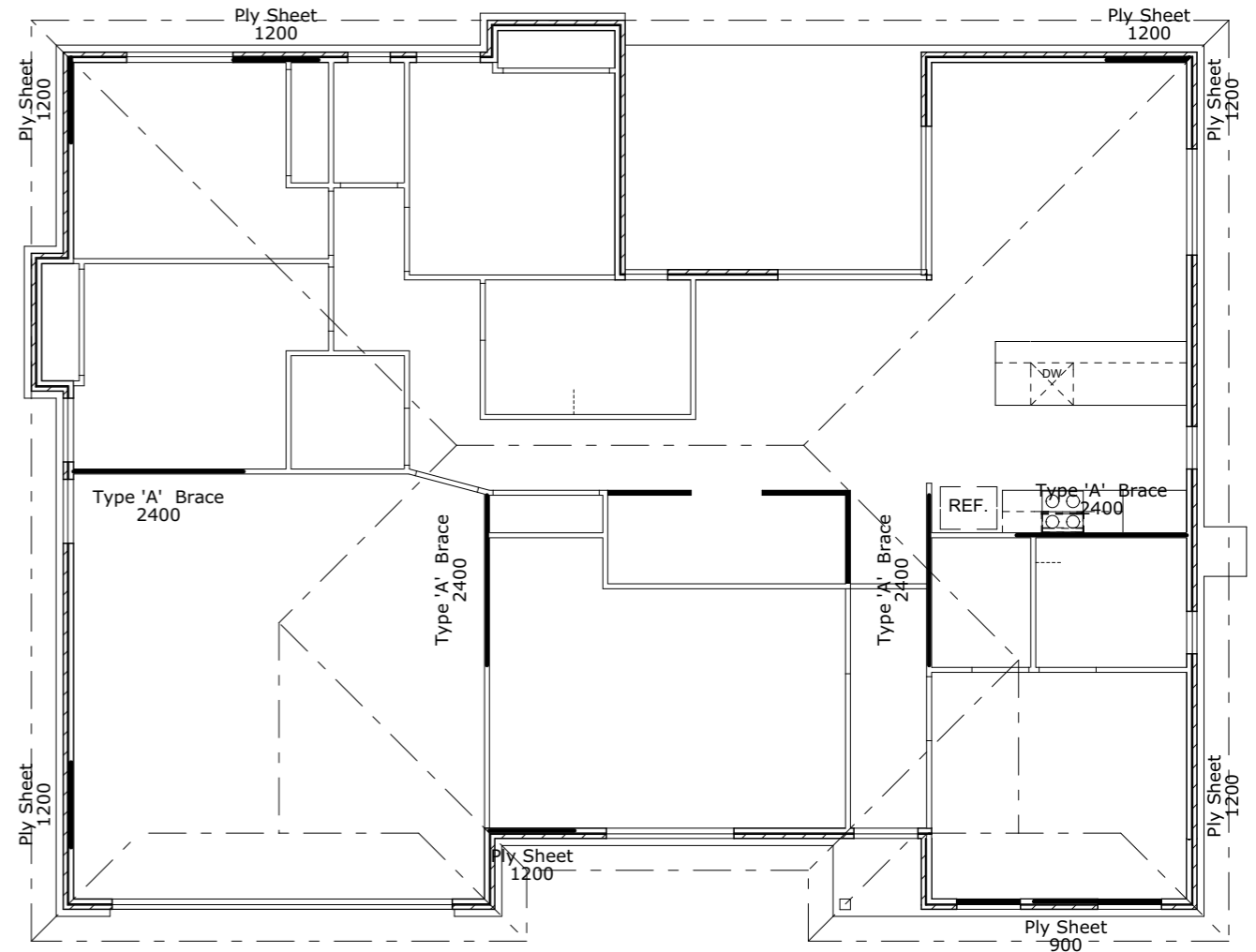
Roof Areas	
Plan Area	Raked Area
215.74	229.56
215.74 m <sup>2</sup>	229.56 m <sup>2</sup>



**ELECTRICAL PLAN**  
Scale 1:100

Electrical Legend		
Symbol	Item Description	Qty
	Aircond Motor	2
	Aircond System	2
	Ceiling fan	3
	Ceiling Fan Light	3
	Double GPO	19
	Exhaust fan	4
	External Double GPO	1
	Flourescent light	1

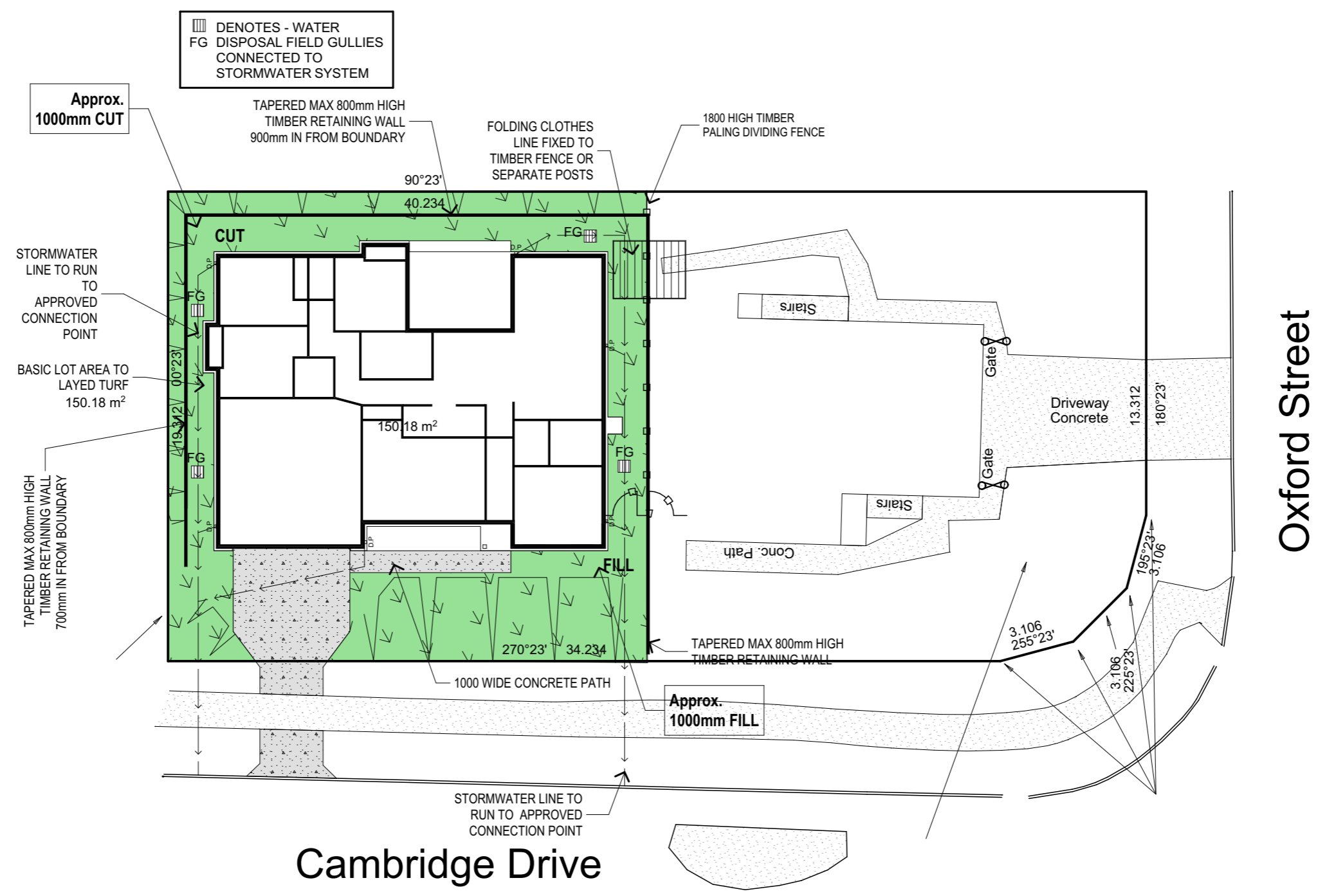
Electrical Legend		
Symbol	Item Description	Qty
	Hot Water System 12	1
	Meter box	1
	Phone Point	2
	Recessed light	24
	Round Fluro	1
	Single GPO	4
	Television point	3
	Wall light	1



**BRACING PLAN**  
Scale 1:100

**Bracing Table N2-W33**

Kn Req in 'X' direction = 28		
<b>BRACE TYPE</b>	<b>No.</b>	<b>Kn</b>
Ply panel @ 1200mm	4	28.8
Type 'A' brace @ 2400mm	2	7.2
<b>TOTAL</b>		<b>36</b>
Kn Req in 'Y' direction = 22		
<b>BRACE TYPE</b>	<b>No.</b>	<b>Kn</b>
Ply panel @ 900mm	1	5.4
Ply panel @ 1200mm	3	21.6
Type 'A' brace @ 2400mm	2	7.2
<b>TOTAL</b>		<b>34.2</b>



DENOTES - WATER  
 FG DISPOSAL FIELD GULLIES  
 CONNECTED TO  
 STORMWATER SYSTEM

TAPERED MAX 800mm HIGH  
TIMBER RETAINING WALL  
900mm IN FROM BOUNDARY

FOLDING CLOTHES  
LINE FIXED TO  
TIMBER FENCE OR  
SEPARATE POSTS

1800 HIGH TIMBER  
PALING DIVIDING FENCE

90°23'

40.234

STORMWATER  
LINE TO RUN  
TO  
APPROVED  
CONNECTION  
POINT

BASIC LOT AREA TO  
LAYED TURF  
150.18 m<sup>2</sup>

TAPERED MAX 800mm HIGH  
TIMBER RETAINING WALL  
700mm IN FROM BOUNDARY

150.18 m<sup>2</sup>

19.312

00°23'

270°23'

34.234

TAPERED MAX 800mm HIGH  
TIMBER RETAINING WALL

1000 WIDE CONCRETE PATH

Approx. 1000mm FILL

STORMWATER LINE TO  
RUN TO APPROVED  
CONNECTION  
POINT

3.106  
255°23'

3.106  
225°23'

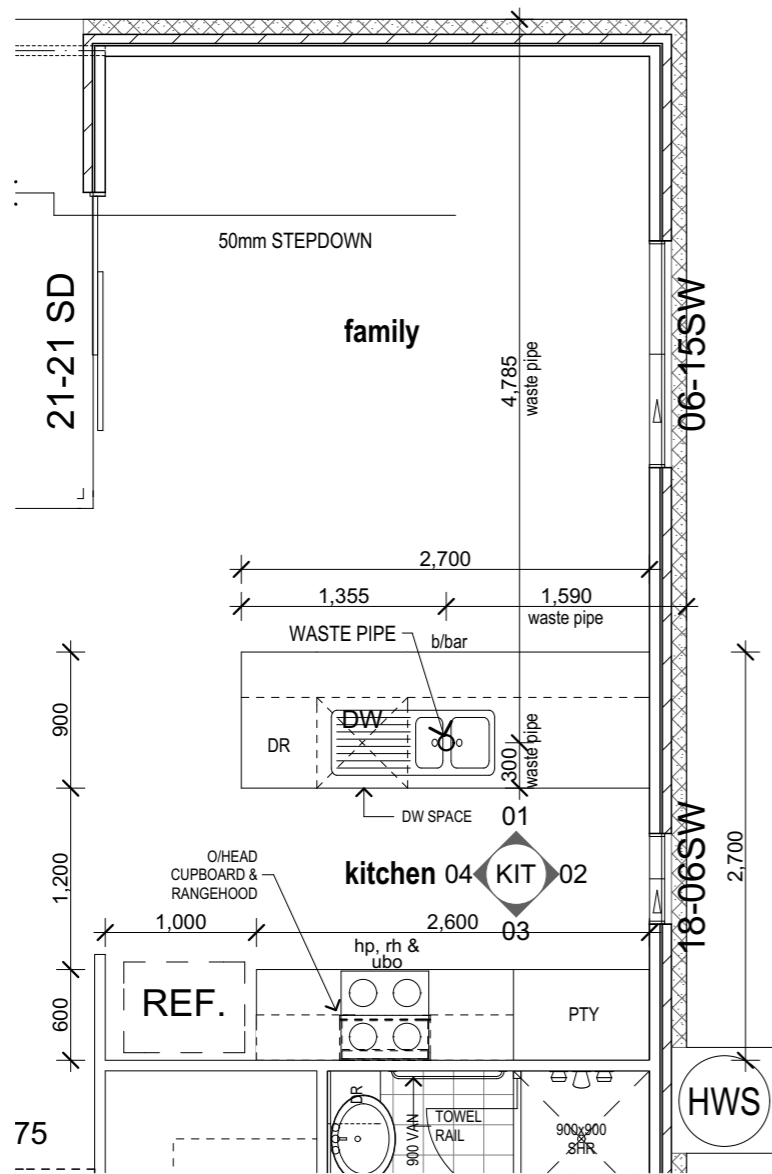
195°23'

3.106

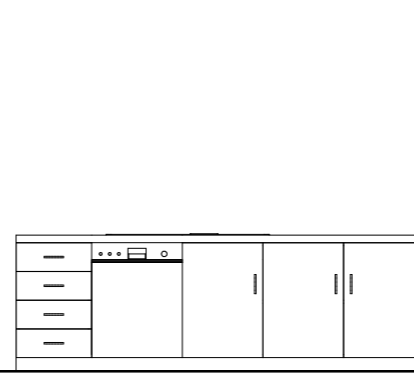
13.312

180°23'

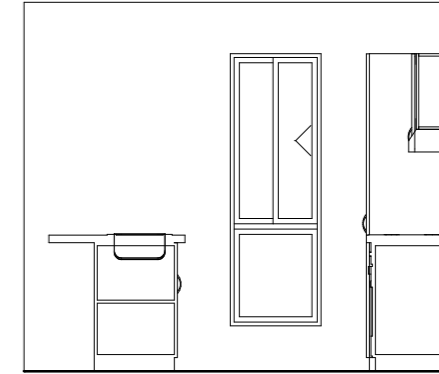
LANDSCAPE PARTS	
Component	Area m2
DRIVEWAY	30.16
PATH	5.96
LAYED TURF	150.18



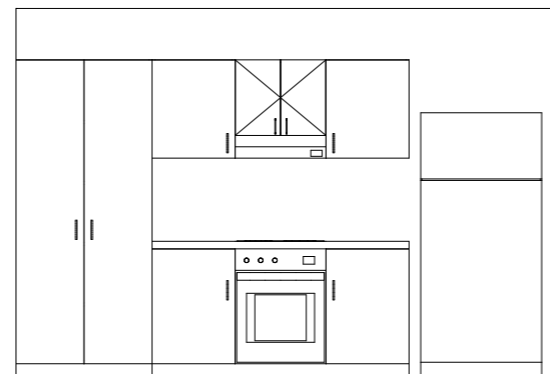
KITCHEN DETAIL  
Scale 1:50



01  
Scale 1:50



02  
Scale 1:50



03  
Scale 1:50



04  
Scale 1:50

## specifications & construction details

### reference codes:

all construction to be in accordance with the building code of australia 1996 to therein.

### general specifications

#### preliminaries:

all construction methods, materials, & workmanship must comply with the building act and subsequent amendments and all australian standards referred to therein.

it is the builders responsibility to verify the contents of this document before construction is commenced. written measurements are to the face of the timber framing or the brickwork and are to take preference over scaled measurements.

all levels are to be verified on site.

#### concretor:

all concrete shall comply with a.s. 3600. footings and slabs shall comply with a.s. 2870-1995. where local authorities require soil tests and engineered footing and slab details, these engineered details take preference over drawn details.

the method of termite control shall comply with a.s.3660.1

#### carpenter:

all timber sizes are the minimum required under AS.1684.2 walls are 2400 single/upper & 2700 lower storey unless otherwise noted.

wc doors are to be fitted with lift off hinges timber sizes to be as per table 1.

tie down to be as per table 2. and as specified on plan.

roof trusses to be as per engineered design by authorised manufacturers. fixing to be as per table 2. trusses to be braced strictly in accordance with the manufacturers recommendations.

lintel sizes as per table 3.

#### other trades:

unless otherwise specified:

the walls to be sheeted with 10mm thick gypsum plasterboard, 6mm thick villaboard to wet areas. ceilings to be 10mm thick gypsum plasterboard where roof trusses/ceiling joists are at 600mm centres

roof sheeting to be fixed in accordance with the manufacturers specifications

brickwork shall be straight plumb and level (within tolerances as allowed in the australian standards code for brickwork) and have veneer ties at maximum 600mm centers horizontally and vertically.

smoke alarms to comply with b.c.a. class 1 & 10 part 3.7.2 and with a.s. 3786.

NOTE: IN ADDITION TO TIE DOWN & BRACING REQUIREMENTS, THE BOTTOM PLATE OF ALL WALLS (LOAD & NON-LOAD BEARING) ARE TO BE FIXED TO THE SLAB AS FOLLOWS: HAMMERED, FIRED, SCREWED OR EXPANSION MASONARY FASTENERS AT 1200mm CENTRES ALONG THE PLATE.

table 2. (tie down) 1 storey sheet roof N2

type A	battens to rafters/trusses at 900crs max	edges - 1.5kN - 2/75x3.75 deformed shank(1.7kN) general - 0.8kN - 75x3.75 deformed shank (0.85kN)
type B	rafter/truss to plate (ULW - 7500)	900crs required - 5.0kN 2 framing anchor with 4/2.8dia nails to each truss. (5.9kN achieve)
type C	plates to studs	900crs required - 2.8kN 30x0.8 G.I. strap with 2/2.8 dia nails to each end (3.5kN)
type D	plates to floor	Nominal fixing only. (as per AS.1684.2, Table 9.2) 1/75mm masonry nail (hand-driven at slab edge.) screw or bolt at max 1200crs

table 3. (standard lintel schedule) studs 600crs max 2.7 ceiling height

opening	jamb studs	ULW 7500	jamb studs	ULW 6000
900	2	2/90x35 pine mgp12	2	90x45 pine mgp12
1200	3	140x35 pine mgp12	3	140x35 pine mgp12
1500	3	2/140x35 pine mgp12	3	190x35 pine mgp12
1800	3	2/190x35 pine mgp12	3	190x35 pine mgp12
2100	3	2/190x35 pine mgp12	3	2/190x35 pine mgp12
2400	4	2/190x35 pine mgp15	4	2/190x35 pine mgp12
2700	4	2/240x35 kd mgp12	4	2/220x35 kd mgp12
3000	4	2/240x35 kd mgp15	4	2/240x35 kd mgp12
opening	jamb studs	ULW 4500		
900	2	90x35 pine mgp12		
1200	2	140x35 pine mgp12		
1500	2	140x35 pine mgp12		
1800	3	190x35 pine mgp12		
2100	3	190x35 pine mgp12		
2400	3	2/190x35 pine mgp12		
2700	3	2/190x35 pine mgp15		
3000	3	2/220x35 kd mgp15		

NOTE: FOR LINTELS SUPPORTING GIRDER TRUSSES REFER TO FLOOR PLAN OR FRAME MANUFACTURER'S DETAILS

#### steel lintels supporting upper brickwork only

UP TO 1000mm:	85x8 FLAT BAR. 90mm END SUPPORT
1001mm TO 2100mm:	100x100x6 ANGLE. 100mm END SUPPORT
2101mm TO 3600mm:	150x100x8 ANGLE. 100mm END SUPPORT

REFER TYPE A (table 2)

REFER TYPE B (table 2)

0-600

EAVES

4.5mm F.C. SOFFIT SHEET TO EAVES

SELECTED WINDOWS

EXTERNAL CLADDING REFER TO ELEVATIONS & FLOOR PLAN

FINISHED FLOOR LEVEL

REFER TYPE C (table 2)

REFER LINTEL SIZE (table 3)

2440-3040  
OVER PLATES

REFER TYPE D (table 2)

## SECTION DETAIL

termite protection: slab edge exposure for slab perimeter. For penetrations & control joints use "KORDON" Termite Protection System

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Alexandra Hills

client details:

L/H N2

TIE DOWN SHEET

orientation wind rating drawing title

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rev. date description

designed: AJS  
drawn: AJS

P2

revision

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checked: AJS

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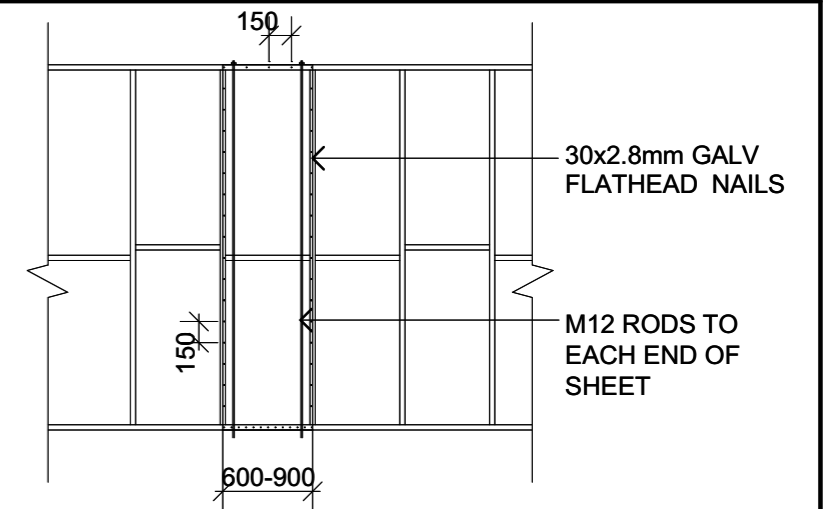
drawn date

sheets in set



table 1. (timber sizes) 1 storey sheet roof N2

single/upper floor ULW 7500mm		ULW 6000mm	ULW 4500mm
member	sizes	sizes	sizes
top plate:	2/70x45 mgp12 or 2/90x45 mgp10	2/70x45 mgp10 or 2/90x35 mgp12	2/70x35 mgp12 or 2/90x45 mgp10
bottom plate:	70x35 mgp12 or 90x35 mgp12	70x35 mgp12 or 90x35 mgp12	70x35 mgp12 or 90x35 mgp10
studs:	70x35 mgp10 for 2400mm ceiling 70x35 mgp12 or 90x35 mgp10 for 2700mm ceiling 70x45 mgp12 or 90x35 mgp10 for 3000mm ceiling	70x35 mgp10 for 2400mm ceiling 70x35 mgp12 or 90x35 mgp10 for 2700mm ceiling 70x45 mgp12 or 90x35 mgp10 for 3000mm ceiling	70x35 mgp10 for 2400mm ceiling 70x35 mgp10 or 90x35 mgp10 for 2700mm ceiling 70x35 mgp12 or 90x35 mgp10 for 3000mm ceiling
nogging:	70x35 mgp10	70x35 mgp10	70x35 mgp10



1. 4mm F27 PLY WITH STUDS AT 450 CTRS
2. 4.5mm F27 PLY WITH STUDS AT 600 CTRS

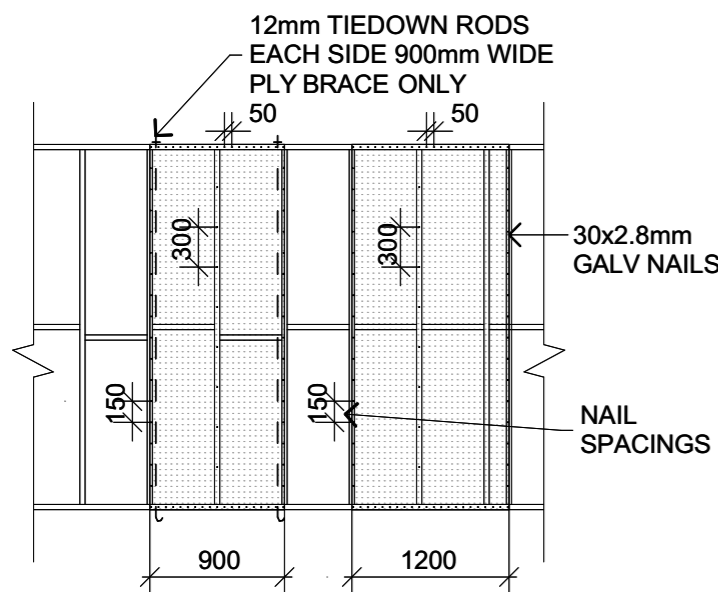
**PLY BRACING PANEL**

TABLE 8.18 (FIG H "METHOD A") - VALUE 6.4kN/m  
FOR 600mm WIDE SHEETS MULTIPLY CAPACITY BY 0.5

**general**

member	sizes
roof pitch:	as noted on elevations
roof type:	sheet metal roof
battens	metal battens spaced 900crs or timber (jd4)
trusses:	pine (jd4) spaced at 900crs to manufactures design & specification
binders:	70x35 mgp10 on flat
wall framing:	pine (jd4) ext. wall spaced at 450crs pine (jd4) int. wall spaced at 600crs
floor joists:	refer to subfloor layout
bearers:	refer to subfloor layout
flooring:	19mm particleboard flooring
decking:	90x19 cca timber decking

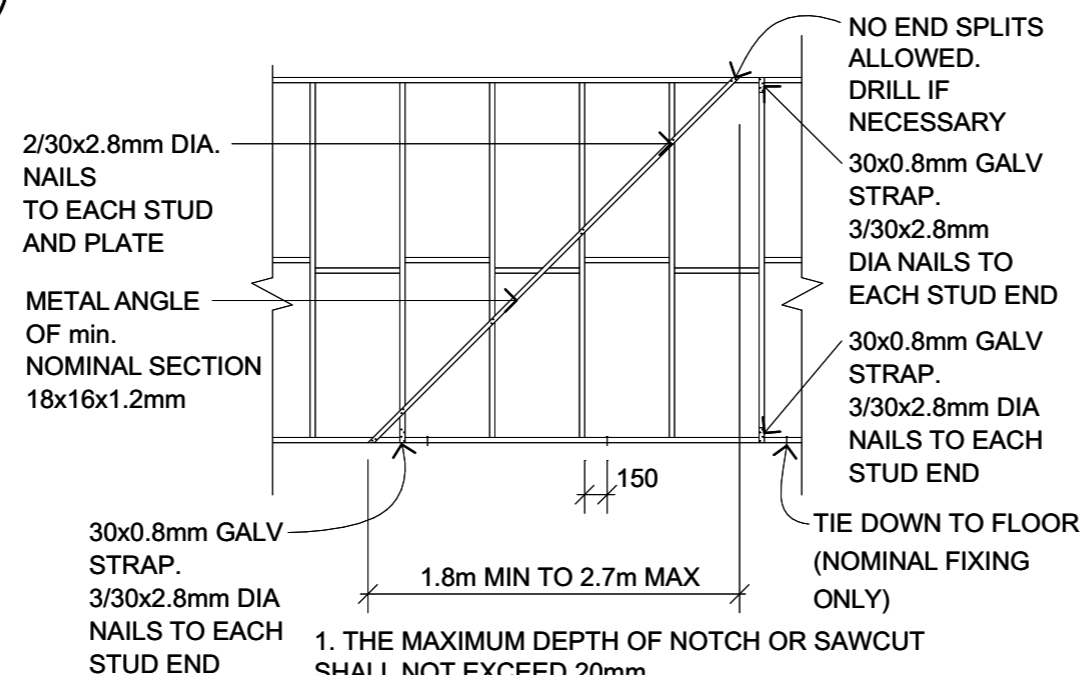
**WIND SPEED  
N2 W33Nm/s  
SHEET METAL  
ROOF**



1. 4mm F27 PLY WITH STUDS AT 450 CTRS
2. 4.5mm F27 PLY WITH STUDS AT 600 CTRS

**PLY BRACING PANEL**

TABLE 8.18 (FIG H "METHOD B") - VALUE 6.0kN/m



1. THE MAXIMUM DEPTH OF NOTCH OR SAWCUT SHALL NOT EXCEED 20mm
2. SAWCUTS SHALL BE DEEMED AS NOTCHES

**METAL ANGLE BRACE**

TYPE A - VALUE 1.5kN/m  
(TABLE 8.18 FIG C)

# Exsulite™ Thermal Facade System Specifications

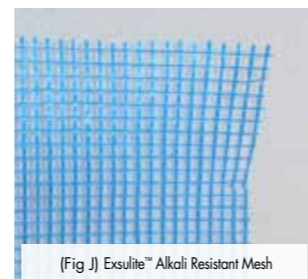
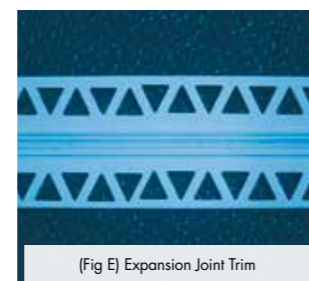
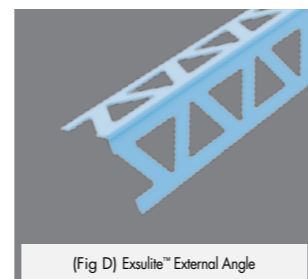
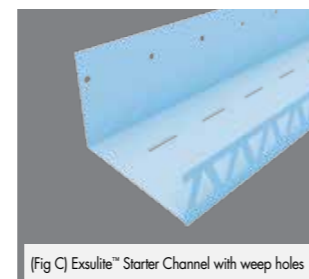
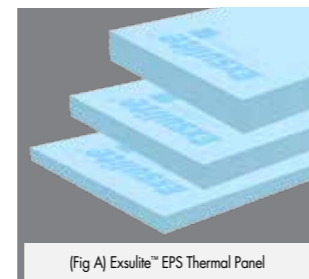
## Exsulite™ System Components

- Exsulite™ EPS Thermal Panel (refer to Fig A)
- Exsulite™ – Breathable wall wrap (refer to Fig B)
- Exsulite™ Cavity Spacer (refer to Fig B)
- Exsulite™ – Starter Channel and Corner Angles  
These are UV Stabilized and protect all exposed EPS surfaces. They consist of:
  - Exsulite™ Starter Channel (refer to Fig C)
  - External Angles (refer to Fig D)
  - Expansion Joint Trim (refer to Fig E)
- Expanding Foam Adhesive (refer to Fig F)
- Selley's Liquid Nails Fast
- Flexible (approved) paintable PU sealant
- Exsulite™ Washers – 40mm diameter (refer to Fig G)
- Exsulite™ Class (3) screws, 10 gauge screws should always be long enough to fix into the stud by a minimum of 25mm (refer to Table Three) (refer to Fig H)
- 40mm x 2.5mm hot dipped galvanized steel flat head nails to timber frame or construction adhesive for temporary fixing to building wrap fixed over timber or steel frame
- Flashing tape – for use around window and door joinery (to be installed by the installer during installation) (refer to Fig I)
- Basecoats: Exsulite™ P400 Renderwall
- Alkali Resistant Mesh: Exsulite™ Mesh 165gsm/m<sup>2</sup> (5mmx5mm) (refer to Fig J)
- Texture Coats: Dulux® AcraTex® acrylic texture coating system(s).
- Finishing coats: Dulux® AcraTex® flexible weatherproofing texture systems with protective membrane topcoat.



