



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 7 September 2016
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 24 AUGUST 2016**

Motion is required to confirm the Minutes of the General Meeting of Council held on 24 August 2016.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil.

7 PUBLIC PARTICIPATION

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

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
 2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
 3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
 4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
-

- c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

- (a) the Councillor;
 - (b) a spouse of the Councillor;
 - (c) a parent, child or sibling of the Councillor;
-

- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

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

The Councillor must—

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

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

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

A *conflict of interest* is a conflict between—

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

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

11 REPORTS TO COUNCIL**11.1 OFFICE OF CEO****11.1.1 PENSIONERS COUNCIL RATES SUBSIDY FOR RESIDENTS OF LEASEHOLD RETIREMENT VILLAGES**

Objective Reference: A1825811
Reports and Attachments (Archives)

Attachment: [Register of Retirement Village Schemes in Redland City](#)



Authorising Officer: Bill Lyon
Chief Executive Officer

Responsible Officer: Deborah Corbett-Hall
Chief Financial Officer

Report Author: Noela Barton
Finance Manager, Financial Services

PURPOSE

This report was requested under Council resolution 8.1.1 following the tabling at General meeting on 11 May 2016 of the *Pensioners Council Rates Subsidy for Residents of Leasehold Retirement Villages* petition.

BACKGROUND

29 October 2008 – Council resolution ‘pensioner residents, who occupy a dwelling in a retirement village, other than on a freehold arrangement, remain ineligible to entitlements under Corporate Policy 2557 – Council Pensioner Rebate Policy.

11 May 2016 – *Pensioners Council Rates Subsidy for Residents of Leasehold Retirement Villages* Petition tabled by Cr Hewlett. Report to be prepared and brought back to General Meeting.

27 June 2016 – Report completed and emailed to Mayor and Councillors for internal review and feedback on next steps before submitting to General Meeting.

27 July 2016 – factsheet requested to accompany distributed report and both to go to General Meeting. Date confirmed of General Meeting 7 September.

ISSUES*Corporate Policy POL-2557 Council Pensioner Rebate*

Council’s Corporate Policy *POL-2557 Council Pensioner Rebate Policy* (POL-2557) provides for approved pensioner owner occupies to receive a rebate on the General Rate.

Eligibility extends to all households where the property owner is an approved pensioner under the *State Government Pensioner Subsidy Scheme* and is solely or jointly responsible for payment of the rates and charges that apply to the property, which must be their principle place of residence.

The amount of rebate applied to the General rate is dependent on the percentage of home ownership and whether the approved pensioner/s is in receipt of the maximum rate for their pension type.

Council's Corporate Policy POL-2557 was amended 3 July 1996 to closely follow the State Government Pensioner Subsidy Scheme to ensure efficient and effective administration of the policy and provide a higher quality of customer service through consistency and transparency of application.

Orion Consulting Network Recommendation 1

In the last 20 years there has been a 9,000 percent increase in the growth rate on the number of pensioner properties eligible for a Council pensioner rebate on the General Rate. In July 1996, the pensioner rebate was estimated to cost Council for the financial year \$15,000 for a total of 120 eligible pensioner properties.

As at 17 June 2016, there are 10,920 properties eligible for a rebate. Of these, 6,395 (58.6%) are in receipt of the maximum rebate. Forecast expenditure for 2016-2017 is \$2.9 million.

Recommendation 1 of the Orion Consulting Network, commissioned by Council in March 2013, recommended that based on forecast modelling of the population demographics that Council consider freezing the maximum amount payable under POL-2557 at \$330 to restrain the escalating cost of the rebate as the population ages.

Aged dependency ratios demonstrated that as the population ages there will be a higher dependency on a reduced percentage of the population of working age. An extension of the rebate to pensioners other than home owners was not recommended.

Registered Retirement Village Schemes

The attached table (Register of Retirement Village Schemes) identifies the 17 Retirement Village Schemes (schemes) registered with the Department of Housing and Public Works as at 30 April 2016.

Of the schemes registered, five include a higher care facility on the property and three have provided a higher number of independent living units than stated on the register.

Only one scheme sells the independent living units as freehold and Council has a direct billing relationship with the owner of each unit.

Nine have a tenure of Leasehold, these are listed in the table below.