## WINDOW REVEAL DETAILS

Exsulite™ EPS Panel (mm)	Exsulite™ Cavity Spacer (mm)	Window Reveal (mm)
60	15	50
75	25	65
100	25	90



# Exsulite™ System Specification

## Introduction

Exsulite™ Thermal Facade System by Dulux® AcraTex® is total integrated facade light weight walling system.

Designed to deliver watertight external building envelope, cavity moisture management and providing high thermal R values.

The system comprises expanded polystyrene thermal panels, wall wrap, cavity spacers, fixing components, Exsulite™ P400 Basecoat with alkali resistance mesh and AcraTex® finishing weatherproof coating system which is all specified & supplied by Dulux®.

System installation is by a Dulux® trained Installer in accordance with Exsulite™ Thermal Facade System guidelines & procedures manual.

Exsulite™ Thermal Facade System by Dulux® AcraTex® is a "cavity drainage" system for new residential and low rise commercial construction. It can also be used as a facade remedial system for rectification and rejuvenation of aged facades when used as a direct fix system.

Exsulite™ Thermal Facade System is CodeMark™ certified and compliance to the Building Code of Australia (BCA) full range of performance criteria in including structural stability, wind resistance, durability, thermal resistance, weatherproofing and dampness and can be used in Class 1 and 10 building applications fixed to steel, timber and masonry surfaces. System installation and job quality control documentation is only done by a Dulux® trained Exsulite™ & registered installers ensuring all jobs are installed in accordance with BCA & Exsulite™ Thermal Facade system specifications

Exsulite™ has been tested for heat intensity and ember attack of bushfires in relation to AS 3959-2009 Construction of Buildings in Bushfire prone areas. Exsulite™ Thermal Facade System has passed AS 1530.8.1 and is approved (BAL 29) for use in bushfire prone areas. Where a Higher rating than BAL 29 is required contact a Dulux® AcraTex® representative.

Users of this specification will satisfy themselves of the suitability of this specification / advice, relevant to their specific project requirements. In all cases Building System Design must conform to relevant Local / Building Codes or regulations.

## Variation and Modifications to the Exsulite™ Thermal Facade System

Dulux® reserves the right to alter the base system (as defines herein) from time to time in an effort to improve the overall quality and performance of the cladding system. Where such variations occur Dulux® will keep the Installer advised in writing before these variations come into effect. Additionally, the yearly training will identify and communicate all systems variations/modifications which the Installer will need to adopt.

Exsulite™ Thermal Facade Panel ('M' grade) is made to Australian Standard AS 1366.3 – 1992. Exsulite™ Thermal Panel is treated to defend against vermin and insects and has a flame retardant additive to inhibit accidental ignition from a small flame source.

Exsulite™ Thermal Panel is produced from expanded polystyrene (EPS), a lightweight cladding system that displays self-insulative properties and once installed & coated with AcraTex® finishing coatings creates a weatherproof barrier that will enhance the energy efficiency of the building.

## Substrate Preparation

Check that the frame is plum & level with a tolerance +/- 5mm across 3 meter span both vertically & horizontally.

Exsulite™ Thermal Panel will be installed and fixed in accordance with Exsulite™ Installation manual specification & installation procedures,. Only Exsulite™ components & AcraTex® finishing coatings supplied by Dulux® can be used and cannot be substituted by third party alternatives.

Once the Exsulite™ Thermal Facade Panel has been in installed in accordance with the Installation manual specification & installation procedures and Exsulite™ job Certificate of Installation has been completed and signed off by an Exsulite™ Trained Installer only then can the AcraTex® specified finishing coating system application can commence.

Note: Exsulite™ Raw sheet surface will NOT be left exposed to degrade causing the surface to discolour, harden or change surface properties. Remove any surface contaminants such as oil, grease or dirt: Wash and/or Broom / Scrape down to remove all contaminants and friable surface materials.

## Expansion Joints

Good building practice provides for expansion joints at (max.) 3m height & 6m wide intervals and at all building weak points or where potential cracking may occur e.g. in line with openings (window / doors), horizontally between floor levels, and at all interfaces of different building construction materials and/or as defined by the responsible Building Engineer. The placement and correct installation of control joints is the responsibility of the Building Engineer / Builder relative to the construction design.

## Caution on Dark Colours

Avoid the finishing of EIFS Claddings with dark colours - these will raise the surface temperature of the EPS and damage the cladding system. Use colours with a IRV greater than 35 or consult Dulux® on the potential to use InfraCOOL Heat Reflective Coatings that will keep the surface cooler.

## Caulking & Sealant

Recommendation is to have all the joints are sealed/ filled after the application of the texture coating to avoid potential cracking & delamination of the texture coating from the sealant. Dulux® recommends the use if Selley's® Flexiseal™ or "3 in 1" Sealant or as approved.

### 11.3.5 REQUEST FOR NEGOTIATED INFRASTRUCTURE CHARGES - ERA 401-451 REDLAND BAY ROAD, CAPALABA

**Dataworks Filename:** ROL005725; ROL005724; ROL005723; ROL005722

**Attachment:** [ROL005725 Dedicated Open Space](#)

**Authorising Officer**



**Louise Rusan**  
**General Manager Community and Customer Services**

**Responsible Officer:**

**David Jeanes**  
**Group Manager City Planning and Assessment**

**Author:**

**Andrew Veres**  
**Senior Planner**

#### PURPOSE

<b>Application Type Proposed Development</b>	Request for Negotiated Infrastructure Charges Notices Standard Format - 1 into 37 lots (Stage 4) Standard Format - 1 into 32 lots (Stage 5) Standard Format - 1 into 32 lots (Stage 6) Standard Format - 1 into 33 lots (Stage 7)
<b>Property Description Location</b>	Lot 801 SP 207237 401-451 Redland Bay Road Capalaba QLD 4157
<b>Redlands Planning Scheme Zoning  Overlays</b>	CN – Conservation OS - Open Space UR - Urban Residential Acid Sulfate Soils Overlay Bushfire Hazard Overlay Bushland Habitat Overlay Electricity Infrastructure Overlay Flood Storm and Drainage Constrained Land Overlay Landslide Hazard Overlay Road and Rail Noise Impact Overlay Waterways Wetlands and Moreton Bay Overlay
<b>Applicant Land Owner</b>	Villa World Developments Pty Ltd Villa World Developments Pty Ltd
<b>Date of Issue of AICN</b>	Stage 4 – 4 June 2014 Stage 5 – 6 June 2014 Stage 6 – 6 June 2014 Stage 7 - 6 June 2014
<b>Date Representations Received</b>	18 June 2014, 31 July 2014 and 4 November 2014
<b>Assessment Manager</b>	Andrew Veres
<b>Officer's Recommendation</b>	Approval

This request for negotiated infrastructure charges notices (ICN) is referred to Council for determination.

The request is in relation to four reconfiguring lot approvals in the ERA estate:-

- 1 into 37 lots (Stage 4)
- 1 into 32 lots (Stage 5)
- 1 into 32 lots (Stage 6)
- 1 into 33 lots (Stage 7)

The request has been assessed against the relevant planning and policy instruments and is considered to comply. It is therefore recommended for approval.

## BACKGROUND

The ERA estate was granted a preliminary approval affecting the planning scheme by the Court in February 2007. This request relates to subsequent reconfiguring lot approvals within this residential estate.

Adopted Infrastructure Charges Notices (AICN) were issued, in relation to four reconfiguration of a lot applications; being stages 4 to 7 of the ERA development.

The total charge amounts on the AICNs are as follows:-

- 37 lots in Stage 4 = \$1 008 000.00
- 32 lots in Stage 5 = \$ 896 000.00
- 32 lots in Stage 6 = \$ 896 000.00
- 33 lots in Stage 7 = \$ 924 000.00

The figures are based on \$28 000 per additional lot, being the rate for each additional lot in accordance with Council's Adopted Infrastructure Charges Resolution (AICR), also being the maximum allowed in accordance with the State Planning Regulatory Provision (SPRP) (adopted charges).

## ISSUES

### Representations

The applicant has made representations about the abovementioned ICNs in accordance with the Sustainable Planning Act 2009 Chapter 8 Part 4.

In their letter dated 31 July 2014, the applicant seeks a reduction to the infrastructure charges for stormwater, open space and sewerage. This is represented in the following table.

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE CHARGES		PROPOSED CHARGES	
	APPORTIONMENT (%)	AMOUNT (\$)	APPORTIONMENT (%)	AMOUNT (\$)
Stormwater	5.6%	\$1568	Remove	\$0
Roads	17.2%	\$4816	No change	\$4816
Cycleways	6.9%	\$1932	No change	\$1932
Parks	37%	\$10360	Remove	\$0
Community	2.3%	\$644	No change	\$644
Water	7.8%	\$2184	No change	\$2184
Sewer	23.2%	\$6496	12% reduction	\$5716
<b>Total Per Lot</b>	<b>100%</b>	<b>\$28000</b>		<b>\$15292</b>

### **Sustainable Planning Act**

In accordance with Part 2, Subdivision 5 of the Sustainable Planning Act, Council may issue a Negotiated Infrastructure Charges Notice if it agrees with some or all of the written representations from the applicant.

Infrastructure charges are imposed to account for the demand of the development on the trunk infrastructure networks, and are at capped rates in accordance with the SPRP.

The Sustainable Planning Act (Section 627) defines trunk infrastructure as follows:-

*“trunk infrastructure, for a provision about a local government, means all of the following—*

- (a) development infrastructure identified in the LGIP as trunk infrastructure;*
- (b) development infrastructure that, because of a conversion application, becomes trunk infrastructure;*
- (c) development infrastructure that is required to be provided under a condition imposed under section 647(2).”*

Note:-

- LGIP is a Local Government Infrastructure Plan;
- Section 647 (2):- **Necessary infrastructure condition for other infrastructure**
- (2) The local government may impose a condition on a development approval that requires development infrastructure necessary to service the premises to be provided at a stated time.

On the other hand non-trunk infrastructure is defined by the State as *“development infrastructure that is either internal to a development or connects development to trunk infrastructure. It is the responsibility of the developer to provide non-trunk infrastructure”*.

Infrastructure charges may be reduced in certain circumstances:

1. Where the development has already paid infrastructure charges, provided trunk infrastructure or had existing lawful use rights. In this case, the development may be given a credit;
2. Where the development is providing trunk infrastructure, Council is obliged to offset the cost of this trunk infrastructure against the infrastructure charges imposed on the development;
3. Where the development is placing no demand on a particular trunk network (for example, no contribution for sewerage infrastructure is required where there is no connection available to reticulated sewerage).

The applicant requests a **credit** for open space dedicated as part of the original preliminary approval. They request an **offset** for sewerage infrastructure provided as part of the development. Finally, the applicant believes that the development will place **no demand** on the trunk stormwater network.

It is noted that the development does not provide any trunk infrastructure, as the infrastructure in question is not identified in the LGIP. However, it is argued by the applicant that the sewerage and open space infrastructure provided do serve a “trunk” function.

The ICNs were given prior to 4 July 2014. On this date, the latest amendments to the Sustainable Planning Act were introduced; one of which was the introduction of a process for an applicant to apply to convert non-trunk infrastructure to trunk infrastructure. Whilst this is not strictly a conversion application, (as the ICNs were issued prior to 4 July 2014), it is reasonable to consider the conversion criteria when considering this request.

Section 20 of Council’s Adopted Infrastructure Charges Resolution prescribes the following criteria for assessing and deciding whether non-trunk infrastructure is to be deemed trunk infrastructure, insofar:-

- (a) that the development infrastructure is necessary to service development;
  - (i) consistent with the assumptions about the type, scale, location or timing of future development stated in the respective infrastructure planning instrument; and
  - (ii) for the local government trunk infrastructure networks, the premises completely inside the priority infrastructure area in the priority infrastructure plan; and
  - (iii) for the distributor-retailer trunk infrastructure networks, the premises completely inside the connections area which is the following:
    - (A) the connections area and future connections area in the distributor-retailer’s water netserv plan under the SEQ Water Act;
    - (B) the connections area and future connections area in the distributor-retailer’s interim connections policy under the SEQ Water Act if paragraph (A) is not applicable;
    - (C) the local government’s priority infrastructure plan, if paragraphs (A) and (B) are not applicable;
    - (D) the priority infrastructure area specified in the Infrastructure SPRP if paragraphs (A), (B) and (C) are not applicable;

(b) that the development infrastructure complies with the criteria stated in Schedule 5. (Identified trunk infrastructure criteria)

In this request, the applicant is requesting reduction in three networks:- open space, sewerage and stormwater. Each will be discussed in turn, including addressing conversion criteria, where relevant.

### **Stormwater**

The applicant states that the stormwater generated from the development traverses the legal point of discharge and into Coolwypin Creek, which ultimately drains to Moreton Bay. The water discharged from the development causes no offsite impacts that would require Council to upgrade any stormwater related trunk infrastructure. Additionally the development results in no additional demand on existing Council stormwater infrastructure. Therefore the applicant believes that the imposition of stormwater related infrastructure charges on this development do not appear to be warranted. As such the applicant has sought to remove the stormwater component in its entirety.

The stormwater infrastructure for the development has been designed in the approved Gilbert and Sutherland report as to attenuate stormwater for the development of stages 4, 5, 6 and 7. This report details a retention system ensuring no net worsening from pre to post development scenarios, hence no increase of downstream flows upon existing Council infrastructure. It should be noted that the stormwater does not discharge into a reticulated system, but rather discharges directly into Coolwypin Creek. Therefore, the stormwater does not result in the use of trunk infrastructure in terms of conveyance, treatment or discharge. No demand is placed on trunk infrastructure that would necessitate a trunk infrastructure contribution.

Additionally the stormwater treatment devices to service the 4 stages, as per the approved Gilbert and Sutherland report are wholly contained within the common land detailed in the Community Management Statement (CMS). The CMS statement includes the ownership, maintenance and reconstruction for the life of these stormwater treatment devices, hence no Council ownership or maintenance issues.

Conditions of the ROL approvals require that the CMS area is to be wholly contained within the Energex easement area. It has been noted on the stage 4 operational works drawings that discharge locations for the bioretention treatment devices and other components of stormwater drainage are located in the open space area, and will not be covered under the CMS. It is also noted that the culvert crossings (2 x 750mm pipe and 1 x 2100 x 1500 culvert) are to be constructed as attenuation of the peak flows from the development. These structures are also proposed outside the CMS area and hence will require Council maintenance in the future. Therefore it can be argued from the submission of this recent information that Council will be required to maintain some stormwater infrastructure within the open space area.

It should be noted that the applicant has requested a 100% reduction to the stormwater ICN component. However, there is stormwater attenuation in open space areas which will be required to be maintained by Council. An estimated 10 % of the Council contributions will be required to be paid as to cover these future maintenance costs borne by Council, which is reflected in the recommendation.

### **Conclusion**

No objection is raised, given the justification. As there is a component of stormwater infrastructure within the open space area that will be required to be maintained by Council, 10% of the Council contributions will be required to be paid as to cover these future maintenance costs borne by Council. This is a figure based on the amount of stormwater works taking place in open space areas.

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### **Open Space**

The development has resulted in extensive areas of open space being dedicated for various environmental purposes free of charge to Council. This includes the extensive area of land adjoining the southern boundary of the development site that is now held as an environmental reserve and the land now attaching to the Indigiscapes site to the west of the development, which is intended to be used for community purposes.

In addition, significant communal open space area (12,000m<sup>2</sup>) is approved to be held in private ownership that will be managed and maintained by the body corporate without any cost to Council. This open space is approved to be embellished with play equipment and facilities for the use of residents in the development. This is not usual for a standard format subdivision, and does result in a reduced demand on public open space from this development.

The applicant has therefore requested a 100% reduction in the open space contribution, and has provided the following justification:

- The local parks provided within the Era Development exceed the minimum desired standards of service for this level of park;
- Further, the local parks will be available for public use (i.e. not limited to resident use only), yet will be maintained by the residents' Body Corporate, and therefore impose no future maintenance demand on Redland City Asset Services;
- Extensive areas of land, exceeding 40 hectares in area, adjoining the Era Development have been dedicated to Council for the preservation and conservation of environmental assets (38 hectares of this is identified as Swamp Box Conservation Area).
- Land for conservation purposes is considered as open space and included within the "areas of open space" calculations within the Redlands recent Open Space Strategy to 2026, informing the City Plan 2015;
- Suburb Catchment Area 2 (Capalaba and Alexandra Hills) identifies that Swamp Box Conservation Area already offers bushwalking in this area, therefore the development has already contributed to City Wide recreation facilities through the dedication of land for conservation;
- Additionally, the land dedicated to the west of Lyndon Rd (the previous Indigiscapes site) has development possibilities for Council without environmental preservation constraints, and is therefore of even greater value per hectare;
- In total, the value of the land already dedicated to Council and still to be dedicated to Council far exceeds the amount of the Parks component of the Infrastructure Charge currently being sought by Council;
- The development also includes the construction of pedestrian and cycle facilities along the frontage of the development site on Redland Bay Road and additionally throughout the development linking the community to the local parks within. This work is mapped as trunk infrastructure in the PIP but has not been included in Council's latest proposed Infrastructure Charges reduction.



It is important to understand the context of the approval in 2007 and the land dedication at that time. A review of Council's records gives a clear indication that the dedication of the conservation land and the land adjoining Indigiscapes served the purpose of satisfying the open space dedication/ contribution at that time, and therefore acted as an offset to any open space monetary contribution. It is noted that, in approving a development permit for Stage 1 of the development at the same time as approving the preliminary approval, Council and the Court imposed no monetary contribution for open space.

It is therefore considered that requiring a monetary contribution for open space at this point in time, would be akin to asking for open space contribution twice. Double dipping is contrary to the infrastructure charging regime under SPA.

### Conclusion

The open space dedication for the whole estate was deemed to have been satisfied as part of the parent approval in accordance with policies and planning scheme requirements that were in force at the time of lodgement of the parent application (MCU08334 and SB489701) and subsequent court order.

As such it would be unreasonable to now request an open space contribution again, and it is considered that a 100% reduction of the open space component can be given.

### Sewerage

The applicant seeks a 12% reduction sought to the sewerage component of the infrastructure charges, based on the approved pumping station being required to be designed to deal with sewage from Council's Indigiscapes Centre. A letter from the applicant's engineering consultants confirms the percentage provision made within the sewer pump station and associated infrastructure as follows:-

"...The ultimate discharge (Design Flow) from the era Sewerage Pumping Station is 11.251/sec. An allowance of 1.31/sec or 11.55% of the flow has been included for provision for sewerage for the Redland City Council Indigiscapes Centre..... "

In response, it can be said that the parent approval (SB004897.1 and MC008334) was conditioned in the Court Order to construct a sewer system to service the ERA development. Many scenarios were proposed and ultimately a sewerage pump station was approved and constructed under OPW001202. This infrastructure services the whole of the ERA Development site and discharges into the existing gravity sewerage network in Vienna Road. During the design stage of the pump station and rising main, Allconnex required the capacity of the Runnymede Road poultry shed site and Indigiscapes Environmental Centre to be included in the capacity of the sewerage pump station. The pump and storage capacity were increased in size over the initial ERA development network size by 11.55 %. The applicant is hence requesting a reduction in the sewer contribution charges by this amount as these two properties are external to their development sewer catchment. This percentage capacity of sewer reduction has been confirmed by Sheehy and Partners, and via documentation from Redland Water.

It is agreed that the pump station does serve a broader catchment than the development site, and an appropriate offset should apply. The offset, however, is not a percentage of the contribution, but rather a percentage of the cost of the infrastructure, which is then offset against the contribution. The cost reduction per lot for sewer is therefore calculated as follows:

Sewerage pump station cost	Cost per lot (230 lots stages 1-7)	Total cost (less 11.55 % capacity increase)	Cost per lot (less 11.55 % capacity increase)	Cost reduction per lot
\$1,142,443.00	\$4,967.15	\$1,010,490.84	\$4,393.49.15	\$573.66 equates to 8.831%

### Conclusion

No objection is raised, given the justification. This contributions component is acceptable to be reduced by 8.83% as this amount equates to a sewer catchment external to the ERA development sewer catchment.

### Overall conclusion

That Negotiated Adopted Infrastructure Charges Notices be issued for the approved Reconfiguration of Lots for the ERA estate, Stage 4 – 7 at 401-451 Redland Bay Road Capalaba, as follows:-

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE CHARGES		NEGOTIATED CHARGES	
	APPORTIONMENT (%)	AMOUNT (\$)	APPORTIONMENT (%)	AMOUNT (\$)
Stormwater	5.6%	\$1568	90% reduction	\$156.80
Roads	17.2%	\$4816	No change	\$4816
Cycleways	6.9%	\$1932	No change	\$1932
Parks	37%	\$10360	100% reduction	\$0
Community	2.3%	\$644	No change	\$644
Water	7.8%	\$2184	No change	\$2184
Sewer	23.2%	\$6496	8.831% reduction	\$5922.41
<b>Total Per Lot</b>	<b>100%</b>	<b>\$28000</b>		<b>\$15655.21</b>

## STRATEGIC IMPLICATIONS

### Legislative Requirements

The request is being assessed in accordance with Section 641 of the *Sustainable Planning Act 2009*.

## **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 Council decision to issue or not issue a negotiated Infrastructure Charges Notice.

## **Financial**

If approved, Council will collect infrastructure contributions in accordance with Council's recommendation and not the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution.

Current Infrastructure Charges Notice = \$3 724 000.00

Proposed Infrastructure Charges Notice = \$ 2 058 547.40

Difference = \$1 665 452.60

## **People**

Not applicable. There are no implications for staff.

## **Environmental**

Not applicable

## **Social**

Not applicable

## **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. Officers have also consulted with the relevant asset owners in City Spaces, City Infrastructure and Redland Water.

## **OPTIONS**

The Negotiated Infrastructure Charges Notice request has been assessed against the Redlands Planning Scheme, Council's Adopted Infrastructure Charges Resolution and the Sustainable Planning Act. The request is considered to be acceptable and it is therefore recommended for approval.

Council's options are to either:

1. Adopt the officer's recommendation to issue Negotiated Infrastructure Charges Notices; or
2. Resolve to issue Negotiated Infrastructure Charges Notices, subject to different charge amounts; or
3. Resolve to refuse the request.

## OFFICER'S RECOMMENDATION

That Council resolves to issue Negotiated Infrastructure Charges Notices for the ERA Estate, Stages 4 - 7 at 401-451 Redland Bay Road Capalaba, as follows:

1. ROL005725 - Stage 4 – ICN issued 4 June 2014 for 37 lots = \$1 008 000.00 be amended to \$563 587.60;
2. Note: - 1 credit for balance parent lot, therefore ICN charges are for 36 additional lots;
3. ROL005724 - Stage 5 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$500 966.70;
4. ROL005723 - Stage 6 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$500 966.70; and
5. ROL005722 - Stage 7 - ICN issued 6 June 2014 for 33 lots = \$924 000.00 be amended to \$516 621.90.

## PROPOSED MOTION

Moved by: Cr J Talty  
Seconded by: Cr M Edwards

That Council resolves to issue a Negotiated Infrastructure Charges Notice for the ERA Estate, Stages 4 – 7 at 401-451 Redland Bay Road, Capalaba as follows:

1. ROL005725 - Stage 4 – ICN issued 4 June 2014 for 37 lots = \$1 008 000.00 be amended to \$768 715.60  
Note:- 1 credit for balance parent lot, therefore ICN charges are for 36 additional lots.
2. ROL005724 - Stage 5 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$683 302.70
3. ROL005723 - Stage 6 – ICN issued 6 June 2014 for 32 lots = \$896 000.00 be amended to \$683 302.70
4. ROL005722 - Stage 7 - ICN issued 6 June 2014 for 33 lots = \$924 000.00 be amended to \$704 655.90.

The revised calculations are to be based on only a 45% reduction to the parks component of the charges, representing an offset of the local park demand, but not the district and city-wide park demand. The calculations are as follows:

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE CHARGES		NEGOTIATED CHARGES	
	APPORTIONMENT (%)	AMOUNT (\$)	CHANGE (%)	AMOUNT (\$)
Stormwater	5.6%	\$1568	90% offset	\$156.80

Charge Stream	COUNCIL CAPPED INFRASTRUCTURE  CHARGES		NEGOTIATED CHARGES	
	APPORTIONMENT  (%)	AMOUNT (\$)	CHANGE  (%)	AMOUNT (\$)
Roads	17.2%	\$4816	No change	\$4816
Cycleways	6.9%	\$1932	No change	\$1932
Parks	37%	\$10360	45% offset contribution Local Park	\$5698
Community	2.3%	\$644	No change	\$644
Water	7.8%	\$2184	No change	\$2184
Sewer	23.2%	\$6496	8.831% offset	\$5922.41
Total Per Lot	100%	\$28000		\$21353.21

LOST 1/10

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

### COUNCIL RESOLUTION

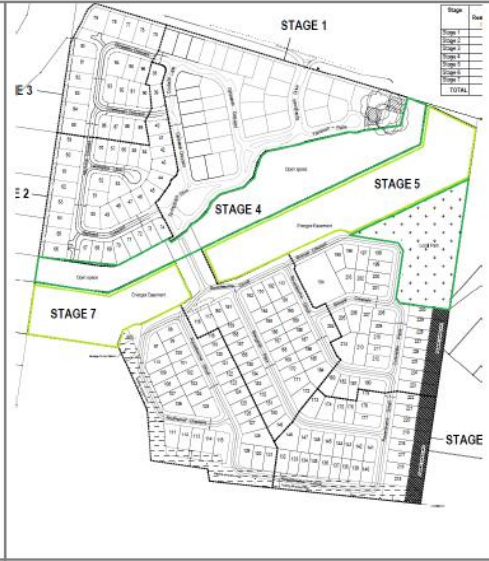
Moved by: Cr J Talty  
Seconded by: Cr A Beard

**That Council resolves that the request for negotiated infrastructure charges – ERA 401-451 Redland Bay Road, Capalaba be refused.**

CARRIED 11/0



**Figure 1:** Red outlines illustrate the extent of adjoining land that has been dedicated for environmental / open space purposes to Council as part of the ERA Development.




**Figure 2:** Dark green areas illustrate open space and local park provision within the interior of the ERA Development, with the light green illustrating the Energex Easement, which will also be rehabilitated, managed and maintained as green space within the development (through the body corporate).

**11.3.6 POLICY REVIEW - REMOVAL BUILDINGS AND DWELLINGS**

**Dataworks Filename:** POL-3061; POL-1734 and GL-1734  
LUP Removal Dwellings

**Attachments:** [POL-1734 – Amenity and Aesthetics \(as amended\)](#)  
[GL-1734-001 – Amenity and Aesthetics \(as amended\)](#)

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

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

**Author:** **Callan Langlands**  
**Strategic Planner City Planning & Assessment**

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**PURPOSE**

The purpose of this report is to:

1. Present an overview of proposed changes to the planning and assessment provisions relating to removal buildings and dwellings as currently regulated under POL-3061 Removal Buildings and Dwellings and POL-1734 Amenity and Aesthetics.
2. Seek Council approval to adopt a number of recommended changes to the planning and assessment provisions relating to removal buildings and dwellings by way of repealing POL-3061 Removal Buildings and Dwellings and amending POL-1734 Amenity and Aesthetics to provide for a single comprehensive policy to manage the development of removal dwellings.
3. Seek Council approval to amend the security bond fee structure required for removal dwellings included in the current fees and charges schedule to allow for greater flexibility in responding to variations in building costs.

**BACKGROUND**

In line with Council's Policy Review Program, and as a matter of quality control, policy documents are required to be consistently reviewed to ensure corporate policy continues to meet legislative requirements and are consistent with any administrative changes within Council. To this end, a review date of three years is allocated to each corporate policy to ensure they remain consistently reviewed an up-to-date.

The recent review of Council's Corporate Policy POL-3061 Removal Buildings and Dwellings as part of the Policy Review Program has identified a number of legislative and administrative changes required to be made to the policy. Specifically, it was noted that the policy addressed matters outside of the legislative head of power provided under the Sustainable Planning Regulations 2009 under which the policy was established.

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This included matters separately administered external to Council jurisdiction (including the handling of asbestos material and building certification considerations) as well as matters of amenity and aesthetics separately addressed under Council's POL-1734 Amenity and Aesthetics.

In undertaking the review, it was also acknowledged that the security bond of \$52,250.00 established under the policy for removal dwellings and set in Council's Fees and Charges Schedule 2014-15 did not accurately reflect the true value of building works required for the completion of removal dwellings. Further, the security bond required by Council was comparatively lower than other Council's in the region whom include a set figure in their fees and charges. An opportunity is therefore also available to Council to review the security bond for removal dwellings.

## ISSUES

### *Head of Power*

It is noted that Corporate Policy POL-3061 Removal Buildings and Dwellings currently references Section 32 of the Building Act 1975 as the head of power for the policy. Upon review of current legislation, it was noted that Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009 provides Council with the legislative head of power to implement the policy, albeit under a reduced scope of power.

In accordance with Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009, Council's referral jurisdiction as a concurrence agency is limited to requiring a security bond to the value of no more than the cost of the building work for the removal and/or rebuilding of a building or other structure. The purpose of establishing the security bond is to impose a financial inducement to ensure that a transportable building, once on site, is designed and constructed to a standard that is consistent with the context and setting of the locality and suitable for use as a habitable dwelling.

Accordingly, the ability to regulate removal dwellings under this policy is limited to imposing a security bond for the cost of building works only. Other matters currently addressed in the policy are not consistent with the head of power under Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009, and are concurrently managed outside of the policy through both State and Local Government legislative provisions.

Importantly, the consideration and assessment of amenity and aesthetic impacts from removal dwellings are concurrently managed through Council's Amenity and Aesthetics policy POL-1734. The inclusion of amenity and aesthetic considerations in the Removal Buildings and Dwellings Policy therefore acts as a duplication of POL-1734. Acknowledging the powers of the Removal Buildings and Dwellings Policy are limited to establishing a security bond for development involving removal dwellings, based predominately on managing amenity and aesthetic impacts, an opportunity is available to incorporate the security bond provisions into POL-1734. Effectively, this acts to consolidate the two Council policies and reduce complexity in the application and assessment process.



### *Application Process*

At present, development for the purpose of a removal dwelling (where not subject to a material change of use application) requires the lodgement of two separate “Building Concurrence and Referral” forms to Council, one being for the removal to site and rebuild, the other being for an amenity and aesthetics assessment.