Name of Scheme	Street Address	Date of Registration	Tenure
Birkdale			
Wellington Manor Retirement Village	269-289 Birkdale Road	1/07/2000	Leasehold
Cleveland			
Cleveland Manor Retirement Village	Cnr Wellington & Grant Streets	1/07/2000	Leasehold / Sharehold
Aveo Cleveland	148 Smith Street	1/07/2000	Leasehold
Ormiston			
Aveo Cleveland Gardens (Leasehold Serviced Apartments)	83 Freeth Street West	1/07/2000	Leasehold
Orminston Rise**	174 Wellington Street	16/02/2016	Leasehold
Redland Bay			
Freedom Aged Care Redland Bay Retirement Village	25 Weinem Street	11/04/2008	Leasehold
Victoria Point			
Salford Waters Retirement Estate	Salford Street	1/07/2000	Leasehold
Renaissance Victoria Point	37-40 Bunker Road	19/12/2003	Leasehold
Oak Tree Retirement Villages Victoria Point	522-542 Redland Bay Road	14/07/2004	Leasehold

**Under construction

Across the 9 leasehold retirement village schemes there is a total of 1,191 independent and serviced living units.

Local Government Rates and Charges

The rates and charges applied to leasehold retirement village scheme land varies between schemes. A small number of retirement village schemes are exempt from rates under section 93(3) of the *Local Government Act 2009*, however these schemes will pay utilities charges where the service has been requested. Seven out of the 17 schemes do not use Council waste services, as they have individual contracts with private waste service providers. With respect to leasehold retirement village schemes, four out of the nine do not use Council's waste services.

A direct comparison will be forwarded to Councillors under separate cover between the savings residents' experience from communal living in a retirement village to a pensioner in their own home. The confidential comparison table differentiates the savings against a pensioner property owner that receives the maximum Council pensioner rebate and a pensioner property owner that receives a part rate of rebate. Note: Where a mixed accommodation scheme is in place (i.e. independent living units, serviced units or rooms/beds) in a retirement village scheme the assumption is made the scheme's expense of rates and charges is distributed across all accommodation types.

The average saving for leasehold retirement village residents on the General Rate is \$671 in comparison to a property receiving a part rate of rebate and \$506 when compared to a property receiving a maximum rate of rebate.

When all fixed Council charges are taken into consideration the average saving for a leasehold retirement village resident is \$1,444 in comparison to a property receiving a part rate of rebate and \$1,279 when compared to a property receiving a maximum rate of rebate.

General Services Charge

The actual formula for distribution of local government rates and charges in a retirement village scheme is not conditioned by legislation. However, section 107 of the *Retirement Villages Act 1999* indicates they may be included in the General Services charge.

The General Services charge is established under a service agreement between the scheme operator and the resident, which under section 10 of the *Retirement Villages Act 1999* must be included in the residence contract. Service agreements have flexibility to differ between residents dependent on the services to be supplied (general and/or personal), the number of occupiers in a unit and whether the unit is 1 or more bedrooms. The types of expenses that could be covered in the General Services charge include such things as:

- Village insurance, which may include insurances such as public liability, products liability, building, contents not owned by residents, worker's compensation, officer bearer's liability, machinery breakdown, personal accident
- Local government rates and charges
- Property maintenance
- Gardening
- Access to community facilities
- Protection Services
- Emergency Nursing Services
- Cleaning of communal areas
- Facility Management
- Recreation Services
- Computer with Internet and email access
- Transport
- GST payable for services by or to the village operator.

Issues Associated with Providing Residents in Leasehold Retirement Village Schemes with a Council Pensioner Rebate

1. Equity

Council's pensioner rebate on the General Rate is calculated based on the percentage of home ownership and percentage of the maximum rate received for the pension type.

The apportionment of rates and charges contained within the General Service charges may differ between schemes and within those schemes between individual units based on services to be supplied (general and/or personal), the number of occupiers in a unit and whether the unit is 1 or more bedrooms. Therefore, it is highly difficult to achieve an equitable base for distribution of a rebate, because there may be multiple methods of apportionment across the leasehold retirement village schemes for rates and charges.

2. Council does not have a direct billing relationship with the residents.

Administration of the Council rebate to owner occupiers is simple because Council has a direct billing relationship with the owner. However, the billing relationship for leasehold retirement village schemes is with the owner of the scheme not the residents. Without the purchase of software to administer the rebate, it would be a manual process, administrated and managed external to the rating software.

3. Staff Resourcing

A manual administration process would add an additional resourcing cost, as current staff resourcing for Billing Services is at capacity. Current rebates are

applied on a quarterly basis and it is estimated that an additional resource of one level 3 full time equivalent (FTE) would be required to administer and manage the rebate.

4. System changes

The current rating software is property based and the software was not designed to manage concessions for tenants or occupiers of land. There are greater risks to accuracy and inconsistency of practice in a manually administered process.

The preference would be to either purchase an application that can interface with the current rating software, or pay the current rating software provider to develop functionality to administer the rebates for occupiers within the rating software.

The full cost of a system change to accommodate a rebate for pensioner occupiers is potentially in the tens of thousands. Costs associated with a project of this nature would include engagement of a business analyst to scope the business requirements, purchase or development of an application, implementation costs and on-going licensing and annual maintenance and support.

5. Comparison to other Councils

Presently the Gold Coast City Council, Brisbane City Council, Cairns Regional Council and Toowoomba Regional Council are known to provide a rebate to pensioner occupiers residing in retirement villages.

Of these four Councils, in 2015-2016 Cairns and Toowoomba did not differentiate residential land on whether it is owner occupied, non owner occupied, or has a use other than that of a single residential dwelling.

Both Brisbane City and Gold Coast City applied a much higher rate in the dollar on land that had the potential to receive a pensioner occupier rebate.

Council	Rate in the Dollar Owner Occupied Dwelling	Rate in the Dollar Applied to Retirement Villages
Gold Coast	0.00427300	Valuation banded - Varies between 0.01168300 and 0.01173200
Brisbane City	0.00302000	0.00532800
Toowoomba*	0.00982500	0.00982500
Cairns**	0.00321576	0.00321576

*Land located within the city identified as area A on map no. 1 having access to sewerage infrastructure, used, or capable of being used, for urban residential purposes.

**Residential land with a value >\$2.2m

In 2015-2016 Redland City Council rated leasehold retirement village land at the same rate in the dollar as non owner occupied residential land. The rate in the dollar applied to leasehold retirement village scheme land was 0.00398960.

As the table above shows, excluding Cairns, the rate in the dollar applied to leasehold retirement village land is considerably lower than that applied by three out of the four councils.

In two instances, it could be argued that the pensioner rebate applied to leasehold retirement villages has been costed into the General Rate.

6. Financial Cost to Ratepayers

Research conducted by Lois Towart, a lecturer at the University of Technology Sydney, published in 2013 found the average age of a resident in a Queensland retirement village was 78. Her research also found of the sample (1,069 villages across Australia) that approximately 57% of Retirement Village residents were full aged pensioners and of the remaining 43% of residents, 14% were on a part rate of pension. Her research found there was a strong correlation between the income levels of residents in retirement villages and those of the surrounding community. In brief, this means that if the area is higher on the socio-economic scale then this will be reflected in the income levels of the retirement village residents.

As it is unknown how many pensioners reside in leasehold retirement village schemes in the Redland City area, the research of Lois Towart has been used to forecast the potential cost in 2015-2016.

Based on this research, an assumption is drawn that of the 1,191 individual living units in registered leasehold retirement village schemes in the Redland City area that there is potential for 71% of unit residents to be in receipt of a part or full rate of aged pension. The following table calculates the potential estimated annual additional amount that would have been required in 2015-2016 to fund pensioner residents living in leasehold retirement village schemes.

Part or Maximum Rate	Independent Living Units	Total
Part Rate of Aged Pension	167	\$27,555
Maximum Rate of Aged Pension	679	\$224,070
Total	846	\$251,625

STRATEGIC IMPLICATIONS

Legislative Requirements

Retirement Villages Act 1999

Section 5 defines a retirement village as, 'premises where older members of the community or retired persons reside, or are to reside, in independent living units or serviced units, under a retirement village scheme.' Premises does not include a site within the meaning of the *Manufactured Homes (Residential Parks) Act 2003*.

Section 7 defines a retirement village scheme as, “a scheme under which a person:

- a) enters into a residence contract; and
- b) in consideration for paying an ingoing contribution under the residence contract, acquires personally for or for someone else, a right to reside in a retirement village, however the right accrues; and
- c) on payment of the relevant charge, acquires personally or for someone else, a right to receive 1 or more services in relation to the retirement village.