This dual application process for a concurrence agency referral to Council is considered to be ineffective and counterintuitive. Rather, it is considered to be more beneficial to consolidate the application forms, with the amenity and aesthetics application form prompting the lodgement of a security bond where the application involves development for a removal dwelling or building. The lodgement of a singular application reduces complexity and further cuts red tape for customers.

The creation of a singular application form would require the amendment of Council’s Fees and Charges Schedule to reflect the merger of two existing fees for removal dwellings.

### *Security Bond Amount*

Council applies a security bond of \$52,250.00 for the removal and rebuild of a dwelling within Redland City. It is recognised that this figure does not accurately reflect the true value of building works required for the completion of removal dwellings. Further, the security bond set by Council is comparatively lower than other Council’s in the region, including Ipswich and Gold Coast City Councils.

Establishing a set figure for a security bond in the Schedule of Fees and Charges also fails to take into account development variations in the total cost of building works required to complete the construction of a dwelling. Consequently, this could in limited circumstances result in the overcharging of a security bond, contradicting Council’s jurisdiction under the Sustainable Planning Regulations to require security of “no more than the value of the building work, for the performance of the work”. Conversely, the undercharging of the security bond could potentially leave Council short of the money required to bring the state of the building to a standard that is both consistent with the context and setting of the locality and suitable for use as a habitable dwelling.

An alternate approach to utilising a set figure security bond amount is to determine the security bond for each development on a case by case basis. This allows for development variations in design and construction to be taken into account. The use of such flexibility in determining security bonds is implemented in other local government areas throughout South East Queensland including Brisbane, Logan and the Sunshine Coast.

### *Staging of Bond Release*

The security bond is required to be lodged with Council as a guarantee of the applicant’s performance in completing the full reconstruction of the building. Currently, Council implements a staged release of the bond based on the following:

Stage	% of Bond	Condition of Release
1	20% (\$10,450)	Satisfactory completion of external building works.
2	60% (\$31,350)	Completion of all plumbing and drainage works and electrical fit-out.
3	20% (\$10,450)	Issue of Certificate of Final Stage Inspection

Whilst the use of a staged bond release is considered to be a significant financial incentive in ensuring the applicant completes the full reconstruction of the removal building, it is recognised that other mechanisms remain available to Council under the Building Act 1975 to ensure the dwelling is constructed to a habitable standard. Further, in accordance with Section 93 of the Building Act 1975, Council must release the security bond in full to the applicant once the building development approval lapses, should Council chose not to carry out the building works. Effectively, this could result in deleterious amenity impacts whereby an unfinished dwelling remains on a property and the security bond is returned to the applicant.

Given the additional mechanisms available to Council to enforce the completion of the dwelling to a habitable standard, the primary purpose of the security bond thus becomes a tool to ensure that the external building works are completed such that the building does not impact on the amenity and aesthetics of the locality. Further, it is noted that previous applicants have requested an early release of the security bond in order to fund the completion of the building works to bring the building to a habitable standard.

Based on these considerations, it is recommended that the security bond be released in full following satisfactory completion of external works (i.e. stage 1). This would ensure that additional funds are made available to the applicant to bring the dwelling to a habitable standard whilst not compromising Council's use of the security bond as a mechanism to ensure that visual amenity of the locality is not negatively impacted.

## OVERVIEW OF CHANGES

Council's ability to regulate building work for removal buildings and dwellings under Corporate Policy POL-3061 is limited to establishing the requirement for a security bond of no more than the value of the building works. All other matters currently addressed through the policy are therefore considered to be outside of the scope of power provided under Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations 2009.

Given that Council's regulatory powers under POL-3061 are limited to the setting of a security bond which is directly associated with the preservation of the character and amenity of the city's residential areas, an opportunity is presented to Council to consolidate the powers of POL-3061 under the existing amenity and aesthetics policy POL-1734. The proposed policy changes can therefore be understood as follows:

- Repeal of Corporate Policy POL-3061 – Removal Buildings and Dwellings;
- Amendment of Corporate Policy POL-1734 – Amenity and Aesthetics to incorporate security bond provisions for building works associated with removal buildings and dwellings;
- Amendment of Guideline Document GL-1734 – Amenity and Aesthetics to include more detailed assessment criteria for Item 1 (Shipping Containers and Railway Carriages) and Item 2 (Removal Buildings and Dwellings); and

- Inclusion of additional explanatory notes in Guideline Document GL-1734 – Amenity and Aesthetics relevant to removal buildings and dwellings relating to the handling of asbestos containing materials, transportation of removal buildings or dwellings, and the appropriate form of security bond.

The amended Corporate Policy POL-1734 and Guideline Document GL-1734 are attached for reference and adoption.

The repeal of POL-3061 and amendments to POL-1734 and GL-1734, requires modification to Council forms, applicant checklists and information sheets to reflect the proposed changes. Additionally, the consolidation of two separate applications into the single application form, together with recent changes to Council’s building inspection processes, requires a number of changes to be made to Council’s current fees and charges schedule (as shown in the table below).

*Extract of existing fees and charges schedule (dual application process for Amenity and Aesthetics and Removal &/or Rebuilding) –*

Page	Description	Unit	14/15 Base Charge \$	G S T	14/15 Final Charge \$	Type
<b>Building Services</b>						
15 & 16	...	...	...		...	...
	<b>Concurrence Agency Fees</b>	per referral	510.00		510.00	R
	Amenity and Aesthetics (removal dwelling within city)					
	Amenity and Aesthetics (removal dwelling up to 50km outside city)	per referral	698.00		698.00	R
	Amenity and Aesthetics (removal dwelling outside city beyond 50km)	per referral	767.00		767.00	R
	Removal &/or Rebuilding (removal dwelling)	per referral	510.00		510.00	R
...	...	...	...		...	...
	<b>Concurrence Agency Bonds/Security</b>	per application	52,250.00		52,250.00	B
	Removal &/or Rebuilding (removal dwelling)					

*Extract of proposed fees and charges schedule (single application process) –*

Page	Description	Unit	14/15 Base Charge \$	G S T	14/15 Final Charge \$	Type
<b>Building Services</b>						
15 & 16	...	...	...		...	...
	<b>Concurrence Agency Fees</b>	per referral	510.00		510.00	R
	Amenity and Aesthetics (removal dwelling)					
...	...	per application	POA		POA	B
	<b>Concurrence Agency Bonds/Security</b>					
	Removal &/or Rebuilding (removal dwelling)					

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

Proposed changes to Corporate Policies POL-3061; POL-1734 and Guideline GL-1734 as detailed above may only be carried out by way of Council resolution in accordance with Schedule 7 of the Sustainable Planning Regulation 2009 and Council's Policy Document Manual. This report seeks Council's resolution to repeal POL-3061 and carry out the amendments to POL-1734 and GL-1734, thus satisfying legislative requirements and Council's internal procedures.

Future development for the purpose of a removal dwelling will continue to be subject to a Concurrence Agency Referral for an amenity and aesthetics assessment in accordance with Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations, together with the lodgement of a security bond in accordance with Schedule 7, Table 1, Item 25 of the Sustainable Planning Regulations. In assessing such applications, Council is to consider the amenity and aesthetic impact of the proposal having regard to whether the development would:

- i. have an extreme adverse effect on the amenity, or likely amenity, of the locality; or
- ii. be in extreme conflict with the character of the locality.

Further, Council will continue to hold the security bond until such time that the external building works are completed to a standard that does not impact upon the amenity and aesthetics of the locality, further strengthening the preservation of the City's character and amenity.

### **Risk Management**

Recognising the increasing issue of housing affordability and availability of transportable homes in Queensland, it is imperative that Council actively manage development for removal dwellings to ensure that such development does not compromise the character and amenity of the City. The control of this type of development through the amenity and aesthetics policy and requirement for security bonding is one mechanism available to Council to minimise the risk of such impacts.

It is noted that the change in fee structure to allow for flexible bond pricing mechanism may increase the cost to applicants in some instances, however is considered the most fair and equitable means of meeting Council's jurisdiction under the Sustainable Planning Regulations where a security bond is imposed.

### **Financial**

Changes to the security bond structure included in the Schedule of Fees and Charges 2014-15 to introduce a flexible bond figure, taking into consideration the variation in building costs between individual developments, ensures that Council continues to meet its jurisdiction as a concurrence agency under the Sustainable Planning Regulations 2009 and ensure the bond is reflective of the total estimated cost of building works. It is recognised that the proposed changes will not likely impact upon the number of applications for removal dwellings received by Council and thus not impact upon the income collected from application fees.

**People**

Staff resourcing remains unchanged as a result of the proposed amendments, with concurrence agency referrals to continue to be assessed through the Planning and Assessment Group. The capacity of the Group to carry out the assessment of future concurrence agency referrals remains unchanged.

**Environmental**

The proposed repeal of POL-3061 and amendments to POL-1734 and GL-1734 will not have any environmental impacts.

**Social**

The purpose of the changes to POL-3061, POL-1734 and GL-1734 are to reflect Council's legislative ability to regulate removal buildings and dwellings to ensure such development does not prejudice the residential character and amenity of the city. The proposed changes will continue to manage such issues of amenity and aesthetics and is not considered to have any social impact.

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

The proposed repeal of POL-3061 and amendments to POL-1734 and GL-1734 align with Council's existing policies and plans. The amendment of the policy and guideline continues to address potential amenity and aesthetic impacts of removal dwellings through a single application and assessment process, with the security bond better aimed at preserving the established character and amenity of the City.

**CONSULTATION**

The proposed amendments have been developed in consultation with the following sections of Council:

- Strategic Planning Unit;
- Building Services Unit;
- Development Control Unit; and
- Redlands Planning Scheme Drafting Team.

**OPTIONS**

1. That Council resolves to:
  1. Repeal Corporate Policy POL-3061 Removal Buildings and Dwellings;
  2. Adopt the proposed changes to both Corporate Policy POL-1734 and GL-1734 to include provisions relating to security bonds for removal buildings and dwellings as detailed in Attachments 1 and 2.
  3. Amend the current fees and charges schedule (2014/15) to reflect the consolidation of concurrence agency referral applications for removal dwellings and changes to the security bond structure for removal dwellings to a price on application system.
2. That Council resolves to not proceed with the repeal of Corporate Policy POL-3061 or amendments to Corporate Policy POL-1734 and Guideline GL-1734 and/or to not adopt the amendments to the Fees and Charges schedule.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr P Gleeson

That Council resolves to:

1. Repeal Corporate Policy POL-3061 Removal Buildings and Dwellings;
2. Adopt the proposed changes to both Corporate Policy POL-1734 and GL-1734 to include provisions relating to security bonds for removal buildings and dwellings as detailed in Attachments 1 and 2; and
3. Amend the current fees and charges schedule (2014/15) to reflect the consolidation of concurrence agency referral applications for removal dwellings and changes to the security bond structure for removal dwellings to a price on application system.

**CARRIED 11/0**

### Amenity and Aesthetics

#### [Version Information](#)

#### Head of Power

This declaration has been made under Schedule 7, Table 1, Items 17 and 25 of the Sustainable Planning Regulations (as amended). This declaration does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

#### Policy Objective

To address the community's expectations on neighbourhood amenity throughout the City and to ensure that buildings and structures are in character with the locality in which they are to be erected with regard to scale, siting and external design. A guideline which outlines the assessment criteria has been prepared to support this policy.

#### Policy Statement

##### **Amenity and Aesthetics Assessment**

Council hereby declares under Schedule 7, Table 1, Item 17 of the Sustainable Planning Regulations (as amended) that an application must be referred to Council [as a concurrence agency] for an Amenity and Aesthetics assessment, together with the relevant fee being paid, to Council prior to any building work decision notice being determined by the Private or Council Certifier for the following items, that Council considers may have an extremely adverse effect on the amenity or likely amenity of a locality or may be in extreme conflict with the character of a locality -

##### Item 1

Shipping containers and railway carriages that may be used for Class 10a purposes.

##### Item 2

Single detached Class 1a and 10a buildings that have been removed from other site/property and then transported and reconstructed onto premises within the Redland City.

##### Item 3

Single detached Class 1a buildings with a total area less than 60m<sup>2</sup> (excluding garage/carport and verandas) on the Southern Moreton Bay Islands.

#### Note -

- The guideline GL-1734 provides assessment guidance to this policy.
- The Domestic Outbuilding Code in the Redlands Planning Scheme will provide assessment guidance for Item 1.
- The Dwelling House Code in the Redlands Planning Scheme will provide further assessment guidance for Item 2.
- The Zone and Dwelling House Codes in the Redlands Planning Scheme will provide assessment criteria for Item 3.

#### CMR Team use only

### **Security Bond for Building Work**

In accordance with Schedule 7, Table 1, Item 25 of the Sustainable Building Regulations 2009 (as amended), Council may require that security is to be given to and retained by Council for the following building works as a guarantee of the applicant's performance in completing all external building work to satisfy the purpose of this policy:

- Single detached Class 1a buildings that have been removed from other site/property and then transported and reconstructed onto premises within the Redland City.

The amount of the security will be determined based on the value of the proposed building work as estimated by Council. The security must be lodged with and verified by Council prior to the issue of a building development permit.

The security will be retained until such time that the external building works has been satisfactorily completed in accordance with Council's conditions in relation to any 'concurrence agency response' given about the development.

Should a building development permit for the development lapse prior to completion of the external building works, Council may take the action it considers necessary to have the works completed or rectified using all or part of the security bond required under this policy.

### **Version Information**

Version number	Date	Key Changes
4	October 2014	<ul style="list-style-type: none"><li>• Introduction of Item 3</li><li>• Administrative changes</li></ul>
5	December 2014	<ul style="list-style-type: none"><li>• Security Bond for Building Work</li></ul>

[Back to Top](#)

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#### CMR Team use only

**Department:** Community & Customer Services  
**Group:** City Planning & Assessment  
**Approved:** General Meeting  
**Date of Approval:** 29.10.2014

**Effective date:** 29.10.2014  
**Version:** 4  
**Review Date:** 31.10.2017  
**Page:** 2 of 2



## Amenity and Aesthetics

### [Version Information](#)

### Scope

This Guideline provides direction for teams within the City Planning and Assessment Group in assessing applications and to assist applicants in addressing performance criteria as part of an application that is referred to Council [as a concurrence agency] under Schedule 7 of the *Sustainable Planning Regulations 2009* (as amended) for amenity and aesthetic assessment.

### Purpose

This Guideline provides support to Corporate Policy POL-1734 – “Amenity and Aesthetics” by providing specific outcomes to be achieved and potential solutions to how these specific outcomes can be achieved.

### Actions and Responsibilities

The City Planning and Assessment Group is responsible for the assessment of amenity and aesthetic applications that are referred to Council [as a concurrence agency] and for providing written advice on the request to the certifier within the timeframe nominated in Schedule 15 of the *Sustainable Planning Regulations 2009*.

The application that is referred to Council [as a concurrence agency] does not apply to building work subject to an application for a Material Change of Use (MCU) approval.

### Reference Documents

This Guideline has been developed to support the application or administration of the Corporate Policy POL-1734 – “Amenity and Aesthetics”.

### Associated Documents

Other associated documents may include:

- BCA Vol 2, Part 3.1.2.0 – Drainage (AS 3500.3.2)
- AS 3500, Part 3.2, Stormwater Drainage – Acceptable Solutions
- Redlands Planning Scheme – Zone and Overlay Codes
- Redlands Planning Scheme – Dwelling House Code, and Domestic Outbuilding Code
- Building Regulation 2006
- Sustainable Planning Act 2009
- **Building Concurrence and Referral Form**

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#### CMR Team use only

**Department:** Community & Customer Services  
**Group:** City Planning & Assessment  
**Approved:** General Meeting  
**Approval Date:** 29.10.2014

**Effective date:** 29.10.2014  
**Version:** 4  
**Review date:** 31.10.2017  
**Page:** 1 of 4

## Assessment Criteria for Amenity and Aesthetic Applications referred to Council for a concurrence agency response

### ITEM 1 – Shipping Containers and Railway Carriages

#### Outcome

*To ensure placing of a shipping container(s) and railway carriage(s) respects and enhances the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.*

Specific Outcomes	Probable Solutions
The design, siting and materials of the structure is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	<p>Shipping containers, railway carriages or the like are:</p> <ul style="list-style-type: none"><li>(a) To be placed at the rear of the dwelling house to minimize visibility from the street;</li><li>(b) To be screened by landscaping or a suitable screen structure (i.e. lattice) to minimize its visual impact on the streetscape and adjoining properties;</li><li>(c) To be painted a colour matching the primary dwelling house to minimize the visual dominance of the structure from the street or adjoining properties;</li></ul> <p><b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Domestic Outbuilding Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the surrounding area.</p>

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## ITEM 2 – Removal Buildings and Dwellings

### Outcome

To ensure the siting and design of a removal building and dwelling, respect and enhance the built form, amenity and character of the neighbourhood with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the removal building or dwelling is in keeping with the amenity of the surrounding neighbourhood and the overall outcomes of the zone and overlay designations for the locality as contained in the Redlands Planning Scheme.	<p>P1. The external wall cladding material is free of any visible or performance related defects</p> <p>P2. External walls are finished to provide a surface that is free of flaking paint, stains or rust.</p> <p>P3. Roof cladding material is free of any visual or performance related defects including rust, flaking paint or broken tiles.</p> <p>P4. Where providing for an elevated entry, the dwelling house incorporates external stairs, landing and balustrades.</p> <p>P5. Windows and external window fittings are not cracked and/or broken and of good condition.</p> <p><b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone, Overlay and Dwelling House Code may provide additional assessment criteria that will assist in establishing and addressing the character and amenity of the neighbourhood.</p>

### Notes:

- Any asbestos containing material present in the removal building or dwelling must be managed in accordance with the requirements established by Work Cover Queensland for working with and removing asbestos. Please refer to [www.worksafe.qld.gov.au](http://www.worksafe.qld.gov.au) for further details.
- The transport of a removal building or dwelling may require permits from the Department of Transport and Main Roads ([www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)), the National Heavy Vehicle Register ([www.nhvr.gov.au](http://www.nhvr.gov.au)) and the Queensland Police Service ([www.police.qld.gov.au](http://www.police.qld.gov.au)). Refer to each agency's respective website for further information.
- The security bond for building work associated with a removal building or dwelling may be provided in the form of cash or as an unconditional bank guarantee in favour of Redland City Council from a banking institution that is acceptable to Council.

## ITEM 3 – Dwelling Houses <60m<sup>2</sup> on SMBI

### CMR Team use only

### Outcome

To ensure the siting and design of dwelling houses respect and enhance the built form, amenity and character of the Southern Moreton Bay Islands with regard to scale, siting and external design.

Specific Outcomes	Probable Solutions
The design, siting and materials of the dwelling is in keeping with the amenity and character of the surrounding neighbourhood and the overall outcomes of the zone and Dwelling House Codes for the locality as contained in the Redlands Planning Scheme.	No probable solution identified.  <b>Note</b> – The overall outcomes, specific outcomes and probable solutions in the applicable Zone and Dwelling House Codes will assist in establishing and addressing the character and amenity of the neighbourhood.

### Document Control

- Only the General Manager Community and Customer Services can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager City Planning & Assessment.
- Approved amended documents must be submitted to the Corporate Meeting & Registers to place the document on the Policy, Guidelines and the Procedures Register.

### Version Information

Version No.	Date	Key Changes
4	October 2014	<ul style="list-style-type: none"><li>• Legislation referenced</li><li>• Inclusion of Item 3 – Dwelling Houses &lt;60m<sup>2</sup> on SMBI</li><li>• Document control measures</li><li>• Administrative changes</li></ul>
5	December 2014	<ul style="list-style-type: none"><li>• Inclusion of probable solutions for Items 1 and 2</li><li>• Security Bond</li></ul>

[Back to Top](#)

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#### CMR Team use only

**Department:** Community & Customer Services  
**Group:** City Planning & Assessment  
**Approved:** General Meeting  
**Approval Date:** 29.10.2014

**Effective date:** 29.10.2014  
**Version:** 4  
**Review date:** 31.10.2017  
**Page:** 4 of 4

**11.3.7 MINOR AMENDMENT TO THE REDLANDS PLANNING SCHEME**

**Datworks Filename:** Report to Council Portfolio 3 Planning and Development

**Attachment:** [Minor Zone and Overlay Mapping Changes](#)

**Authorising Officer**



**Louise Rusan**  
**General Manager Community and Customer Services**

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

**Author:** Dean Butcher  
**Strategic Planner**

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**PURPOSE**

The purpose of this report is to seek approval to:

1. Adopt minor mapping amendments to the Redlands Planning Scheme (RPS); and
2. Delegate authority to the CEO set a commencement date for the minor mapping amendments.

**BACKGROUND**

On 20 August 2014, Council undertook a minor amendment to bring into effect a number of zoning and overlay changes. These changes reflected development approvals that had accumulated between October 2013 and April 2014. As the Strategic Planning Unit has a set a goal to undertake minor amendments every six months, it is now considered appropriate to bring into effect any zone and overlay changes that are required as a result of development approvals granted since April 2014. This minor amendment is here on referred to as Minor Amendment Package 02/2014.

In accordance with *Statutory Guideline 04/14: Making and Amending Local Planning Instruments (MALPI)* section 2.3A.3 (a), a minor amendment to a planning scheme is an amendment that the local government is satisfied reflects a current development approval.

**ISSUES**Timing

Due to the workloads associated with the preparation of the new City Plan 2015, the GIS staff responsible for maintaining Council's online mapping systems have limited capacity in the short term to assist with the preparation of mapping products for Minor Amendment Package 02/2014. Subsequently, it is recommended that the CEO be delegated authority to set a commencement date for the amendment package. This approach allows appropriate time for the Strategic Planning Unit to coordinate the mandatory public notification activities and GIS staff to undertake the necessary

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modifications to its mapping products once their existing work commitments are completed.

### Reducing 'Red Tape'

The Strategic Planning Unit undertakes periodic maintenance of the Planning Scheme to ensure it continues to meet the needs of Council and the general community. The zoning and overlay amendments contained in Minor Amendment Package 02/2014 are hereby being undertaken to ensure that prospective applicants are not unduly burdened by the zoning and overlay requirements of the planning scheme where these matters have been reconciled or addressed through the original development approval process.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The proposed amendments will be undertaken pursuant to the *Sustainable Planning Act 2009* and *Statutory Guideline 04/14: Making and Amending Local Planning Instruments (MALPI)*.

### **Risk Management**

The risk of not making the proposed amendments to the Planning Scheme is that Council policy directives to simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control will not be implemented.

### **Financial**

The proposed amendments to the Planning Scheme will be funded as part of the operating budget of the City Planning and Assessment Group.

### **People**

The staff resourcing required to make the proposed amendments to the Planning Scheme will be primarily drawn from the Strategic Planning Team of the City Planning and Assessment Group.

### **Environmental**

The proposed amendments do not relate to the environmental provisions of the RPS.

### **Social**

Elements of the proposed amendments will simplify planning provisions, remove redundant or cumbersome planning processes and remove low risk activities from planning control. This will reduce red tape and both the time and costs associated with preparing and assessing development applications.

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

The proposed amendments align with the Wise Planning and Design goals contained in Council's Corporate Plan 2010-2015 and the Redlands 2030 Community Plan. This includes managing population growth in a compact settlement pattern, supporting housing choice and affordability and improving efficiencies in the Redlands Planning Scheme.

## CONSULTATION

Given the limited scope of amendments proposed (i.e. zone and overlay mapping), Minor Amendment Package 02/2014 has been reviewed by staff within the Strategic Planning and Planning Assessment units only. *MALPI* does not require Council to undertake mandatory public consultation activities or consult with the state agencies when preparing a minor amendment.

## OPTIONS

1. That Council resolves to adopt the minor mapping amendments to the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Zone and Overlay Mapping Changes pursuant to the Sustainable Planning Act 2009; and

Provides delegated authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to set a commencement date for Minor Amendment Package 02/2014

2. That Council resolves to not proceed with all or part of the amendment package at this time.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: J Talty  
Seconded by: M Elliott

That Council resolves to:

1. **Adopt the minor mapping amendments to the Redlands Planning Scheme in line with the recommendations contained in Attachment 1: Minor Zone and Overlay Mapping Changes pursuant to the Sustainable Planning Act 2009; and**
2. **Delegate authority to the Chief Executive Officer in accordance with s.257(1)(b) of the *Local Government Act 2009* to set a commencement date for Minor Amendment Package 02/2014.**

**CARRIED 11/0**

## Proposed Amendments to Zone and Overlay Mapping

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### Explanation

Council is seeking to undertake minor amendments to the zone and overlay mapping of the Redlands Planning Scheme to reflect current development approvals granted by Council. These changes are considered minor in nature in accordance with Statutory Guideline 04/14: Making and Amending Local Planning Instruments section 2.3A.3(a).

### Proposed Amendments to Zone and Overlay Mapping

The proposed amendments to zone and overlay mapping are as follows:

1. Table 1: Minor Amendment – Zone Changes.
2. Table 2: Habitat Protection Overlay amendments
3. Table 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments
4. Table 4: Waterways, Wetlands and Moreton Bay amendments
5. Table 5: Landslide Hazard Overlay Amendments
6. Map 1: Minor zoning amendments
7. Map 2: Habitat Protection Overlay amendments
8. Map 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments
9. Map 4: Waterways, Wetlands and Moreton Bay amendments
10. Map 5: Landslide Hazard Overlay Amendments

### Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments to zone and overlay mapping as detailed in:

1. Minor amendment zone changes as reflected in Table 1 and Map 1; and
2. Minor amendment overlay changes as reflected in Tables 2 – 5 and Maps 2-5.



Redland City Council 1

<b>TABLE 1: Minor Amendment Package 02/2014</b>										
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>AMENDMENT SUMMARY</i>	<i>ZONECODE</i>	<i>SUBCODE</i>
Proposed reconfiguration at 28 Tindappah Drive, Thornlands. Refer to application number APS000183										
13	SP268705	990735	355160	N/A	36	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
14	SP268705	990736	355170	N/A	34	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
15	SP268705	990737	355180	N/A	32	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
16	SP268705	990738	355190	N/A	30	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
17	SP268705	990739	355200	N/A	28	Tindappah Drive	Thornlands	CP7/UR to UR	UR	-
Road Reserve	Adjacent to SP268705	N/A	N/A	N/A	N/A	Tindappah Drive	Thornlands	CP7/UR	NO ZONE	-
Proposed reconfiguration at 630-636 Main Road & 8 Nelson Road, Wellington Point. Refer to application number SB005229/SB005485										
901 (proposed)	N/A	N/A	N/A	N/A	N/A	Spurs Drive	Wellington Point	LDR/UR to OS	OS	-
100 (proposed)	N/A	N/A	N/A	N/A	N/A	Main Road	Wellington Point	LDR/UR/OS to OS	OS	-
Lots 1-31 (proposed)	N/A	N/A	N/A	N/A	N/A	Multiple	Wellington Point	LDR/UR/OS	UR	-
Lots 34 – 41 (proposed)	N/A	N/A	N/A	N/A	N/A	Multiple	Wellington Point	LDR/UR/OS to UR	UR	-
Road Reserve	N/A	N/A	N/A	N/A	N/A	Spurs Drive & Cashmere Court	Wellington Point	UR/OS/LDR	NO ZONE	-
Proposed reconfiguration at 59 Oasis Drive, Russell Island. Refer to application number APS000214										
Lot 1 (existing/realigned)	N/A	N/A	N/A	N/A	N/A	Oasis Drive	Russell Island	RN3/SMBI	RN	RN3
Lot 11 (existing/realigned)	N/A	N/A	N/A	N/A	N/A	Oasis Drive	Russell Island	RNU	SR	-

Redland City Council 1

<b>TABLE 1: Minor Amendment Package 02/2014 (continued)</b>										
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>AMENDMENT SUMMARY</i>	<i>ZONECODE</i>	<i>SUBCODE</i>
Proposed reconfiguration at 299-351 Heinemann Road, Mount Cotton. Refer to application number SB004850.10 and 11										
Lots 1001-1008 (proposed)	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	UR2/CP7	UR	UR2
Lots 1111 – 1116 (proposed)	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	UR2/CP7	UR	UR2
Proposed Reconfiguration at 19-37 Collins Street, Redland Bay. Refer to application number SB005458.										
Lots 35-44 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive and Beachwood Street	Redland Bay	UR/OS	UR	-

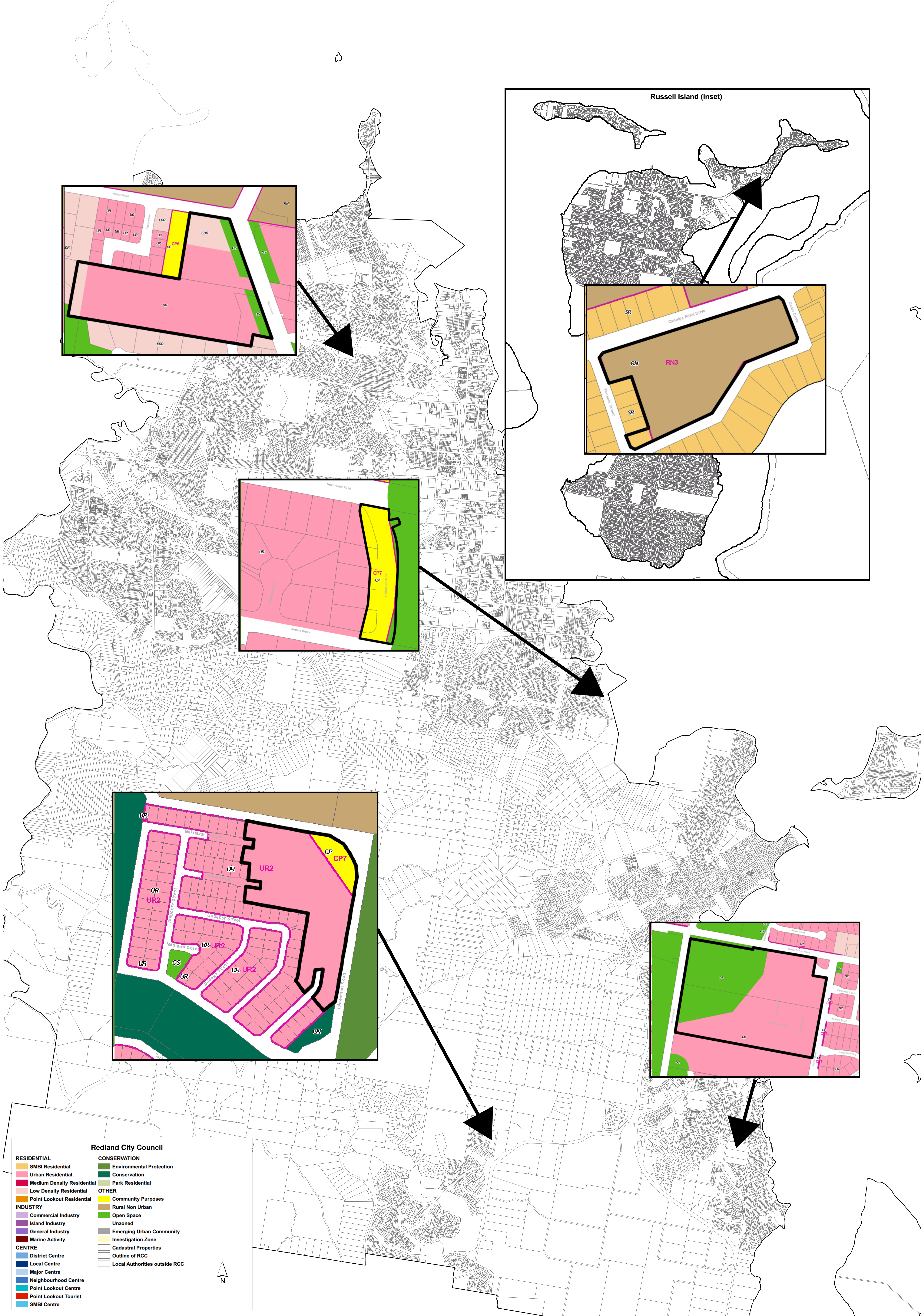
<b>TABLE 2: Habitat Protection Overlay amendments (removals)</b>									
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>	
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale	
1-3 (proposed)	N/A	N/A	N/A	N/A	N/A	Baywalk Place	Thornside	7 Baywalk Place, Thornlands	
25	SP267637	990983	357660	-	22	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
32	SP267637	990990	357730	-	24	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
Road Reserve	Adjacent to SP267637	-	-	-	-	Sandalwood Street	Thornlands	55-59 King Street, Thornlands	
1101-1104	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	299-351 Heinemann Road, Mount Cotton	
13-17	SP268705	N/A	N/A	N/A	N/A	Multiple	Thornlands	31-37 Moreton Road, Thornlands	
Road Reserve	Adjacent to SP268705	N/A	N/A	N/A	N/A	Tindappah Drive	Thornlands	31-37 Moreton Road, Thornlands	
1-41 (proposed)	N/A	N/A	N/A	N/A	N/A	Spurs Drive/ Cashmere Court	Wellington Point	630 -636 Main Road & 8 Nelson Road, Wellington Point	