Section 10 sets out the definition of a residence contract, which must include:

- a) either—
 - i. to give a person exclusive right to reside in an accommodation unit in the retirement village; or
 - ii. to provide for obligations on a person in relation to the person or someone else’s residence in the retirement village; and
- b) give a person a right in common with other residents in the retirement village, to use and enjoy the retirement village’s communal facilities; and
- c) contain or incorporate—
 - i. a service agreement that includes a copy of the service agreement; and
 - ii. if the contract includes an ancillary agreement that is not signed contemporaneously with the contract, an agreement to enter in the ancillary agreement that includes a copy of the ancillary agreement; and
- d) restrict the way in which, or the persons to whom—
 - i. the right to reside in the retirement village may be disposed of during the resident’s lifetime; or
 - ii. if the contract is based on a freehold interest in an accommodation unit—the resident’s interest may be disposed of during the resident’s lifetime.

Section 12 defines a service agreement as an, “agreement made between a person and a scheme operator under which general services or personal services are to be supplied for or to the person or someone else when the person or other person becomes a resident of a retirement village.”

Section 53 provides for the scheme operator to terminate a resident’s right to reside in the retirement village and lists the circumstances where this right may be exercised.

Section 53(c) — if the scheme operator and a person who has assessed the resident’s care needs under the *Aged Care Act 1997*, section 22.4, reasonably believes the resident’s type of accommodation is now unsuitable for the resident.

Section 102A(1) states the scheme operator must adopt a budget (the general services charges budget) each financial year for charges for general services.

Section 120A(3) provides that the residents committee may receive a copy of the draft general services charges budget at least 14 days before the beginning of the financial year by giving written notice to the scheme operator.

Section 103 states the amount a resident may be charged for general services under a residence contract must be worked out in the way stated in the public information document.

Section 106 provides that a scheme operator must not increase the total of general services charges for a financial year by more than the CPI percentage increase for the financial year.

Section 107 provides that a resident is not required to pay a charge for a general service under a residence contract to the extent that the charge is more than that payable under the contract and increased under section 106 unless the excess is attribution to:

- a) rates, taxes or charges levied under an Act in relation to the retirement village land or its use; or
- b) the salary or wages of a person engaged in the retirement village's operation; or
- c) insurance premiums, or insurance excesses paid, in relation to the retirement village or its use; or
- d) maintenance reserve fund contributions.

Local Government Act 2009

Section 92(2) defines General rates are for services, facilities and activities that are supplied or undertaken for the benefit of the community in general (rather than a particular person).

Section 93(3) lists land exempt from rates, which includes:

- 93(3)(i) land that is exempted from rating, by resolution of a local government, for charitable purposes;
- 93(3)(j)(ii) land that is exempted from rating under a regulation, for religious, charitable, educational or other public purposes.

Local Government Regulation 2012

Section 73(a)(ii) exempts land from rating where it is owned by a religious entity, if the land is less than 20ha, and is used for the provision of education, health or community services, including facilities for aged persons and persons with disabilities.

Risk Management

In preparing this report, a risk was identified to the 2016-2017 budget if Council extended Corporate Policy *POL-2557 Council Pensioner Rebate Policy* to pensioner residents in leasehold retirement village schemes, as this would be an unbudgeted item.

Financial

Based on the research conducted by Lois Towart, a lecturer at the University of Technology Sydney, published in 2013 an assumption is drawn that of the 1,191 individual living units in registered leasehold retirement village schemes in the Redland City area that there is potential for 71% of unit residents to be in receipt of a part or full rate of aged pension. The following table calculates the estimated annual additional amount that would have been required in 2015-216 to fund pensioner residents living in leasehold retirement village schemes.

Part or Maximum Rate	Independent Living Units	Total
Part Rate of Aged Pension	167	\$27,555
Maximum Rate of Aged Pension	679	\$224,070
Total	846	\$251,625

In addition to the cost of providing a rebate to pensioner residents in leasehold retirement village schemes, it has been identified that one additional level 3 resource would be required to administer the rebate, which in 2016-17 would be \$76,609.