Redland City Council 1

<b>TABLE 3: Flood Prone, Storm Tide and Drainage Constrained Land Overlay amendments (removals)</b>								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale
1-5 (proposed)	N/A	N/A	N/A	N/A	N/A	Baywalk Place	Thornside	7 Baywalk Place, Thornlands

<b>TABLE 4: Waterways, Wetlands and Moreton Bay Overlay amendments (removals)</b>								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2-36	SP264870	-	-	-	-	Multiple	Birkdale	21-29 Burbank Road, Birkdale
120-122	SP271161	-	-	-	-	Bankswood Drive	Redland Bay	41 Bankswood Drive, Redland Bay
2 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive	Redland Bay	19-37 Collins Street & 153-187 School of Art Road, Redland Bay
1101-1104	N/A	N/A	N/A	N/A	N/A	Balthazar Circuit	Mount Cotton	299-351 Heinemann Road, Mount Cotton

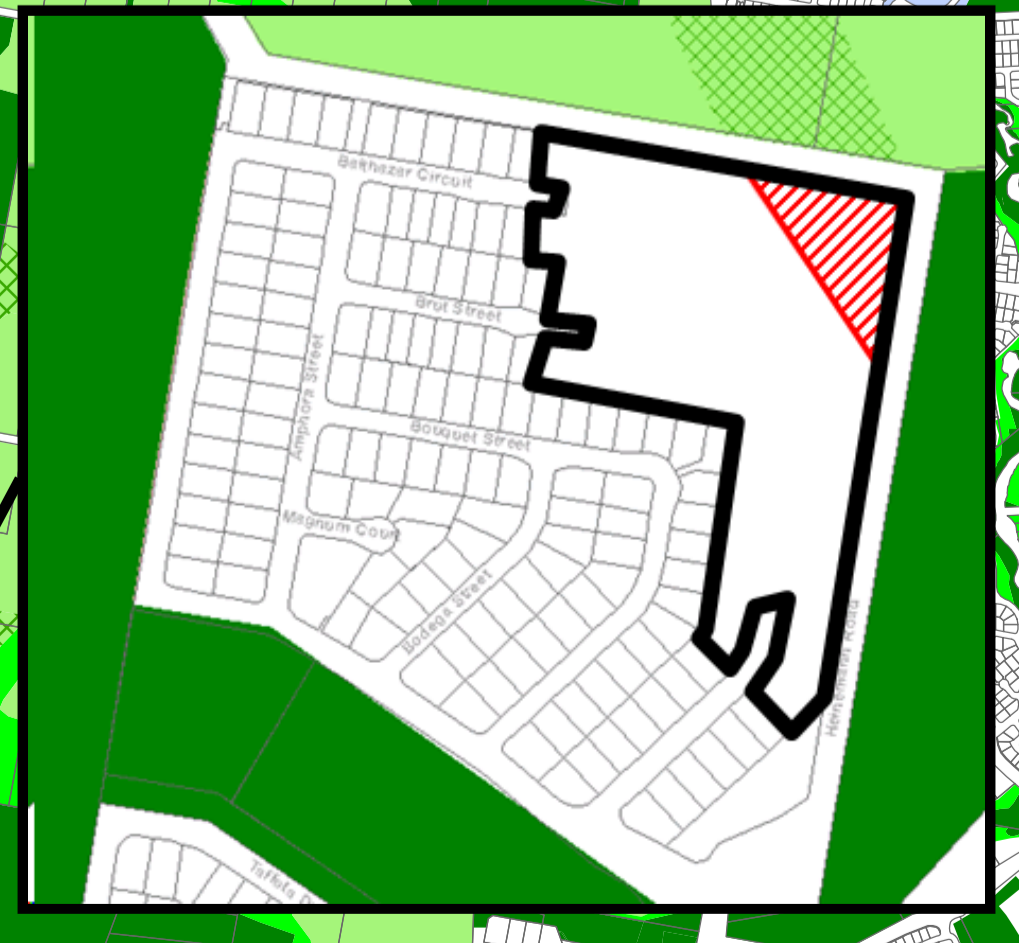
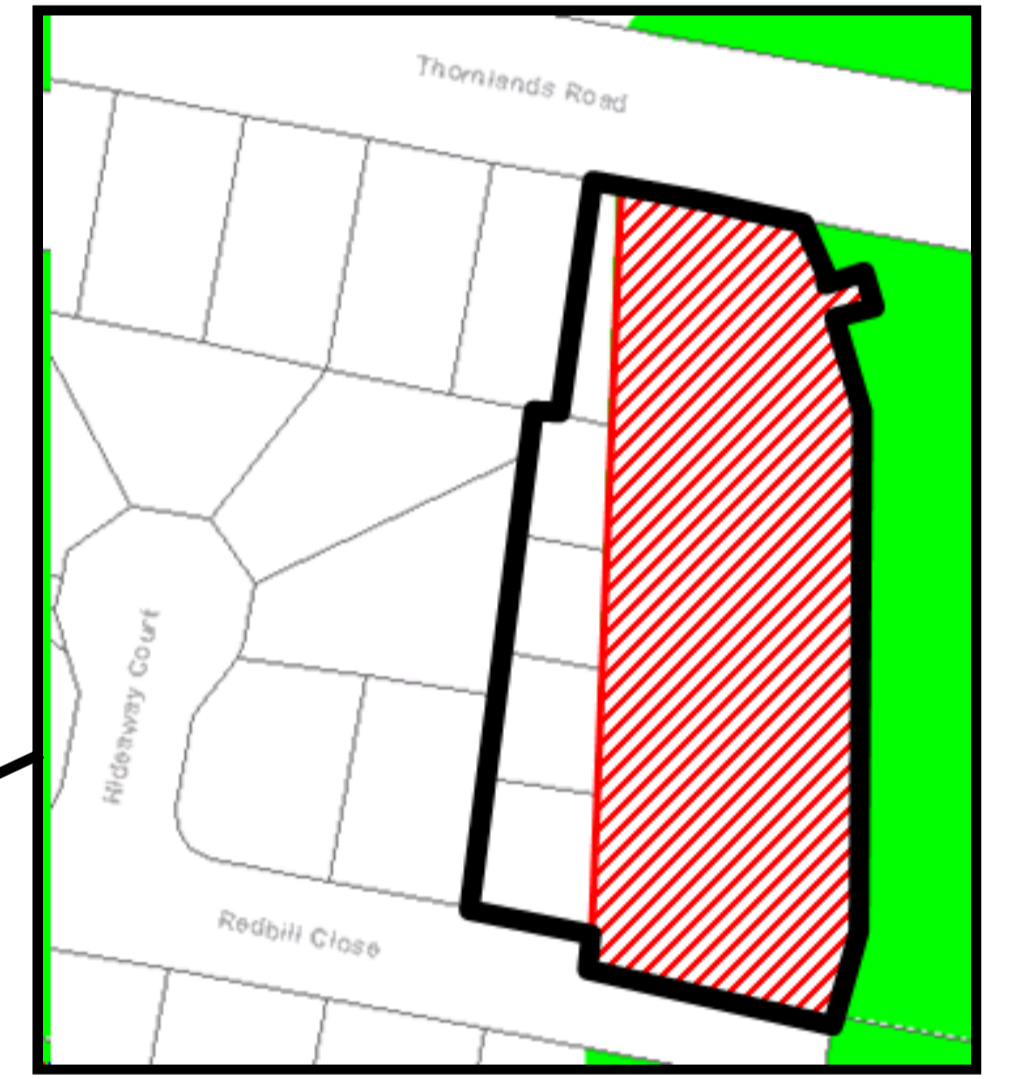
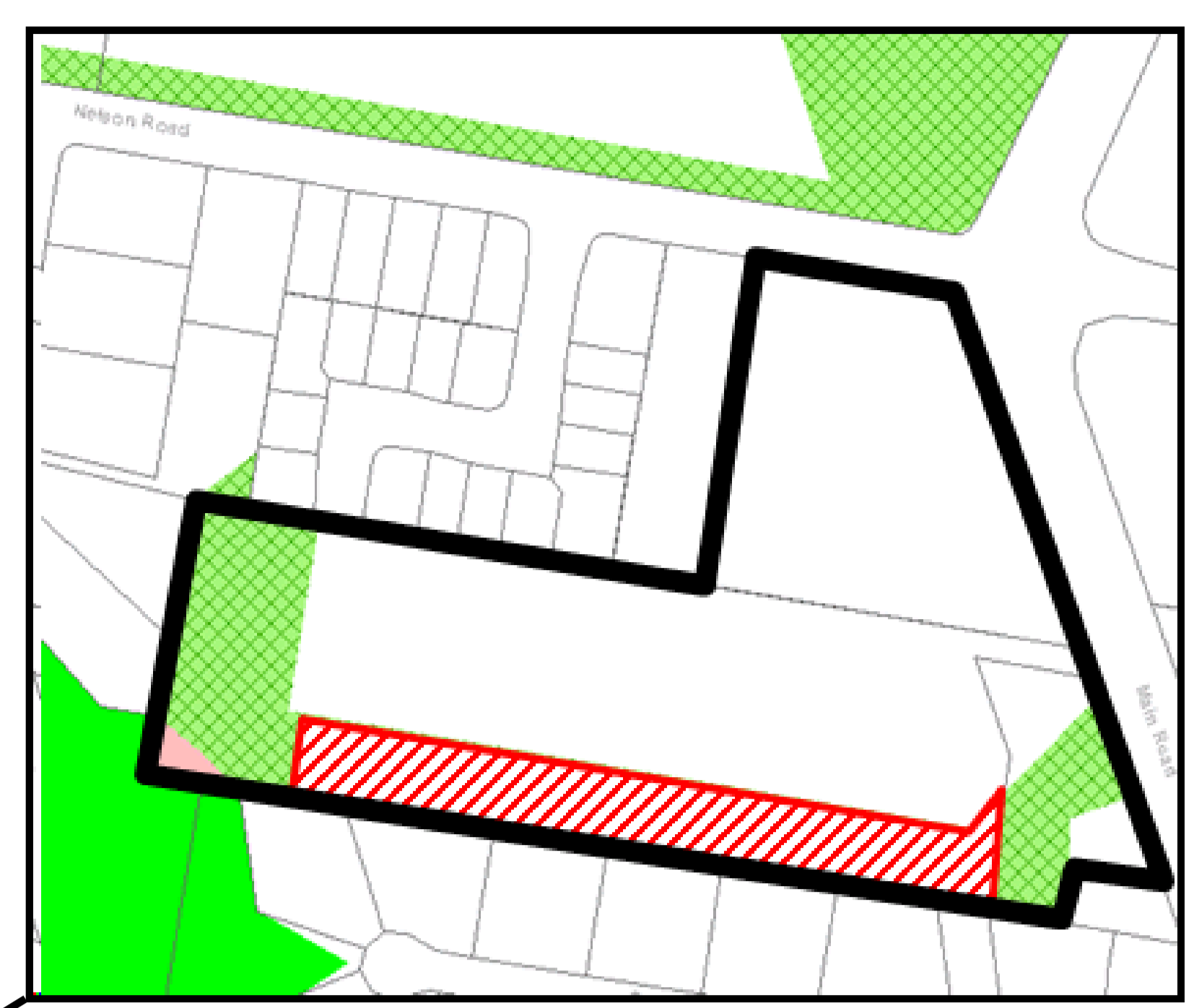
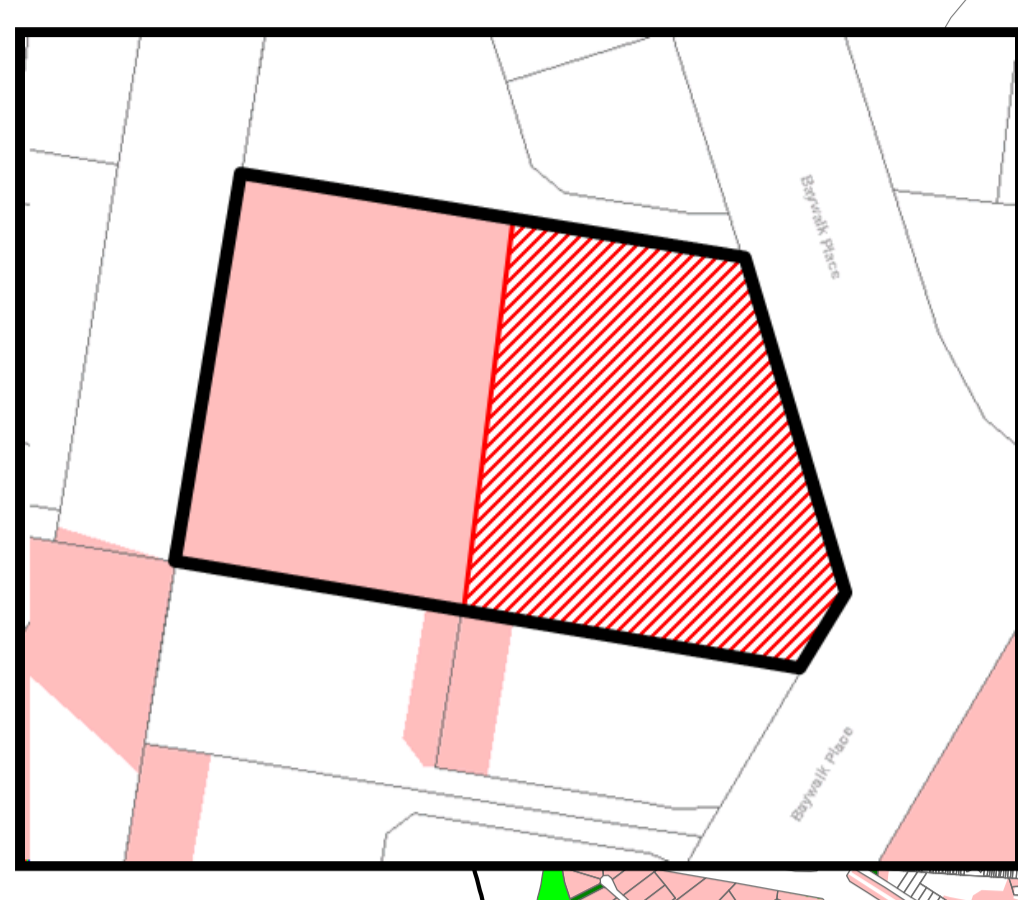
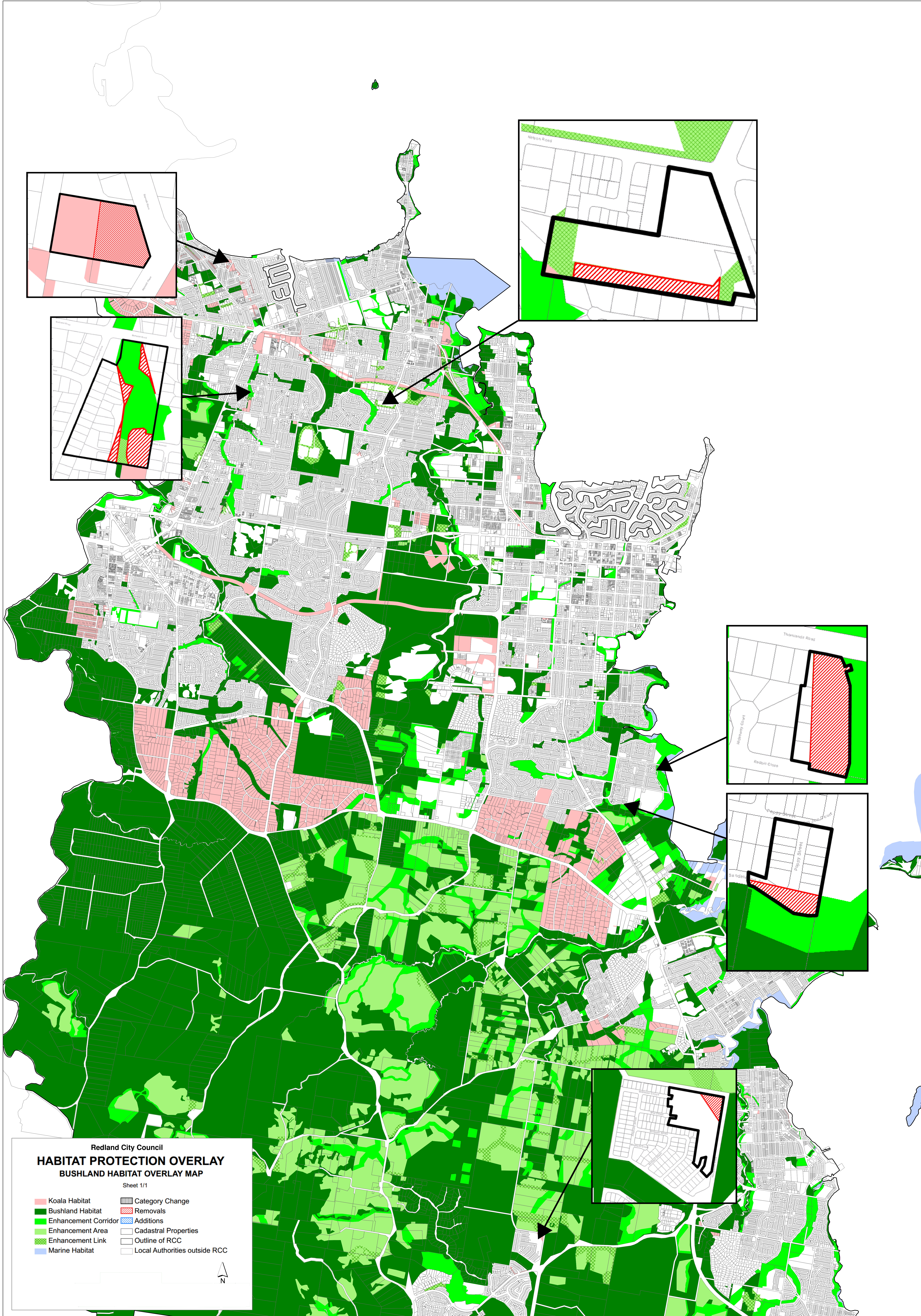
<b>TABLE 5: Landslide Hazard Overlay amendments (removals)</b>								
<i>LOT</i>	<i>PLAN</i>	<i>LANDNO</i>	<i>PROPERTYNO</i>	<i>UNIT</i>	<i>HOUSE</i>	<i>STREET</i>	<i>SUBURB</i>	<i>ORIGINAL ADDRESS</i>
2 (proposed)	N/A	N/A	N/A	N/A	N/A	Bankswood Drive	Redland Bay	19-37 Collins Street & 153-187 School of Art Road, Redland Bay



**Redland City Council**

- |                            |                               |
|----------------------------|-------------------------------|
| <b>RESIDENTIAL</b>         | <b>CONSERVATION</b>           |
| SMBI Residential           | Environmental Protection      |
| Urban Residential          | Conservation                  |
| Medium Density Residential | Park Residential              |
| Low Density Residential    | <b>OTHER</b>                  |
| Point Lookout Residential  | Community Purposes            |
|                            | Rural Non Urban               |
| <b>INDUSTRY</b>            | Open Space                    |
| Commercial Industry        | Unzoned                       |
| Island Industry            | Emerging Urban Community      |
| General Industry           | Investigation Zone            |
| Marine Activity            | Cadastral Properties          |
|                            | Outline of RCC                |
| <b>CENTRE</b>              | Local Authorities outside RCC |
| District Centre            |                               |
| Local Centre               |                               |
| Major Centre               |                               |
| Neighbourhood Centre       |                               |
| Point Lookout Centre       |                               |
| Point Lookout Tourist      |                               |
| SMBI Centre                |                               |

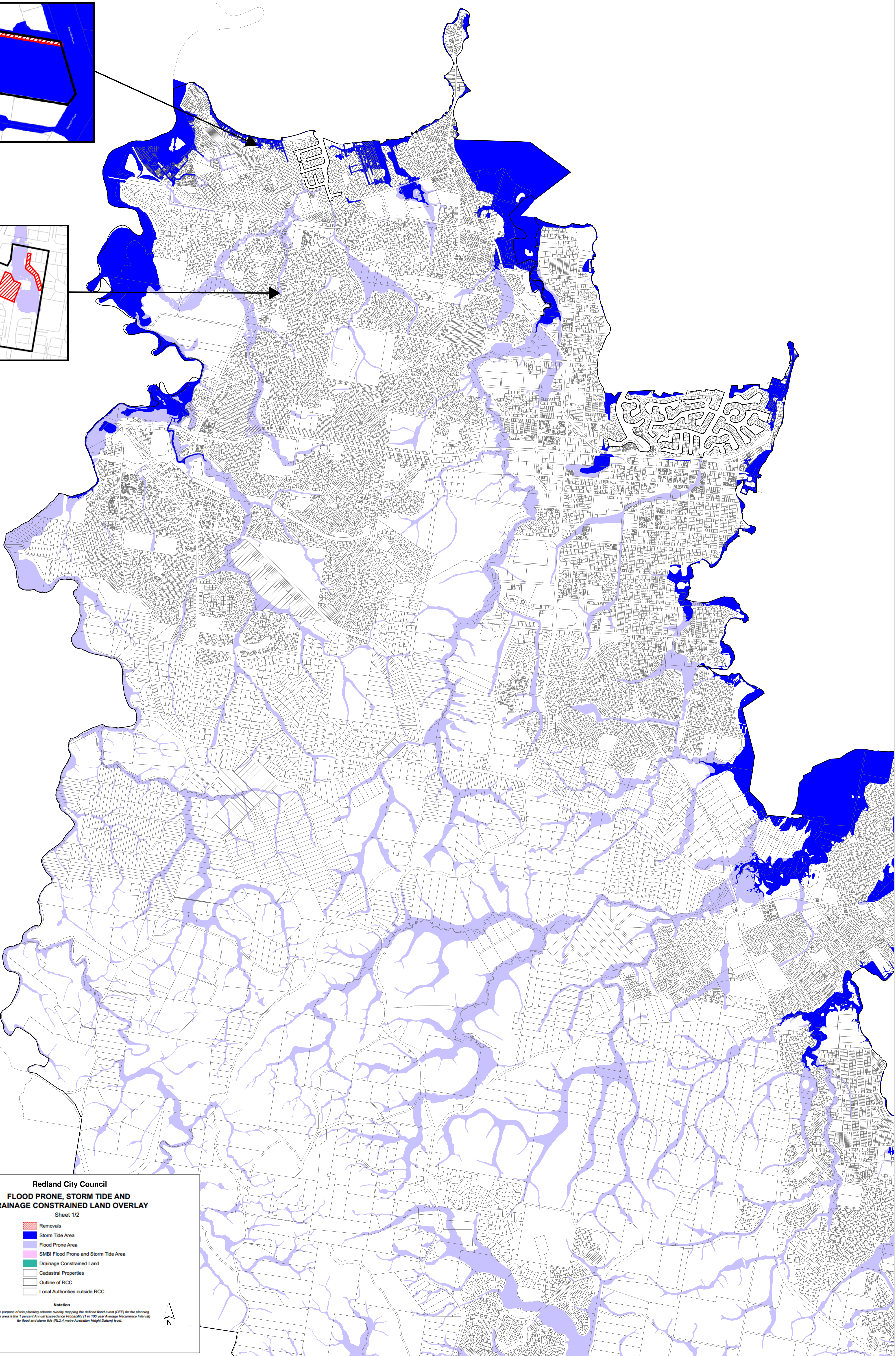
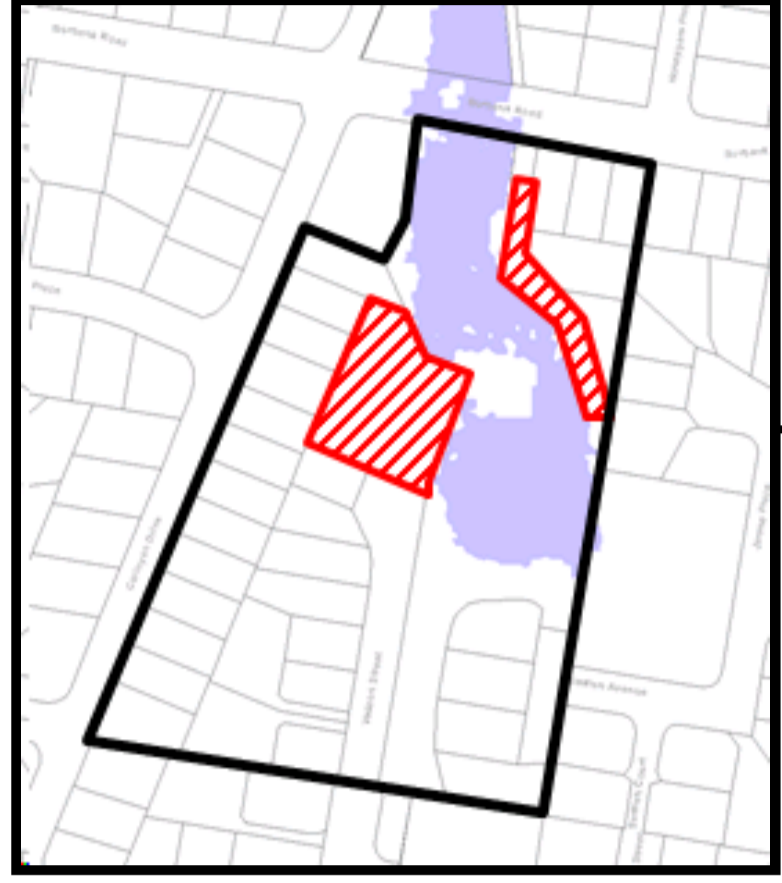
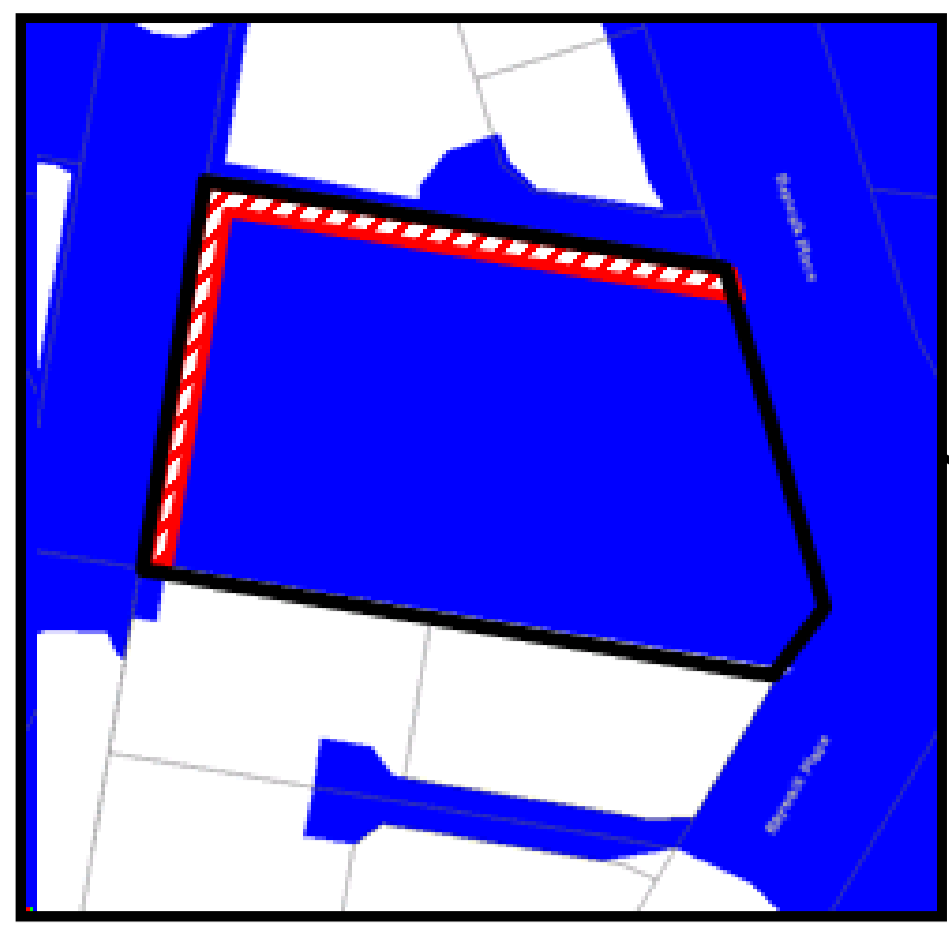






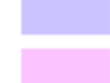




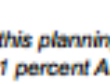
Redland City Council  
**HABITAT PROTECTION OVERLAY**  
**BUSHLAND HABITAT OVERLAY MAP**  
 Sheet 1/1

Koala Habitat	Category Change
Bushland Habitat	Removals
Enhancement Corridor	Additions
Enhancement Area	Cadastral Properties
Enhancement Link	Outline of RCC
Marine Habitat	Local Authorities outside RCC

N



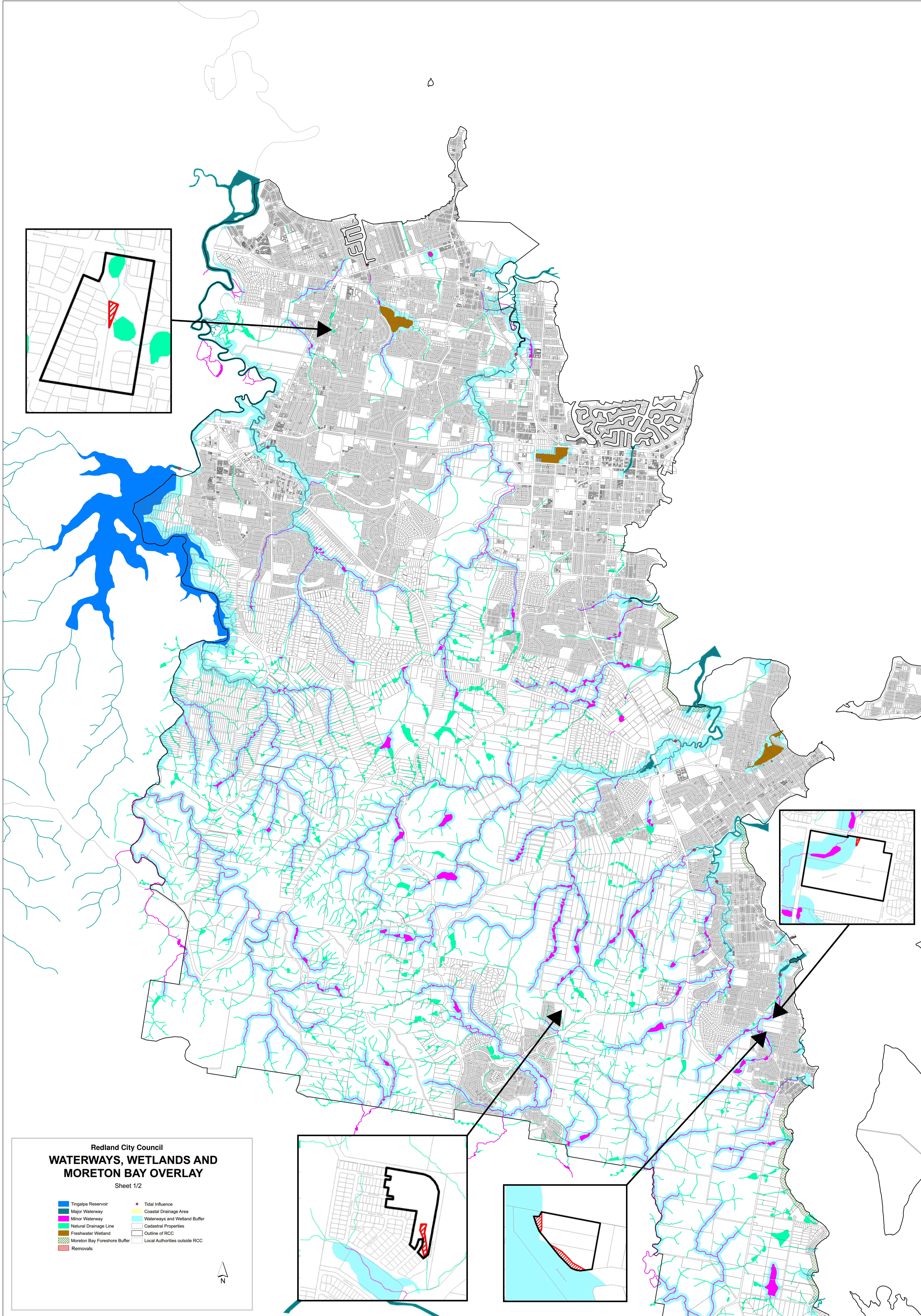
**Redland City Council**  
**FLOOD PRONE, STORM TIDE AND**  
**DRAINAGE CONSTRAINED LAND OVERLAY**  
Sheet 1/2

-  Removals
-  Storm Tide Area
-  Flood Prone Area
-  SMI Flood Prone and Storm Tide Area
-  Drainage Constrained Land
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

**Notation**














For the purpose of this planning scheme overlay mapping the defined flood event (DFE) for the planning scheme area is the 1 percent Annual Exceedance Probability (1 in 100 year Average Recurrence Interval) for flood and storm tide (PL2.4 metre Australian Height Datum) level.