People

If Council determined that Corporate Policy *POL-2557 Council Pensioner Rebate Policy* should be extended to retirement village residents the average savings for Retirement Village residents eligible for the aged pension, as compared to a pensioner resident in their own home would increase. The savings are set out in the table below:

	Current Saving Retirement Village Resident	Savings Retirement Village Resident Part Rate of Aged Pension	Savings Retirement Village Resident Maximum Rate of Aged Pension
Average Saving on General Rate Compared to a Part Rate Pensioner in their Own Home	\$671.28	\$836.28	\$1,001.28
Average Saving on General Rate Compared to a Maximum Rate Pensioner in their Own Home	\$506.28	\$671.28	\$836.28
Average Saving on all Fixed Rates & Charges Compared to a Part Rate Pensioner in their Own Home	\$1,443.81	\$1,608.81	\$1,773.81
Average Saving on all Fixed Rates & Charges Compared to a Maximum Rate Pensioner in their Own Home	\$1,278.81	\$1,443.81	\$1,608.81

Environmental

Nil impact expected.

Social

Nil impact expected.

Alignment with Council's Policy and Plans

This report aligns to Corporate Plan Outcome 8 Inclusive and Ethical Governance

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

CONSULTATION

Executive Leadership Team.

OFFICER'S RECOMMENDATION

That Council resolves to note the content of this report.

**Register of Retirement Village Schemes
Department of Public Works**


Name of Scheme	Street Address	Date of Registration	Total Independent Units Available	Tenure
Alexandra Hills				
Nandeebie Independent Living Units	87 Winchester Road	19/05/2004	67	Licence
Birkdale				
Wellington Manor Retirement Village	269-289 Birkdale Road	1/07/2000	163	Leasehold
Prins Willem Alexander Retirement Village	62 Collingwood Road	1/07/2000	75	Licence
Cleveland				
Cleveland Manor Retirement Village	Cnr Wellington & Grant Streets	1/07/2000	79	Leasehold / Sharehold
Aveo Cleveland	148 Smith Street	1/07/2000	118	Leasehold
Ormiston				
Aveo Cleveland Gardens (Independent Living Units)	83 Freeth Street West	1/07/2000	154	Freehold
Aveo Cleveland Gardens (Leasehold Serviced Apartments)	83 Freeth Street West	1/07/2000	66	Leasehold
Ormiston Rise*	174 Wellington Street	16/02/2016	16	Leasehold
Redland Bay				
Palm Lake Retirement Village Redland Bay	57 Hamilton Street	13/09/2004	26	Licence
Freedom Aged Care Redland Bay Retirement Village	25 Weinem Street	11/04/2008	46	Leasehold
Thornlands				
Finlandia Retirement Villas	343 Cleveland-Redland Bay Road	1/07/2000	23	Licence
Moreton Shores Retirement Community	101 King Street	13/11/2007	126	Licence
Victoria Point				
Salford Waters Retirement Estate	Salford Street	1/07/2000	181	Leasehold
Tranquil Waters Retirement Village	31 Thompson Street	1/07/2000	108	Licence
Adventist Retirement Village Victoria Point	571-585 Cleveland-Redland Bay Road	25/09/2001	145	Licence
Renaissance Victoria Point	37-40 Bunker Road	19/12/2003	296	Leasehold
Oak Tree Retirement Villages Victoria Point	522-542 Redland Bay Road	14/07/2004	54	Leasehold

*New construction – not completed.

11.2 COMMUNITY & CUSTOMER SERVICES**11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 07.08.2016 to 20.08.2016](#)

Authorising Officer: 
Louise Rusan
General Manager Community & Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable

applications without submissions of objection. Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 07.08.2016 to 13.08.2016

Application	Description	Applicant	Category1	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003693	Design & Siting - Carport	Simon Bruce Hinton	Category1	12 Christina Street, Wellington Point QLD 4160	Concurrence Agency Response	10/08/2016	Approved	1
ROL005737	Standard Format: 1 into 2	Laurence Robert McCurdy	Category1	355 Bloomfield Street, Cleveland QLD 4163	Extension to Relevant Period	12/08/2016	Approved	3
BWP003692	Design & Siting - Setback	Shaun Michael Winks	Category1	19 Argyle Place, Victoria Point QLD 4165	Concurrence Agency Response	12/08/2016	Approved	4
BWP003523	Design and Siting - Dwelling	Kurrajong Steel Homes Pty Ltd Planning Initiatives	Category1	14 Haslingden Drive, Redland Bay QLD 4165	Concurrence Agency Response	12/08/2016	Approved	5
MCU013315	Outdoor Recreation	Redland City Council City Spaces	Category1	Charlie Buckler Sportsfield, 762 Redland Bay Road, Redland Bay QLD 4165	Code Assessment	12/08/2016	Development Permit	6
BWP003631	Combined - Design & Siting, Schedule 4 Exemption and Build over or near relevant infrastructure - Secondary Dwelling	All Star Energy	Category1	38 Sunrise Court, Mount Cotton QLD 4165	Concurrence Agency Response	12/08/2016	Approved	6
BWP003683	Design & Siting - Dwelling House by 9	Building Code Approval Group Pty Ltd	Category1	3 Burmah Boulevard, Redland Bay QLD 4165	Concurrence Agency Response	12/08/2016	Approved	6
BWP003689	Design & Siting - Additions to existing	Jason Michael West Nicole Erica West	Category1	54-56 Campbell Road, Sheldon QLD 4157	Concurrence Agency	12/08/2016	Approved	6