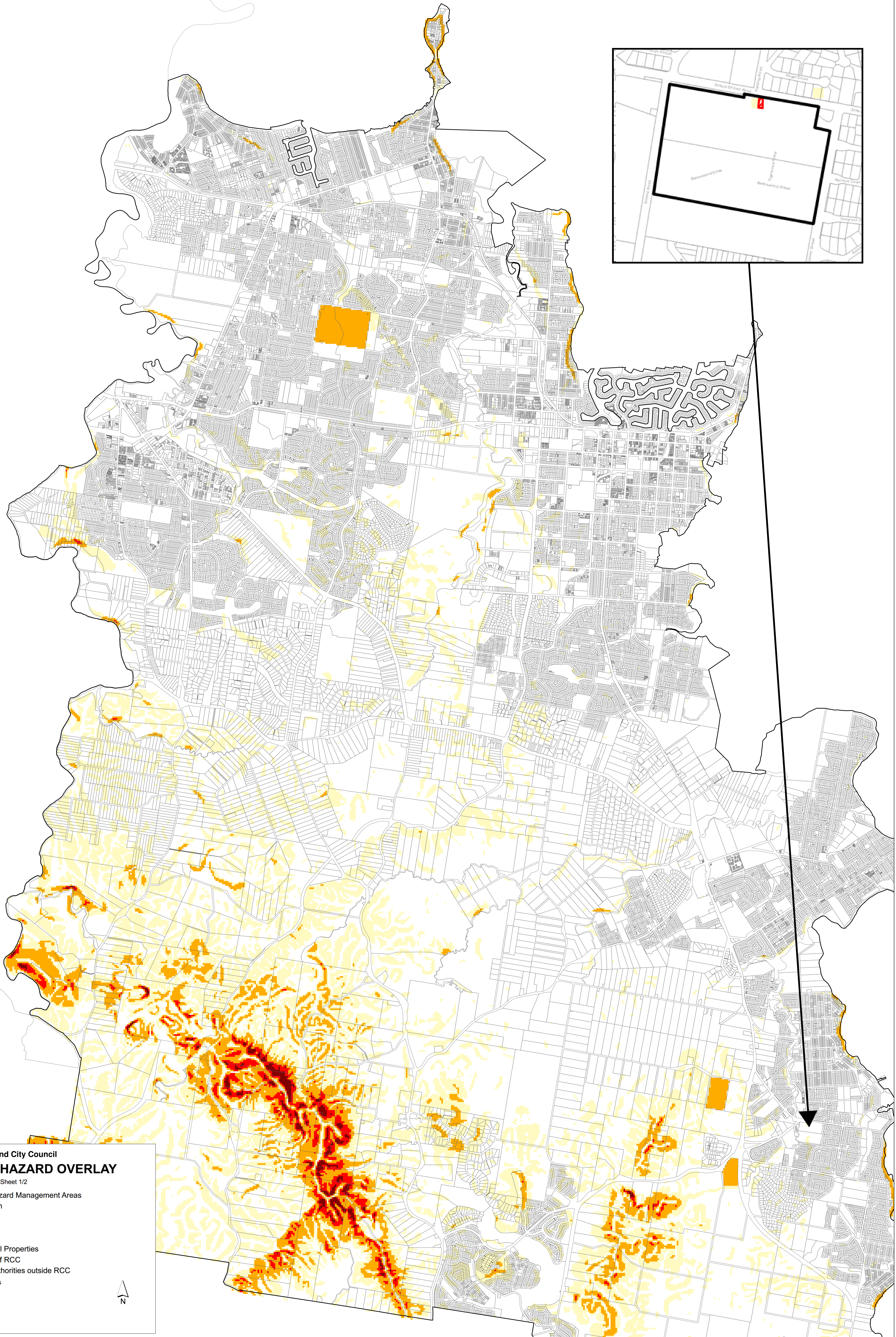


**Redland City Council**  
**WATERWAYS, WETLANDS AND**  
**MORETON BAY OVERLAY**

Sheet 1/2

- |  |   |
|--|---|
|  Tingalpa Reservoir           |  Tidal Influence               |
|  Major Waterway               |  Coastal Drainage Area         |
|  Minor Waterway               |  Waterways and Wetland Buffer  |
|  Natural Drainage Line        |  Cadastral Properties          |
|  Freshwater Wetland           |  Outline of RCC                |
|  Moreton Bay Foreshore Buffer |  Local Authorities outside RCC |
|  Removals                     |   |





Redland City Council  
**LANDSLIDE HAZARD OVERLAY**

Sheet 1/2

Landslide Hazard Management Areas

- Very High
- High
- Medium
- Low
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC
- Removals





**11.4 PORTFOLIO 5 (CR PAUL GLEESON)****INFRASTRUCTURE & OPERATIONS****11.4.1 REDLANDS MEMORIAL PRECINCT****Dataworks Filename:** CR War Memorials**Attachment:** [Memorial Concept, Engagement Results & LMP](#)**Authorising Officer:****Gary Soutar**  
**General Manager Infrastructure and Operations****Responsible Officer:****Lex Smith**  
**Group Manager City Spaces****Author:****Cameron Mackay**  
**Landscape Architect****PURPOSE**

The purpose of this report is to present community engagement results of the proposed ANZAC memorial; notify Council of Kinsail Court Park Land Management Plan (LMP) as approved by the Department of Natural Resources & Mines (DNRM) and to seek Council approval for the installation of the ANZAC Memorial.

**BACKGROUND**

At its meeting of 16 July 2014, Council resolved that:

- 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*
- 4. Natural Resources & Mines regarding the revised concept prior to future community engagement activities;*
- 5. 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*
- 6. That the principal petitioner be advised in writing.*

In response to the above resolution, Council officers developed and exhibited a revised memorial concept for community comment.

The concept and community engagement were reviewed by DNRM who exercised their legislative right to request an LMP for Kinsail Court Park, Cleveland.

Council officers completed a LMP for Kinsail Court Park and submitted to DNRM for approval as requested. DNRM have since approved the Kinsail Court Park LMP.

## ISSUES

- Council received 52 submissions in relation to proposed memorial precinct throughout community engagement period.
- Community engagement results indicated that 47% of respondents supported the proposal; 45% did not support the proposal; and 8% supported part of proposal or did not indicate their support or opposition.

## STRATEGIC IMPLICATIONS

### Planning Requirements

No requirement for planning approvals has been identified by Council planning officers.

### Legislative Requirements

Council, the registered trustee for Kinsail Court Park, now holds a DNRM-approved LMP for Kinsail Court Park requested under Section 48 of the *Land Act 1994* which states:

*48. The trustee of trust land must, if asked by the Minister—  
(a) prepare and give to the Minister a management plan for the trust land; and  
(b) at all reasonable times, make all trust records available for inspection by the Minister and allow copies and notes of the records to be made.*

The above legislative requirements have now been satisfied.

### Risk Management

#### Risks:

- Federal and Local Government grant funding applications are not successful.
- Memorial precinct is not constructed by ANZAC Day 2015.

#### Opportunities:

- Enhanced recreational opportunity within Kinsail Court Park.
- Enhanced spectator and participant experience at future ANZAC Day ceremonies.
- Provision of public space for the acknowledgement of those currently serving in the armed forces, those that fought in battle, and those that have fallen.

### Financial

The project completion is subject to securing grant funding. It is anticipated that proposed memorial project will be funded by:

- Australian Government Centenary of ANZAC Grants Program - \$60000
- Local Government Major Infrastructure Grants Program - \$50000
- Remainder of expenses to be covered by the RSL.

The preparation of construction drawings and project management services are undertaken by Council under a 'Works In Kind' understanding.

At this stage, all grant funding secured by the RSL is for the construction of memorial only (and generally some auxiliary items required for construction works i.e. site management, building certifications/approvals etc).

Should additional budget be required for other auxiliary items associated with the installation of memorial, then this would need to be considered by the RSL.

Should grant funding become available and a memorial structure is constructed, Council would then be responsible for maintenance and upkeep expenses.

### **People**

If Council approves the revised memorial precinct concept in accordance with LMP for Kinsail Court Park, landscape architects from Council's PPPU will complete construction drawings for future tendering purposes.

### **Environmental**

Kinsail Court Park is zoned as 'Open Space' parkland and is currently grassed, with limited or no native/remnant vegetation. Council environment officers have advised that the proposed memorial precinct installation will have no impact on local koala communities. No trees have been identified as requiring removal as part of the proposed memorial precinct installation works.

Overlays triggered under the current planning scheme include:

1. Acid sulphate soils;
2. Road and rail noise; and
3. Waterways and wetlands.

The memorial proposal will be installed in accordance with the provisions of these overlays.

Council's existing Traffic Management Plan (TMP) will be updated to address potential parking and pedestrian issues. Updates to Council's TMP will include the installation of temporary vehicular barriers to the perimeter of Kinsail Court Park to prevent unauthorised vehicular access throughout ANZAC Day ceremonies.

### **Social**

Should Council resolve to support the installation of the revised memorial precinct within Kinsail Court Park, Council officers will ensure the final memorial plan along with community feedback results are uploaded onto Council's website.

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

The Open Space Plan does not specify a desired recreational activity within Kinsail Court Park. The park is also zoned as 'Open Space' recreation and as previously communicated by the Acting Manager Planning Assessment - the proposed memorial is not a separate use to the existing park; it is a natural and ordinary consequence of the parkland.

## CONSULTATION

- DNRM in relation to Land Management Plan;
- Council's environment officers in relation to existing koala communities;
- Council's Permit Officer in relation to TMP;
- Portfolio 5 Councillor.

### Community Consultation

The proposed memorial concept plan was released for public exhibition and feedback from 29 September 2014 to 27 October 2014 (4 weeks).

Approximately 450 pamphlets (see attachments) detailing the proposed memorial were given to the Returned & Services League (RSL) for distribution. Large format concept prints were also provided to the RSL for public display within Redlands RSL.

Council also uploaded the proposed memorial concept onto Council's website along with online feedback facility.

A total of 52 formal submissions were received by Council throughout the 4-week engagement period:

- 47% of respondents approved of the proposed memorial concept;
- 45% of respondents disapproved the proposed memorial concept;
- 8% of respondents either did not specify or liked parts of proposed memorial concept.

The key issues coming out of community engagement centre on parking and traffic management. Council currently has a TMP for ANZAC Day ceremonies which will be updated as required to accommodate proposed memorial and changes to future ANZAC Day events.

Refer to attachments for a more detailed breakdown of community engagement results.

## OPTIONS

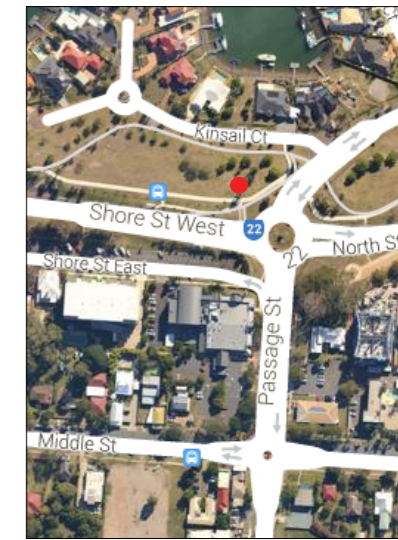
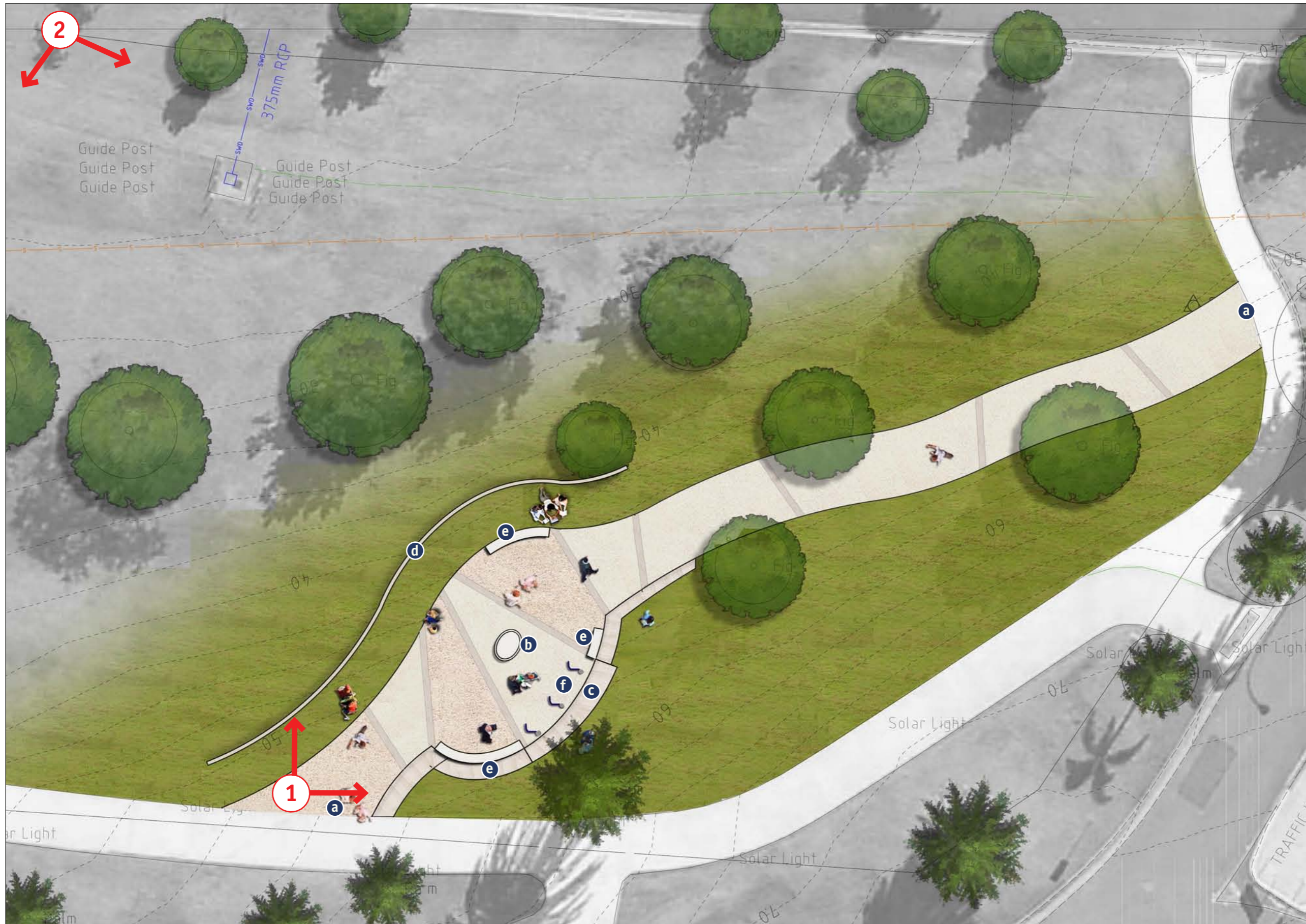
1. To approve the installation of the revised memorial proposal within Kinsail Court Park.
2. Seek alternative location and design for proposed memorial precinct.
3. Do not endorse revised memorial precinct as per current proposal.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr M Edwards

**That Council resolves to approve the installation of the revised memorial proposal within Kinsail Court Park.**

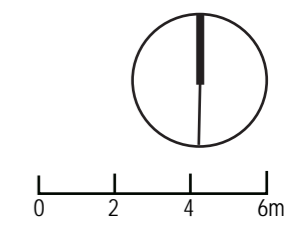
**CARRIED 11/0**



**Locality Plan**

**Notes:**

- a** Footpath to connect to existing network - footpath to be a maximum 3.5m wide.
- b** Proposed memorial element - Reverse Arms Soldier Statue.
- c** Proposed tilted retaining wall with etched or sandblasted descriptions of the battles fought by Australians in WWI - maximum 0.8m high
- d** Lower retaining wall - maximum 0.8m high.
- e** Concrete seating elements
- f** Three Flag Poles.







**Memorial Results - Community Engagement 29 September - 27 October 2014 (4 weeks)**

DW#	Rspnse	Support		Part/DNS	Extra Comments
		Yes	No		
(1) 8378204	C	1			Drainage and Skateboard considerations
(2) 8385789	C		1		Prefer another location
(3) 8392809	C		1		LMP, prefer upgrade existing cenotaph, parking, tree removal, koalas, skateboarding concerns, lighting concerns
(4) 8401068	C			1	Prefer lower side of park (natural amphitheatre)
(5) 8401384	C			1	Parking and bollard issues (did not specify, just a lot of concern around parking in Kinsail Crt)
(6) 8408693	C	1			Balustrading, more trees, funidng and maintenance
(7) 8385897/6	C	1			Petition supporting proposed memorial (from RSL) includes 30 signitures
(8) 8414593	N	1			Thinks memorial is beautiful and will enhance park
(9) 8419090	Y		1		Prefer if original cenotaph location was ugraded, parking, security, open space concerns, noise impact
(10) 8419083	N	1			Challenge holding existing ANZAC ceromonies at Existing Cenotaph Site, prefer if memorial was lower on slope
(11) 8416354	N			1	Current proposal not adequate, move memorial in western direction to flat area, plant shrubs to address sightlines
(12) 8418234	N	1			Move memorial further down hill to utilise amphitheatre
(13) 8425903	N		1		Current proposal draws attention from existing Cenotaph, park not vancant land, traffic & parking, no much concrete, not enough planting, no lighting/lighting concerns.
(14) 8425918	N		1		Prefer original design and location
(15) 8439191	Y		1		Role of Council as trustee, community enagagement methodology, questions, locations, funding, disrespect/dishonesty
(16) 8441392	Y		1		Previous petitions, Land Act compliance, complaint to Minister
(17) 8442823	N	1			Petition to support memorial (National Seniors Australia) includes 40 signitures
(18) 8445702	N	1			Prefer if memorial was placed in the location of previous design, concerns with morning sun into the eyes, access by the agec
(19) 8451884	N	1			NSAAQ (submssion)
(20) 8451876	N	1			RSL (submission)
(21) 8451937	N	1			Letter of support for proposed memorial within Kinsail Court
(22) 8450659	N		1		Does not believe the grant funds are being used effectively to comemorate WW1 Centenary (provides other examples)
(23) 8450658	N		1		Highlighting Comments against memorial (online Redlands 2030)
(24) 8382067	N	1			Support for proposal
		12	9	3	
<b>22</b>					

**Suvey Results (online)**

1	Part/DNS
16	Against
13	Support
<b>30</b>	

<b>Totals</b>	
Yes	25
No	23
Part/DNS	4
	<b>52</b>

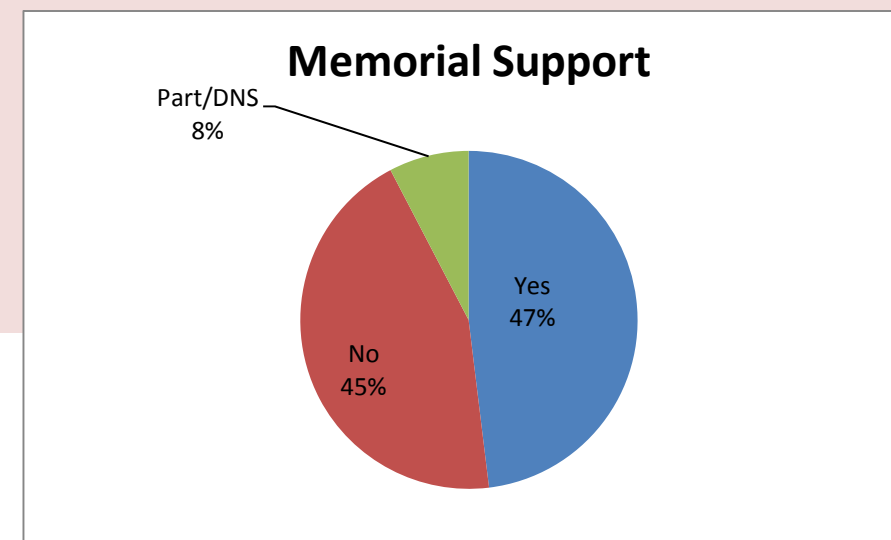
**\*Part/DNS - Like part of memorial or Did Not Specify**

**RSL Commuity Engagement Feedback Period**

RSL/NSSAQ Management Committee have been meeting with RSL members over 6 to 7 months  
 75-80 RSL members voted unaminously to support all designs pur forward  
 150 verbal support comments recieved by RSL/NSAAQ Committee  
 100 (minimum) verbal support comments taken by reception staff  
 450 pamphlets were given to RSL members  
 Large format prints displayed at RSL Club attracting supportive comments

**NSSAQ Community Engagement Feedback Summary**

200 members of which 80 regularly attend  
 Complete support for memorial within park







Artists impression of proposed memorial

## Tell us what you think?

What are your thoughts on the Redlands Anzac Centenary Memorial proposal?

- How do you feel about the proposed design?
- What design features do you like?
- Why is it important for Redland City to have an ANZAC memorial?
- What does an appropriate ANZAC memorial mean to you?
- Is it important that this memorial is near our current Cleveland cenotaph?
- Does your family have a World War 1 Anzac story?

**“The memorial will provide a place of peace, solace and simple beauty as we remember those who made the ultimate sacrifice.”**

**“An attractive and visually unobtrusive memorial to so many Australian servicemen and women who made the ultimate sacrifice for their fellow and future Australians.”**

Information to help you comment on the memorial proposal will be available through your Redlands RSL Sub-Branch, Council’s Libraries, Customer Service Centres, website and Facebook.

**Comments close on 27 October 2014.**

You can tell us what you think by:

- taking the online survey at [www.redland.qld.gov.au](http://www.redland.qld.gov.au)
- email comments to [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au) with ‘Anzac Memorial’ in the title
- writing to Council at PO BOX 21, Cleveland, Qld 4163

You can also provide you comments to the Redlands RSL Sub-Branch by:

- phone 07 3488 1105
- mail PO Box 1228, Cleveland, Qld 4163
- email [info@redlandrsl.com.au](mailto:info@redlandrsl.com.au)

# ANZAC Centenary Memorial proposal

## Redland City



Proposed RSL Memorial – Kinsail Court Park, Raby Bay

**The centenary of World War 1 (1914-18) or the ‘Great War’ is being commemorated around the world as a period of enormous human loss, sacrifice, and courage that helped define our world today.**



Redlands RSL League



Redland CITY COUNCIL

9581 10/14



Redlands RSL League



Redland CITY COUNCIL

The memory of the sacrifice, courage and honour of Australians who fought in the World War 1 is tinged with both sadness and enormous pride. The First World War campaigns, including the Gallipoli landing in which Australians fought with such unique distinction, character and bravery, are recognised as the defining moments of our nationhood and the birth of the ANZAC tradition

The Australian Government has invited every electorate across Australia to help mark the occasion through the ANZAC Centenary commemorations.

The respect and remembrance of the ANZAC tradition has growing resonance in the Redlands with as many as 10,000 people regularly attending Redland City memorial services, the third highest Anzac Day attendance in Queensland.

## How should we mark this special centenary?

The Returned and Services League of Australia (RSL) Redlands Sub-Branch and National Servicemen Association of Australia Queensland (NSAAQ) are applying for government grant funding, including Australian Government ANZAC Centenary funding, for a memorial to commemorate the ANZAC Centenary.

Working with Redland City Council, the Redlands RSL and NSAAQ have proposed a new and revised concept for a special Anzac Centenary Memorial to be located in Kinsail Court, Cleveland, near to the existing RSL Cenotaph.

This new Anzac Centenary memorial concept has been proposed as a community project and is not a Redland City Council or RSL project.

The Redlands community is being asked to give its views on the proposal by 27 October 2014

**“A special and dignified place to remember and reflect”**



## About the Redland ANZAC Centenary Memorial proposal

- The new memorial design responds to community comments on earlier design by working within the existing contours of the park.
- Its low profile sloping retaining walls offer a visually unobtrusive and sensitive reminder of the battles in which so many Australians have made the ultimate sacrifice.
- The memorial provides a low key feature that will activate the use of the park by pedestrians
- The proposed memorial will only occupy a small portion of Kinsail Park and will not impact on the existing uses of the park as a public space.
- The park will not be used for vehicle parking
- If the memorial is agreed, future tree plantings will be considered as further enhancement to the park and the memorial.

## Land Management Plan Kinsail Court Park, Cleveland

**Land Management Plan Duration:** *5 years*

### 1. COMPLIANCE WITH LEGISLATION, PLANNING SCHEMES, etc

- Redland Planning Scheme Version 6.2
  - Division 16 Open Space Zone code
  - Section 6.20.4 Park Code
- Redland Open Space Strategy 2012
  - Suburb Catchment Area 3, Neighbourhood 25
- Local Government Act 2009
  - Part 3 (5) (a)
  - Redland Corporate Plan 2010-2015
  - Redland Asset and Services Management Plan
  - Redland Financial Strategy
  - Annual Budget 2014/2015
- Land Act 1994
  - Chapter 3 Part 1 Division 1

### 2. TRUSTEE DETAILS

**Trustee's Name/s**

Redland City Council

**Trustee's Address/s**

PO Box 21 Cleveland 4163

### 3. EXISTING TENURE OF THE SUBJECT LAND

**Trust Land description:**

Land Number 117117, Property Number 289870

Land Use – Park, Tenure - Reserve

**Lot: 537 Plan: SL12771**

**Parish:** Cleveland **County:** Stanley

**Local Government:** Redland City Council

**Area of land (in hectares):** 1.51ha

---

## 4. EXISTING DESCRIPTION OF THE SUBJECT LAND

### Site Description:

- The site is an open area of parkland
- The site has over 100 mature and immature trees
- The park was formed during the 1990 as part of the Raby Bay canal estate
- The park is part of a linear open space system stretching from Cleveland Town Centre to Cleveland Point.
- The park has no cultural and historical significance beyond its 20 year existence

### Local Area Description:

- The Redland Open Space Strategy indicates that Kinsail Court Park is in Suburban Catchment Area 3 which is made up of Ormiston and Cleveland.
- Ormiston and Cleveland contain established areas but in the next twenty years (from 2006) the residential population is expected to increase by 4,641 people to 24,598 residents—a 23.3% increase. Most of the population growth will occur in Cleveland (3,140) and about three-quarters of these people will live in medium density style accommodation.
- Cleveland is the civic heart of the city, a major centre and host to regional events. It is the gateway to North Stradbroke Island.
- Kinsail Court Park is located within 2km radius of are the following recreation, sporting, community and social locations and opportunities:
  - Cleveland CBD
  - Cleveland Point recreation Reserve (Destination Park)
  - GJ Walter Park (Community Park)
  - Raby Bay Foreshore Park
  - Raby Bay Boulevard Park
  - Raby Bay Esplanade Park
  - Linear Park
  - The Black Swamp
  - The Redland Performing Arts Centre
  - Cleveland Railway Station
  - McWilliam Street Boat Ramp
  - The Old School House Gallery
  - The Grand View Hotel
  - The Cleveland RSL
  - Anzac Memorial Park
  - Henry Ziegenfusz Sportsfields
  - The Cleveland Showgrounds
  - Access to the Moreton Bay Cycleway
  - The Donald Simpson Under 55 Centre
- The park is located in a central part of the city which is supplied with a significant number of activities, open space area, services and facilities.

- The Cleveland CBD Master Plan highlights a vision that includes:
  - Cleveland Centre is the vibrant and exciting gateway to Moreton Bay.
  - A destination with unrivalled attractions and exciting buildings and streets focused around Raby Bay.
  - In the Bayside Precinct a rich mix of entertainment and shopping opportunities are easily reached by foot and it provides a great environment in which to relax with friends, either in the waterside park or in one of the many cafes or restaurants that make the most of the bay views.
  - It is a centre with a village feel and is easy to make home, with a range of high quality apartments, for all ages and family size. These have been designed to enjoy spectacular views across the bay and make the most of their proximity to the services and facilities that the Centre offers, satisfying the daily needs of any family.
  - It is easy to get to, and around with an excellent and convenient public transport network that services not only the Centre but also the surrounding residential neighbourhoods and local attractions. It is admired for its safe, pedestrian and cyclist friendly streets, as well as its integrated and diverse network of parks and plazas that connect the harbour to the Centre.
  - The variety of activities that make the Centre vibrant throughout the day provide for the needs of all citizens and visitors and make Cleveland a desirable place to live, work, relax and be educated and entertained.
  - Cleveland Centre is an exemplar of environmental, economic and social responsibility and is a focus for community life and civic activity.”
- The Redland Planning Scheme
  - The park is zoned Open Space
  - The park is surrounded by Urban Residential Zoning to the north and Medium Density, Local Centre and Open Space to the south.
  - The park is surrounded by road reserve, Ross Canal and one residential block shares a boundary with the park
  - The residential housing adjacent to the park front onto Ross Canal and Cortes Canal.
  - Kinsail Court is a double ended cul-de-sac
  - The parks planning overlays include Road and Rail Noise Impact and Acid Sulfate Soils (Below 5 metres AHD)

**Existing ‘Uses’ (Primary and Secondary):**

- Existing Uses include:
  - A section of the Moreton Bay Cycleway is situated on the southern side of the park
  - Light vegetation offering shade to pedestrians and cyclists

- Off street car parking is situated on the southern side of the park
- There is a public fishing and viewing platform into Ross Canal on the western side of the park
- There is a bus stop with seating
- There are otherwise no picnic shelters, seating or any other parks infrastructure to encourage use
- The park primarily functions as a recreation corridor and a buffer to Shore Street North for the Kinsail Court residences

**Existing Interests:**

- There are no leases or licences over the park
- There is a power easement running north west across the park

**Existing Infrastructure:**

- Mature Trees and garden beds
- 1 bus shelter
- There is an underground power cable running north west across the park in its own easement
- There is a waste water pressure pipe running east west through the middle of the park
- 20 off road car parks
- There is a 30m timber fishing and viewing platform overlooking Ross Canal
- Lighting poles
- Approx 430m of footpath (3m wide)

**Native Title Status:**

Native title implications will be assessed in accordance with the State's Native Title Work procedures prior to any dealings being undertaken on the reserve.

*(Insert details of Native Title considerations made. NOTE: an application cannot proceed if Native Title is an issue and it cannot be resolved.)*

**5. PROPOSED USE/S OF THE SUBJECT LAND**

**Proposed 'Use/s' of the subject land:**

The proposed use of subject land is for informal recreation, including facilities for future memorial services. The proposed memorial service infrastructure within subject land is not a separate use to the existing but is considered to be an ordinary consequence of the parkland.

**Q: Is the proposed or existing secondary use consistent with the primary use of the trust land?**

Yes

**Development intended:**

The proposed memorial, which includes; ceremonial platform, 2 low retaining walls (max 800mm), 3 flag poles and access path covers approximately 400m<sup>2</sup>. The proposed memorial accounts for approximately 3% of overall subject land (total area is approximately 15080m<sup>2</sup>)

Should budgets permit, additional planting including shade trees and groundcovers could be installed within subject land. Such planting would be consistent with current use of subject land as detailed within this Land Management Plan (LMP).

With exception to the current memorial proposal, no further development or building works including memorial structures are planned within subject land by Council or any other organisation.

Any new development or building works, should they occur within subject land, shall be consistent with current use, approved LMP and further consultation with the Department of Natural Resources and Mines (DNRM).

Council currently has a Traffic Management Plan (see appendices) designated to ANZAC Ceremonies held at the existing Cenotaph located corner of Shore Street East and Passage Street. The purpose of this Traffic Management Plan, which includes temporary road closures to streets adjoining the Cenotaph, is to enhance pedestrian and vehicular safety and circulation.

Car parking for previous ANZAC Day ceremonies is available within dedicated areas along Shore Street East, Passage Street, Middle Street and a number of other locations located within close proximity to ceremony space.

Cars have parked within subject land throughout previous ANZAC Day ceremonies, an occurrence which is inconsistent with current use. Conversely, the installation of proposed

memorial within subject land as per current proposal will deter unauthorised vehicular access and encourage pedestrian congregation, this being consistent with current use.

Should additional parking be required for future ANZAC day ceremonies, it will be provided in accordance with Council's updated Draft Traffic Management Plan (see appendices) in areas outside Kinsail Court Park. Temporary vehicle barriers will be installed to the perimeter of Kinsail Court Park to prevent unauthorised vehicular access.

**Exclusivity & Restrictions of proposed use and associated development:**

There will be no permanent fencing, gates or barriers restricting public access to subject land at any time. As crowds attending ANZAC Day ceremonies are anticipated to substantially increase, a number of additional parking and traffic controls will be employed within and around subject land in accordance with Council's Traffic Management Plan.

**Commerciality**

There will be no lease agreement as part of the proposed memorial. RSL (through grant application monies) will provide budget for the construction of memorial service infrastructure. Once memorial is constructed, Council will then be responsible for the maintenance and upkeep of memorial.

## 6. COMMUNITY CONSULTATION

The proposed memorial concept plan was released for public exhibition and feedback from 29 September 2014 to 27 October 2014 (4 weeks).

Approximately 450 pamphlets (refer appendices) detailing proposed memorial was given to the Returned and Services League (RSL) for distribution. Large format concept prints were also provided to the RSL for public display within Redlands RSL.

Council also uploaded the proposed memorial concept onto Council's website along with online feedback survey facility.

A total of 52 formal submissions were received by Council throughout 4 week engagement period.

- 47% of respondents approved of the proposed memorial concept
  - 45% of respondents disapproved the proposed memorial concept
-



- 
- 8% of respondents either did not specify or liked parts of proposed memorial concept

The key issues coming out of community engagement centre on parking and traffic management. Council currently has a Traffic Management Plan (TMP) for ANZAC Day Ceremonies which will be updated as required to accommodate proposed memorial and changes to future ANZAC Day events.

Another key issue identified throughout the community engagement was the proposed location of memorial within Kinsail Court Park (subject land). The first memorial concept as released by the RSL proposed a large wall structure in the centre of Kinsail Court Park. This concept itself was opposed by a substantial number of community members and Council Officers for a number of reasons including its size in relation to surrounding park, visual impacts on existing sight lines, and it's physical disconnection from existing Cenotaph. A number of residents questioned Council as to why the existing Cenotaph site could not simply be upgraded for the ANZAC Day Centenary. Council and the RSL are of the understanding that future crowds will continue to grow, placing additional strain on existing Cenotaph which, according to the RSL and Council, will not provide adequate space or visual connection for future ceremonial spectators.

Prior to Council releasing revised memorial concept as prepared by Council, a number of alternative locations were investigated by Council Officers and the Returned and Services League (RSL) including the existing Cenotaph site, Shore Street East and Passage Street roundabout (opposite Redlands RSL), and other locations within Kinsail Court Park.

Kinsail Court Park was ultimately selected over other locations due to its accommodating topography, minimal impacts on view lines, site access, close proximity to Redlands RSL and the availability of open space for future ceremonial spectators. In saying this, the existing Cenotaph will remain in place and be incorporated into future ANZAC Day ceremonies.

Refer to appendices for a more detailed breakdown of community engagement results.

## **7. OBJECTIVES AND PROPOSED ACTIONS**

The purpose of proposed memorial is to address the site management challenges posed by the ever growing crowds attending Anzac Day ceremonies in Cleveland.

The primary objectives of proposed memorial are as follow:

1. Provide a memorial that will address ever growing crowds
2. Provide a memorial that enhances the experience of participants and spectators alike
3. Provide a memorial that satisfies the functionality requirements of ceremony participants
4. Provide a memorial that is worthy of the ANZAC Centenary
5. Provide a memorial that is sensitively integrated within surrounding parkland and residential areas
6. Provide a memorial that meets the expectations of the RSL and wider community in general

## **8. MONITORING AND REVISION**

**Intended Monitoring and Revision Timetable:** Monitoring

- The land management plan will be revised every 5 years
- The park will be inspected before and after memorial events and other community events and parks bookings
- Council will respond in a timely manner to complaints about nuisances in the park brought about by the proposed changes

## 9. SUMMARY AND RECOMMENDATIONS

In summary the new proposed use of Kinsail Court Park is consistent with the intent of the reserve and the Redland Planning Scheme Open Space Zone and Park Use Code.

The Redland Open Space Strategy indicates that Kinsail Court Park is in Suburban Catchment Area 3 which is made up of Ormiston and Cleveland and in neighbourhood 25. It is part of a linear open space system stretching from Cleveland Town Centre to Cleveland Point.

The purpose of proposed memorial is to address the site management challenges posed by the ever growing crowds attending Anzac Day ceremonies. Ceremonies are currently held across the road in an extremely small Memorial Park. People overflow the park onto the road reserve. The facilities will enhance the useability and visual amenity of the park.

There will be no tree removal and potentially some extra tree planting to provide shade. The memorial facilities will be low key and orientated to the south east of the park away from residences and close to the existing Memorial Park and RSL Club.

The land management plan will be monitored and reviewed every five years. In particular special events held there by the community will be monitored particularly in relation to traffic and parking issues but also noise emissions.

The community are divided over the proposal due to a number of issues particularly regarding traffic and parking on RSL event days (e.g. Anzac Day). The traffic issues can be dealt with through a traffic management plan and onsite monitoring during events.

The park will be designed and constructed to minimise inappropriate use of a war memorial venue such as skateboard riding, whilst at the same time respecting the public's right to access and use public open space for recreation and social activities.

## 10. APPENDICES

---

**A1**

Locality Map at a scale of 1:900 (Mandatory);

**A2**

Site Map at a scale of 1:900

Indicating:

1. Easement
2. Powerline
3. Waste Water Pressure Pipe
4. Contours

**A3**

Existing Asset Map at a scale of 1:900

**A4**

Zone Map as a scale of 1:900

**A5**

Site Context Map

**A6**

Sketches of plans / proposed development

**A7**

Tree Management Plan

**A8**

Community Engagement Results

**A9**

Existing Traffic Management Plan

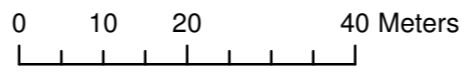
**A10**

Draft Traffic Management Plan

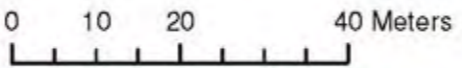
# Redland City Ops & Maintenance

For Internal Use Only Appendix 1 - Location Map 1:900









URBAN RESIDENTIAL

OPEN SPACE

MEDIUM DENSITY RESIDENTIAL

LOCAL CENTRE

Ross Creek Corridor

Cortes Canal

Cortes Canal Park

Kinsail Court Park

Kinsail Court

Shore Street West

Shore Street East

Sommersee Drive

Linear - Rotary Park

Anzac Park

Channel Street

Passage Street

MDR1

Appendix 5 - Site Context Map





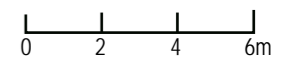
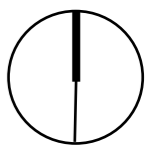
Appendix 6 - Proposed Memorial Concept



Locality Plan

Notes:

- a** Footpath to connect to existing network - footpath to be a maximum 3.5m wide.
- b** Proposed memorial element - Reverse Arms Soldier Statue.
- c** Proposed tilted retaining wall with etched or sandblasted descriptions of the battles fought by Australians in WWI - maximum 0.8m high
- d** Lower retaining wall - maximum 0.8m high.
- e** Concrete seating elements
- f** Three Flag Poles.









All existing trees to be retained unless specified otherwise. Existing site vegetation to be managed in accordance with:

1. AS4970 Protection of Trees on Development Sites
2. AS4373 Pruning of Amenity Trees

Cortes Canal

Cortes Canal Park

Kinsail Court Park

Kinsail Court

Sommersea Drive

Linear - Rotary Park

Shore Street West

Shore Street East

Ross Creek Corridor

Channel Street

Passage Street

Anzac Park

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5 188-192 188-192 194

Appendix 8 - Community Engagement Results

Memorial Results - Community Engagement 29 September - 27 October 2014 (4 weeks)					
DW#	Rspnse	Support		Part/DNS	Extra Comments
		Yes	No		
(1) 8378204	C	1			Drainage and Skateboard considerations
(2) 8385789	C		1		Prefer another location
(3) 8392809	C		1		LMP, prefer upgrade existing cenotaph, parking, tree removal, koalas, skateboarding concerns, lighting concerns
(4) 8401068	C			1	Prefer lower side of park (natural amphitheatre)
(5) 8401384	C			1	Parking and bollard issues (did not specify, just a lot of concern around parking in Kinsail Crt)
(6) 8408693	C	1			Balustrading, more trees, fundng and maintenance
(7) 8385897/6	C	1			Petition supporting proposed memorial (from RSL) includes 30 signitures
(8) 8414593	N	1			Thinks memorial is beautiful and will enhance park
(9) 8419090	Y		1		Prefer if original cenotaph location was ugraded, parking, security, open space concerns, noise impact
(10) 8419083	N	1			Challenge holding existing ANZAC ceromonies at Existing Cenotaph Site, prefer if memorial was lower on slope
(11) 8416354	N			1	Current proposal not adequate, move memorial in western direction to flat area, plant shrubs to address sightlines
(12) 8418234	N	1			Move memorial further down hill to utilise amphitheatre
(13) 8425903	N		1		Current proposal draws attention from existing Cenotaph, park not vancant land, traffic & parking, no much concrete, not enough planting, no lighting/lighting concerns.
(14) 8425918	N		1		Prefer original design and location
(15) 8439191	Y		1		Role of Council as trustee, community enagagement methodology, questions, locations, funding, disrespect/dishonesty
(16) 8441392	Y		1		Previous petitions, Land Act compliance, complaint to Minister
(17) 8442823	N	1			Petition to support memorial (National Seniors Australia) includes 40 signitures
(18) 8445702	N	1			Prefer if memorial was placed in the location of previous design, concerns with morning sun into the eyes, access by the agec
(19) 8451884	N	1			NSAAQ (submssion)
(20) 8451876	N	1			RSL (submission)
(21) 8451937	N	1			Letter of support for proposed memorial within Kinsail Court
(22) 8450659	N		1		Does not believe the grant funds are being used effectively to comemorate WW1 Centenary (provides other examples)
(23) 8450658	N		1		Highlighting Comments against memorial (online Redlands 2030)
(24) 8382067	N	1			Support for proposal
		12	9	3	
<b>22</b>					

**Suvey Results (online)**

1	Part/DNS
16	Against
13	Support
<b>30</b>	

Totals	
Yes	25
No	23
Part/DNS	4
	<b>52</b>

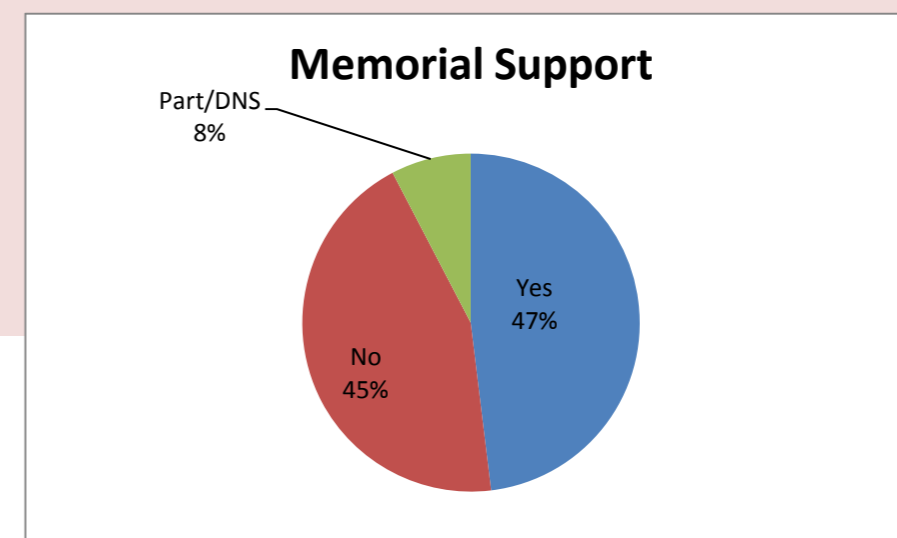
**\*Part/DNS - Like part of memorial or Did Not Specify**

**RSL Commnuity Engagement Feedback Period**

RSL/NSSAQ Management Committee have been meeting with RSL members over 6 to 7 months  
 75-80 RSL members voted unaminously to support all designs pur forward  
 150 verbal support comments recieved by RSL/NSAAQ Committee  
 100 (minimum) verbal support comments taken by reception staff  
 450 pamphlets were given to RSL members  
 Large format prints displayed at RSL Club attracting supportive comments

**NSSAQ Community Engagement Feedback Summary**

200 members of which 80 regularly attend  
 Complete support for memorial within park



Appendix 9 - Existing Traffic Management Plan

Note: This is the existing Traffic Management Plan (TMP) employed for previous Anzac Day ceremonies held at existing Cenotaph memorial.

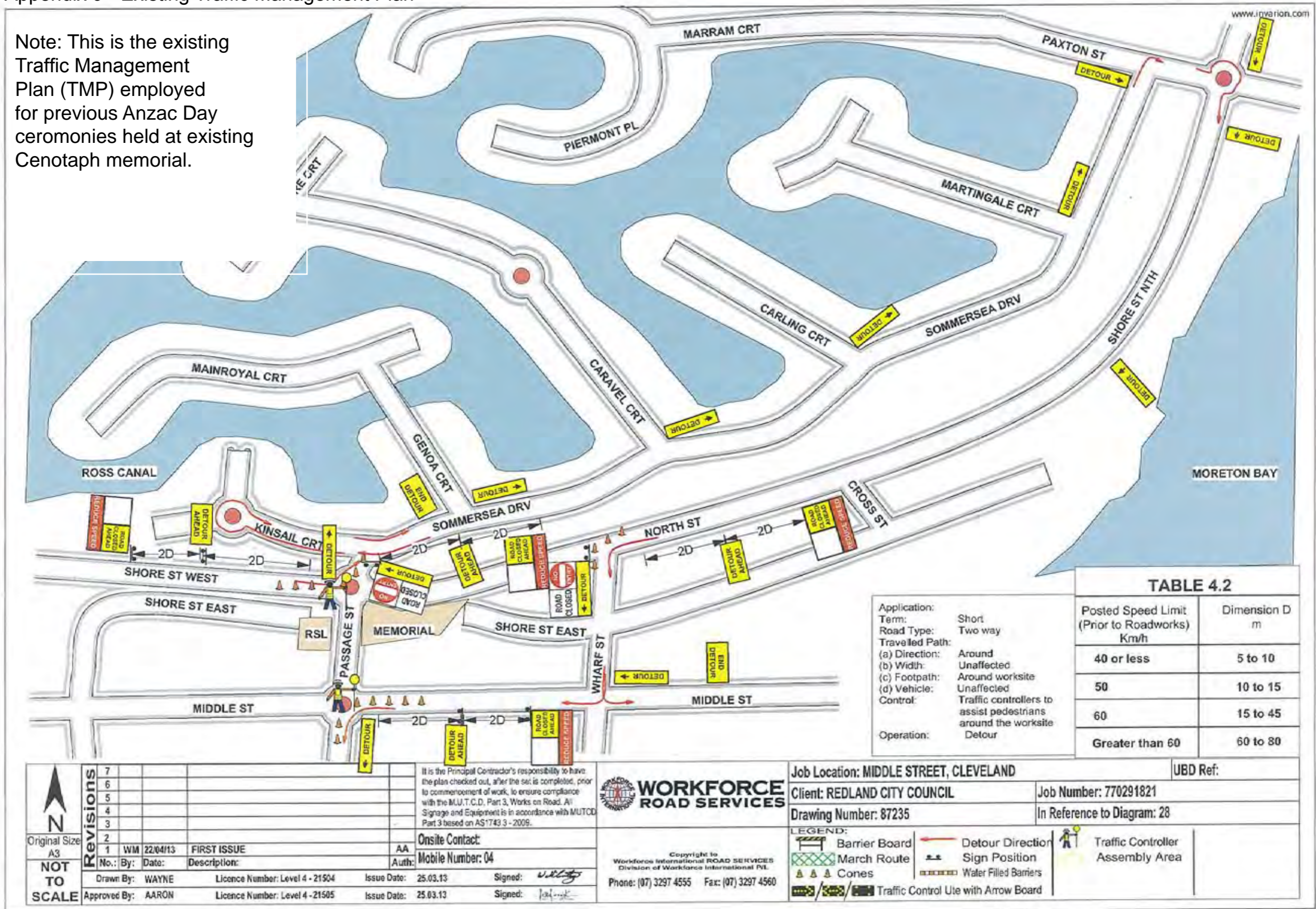


TABLE 4.2

Application:	Short	Posted Speed Limit (Prior to Roadworks) Km/h	Dimension D m
Term:	Two way	40 or less	5 to 10
Road Type:	Unaffected	50	10 to 15
Travelled Path:	Around worksite	60	15 to 45
(a) Direction:	Unaffected	Greater than 60	60 to 80
(b) Width:	Traffic controllers to assist pedestrians around the worksite		
(c) Footpath:	Detour		
(d) Vehicle:			
Control:			
Operation:			

Original Size A3  
NOT TO SCALE

Revisions	No.	By:	Date:	Description:
7				
6				
5				
4				
3				
2				
1	WM	22/04/13		FIRST ISSUE

It is the Principal Contractor's responsibility to have the plan checked out, after the set is completed, prior to commencement of work, to ensure compliance with the M.U.T.C.D. Part 3, Works on Road. All Signage and Equipment is in accordance with MUTCD Part 3 based on AS1743.3 - 2009.

Onsite Contact:  
Mobile Number: 04

**WORKFORCE ROAD SERVICES**

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Phone: (07) 3297 4555 Fax: (07) 3297 4560

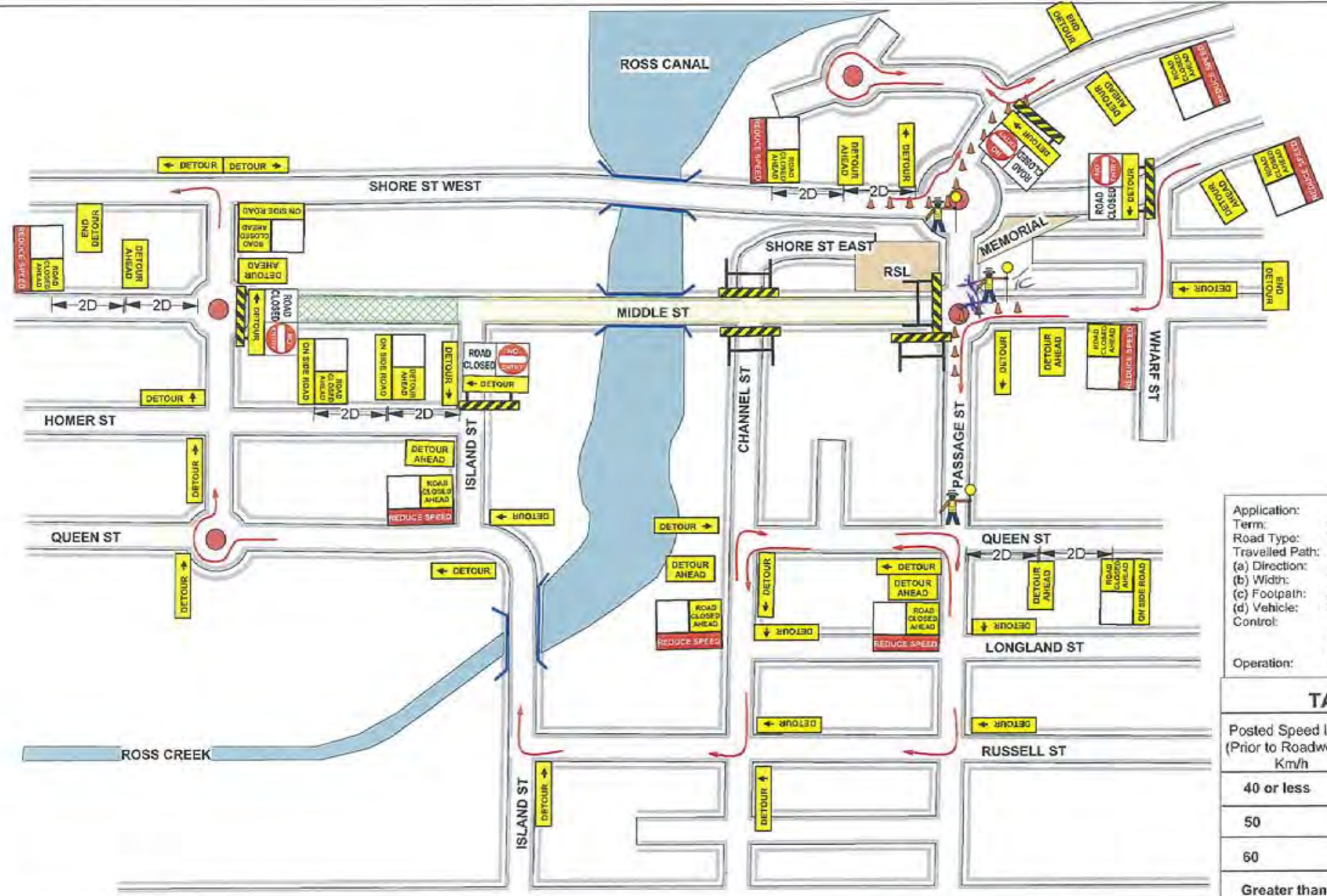
Job Location: MIDDLE STREET, CLEVELAND UBD Ref:

Client: REDLAND CITY COUNCIL Job Number: 770291821

Drawing Number: 87235 In Reference to Diagram: 28

LEGEND:

- Barrier Board
- March Route
- Cones
- Traffic Control Ute with Arrow Board
- Detour Direction
- Sign Position
- Water Filled Barriers
- Traffic Controller Assembly Area



Application: Short  
 Term: Short  
 Road Type: Two way  
 Travelled Path: Around  
 (a) Direction: Around  
 (b) Width: Unaffected  
 (c) Footpath: Around worksite  
 (d) Vehicle: Unaffected  
 Control: Traffic controllers to assist pedestrians around the worksite  
 Operation: Detour

Posted Speed Limit (Prior to Roadworks) Km/h	Dimension D m
40 or less	5 to 10
50	10 to 15
60	15 to 45
Greater than 60	60 to 80

Original Size A3 <b>NOT TO SCALE</b>	<b>Revisions</b>	7				
		6				
		5				
		4				
		3				
		2				
		1	WM	22/04/13	FIRST ISSUE	AA
		No.:	By:	Date:	Description:	Auth:
		Drawn By:	WAYNE	Licence Number: Level 4 - 21594	Issue Date: 25.03.13	Signed: <i>[Signature]</i>
		Approved By:	AARON	Licence Number: Level 4 - 21505	Issue Date: 25.03.13	Signed: <i>[Signature]</i>

It is the Principal Contractor's responsibility to have the plan checked out, after the set is completed, prior to commencement of work, to ensure compliance with the M.U.T.C.D, Part 3, Works on Road. All Signage and Equipment is in accordance with MUTCD Part 3 based on AS 1743.3 - 2009.

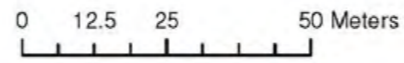
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 Phone: (07) 3297 4555 Fax: (07) 3297 4560

Job Location: MIDDLE STREET, CLEVELAND  
 Client: REDLAND CITY COUNCIL  
 Drawing Number: 87236  
 Job Number: 770291821  
 In Reference to Diagram: 28  
 UBD Ref:

**LEGEND:**  
 Barrier Board  
 March Route  
 Cones  
 Traffic Control Ute with Arrow Board  
 Detour Direction  
 Sign Position  
 Water Filled Barriers  
 Traffic Controller Assembly Area

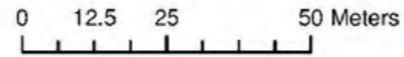
Appendix 10 - Draft Traffic Management Plan

Redland City Ops & Maintenance  
For Internal Use Only





**Redland City Ops & Maintenance**  
**For Internal Use Only**



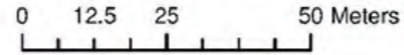
# Redland City Ops & Maintenance

For Internal Use Only

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Redland City Ops & Maintenance  
For Internal Use Only



**11.4.2 TRIBUTE APPLICATIONS - INTRODUCTION OF NEW TRIBUTES AND ASSOCIATED FEES & CHARGES****Dataworks Filename:** P&R Tribute Applications**Attachments:** [POL-3068 Park Naming, Memorials and Tributes](#)  
[GL-3068-001 Tribute Park Seat, Tribute Plaque & Tribute Tree](#)**Authorising Officer:****Gary Soutar**  
**General Manager Infrastructure and Operations****Responsible Officer:****Lex Smith**  
**Group Manager City Spaces****Author:****Bill McDowell**  
**Senior Advisor Urban Landscape**

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**PURPOSE**

The Park Naming, Memorials & Tributes (POL-3068) policy & Tribute Park Bench Guidelines (GL-3068-001) have recently been amended to include tribute plaques and tribute trees to provide additional affordable options for the community to participate in the tribute program.

This report seeks approval to align Council's 2014-15 Fees & Charges to add the fee structure to reflect the modified policy and guideline and approach to the tribute program.

The report also seeks approval to reduce the fees associated with the cost of a tribute park seat in line with the current costs of installing a seat, slab and plaque without including maintenance recovery, which is currently the case.

**BACKGROUND**

The tribute park seat program was introduced in 2007 when the Park Naming, Memorials and Tributes Policy (POL-3068) was approved. The tribute program has been functioning on a fee structure that was set in 2007.

Over the past few years there have been some members of the community that have indicated that they would like to participate in the tribute program but felt the tribute park seat fee is too expensive. All fees mentioned in this report are GST inclusive. The initial fee structure started at \$2,500 per tribute park seat. This fee was established to include the recovery of maintenance costs for the 10-year period of the anticipated life of the asset. This fee has risen with annual CPI increases to its current amount of \$2,781.00.

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A tribute tree option was introduced in recent years as an alternative to a tribute park seat, to assist persons to participate. No plaque was included in this option and no cost was incurred upon the person. There has only been a handful of tribute trees installed under the program.

Another alternative option has recently been introduced that allows a tribute plaque to be installed on an existing park seat at approved locations. A cost of \$150.00 has been applied to these applications.

In the meantime the policy (POL-3068) and supporting guideline (GL-3068-001) have been updated to include the tribute plaque and tribute tree as viable options to the tribute park seat.

The proposed fee amounts per tribute tree of \$115.00 and per tribute plaque of \$150.00 have been assessed by Council officers as being suitable to recover costs. Currently these fees do not appear in the current 2014-15 Council's Fees & Charges schedule and this report seeks formal approval of these fees.

It is also recommended that the current fee of \$2,781.00 that applies to the tribute park seat is reduced to \$1,870.00 in the current 2014-15 Council's Fees & Charges schedule.

The current basic cost for the supply and installation of a seat is \$869.00, concrete slab for the seat is \$880.00 and plaque is \$121.00. This represents a total cost of \$1,870.00.

It is recommended that the 10-year maintenance cost for each tribute park seat is removed as it has been determined by officers that the tribute park seats require little maintenance. Maintenance costs have not been included in the proposed new tribute park seat fee of \$1,870.00.

## **ISSUES**

- Community members have indicated that they believe the fee structure for the tribute park seat is too high.
- Currently the adopted fees and charges schedule does not align with the affordable options enabled by POL-3068 and GL-3068-001.

## **STRATEGIC IMPLICATIONS**

No strategic implications have been identified.

## **Legislative Requirements**

Under Section 262(3)(c) of the *Local Government Act 2009*, Council is able to charge for services and facilities it supplies which are not covered under Section 97(2) of the *Local Government Act 2009*. Unlike regulatory charges, Council has the option to factor in a margin for providing a non-regulatory charge.

Council is required to approve and publish its annual fees and charges schedule.

## **Risk Management**

No risks have been identified.

**Financial**

The introduction of new application fees for the tribute plaque and tribute tree, from which Council will recover the basic costs for the supply and installation of both these items.

The reduction of the tribute park seat application fee will reduce the current revenue to the basic recovery cost of supply and installation only. There will no longer be a cost recovery for the ongoing maintenance costs of each tribute park seat.

**People**

There are likely to be more applications received under the tribute program which will result in additional staff activities however this can be accommodated by existing staff resources.

**Environmental**

With the introduction of tribute trees to the tribute program there is the opportunity for individual native endemic species to be planted as tribute trees. No other environmental implications have been identified.

**Social**

The recommendations of the report provide the opportunity for Council to expand its capacity to offer new alternatives to the tribute park seat program, recover the costs associated with the program and provide the public with a more cost effective means of participating in the tribute park seat aspect of the program.

Council has adopted the policy of a conservative approach to increases in fees and charges with a view to minimising excessive impacts on user pays groups.

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

The recommendations contained in this report are to support the implementation of:

- Park Naming and Tributes Policy (POL-3068);
- Tribute Park Seat, Tribute Plaque & Tribute Tree Guideline (GL-3068-001);
- Revenue Policy (POL-1837);
- External Fees & Charges Guideline (GL-1837-002)

**CONSULTATION**

- Parks & Conservation Service Manager
- Portfolio 5 Councillor

**OPTIONS**

1. That Council resolves as follows:
  1. That the fee structure applicable to each tribute plaque of \$150.00 (GST inclusive) and each tribute tree of \$115.00 (GST inclusive) is approved and included in Council's 2014-15 Fees & Charges schedule; and

2. That the current fee structure applicable to the tribute park seat of \$2,781.00 (GST inclusive) is reduced to \$1870.00 (GST inclusive) and included in Council's 2014-15 Fees & Charges schedule.
2. That Council resolves as follows:
    1. That the inclusion of the tribute plaque and tribute tree options and associated fees in Council's 2014-15 Fees & Charges schedule is not approved;
    2. That the reduction in the fee charge applicable to the tribute park seat program is not approved; and
    3. That officers are requested to modify POL-3068 and GL-3068-001 to reflect the current adopted fees and charges schedule.

### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by:           Cr P Gleeson  
Seconded by:       Cr M Edwards

**That Council resolves as follows:**

1. **That the fee structure applicable to each tribute plaque of \$150.00 (GST inclusive) and each tribute tree of \$115.00 (GST inclusive) is approved and included in Council's 2014-15 Fees & Charges schedule; and**
2. **That the current fee structure applicable to the tribute park seat of \$2,781.00 (GST inclusive) is reduced to \$1870.00 (GST inclusive) and is included in Council's 2014-15 Fees & Charges schedule.**

**CARRIED 10/1**

Cr Bishop voted against the motion.

### Park Naming, Memorials & Tributes

Version Information

#### Head of Power

Local Law No. 15 (Parks and Reserves) gives Council the power to assign or change a name to a park or reserve by resolution. The local law also provides the head of power to preserve features of the natural and built environment and other aspects of the amenity of parks and reserves; and regulate activities in parks and reserves and ensure appropriate standards of conduct.

#### Policy Objective

To provide guidance to the park and track naming process and to provide further guidance in relation to park furniture, memorials and tributes.

It is acknowledged that any Council decision, by resolution, will take precedence over aspects of this policy where very exceptional circumstances have been demonstrated and is consistent with the provisions of the Local Law No. 15 (Parks and Reserves).

#### Policy Statement

Council's position is:

As a general rule, parks and reserves will be named after the most relevant street frontage when they are created.

1. Local Recreational Parks will only be considered for tribute naming or re-naming in exceptional circumstances to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community such as:
  - a) Provided extensive community service,
  - b) Worked to foster equality and reduce discrimination,
  - c) Risked his/her life to save others,
  - d) Prior ownership for a significant period of time,
  - e) Made a significant financial or non financial contribution to the park.

Exceptions to this position would be where land of significant area has been gifted or bequeathed (not including land dedicated as part of development application) and consideration will be given to any request for this land that forms part or the whole of any park to bear the personal name of the benefactor.

2. Regional and District Sporting Parks will only be named or re-named to identify the predominate sporting use. Where there are opportunities to sub name fields and ovals within multi field parks and this will be delegated to predominate club

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#### CMR Team use only

**Department:** Infrastructure & Operations  
**Group:** City Spaces  
**Approved:** General Manager Infrastructure & Operations  
**Date of Approval:** 28 October 2014

**Effective date:** 28 October 2014  
**Version:** 3  
**Review date:** 31 October 2017  
**Page:** 1 of 2



and these names will not be used as place names. There should not be any sub naming of ovals or fields within parks with only one oval or field.

3. Regional and district recreational and conservation parks will only be named or re-named to reflect the natural or geographical features, significant flora or fauna of the park. Where an opportunity to recognise Aboriginal or Post European heritage exists then a dual name will be considered. Such a proposal will require consultation with and consent of the most relevant local indigenous community group or other relevant group.
4. Conservation parks and pathways to be permitted to be named or renamed after person/s whom the community highly recognises.
5. Duplication of naming should be avoided, however it is recognised that under very exceptional circumstances such duplication would be considered appropriate.
6. No memorial naming or memorials or commemorative plaques (excluding war memorials or plaques) will be allowed in any park or on any park furniture. Existing memorials or plaques cannot be taken as precedents for future approvals. Public parklands will not duplicate the commemorative function of cemeteries. Tribute park seat, tribute plaque and tribute tree programs and supportive guidelines will be developed to provide suitable alternatives to memorials.

### Version Information

Version No.	Date	Key Changes
3	October 2014	Changes to footer of document from Planning & Policy to Infrastructure & Operations & City Spaces.

[Back to Top](#)

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#### CMR Team use only

**Department:** Infrastructure & Operations  
**Group:** City Spaces  
**Approved:** General Manager Infrastructure & Operations  
**Date of Approval:** 28 October 2014

**Effective date:** 28 October 2014  
**Version:** 3  
**Review date:** 31 October 2017  
**Page:** 2 of 2

## Tribute Park Seat, Tribute Plaque & Tribute Tree Guidelines

### Version Information

### Scope

This guideline refers to Council's Corporate Policy Park Naming, Memorials and Tributes POL 3068 which makes reference to a tribute park bench, tribute plaque or tribute tree program as an alternative to memorials and commemorative plaques.

No memorial naming or memorials or commemorative plaques (excluding war memorials or plaques) will be allowed in any park or on any park furniture. Public parklands will not duplicate the commemorative function of cemeteries.

### Purpose

This guideline provides direction:

1. For receiving requests, maintaining and replacing tribute park seats, tribute plaques or tribute trees in Redland City parks and public open space and referred to as "Requested Tribute Park Seats, Tribute Plaques or Tribute Trees" relevant to the **Mainland** only.
2. For requests for the **Southern Moreton Bay Islands** and **North Stradbroke Island** please refer to Page 8 for the special conditions and relevant approvals required.
3. For the installation of a "Council Nominated Tribute Park Seat, Tribute Plaque or Tribute Tree" where Council, at its discretion and by resolution, has nominated to provide such a seat, plaque or tree to recognise individuals for their eminence and outstanding endeavour associated with the Redlands community.
4. For inscriptions on any plaques that are placed on requested tribute park seats only.
5. For inscriptions on any plaques that are placed on existing park seats only.
6. For no plaques on tribute tree(s).

### Actions and Responsibilities

#### Requested Tribute Park Seats - Mainland

1. Council will only accept requests for tribute park seats subject to the following conditions:
  - a) The park or open space in question has space for a seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
  - b) There is an established user need for a seat to be installed in a certain location as determined by the Public Place Projects Unit Service Manager.

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#### CMR Team use only

- c) It is aesthetically appropriate that a seat to be installed in a certain location as determined by the Public Place Projects Unit Service Manager.
  - d) Payment in full of the current charge for the tribute park seat is received prior to commencement of installation.
  - e) If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute park seat or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
  - f) There is no choice on the type of seat as it will need to conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
  - g) The wording on the plaque for the park seat conforms to the current inscription requirements as outlined in this guideline.
  - h) Seats are not intended as memorials. The charge associated with the seat does not give the right to scatter or bury cremated remains, nor place or attach objects on, or adjacent to, the seat. The wording of the plaque must not constitute a memorial message.
2. The Public Place Projects Unit will be responsible for receiving requests, maintaining and replacing tribute park seats in accordance with the following guidelines:
- a) The style of seat will be determined by the Open Space Strategy 2026 embellishments standards or the site specific design standards outlined in the relevant park landscape plan.  
  
Some locations may have different seat styles as specified. The plaques will be provided by Council to the relevant standard.  
  
The amount of text on the plaque will be specified by the Public Place Projects Unit and will reflect costs, aesthetics and physical fit to the seat.
  - b) The tribute park seat charge includes the cost of seat manufacture and installation of the plaque, and then, installation of the seat in a location mutually agreed upon by the requester and the Public Place Projects Unit..
  - c) The charge for the tribute park seat in no way constitutes ownership of the item, nor the land upon which it is situated, or the surrounding lands. **Council retains the right to use the lands adjacent to the seat as it deems appropriate, up to and including the moving of the tribute park seat to another location. Every attempt will be made to ensure seats are re-located as close to the original location as is feasible.**
  - d) The addition of a tribute park seat may be restricted in some parks as determined by the Public Place Projects Unit Service Manager from time to time in order to ensure a reasonable balance of amenities and open space.

- e) A tribute park seat charge is accepted on the basis the seat will be maintained by the Council for a minimum 10 year “term” in its original location, or in an area near its original location.

**After 10 years, the seat will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) when the seat is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.**

- f) If the seat is damaged, destroyed or defaced to an extent that in the opinion of the Public Place Projects Unit Service Manager replacement is required within the 10 year period; it will be replaced at no cost to the original requester.
- g) The Public Place Projects Unit Service Manager may elect to not replace a tribute park seat that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.
- h) All persons who request and make payment for a tribute park seat will be consulted to ensure confirmation of the seat terms and conditions.
3. The Public Place Projects Unit will keep a waiting list of individuals who are interested in requesting and making payment for a tribute park seat. This list will be organised in chronologically and by the site desired for the seat. The demand for some sites may imply a long wait for a tribute park seat due to the demand outpacing the supply of seat locations.

#### Inscription Guidelines for Tribute Park Seat Plaques

4. The Public Place Projects Unit Service Manager is responsible for approving the inscriptions on a requested tribute park seat plaque in accordance with the following guidelines:
- a) Inscriptions on the plaque that indicate lifetime may not be used and wording will be in the present tense to keep the theme of the inscriptions uplifting, while still honouring the person who is the subject of the tribute park seat.
- b) A maximum of three lines and approximately 36 characters or 12 words per line is recommended for aesthetic reasons. The size of the plaque is 50 millimetres high and the length to 100 millimetres maximum.
- c) Samples of approved inscriptions:

RON SMITH  
SHARING YOUR LOVE OF THE BAY  
YOUR FAMILY & FRIENDS

JAKE SMITH  
COME SIT WITH ME  
AND REST AWHILE

BRISK WALKS - THOUGHTFUL TALKS  
REST EASY  
PETER SMITH

## Council Nominated Tribute Park Benches

5. The Public Place Projects Unit will install a tribute park seat where Council at its discretion and by resolution has nominated to provide such a seat to recognise individuals or organisations for their eminence and outstanding endeavour associated with the Redlands community in accordance with the following guidelines:
  - a) That the individual or organisation being recognised has:
    - i) Provided significant community service,
    - ii) Worked to foster equality and reduce discrimination,
    - iii) Risked their life/lives to save others.
  - b) The park or open space in question has space for a seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
  - c) There is an established user need for a seat to be installed in a certain location.
  - d) It is aesthetically appropriate that a seat be installed in a certain location.
  - e) The type of seat provided will conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
  - f) Council will be responsible for all costs associated with the installation, and maintenance of such a seat including its replacement, once the asset has reached the end of its term.
  
6. Council nominated tribute park seats may contain multiple plaques (maximum size 50 mm high & 100 mm long per plaque) with a simple two line inscription that does not indicate lifetime and keep to the theme of being uplifting, while still honouring the person or organisation, for example:

JOHN JONES  
SERVICE TO THE BAY ISLANDS

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## Requested Tribute Plaques - Mainland

7. Council will only accept requests for tribute plaques subject to the following conditions:
- The park or open space in question has an existing seat as determined by the Redland Open Space Strategy 2026 – Indicative open space embellishments - relevant to the park function.
  - The existing seat will not be any older than 3 years from its initial installation date.
  - It is aesthetically appropriate that a plaque be installed in a certain location as determined by the Public Place Projects Unit Service Manager.
  - Payment in full of the current charge for the tribute plaque is received prior to commencement of installation.
  - If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute plaque or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
  - There is no choice on the type of seat on to which the plaque will be attached as it will need to conform to the specifications of the Redland Open Space Strategy 2026 and the design standards outlined in any relevant park landscape plan.
  - The wording on the plaque for the park seat conforms to the current inscription requirements as outlined in this guideline.
  - Seats with plaques are not intended as memorials. The charge associated with the plaque does not give the right to scatter or bury cremated remains, nor place or attach objects on, or adjacent to, the seat or the plaque. The wording of the plaque must not constitute a memorial message.
8. The Public Place Projects Unit will be responsible for receiving requests, maintaining and replacing tribute plaques in accordance with the following guidelines:
- The style of plaque will be determined by the Open Space Strategy 2026 embellishments standards or the site specific design standards outlined in the relevant park landscape plan.
- Some locations may have different seat styles Plaques will be provided by Council to the relevant standard.
- The amount of text on the plaque will be specified by the Public Place Projects Unit and will reflect costs, aesthetics and physical fit to the seat.
- The tribute plaque charge includes the cost of manufacture and installation of the plaque on an existing seat in a location mutually agreed upon by the requester and the Public Place Projects Unit.

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**CMR Team use only**

- c) The charge for the tribute plaque in no way constitutes ownership of the item, nor the land upon which it is situated, nor the surrounding lands.

**Council retains the right to use the lands adjacent to the seat as it deems appropriate, up to and including the moving of the tribute plaque to another location. Every attempt will be made to ensure plaques are re-located as close to the original location as is feasible.**

- d) The addition of a tribute plaque may be restricted in some parks as determined by the Public Place Projects Unit Service Manager from time to time in order to ensure a reasonable balance of amenities and open space.

- e) **A tribute plaque charge is accepted on the basis the plaque will be maintained by the Council on the nominated existing seat for a minimum 10 year “term” in its original location, or in an area near its original location.**

**After 10 years, the seat with plaque will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) when the seat is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.**

- f) If the seat or the plaque is damaged, destroyed or defaced to an extent that in the opinion of the Public Place Projects Unit Service Manager replacement is required within the 10 year period; it will be replaced at no cost to the original requester.

- g) The Public Place Projects Unit Service Manager may elect to not replace a tribute plaque that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.

- h) All persons who request and make payment for a tribute plaque will be consulted to ensure confirmation of the plaque terms and conditions.

9. The Public Place Projects Unit will keep a waiting list of individuals who are interested in requesting and making payment for a tribute plaque. This list will be organised chronologically and by the site desired for the plaque. The demand for some sites may imply a long wait for a tribute plaque due to the demand outpacing the supply of seats.

## Inscription Guidelines for Tribute Plaques

10. The Public Place Projects Unit Service Manager is responsible for approving the inscriptions of a requested tribute plaque in accordance with the following guidelines:

- a) Inscriptions on the plaque that indicate lifetime may not be used and wording will be in the present tense to keep the theme of the inscriptions uplifting, while still honouring the person who is the subject of the tribute park seat.

- b) A maximum of three lines and approximately 36 characters or 12 words per line is recommended for aesthetic reasons. The size of the plaque is 50 millimetres high and the length to 100 millimetres maximum.
- c) Samples of approved inscriptions:

RON SMITH  
SHARING YOUR LOVE OF THE BAY  
YOUR FAMILY & FRIENDS

JAKE SMITH  
COME SIT WITH ME  
AND REST AWHILE

BRISK WALKS - THOUGHTFUL TALKS  
REST EASY  
PETER SMITH

### Requested Tribute Trees – Mainland

- 11. A tribute tree is an alternative to a tribute park seat or tribute plaque where the applicant has elected to nominate a tree because of lower fees or personal choice of a tree rather than a tribute park seat or tribute plaque.
- 12. Council will only accept requests for tribute trees subject to the following conditions:
  - a) No plaques will be allowed to be installed adjacent to or attached upon the tree planted.
  - b) Payment in full of the current charge for the tribute tree is received prior to commencement of installation.
  - c) If Council is unable to fulfil the request either by granting the requester's preferred location for a tribute tree or by a due date that is significant to the requester, the fees, if received at the time of application submission, will be fully refunded.
  - d) The tribute tree species planted will be a local endemic species agreed upon following consultation with the Parks & Conservation Service Manager.
  - e) Tribute trees are not intended as memorials. The charge associated with the tree does not give the right to scatter or bury cremated remains, nor place or attach of objects on, or adjacent to, the tree.
- 13. The Parks & Conservation Unit will be responsible for receiving requests, installation, maintaining and replacing tribute trees in accordance with the following guidelines:

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- a) The tribute tree charge includes the cost of tree acquisition and installation of the tree in a location mutually agreed upon by the requester and the Parks & Conservation Unit Service Manager.
- b) The charge for the tribute tree in no way constitutes ownership of the item, nor the land upon which it is situated, nor the surrounding lands.

**Council retains the right to use the lands adjacent to the tree as it deems appropriate, up to and including the moving of the tribute tree to another location. Every attempt will be made to ensure trees are re-located as close to the original location as is feasible.**

- c) **After 10 years, the tree will be assessed against criteria to determine its overall state including safety and aesthetics. At this point (after 10 years but not exceeding 15 years) if the tree is deemed to require replacement as it does not meet the criteria for safety and aesthetics, the location may be offered to another person.**
- d) If the tribute tree is damaged, destroyed or defaced to an extent that in the opinion of the Parks & Conservation Service Manager, replacement is required within the 10 year period; it will be replaced at no cost to the original requester.
- e) The Parks & Conservation Service Manager may elect to not replace a tribute tree that has reached the end of its term for reasons of security, safety, park re configuration or maintenance issues.
- f) All persons who request and make payment for a tribute tree will be consulted to ensure confirmation of the tree terms and conditions.

#### 14. **Special Conditions for the Southern Moreton Bay Islands and North Stradbroke Island**

All of the above guidelines for the Mainland also apply to the Southern Moreton Bay Islands and North Stradbroke Island with the addition of the following special conditions:

- a) Tribute park seats, tribute plaques and tribute trees may **NOT** be installed in the **Point Lookout and Cylinder Beach Foreshore Areas on North Stradbroke Island** which are protected by Cultural Heritage and Conservation Management Plans.
- b) Approval needs to be sought from Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC), the governing body for the Traditional Owners of the Southern Moreton Bay Islands and North Stradbroke Island, for the installation of a tribute park seat, tribute plaque or tribute tree in all locations **outside Point Lookout and Cylinder Beach Foreshore Areas on North Stradbroke Island.**
- c) Redland City Council will seek all relevant approvals and bear all associated costs.

## Reference Documents

- Redland Open Space Strategy 2026;
- Urban Park Landscape plans;
- Corporate Policy POL-3068 - Park Naming, Memorials and Tributes;
- Redland City Council Local Law No.15 (Parks and Reserves);

## Associated Documents

Tribute Park Bench Letter of Understanding between Requester and Council.

## Document Control

- Only the General Manager Infrastructure & Operations can approve amendments to this guideline. Please forward any requests to change the content of this document to the Park and Conservation Services Manager.
- Approved amended documents must be submitted to the Corporate Meetings & Registers Team to place the document on the Policy, Guidelines and the Procedures Register.

## Version Information

Version No.	Date	Key Changes
3	October 2014	Changed to reflect the same additions as the procedure document and make sequence of information flow.

[Back to Top](#)

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### CMR Team use only

**Department:** Infrastructure & Operations  
**Group:** City Spaces  
**Approved:** General Manager Infrastructure & Operations  
**Approval Date:** 28 October 2014

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**Version:** 3  
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**Page** 9 of 9

**11.4.3 PUBLIC TOILET BLOCK AT DUNWICH ADJACENT TO NORTH STRADBROKE ISLAND RUGBY LEAGUE AND ALLSPORTS CLUB****Dataworks Filename:** P&R Sports Fields-Ron Stark Oval NSI**Attachments:** [Site Map Ron Stark Oval](#)  
[Image Ron Stark Oval](#)**Authorising Officer:****Gary Soutar**  
**General Manager Infrastructure & Operations****Responsible Officer:****Lex Smith**  
**Group Manager City Spaces****Author:****Terri McDonald**  
**Acting Local Sport & Recreation Officer**

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**PURPOSE**

The purpose of this report is to recommend budget allocation for the demolition of a public toilet block adjacent to the North Stradbroke Island (NSI) Rugby League and Allsports Club, at Ron Stark Oval, Dunwich, as per the Club's request.

**BACKGROUND**

The North Stradbroke Island Rugby League and Allsports Club (the Club) is a well established community club that has a trustee lease with Council at Ron Stark Oval, Dunwich which is due to expire on 2 June 2021.

The Club recently completed a clubhouse extension which includes new toilets on ground level (level with playing field) with an access ramp up to the Club's main entrance along Ballow Road.

The Club requested that the Council public toilet block be demolished once the new toilets were completed.

- The Club believes the Council toilet block is a barrier to the entrance to the Club and removal would improve the amenity of the area.
- The new Club toilets are capable of functioning as public toilets and will be maintained by the Club;

Records indicate the Council public toilet block was built in 1993. It is located adjacent to the Club's main entrance, along Ballow Road frontage and opposite the main business strip – refer site map attached.

A Council resolution on 27 February 2008 approved an increase of the Club's lease area to accommodate the clubhouse extension. In their application the Club explained the proposal to provide new player/public toilets on ground level to be maintained by the Club as a 'prerequisite' for demolition of the Council toilet block.

However, it is noted that the resolution of 2008 did not make a decision about the demolition of the Council toilet block.

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## ISSUES

### Toilet block condition

The Council public toilet block is in good working condition. The building still has a useful life of 9.5 years (at which point it would be expected to be refurbished rather than demolished/replaced as it is a brick structure with a tile roof and is able to be regenerated into a more modern style.

The toilet block contains 2 female toilets, 1 male toilet and a urinal, but due to its age has no 'Person With a Disability' (PWD) toilet.

Demolition of the toilet block will result in an unbudgeted depreciation cost of \$22,587.02 (written down value as at 30/06/15). Costs to demolish the toilet block are estimated to be approximately \$20,000. This includes asbestos removal and ground reinstatement but does not include the management fees or building approvals.

### Accessibility

The new Club toilets are conducive to public access, however, the Club toilets are less accessible and less visible than the existing public toilet block.

Outcomes from Council's Public Toilets Strategic Review 2011 found the Ron Stark Oval public toilet *'is the most convenient facility for visitors arriving at the island by barge. Located on the main road opposite the Dunwich shops, it is visible and accessible from the street. The alternative, the commuter facility near the barge terminal, is difficult to access for people in vehicles arriving on to the island due to traffic flow and parking limitations. Staff in the bakery, cafes and other businesses across the road direct people to this toilet.'*

*Currently the public toilet on Ron Stark Oval Reserve is the first "port of call" for visitors and shoppers in Dunwich. A new toilet co-located within the sports club is unlikely to offer the same accessibility and visibility.'*

The Ron Stark Oval public toilet has the third highest use of the public toilets on NSI.

If the public toilet block is demolished, appropriate signage would be required to direct people to the publicly accessible Club toilets.

The tourist information centre at Dunwich does not contain public toilets, although the Public Toilets Strategic Review 2011 found that anecdotal accounts suggest that visitors have an expectation that this is an obvious location.

### Amenity

The Club believes that removing the Council toilet block will improve the amenity of the area and entrance to the Club.

Outcomes from Council's Public Toilets Strategic Review 2011 found that *'the (public) toilet block is "old school", and does not reflect a beachside aesthetic'*.

The site analysis from Council's Dunwich Reserve Land Management Plan 2007 identifies the Council toilet as *'poorly located'*. The stakeholder consultation provides comments that the toilet block is an eyesore at the entry to the Club; it attracts vandalism and graffiti; and is a security concern at night time. The stakeholder consultation includes a comment to *'demolish toilet block'*.

However, over recent years vandalism has not been an issue at this site.

### **No agreement with wider community**

Despite previous consultation outcomes (from Council's Public Toilets Strategic Review 2011 and the Dunwich Reserve Land Management Plan 2007), there has been no agreement with the wider community that the public toilet would be demolished. Feedback from the key stakeholder workshop for the Land Management Plan 2007 identifies that the *'toilet block requires a strategy at minimum'* and *'further discussion to be undertaken'*.

### **Trial closure of public toilet**

Council ran a trial closure of the toilet block from 19 September to 19 October 2014 and used the club toilets as the alternative public access toilet during this time. The consultation brought 5 responses in total, all in support of demolition.

Any future decision to build a replacement public toilet, as a result of community pressure, would be at the expense of a planned/budgeted Council project (to the value of \$250,000 approximately).

### **Club expectations**

The Club has an expectation that the Council public toilet block will be demolished now that they have recently completed a clubhouse extension which includes new toilets capable of being public toilets maintained by the Club.

The new Club toilets include 1 female, 1 male and 1 disabled toilet with shower.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The recommendation complies with legislative requirements including the *Local Government Act 2009* and *Local Government Regulation 2012*. Quandamooka Yoolooburrabee Aboriginal Corporation has no concerns in terms of adverse impacts on Aboriginal Cultural Heritage within the immediate footprint of the infrastructure.

### **Risk Management**

Demolishing the public toilet may improve the amenity of Dunwich and the Rugby League Club, however the refurbishment works planned for the toilet block in 2017/18 will also serve to improve the amenity.

Through the Club's lease agreement, Council can require the Club to be responsible for maintaining the Club's toilets as publicly accessible toilets to counteract demolishing the Council toilet block. The Club is accepting of this, however, to amend the lease to include the new clauses will incur professional and title lodgement fees of approximately \$1,500. Alternatively a 'Memorandum of Understanding' would incur no fees but is not the preferred option for a permanent binding agreement which would result in an unregistered interest on state land.

A decision to demolish the toilet risks losing a highly visible and accessible public toilet block at the gateway to NSI. There is also a significant risk that the community will be dissatisfied with a decision to demolish the toilet block, and this may result in pressure on Council to build a replacement toilet at Dunwich (estimated cost \$250,000). There is no provision (no location plans, and no budget) for a new toilet

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block at Dunwich therefore any future decision to build a replacement toilet, as a result of community pressure, would be at the expense of a planned/budgeted Council project.

By retaining the public toilet as is, the toilet block can continue to be used by visitors and residents, on game days and for events held at Ron Stark Oval. However, retaining the toilet block may delay aesthetic improvements to the Club entrance and local area.

### **Financial**

Demolition of the toilet block will result in an unbudgeted depreciation cost of \$22,587.02 (written down value as at 30/06/15). Demolition costs are estimated to be approximately \$20,000 which includes asbestos removal and ground reinstatement but does not include management fees or building approvals. The Club expects that Council would bear the full cost of removing the asset as they believe their contribution has been met by constructing new toilets as part of the clubhouse extension as well as meeting the ongoing operational and maintenance costs.

To demolish the toilet block and have the new toilets maintained by the Club, as per the Club's request, will result in annual operational cost savings to Council of approximately \$10,263 (includes daily cleaning \$6,344 per annum; daily security patrols to lock the toilet \$2,436 per annum; and maintenance of approximately \$1,483 per annum). It will also negate the need for renewal/refurbishment in 10 years time.

Renewal cost is currently predicted at \$140,000. To refurbish the block, including replacement of the exterior with a material such as colourbond and incorporate a PWD toilet is estimated at \$95,000.

The offer from the Club to operate the new toilets at this site, as public toilets under the terms of their lease, allows Council to reduce its operating costs, reduce its renewal costs and improve the entrance statement upon arrival to the island.

Once the date of demolition is known, Facilities Services would hand back operational funding no longer required.

There is no budget for a new toilet block at Dunwich therefore any future decision to build a new toilet block (as a result of community pressure) would require the cancellation of a planned/budgeted Council project to the value of \$250,000 approximately to cover the cost of this unbudgeted replacement.

To amend the Club's current trustee lease would incur professional and title lodgement fees of approximately \$1,500. Alternatively a 'Memorandum of Understanding' would incur no fees but is not the recommended option for the permanent binding agreement as it would be an unregistered interest on state land.

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

The proposal to demolish the toilets may not align to Council's policy - Enterprise Asset and Services Management POL-3118, however, the offer provided by the Club is in line with POL 3122 Public Toilet Provision:

### ***3. Delivering facilities and services at reasonable cost to Council***

*Cost effective alternatives to traditional provision models will continue to be explored.*

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*Where other parties such as commercial businesses and lessees of community facilities primarily benefit from public toilet facilities on Council controlled land, Council will encourage these parties to take or share responsibility for providing and maintaining toilet facilities.*

Council could enter a binding agreement with the Club that they open their toilets to the public and that they erect signage for the public so they are aware of where the toilets are. This would align with the policy by ensuring provision is in place through partnering with other parties.

## **CONSULTATION**

The City Sport and Venues Unit consulted with the NSI Rugby League and Allsports Club and Councillor Craig Ogilvie who are both supportive of the project being undertaken at the earliest opportunity.

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) responded with no concerns in terms of adverse impacts on Aboriginal Cultural Heritage within the immediate footprint of the infrastructure.

Internal consultation was with Council's Facilities Services, Project Management Services, Financial Management, Project Delivery Group, Public Place Projects Unit and City Infrastructure Planning Unit with agreement to follow the decision recommended.

Literature Review –

- a) The Public Toilets Strategic Review 2011 draws on work by Redland City Council (RCC) officers and 3 consulting firms: Aecom, Morrison Lowe and 99 Consulting. It incorporates research reports, interviews and surveys of stakeholders.
- b) The Dunwich Reserve Land Management Plan 2007 involved consultation with RCC; Department of Natural Resources and Water; NSI Rugby League and Allsports Club; Dunwich Progress Association; Dunwich Youth Group; Queensland Police; Sport and Recreation Queensland; Quandamooka Land Council; Environmental Protection Agency; and Minjerribah / Moorgumpin Elders in Council.

## **OPTIONS**

### **Option 1**

1. Approve the demolition of the public toilet block on the condition that the Club's new amenities (built into the clubhouse) function as public toilets. Council to incur costs associated with demolition, asset disposal and lease amendment.
2. Approve an amendment to the Club's lease prior to demolition of the public toilet block:
  - i. The toilets are to be made available for public access each day of the year (including Christmas Day);
  - ii. The Club is responsible for opening and closing the access door to the toilets. The toilets are to be opened by 5:15am and closed no earlier than the final water transport for the day;

- iii. General cleaning and consumable stocking is the responsibility of the Club and should be completed daily prior to opening;
  - iv. Maintenance, repair, operational costs and renewal is the responsibility of the Club;
  - v. Sharps units are required in the male, female and disabled toilets and sanitary in female and disabled toilets;
  - vi. Clear signage should be erected to advertise that public toilets are located at the Club.
3. Approve an amendment to the budget for sufficient funds to undertake the demolition and fund the written down value of the block in this financial year and lease amendment.
  4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the Local Government Act 2009 to sign all documents in regard to this matter.

### **Option 2**

1. To retain the public toilet block and fund the refurbishment in this financial year at a cost of \$95,000.

### **Option 3**

1. To retain the public toilet block as is and inform the club of the decision for the toilet block to remain in service.

## **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr M Edwards

**That Council resolves to:**

1. **Approve the demolition of the public toilet block on the condition that the Club's new amenities (built into the clubhouse) function as public toilets with Council to incur costs associated with demolition, asset disposal and lease amendment;**
2. **Approve an amendment to the Club's lease prior to demolition of the public toilet block;**
  - i. **The toilets are to be made available for public access each day of the year (including Christmas Day);**
  - ii. **The Club is responsible for opening and closing the access door to the toilets. The toilets are to be opened by 5:15am and closed no earlier than the final water transport for the day;**
  - iii. **General cleaning and consumable stocking is the responsibility of the Club and should be completed daily prior to opening;**
  - iv. **Maintenance, repair, operational costs and renewal is the responsibility of the Club;**



- v. **Sharps units are required in the male, female and disabled toilets and sanitary in female and disabled toilets; and**
  - vi. **Clear signage should be erected to advertise that public toilets are located at the Club;**
3. **Approve an amendment to the budget for sufficient funds to undertake the demolition and fund the written down value of the block in this financial year and lease amendment; and**
  4. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign, negotiate, make, vary and discharge all documents in regard to this matter.**

**CARRIED 11/0**

# SITE MAP



## IMAGES



*Image 1 – Dunwich public toilet block with clubhouse in the background*



*Image 2 – Aerial of clubhouse prior to building extension*



*Image 3 – Aerial of clubhouse showing new building extension to the south and access ramp*

**11.4.4 PUMP STATION EASEMENT ACQUISITION - LOT 2 ON RP126925, 92-94 KINROSS ROAD THORNLANDS****Dataworks Filename:** WW Building & Dev Apps - Pump Stations**Attachments:** [Kinross Road Structure Plan Area Overlay](#)  
[Sewage Pumping Station Ecological Assessment](#)  
[Sewer Layout Plan](#)**Responsible Officer:****Gary Soutar**  
**General Manager Infrastructure and Operations****Author:****Bradley Taylor**  
**Group Manager Water & Waste Infrastructure**

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**PURPOSE**

To seek Council approval to acquire an easement on Lot 2 on RP126925 for the purpose of providing sewerage infrastructure.

**BACKGROUND**

The Priority Infrastructure Plan and the Kinross Road Structure Plan Overlay both identify the need for a trunk wastewater pump station at the north-western side of Kinross Road. The infrastructure is needed to unlock the development potential of the western side of Kinross Road.

Churches of Christ have submitted a reconfiguration application for a 133 lot residential development at 100-102 Kinross Road, Thornlands. Part of the development requires a connection to a proposed wastewater pump station that is required to service the entire western portion of the Kinross Road Structure Planned Area (see Attachment 1).

Churches of Christ have approached the owner of the adjacent Lot 2 on RP126925 on which the proposed sewerage pump station is to be built. Unfortunately, the owner has requested a very large amount of money (\$300,000.00) for the privilege of obtaining access to the land.

Churches of Christ consider that they are unable to proceed with their development as the requested access fee is too large.

Council's valuer has considered that \$50,000 would be an upper limit and a reasonable compensation for the taking of an easement and the encumbrance of a permanent sewerage connection and associated infrastructure.

As development on the western side of Kinross Road will be curtailed by the ambitions of the owner at Lot 2 RP126925, it is proposed that Council obtains the necessary easement at Lot 2 and also permits Churches of Christ to construct the trunk infrastructure on its behalf.

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## ISSUES

The provision of the sewerage pump station and associated connecting rising main is considered to be trunk infrastructure as it will serve a large number of future developments. Council would normally construct the trunk infrastructure or provide a headworks credit if the developer provided the trunk infrastructure.

Consideration was given to another option of providing the pump station on the Churches of Christ site however, the topography requires that the position of the station is situated close to Hilliard's Creek in a ecological sensitive area (refer to Attachment 2). This option was not considered viable due to the difficulty of truck access and also the disturbance to sensitive ecology. The recommended easement for the pump station has very little potential for disturbance as it will be constructed across a cleared grazing area (refer to Attachment 3).

Once the pump station is commissioned, it will provide the opportunity for further development to occur in the structured area as well as add value to the lot on which it is built.

## STRATEGIC IMPLICATIONS

Council's corporate plan identifies to provide essential physical infrastructure that supports community well being and coordinate effective management of all land in the Redlands.

### Legislative Requirements

Under Part 2 Division 1 s5(b) of the *Acquisition of Land Act 1967*, Part 2 of Land and s6 Easements: Where land may be taken under and subject to this Act – (b) where the constructing authority is a Local Government – (i) for any purpose set out in Schedule 1 which the Local Government may lawfully carry out and s6(i) when for any purpose it is not necessary that the constructing authority should take the whole estate in any land, but it is sufficient for such purpose to take any easement. The constructing authority may take such easement only for that purpose the provisions of this Act shall apply as if the easement were land.

### Risk Management

Where Council decides to acquire an easement and access the land to construct the sewerage infrastructure it will be necessary to comply with the notifications periods that are prescribed within the Act.

### Financial

There will be a financial implication to Redland City Council in regard to legal fees to prepare documentation and survey plans as well as providing compensation and the cost of constructing the trunk infrastructure. It is expected that the easement acquisition costs may be approximately \$55,000. A budget will need to be prepared and money drawn from the head works account. It is anticipated that the easement will be acquired this financial year if approved.

### People

Not applicable.

**Environmental**

The acquisition of the proposed easement and construction of the sewerage infrastructure minimises environmental harm.

**Social**

The landholder will still be able to continue to utilise their land for grazing.

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

The acquisition of the proposed easement and construction of the sewerage infrastructure supports Council's policy and plans to obtain the best return socially and economically from Council's assets.

**CONSULTATION**

- General Manager Infrastructure & Operations
- Group Manager City Planning and Assessment
- General Counsel
- Group Manager
- Principal Property Consultant
- Management Accountant Commercial Business

**OPTIONS**

1. To acquire an easement over Lot 2 SP126925, for the purposes of constructing sewerage infrastructure generally in accordance with the Kinross Structure Planned Area.
2. To not acquire an easement.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

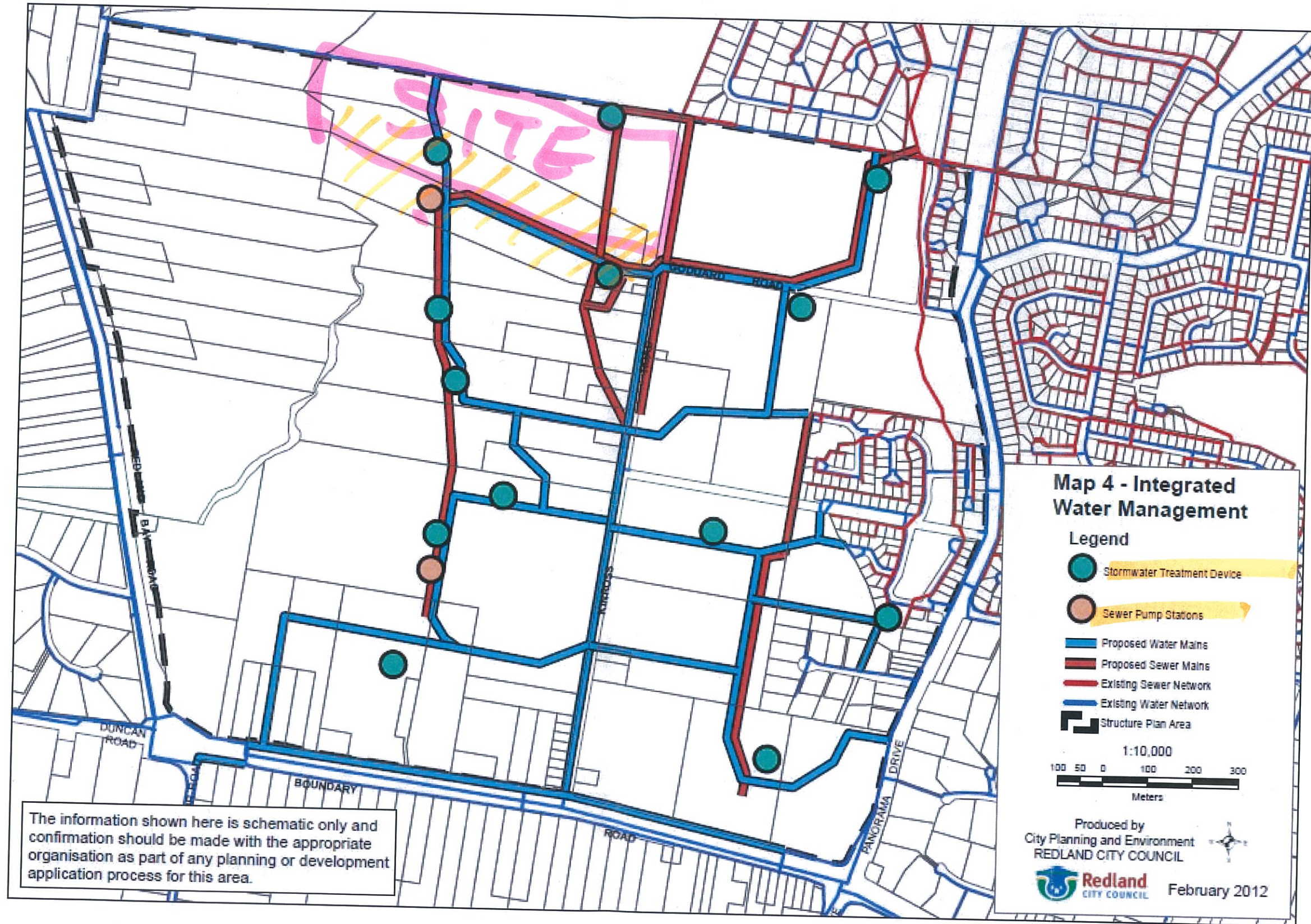
Moved by: Cr P Gleeson  
Seconded by: Cr M Edwards

That Council resolves to:

1. **Acquire an easement, under the *Acquisition of Land Act 1967*, over Lot 2 RP 126925, for the purposes of constructing sewerage infrastructure generally in accordance with the Kinross Structure Planned Area; and**
2. **Delegate authority to the Chief Executive Officer under section 257 (1) (b) of the *Local Government Act 2009* to implement the acquisition and to sign, negotiate, make, vary and discharge all documents, notices and proceedings relating to the above easement acquisition.**

**CARRIED 11/0**

# Kinross Road Structure Plan Area Overlay



The information shown here is schematic only and confirmation should be made with the appropriate organisation as part of any planning or development application process for this area.

## 6 SUMMARY

This EAR was prepared by Litoria Consulting for CoCQ to assess impacts of a proposed Sewage Pumping Station (SPS), which forms part of a development on land described as 100 - 102 Kinross Road, Thornlands, 4164 (Lots 21 and 22 RP192692).

The purpose of the EAR is to:

- Describe the ecological features and processes of the development site and adjacent lands;
- Provide an assessment of the nature conservation values of these features and processes;
- Provide a description of threatening processes evident on site;
- Document potential development impacts upon these ecological values and features; and,
- Detail impact mitigation measures which will be undertaken to avoid or mitigate those impacts to an acceptable standard.

The EAR has been undertaken generally in accordance with Redland City Council's (RCC) *Planning Scheme Policy 4 - Ecological Impacts* and includes:

- Description of existing environment (vegetation, habitats, waterways, wetlands, biodiversity/conservation values etc.)
- GIS mapping of vegetation communities and habitats;
- Impact assessment (against planning scheme codes);
- Environmental management and compliance measures; and,
- Technical appendices.

Three (3) alternative and feasible locations for the SPS were identified by the project civil engineers (Bligh Tanner Consulting Engineers):

- A. Site A is located on the property to the south (Lot 2 RP126925) of the subject site,
- B. Site B is located on Lot 21 RP192692 approximately 140m to the west of the detention basin for the site;
- C. Site C is located on Lot 21 RP192692 directly adjacent to the proposed detention basin.

Identified impacts of the proposed locations, included direct and indirect impacts on waterways, vegetation and fauna. Levels of acceptable impacts on ecological values of the site were determined via assessment against the relevant performance criteria under the applicable *Redlands Planning Scheme v5.2* codes, namely:

- *Habitat Protection - Bushland Habitat Overlay Code*; and,
- *Waterways, Wetlands and Moreton Bay Overlay Code*.

Where relevant, assessment against the significant impact criteria under the SPP and Division 3 of the Koala SPRP was also carried out.

Overall results of the assessment indicated that Site A is the preferred location for the SPS in terms of avoiding and minimising significant impacts. Results of the ecological



assessment indicated that Sites B and C result in a higher level of environmental impact based on mapped and observed environmental values. The outcomes of the ecological assessment confirmed that Site A:

- 1) Is not located in the Hilliards Creek riparian zone.
- 2) Is mapped as containing *Category X area (Vegetation not regulated under the VMA)* on the Regulated Vegetation Management Map. Site B contains remnant vegetation *Category B area (Remnant vegetation)* on the Regulated Vegetation Management Map which would need to be cleared.
- 3) Is located wholly within the *Enhancement Corridor* rather than *Bushland Habitat* on the *RCC Habitat Protection - Bushland Habitat Overlay*. Both Site B and Site C are wholly located with the *Bushland Habitat* on the *RCC Habitat Protection - Bushland Habitat Overlay*.
- 4) Contains no observed remnant or regrowth vegetation, only scattered trees and grazed understorey, meaning the development could be located in existing cleared areas. Site B contained remnant vegetation, while Site C was observed to have native regrowth vegetation.
- 5) Avoids significant impacts on *MSES - Wildlife habitat* under the State Planning Policy.
- 6) Avoids potential impacts on *matters of national environmental significance* under the EPBC Act.
- 7) Subject to a minor change in location, would allow for:
  - a) The existing dam to be avoided;
  - b) Existing scattered trees to be avoided, including any trees with fauna habitat features; and,
  - c) The whole of the site to be located in the *High Value Rehabilitation* instead of the *High Value Bushland* under the Koala SPRP.
- 8) Subject to a minor change in location, is the only site that can avoid clearing of:
  - a) Native vegetation, including habitat trees.
  - b) *High Value Bushland* under the Koala SPRP.
- 9) Complies, or can be conditioned to comply with, the Redlands Planning Scheme Habitat Protection Overlay Code and the Waterways, Wetlands and Moreton Bay Overlay Code

*Staging?*

*- hot well  
Emergency  
24 hr?*

*Emergency 24 hr?*

*- neighbour consent?  
formal land dedications?  
Easement extent/dimens  
as per RSC & 920 wide?  
Legend.*

**NOT FOR CONSTRUCTION**

**BLIGH TANNER**  
CONSULTING ENGINEERS

LEVEL 9, 269 WICKHAM STREET, PO BOX 612  
FORTITUDE VALLEY QLD 4006 AUSTRALIA  
T 07 3251 8555 F 07 3251 8599

REV	DATE	DESCRIPTION	DESIGN	DRAWN	CHECKED	APPROVED	RPEQ
A	28-02-2014	DEVELOPMENT APPROVAL	JL	JL	DHH	DHH	
B	03-04-2014	DEVELOPMENT APPROVAL	JL	JL	CT	CT	
C	10-04-2014	DEVELOPMENT APPROVAL	JL	JL	CT	CT	

PROJECT	KINROSS RD THORNLANDS
LOCATION	100-102 KINROSS RD THORNLANDS
CLIENT	CHURCHES OF CHRIST QLD

DRAWING TITLE	SEWER LAYOUT PLAN	SCALES	1:2000 @ A1
ARCHITECT	TRACT CONSULTANTS PTY LTD	JOB NO	2012.381.600
ASSOCIATE CONSULTANT		DRAWING NO	C500
		REVISION	C

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**12 MAYORAL MINUTE**

Nil.

**13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS**

Nil.

**14 NOTICES OF MOTION****14.1 MOTION TO WITHDRAW NOTICE OF MOTION****COUNCIL RESOLUTION**

Moved by: Cr W Boglary  
Seconded by: Cr P Bishop

That the Notice of Motion given on 2 December 2014, *Environmental Policy Review* be withdrawn.

CARRIED 11/0

**14.2 NOTICE OF MOTION – CR BOGLARY****14.2.1 FOOTPATH IN STURGEON STREET**

In accordance with notice given on 2 December 2014, Cr Boglary moved as follows:

**COUNCIL RESOLUTION**

Moved by: Cr W  
Seconded by: Boglary Cr  
by: M Elliott

**That Council resolves to construct the designed and costed footpath in Sturgeon Street at the entry to Ormiston College for the safety of students.**

**CARRIED 6/5**

Crs Edwards, Talty, Beard, Gleeson and Williams voted against the motion.

**15 CLOSED SESSION****MOTION TO CLOSE THE MEETING AT 11.13**

Moved by: Cr M Edwards

Seconded by: Cr M Elliott

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following item:

**15.1.1 Establishment of Capital and Operational Advisory Committee**

*The reasons that are applicable in this instance are as follows:*

*(e) contracts proposed to be made by it;*

**15.2.1 Property Company – Transfer of Properties****15.2.2 Priority Development Areas: PDA Memorandums of Understanding with MEDQ****15.3.1 Amalgamation of Council owned Land on the Southern Moreton Bay Islands****15.3.2 ROL005698/Appeal 1760 of 2014 – 8 Lots within The Boulevard****15.4.1 River Improvement Trust (RIT) in Southeast**

**Queensland** *The reasons that are applicable in this instance are as*

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

**15.5.1 Request for a Contract to be Awarded – Tender No. T-1710/14/15/RWW Provision of Construction of Landfill Rehabilitation Works at the Birkdale Waste Transfer Station**

*The reason that is applicable for this instance is as follows:*

*(e) contracts proposed to be made by it*

CARRIED 11/0

**MOTION TO REOPEN MEETING AT 1.26PM**

Moved by: Cr P Bishop

Seconded by: Cr M Edwards

That the meeting be again opened to the public.

CARRIED 11/0

**15.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****15.1.1 ESTABLISHMENT OF CAPITAL AND OPERATIONAL ADVISORY COMMITTEE**

**Dataworks Filename:** GOV – Meetings – Capital and Operational Advisory Committee

**Authorising/Responsible Officer:**



**Bill Lyon**  
Chief Executive Officer

**Author:** Luke Wallace  
Manager Corporate Governance

**EXECUTIVE SUMMARY**

A confidential report from the General Manager Organisational Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr K Hardman

**That Council resolves to:**

- 1. Approve the establishment of a Capital and Operational Advisory Committee and endorse the attached Terms of Reference (as amended) to provide ongoing governance over Committee management and operations;**
- 2. Appoint Mr Noel Faulkner as Chairperson of the Capital and Operational Advisory Committee for an initial two year period;**
- 3. Authorise the CEO to take all necessary steps, as outlined in the Terms of Reference, to establish the Committee immediately with a view to a minimum of two meetings being held over the balance of the 2014/15 financial year; and**
- 4. That this report and attachments remain confidential, until such time as the Chairperson has accepted the role.**

**CARRIED 9/2**

Crs Ogilvie and Bishop voted against the motion.

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**15.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)  
ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND  
EMERGENCY MANAGEMENT)****15.2.1 PROPERTY COMPANY - TRANSFER OF PROPERTIES****Dataworks Filename: PDA Priority Development Areas****Responsible Officer:****Nick Clarke  
General Manager Organisational Services****Author:****Peter Kelley  
Project Director Priority Developments**

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**EXECUTIVE SUMMARY**

A confidential report from the General Manager Organisational Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION****Moved by: Cr M Edwards****Seconded by: Cr A Beard****That Council resolves as follows:**

- 1. To transfer underutilised Council land as listed in this report, (with the exception of Items 2 and 13 on that list), to Council's property company;**
- 2. To advise the Property Company Directors to commence arrangements for transfer of underutilised Council land to Council's property company; and**
- 3. That this report remains confidential.**

**CARRIED 10/1**

Cr Hewlett voted against the motion.

**15.2.2 PRIORITY DEVELOPMENT AREAS: PDA MEMORANDUMS OF UNDERSTANDING WITH MEDQ**

**Dataworks Filename:** LUP Priority Development Areas (PDAs)

**Authorising/Responsible Officer:**   
**Nick Clarke**  
**General Manager Organisational Services**

**Author:** **Peter Kelley**  
**Project Director Priority Developments**

---

**EXECUTIVE SUMMARY**

A confidential report from the General Manager Organisational Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr K Hardman

**That Council resolves as follows:**

- 1. To delegate authority to the Chief Executive Officer (under s.257(1)(b) of the Local Government Act 2009) to sign and implement the Memorandum of Understanding – Toondah Harbour and Weinam Creek PDAs Establishment of a Local Representative Committee;**
- 2. To appoint the Mayor and the Project Director Priority Development Projects to the Board of the Local representative Committee; and**
- 3. That this report and attachment remain confidential.**

**CARRIED 10/1**

Cr Bishop voted against the motion.

**15.3 PORTFOLIO 3 (CR JULIE TALTY)****CITY PLANNING AND ASSESSMENT****15.3.1 AMALGAMATION OF COUNCIL OWNED LAND ON THE SOUTHERN MORETON BAY ISLAND**

**Datworks Filename:** Southern Russell Island Conservation Park

**Authorising/Responsible Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

**Author:**

**Brett Hookway**  
**Strategic Planner**

**EXECUTIVE SUMMARY**

A confidential report from the General Manager Community & Customer Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION**

**Moved by:** Cr M Edwards

**Seconded by:** Cr P Gleeson

**That Council resolve as follows:**

1. To undertake necessary work to amalgamate in a staged manner:
  - i. all adjoining Council owned Conservation Sub - Area 1 zoned land on the Southern Moreton Bay Islands;
  - ii. all Council owned SMBI Residential zoned land that has been acquired through land exchange and intended to be included in the Conservation zone Sub-Area 1;
  - iii. all Council owned Open Space zoned land on the SMBIs where Council ownership of an identified park is complete.
2. Allocate \$50,000 in future budgets for the preparation of amalgamation plans and submission of amalgamation applications to the State Government.
3. That the Chief Executive Officer be delegated authority (under s.257(1) (b) of the Local Government Act 2009 to sign all necessary documentation associated with the amalgamations.
4. Write to the State Government seeking a waiver of amalgamation application fees and its support to significantly reduce the number of lots on the SMBIs.



5. That Council write to the owners of properties protected by the *Southern Moreton Bay Islands Development Entitlements Protection Act* advising that the protections provided by the Act are due to expire in March 2016 and that under Council's current Land Exchange Policy the option of a land exchange is still available.
6. Continue to make the option of a land exchange available to SMBI landowners who are protected by the *Southern Moreton Bay Islands Development Entitlements Protection Act* until such time as the Act has expired.
7. Investigate the feasibility and potential costs and savings associated with undertaking the amalgamation of Council owned land on the mainland.

CARRIED                      11/0

**CONFLICT OF INTEREST**

Cr Williams declared a Conflict of Interest in the following item stating that the applicants had contributed to her campaign.

Cr Williams left the meeting at 1.28pm. Cr Beard presided.

**15.3.2 AUSBUILD APPEAL 1760 OF 2014 - COMBINED RECONFIGURATION OF LOTS (1 INTO 8 LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSES) - SOUTH EAST THORNLANDS**

**Datworks Filename:** LUP – 2014/1760 – Ausbuild Pty Ltd

**Authorising/Responsible Officer:**



**Louise Rusan  
General Manager Community & Customer  
Services**

**Author:**

**Janice Johnston  
Senior Planner**

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**EXECUTIVE SUMMARY**

A confidential report from the General Manager Community & Customer Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*. (Cr Williams was not present when this item was discussed).

**COUNCIL RESOLUTION**

**Moved by:** Cr M Edwards

**Seconded by:** Cr J Talty

**That Council resolves as follows:**

- 1. That Option One (1) of this report, as amended, be adopted; and**
- 2. That this report remains confidential.**

**CARRIED 5/5 (on the casting vote of the Chair)**

Crs Boglary, Ogilvie, Hewlett, Elliott and Bishop voted against the motion.

Cr Williams was not present when the motion was put.

Cr Williams returned to the meeting at 1.30pm and resumed the Chair.

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**15.4 PORTFOLIO 4 (CR LANCE HEWLETT)****COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****15.4.1 RIVER IMPROVEMENT TRUST (RIT) IN SOUTHEAST QUEENSLAND**

**Datworks Filename:** COM Waterways and Environment Committee

**Authorising/Responsible Officer:**



**Louise Rusan  
General Manager Community & Customer  
Services**

**Author:**

**Gary Photinos  
Manager Environment and Regulation**

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**EXECUTIVE SUMMARY**

A confidential report from the General Manager Community & Customer Services was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION**

**Moved by:** Cr J Talty  
**Seconded by:** Cr P Gleeson

**That Council resolves to:**

- 1. Provide in principle support to the Council of Mayors SEQ to the establishment of a River Improvement Trust in Southeast Queensland; and**
- 2. Give further formal consideration to any participation in such a Trust when further information and details become available.**

**CARRIED 9/2**

Crs Ogilvie and Bishop voted against the motion.

**15.5 PORTFOLIO 5 (CR PAUL GLEESON)****INFRASTRUCTURE & OPERATIONS****15.5.1 REQUEST FOR A CONTRACT TO BE AWARDED - TENDER NO. T-1710/14/15/RWW PROVISION OF CONSTRUCTION OF LANDFILL REHABILITATION WORKS AT THE BIRKDALE WASTE TRANSFER STATION**

**Datworks Filename:** WM Birkdale Landfill Rehabilitation Construction Works

**Authorising/Responsible Officer:**  
Bradley Salton  
Acting General Manager Infrastructure and Operations

**Author:** Peter Heffernan  
Contract Superintendent

**EXECUTIVE SUMMARY**

A confidential report from the Acting General Manager Infrastructure & Operations was discussed in closed session pursuant to Section 275(1) of the *Local Government Regulation 2012*.

**COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr M Edwards

**That Council resolves as follows:**

- 1. To note the above report and project budget allocations and enter into a contract with the recommended tenderer, Earthpro Pty Ltd;**
- 2. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009* to make, vary and discharge the contract and sign all paperwork.**
- 3. That this report and attachments remain confidential.**

**CARRIED 10/1**

Cr Bishop voted against the motion.

**16 URGENT BUSINESS WITHOUT NOTICE**

Cr Bishop moved the following motion during urgent business.

**COUNCIL RESOLUTION**

Moved by: Cr P Bishop

Seconded by: Cr A Beard

**That permission be granted for Cr Paul Bishop to take part in the Special Meeting on Wednesday 17 December 2014 by teleconferencing in accordance with s.276 of the *Local Government Regulation 2012*.**

**CARRIED 11/0**

The Mayor, on behalf of Council, wished the team at Redland City Council a very Merry Christmas and a Happy and safe New Year. She thanked everybody for their contributions in the last 12 months, and stated that she is looking forward to another successful year in 2015.

**17 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 1.31pm.

**Signature of Chairperson:** \_\_\_\_\_

**Confirmation date:** \_\_\_\_\_