Decisions Made Under Delegated Authority 07.08.2016 to 13.08.2016

BWP003690	Design & Siting - Setback	Burbank Homes	Category1	36 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	10/08/2016	Approved	6
BWP003696	Design & Siting - Setback	Rj Builders Pty Ltd	Category1	34 Vanstone Way, Redland Bay QLD 4165	Concurrence Agency Response	10/08/2016	Approved	6
BWP003662	Domestic Outbuilding - Shed	Strickland Certification Pty Ltd	Category1	24 Lyndon Road, Capalaba QLD 4157	Code Assessment	10/08/2016	Development Permit	7
BWP003667	Design and Siting - Carport	Gold Coast Building Approvals	Category1	32 Redruth Road, Alexandra Hills QLD 4161	Concurrence Agency Response	9/08/2016	Approved	7

Decisions Made Under Delegated Authority 14.08.2016 to 20.08.2016


Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003720	Design and Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	25 Tolson Terrace, Ormiston QLD 4160	Concurrence Agency Response	18/08/2016	Approved	1
MCU013767	Dual Occupancy	Category1	Dixon Homes Pty Ltd (Sherwood)	8 Katandra Court, Cleveland QLD 4163	Code Assessment	15/08/2016	Development Permit	2
BWP003657	Combined domestic additions/retaining wall/removal of pool	Category1	Building Code Approval Group Pty Ltd	6 Bonaventure Court, Cleveland QLD 4163	Code Assessment	15/08/2016	Development Permit	2
ROL006076	Standard Format - 1 into 2	Category1	Building Code Approval Group Pty Ltd	41 Russell Street, Cleveland QLD 4163	Code Assessment	16/08/2016	Development Permit	2
MCU013796	Dual Occupancy	Category1	Town Planning Alliance	4 Midjimberry Road, Point Lookout QLD 4183	Code Assessment	18/08/2016	Development Permit	2
BWP003687	Design & Siting - Dwelling	Category1	Sunvista Homes C/- Apex Certification & Consulting	12 Affinity Way, Thornlands QLD 4164	Concurrence Agency Response	15/08/2016	Approved	3
BWP003688	Design & Siting - Dwelling	Category1	Sunvista Homes C/- Apex Certification & Consulting	4 Affinity Way, Thornlands QLD 4164	Concurrence Agency Response	15/08/2016	Approved	3
BWP003713	Build over/near relevant infrastructure - Dwelling	Category1	Bartley Burns Certifiers & Planners	10 Majestic Circuit, Thornlands QLD 4164	Concurrence Agency Response	16/08/2016	Approved	3

Decisions Made Under Delegated Authority 14.08.2016 to 20.08.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
ROL006066	Standard Format: 2 into 4 lots	Category1	Urban Systems Pty Ltd	24-26 Sandy Cove Place, Redland Bay QLD 4165	Code Assessment	19/08/2016	Development Permit	5
BWP003677	Design & Siting Item 20	Category1	The Certifier Pty Ltd	148 The Esplanade, Karragarra Island QLD 4184	Concurrence Agency Response	15/08/2016	Approved	5
BWP003686	Design & Siting - Dwelling	Category1	Building Approvals Qld	5 Pia Street, Russell Island QLD 4184	Concurrence Agency Response	15/08/2016	Approved	5
BWP003702	Design & Siting - Setback	Category1	Henley Properties (Qld) Pty Ltd	37 Ellabay Crescent, Redland Bay QLD 4165	Concurrence Agency Response	19/08/2016	Approved	6
ROL006074	Standard Format - 1 into 2 Lots	Category1	Bmj Designs	103 Bailey Road, Birkdale QLD 4159	Code Assessment	19/08/2016	Development Permit	8
ROL006077	1 into 2 Standard format	Category1	Building Code Approval Group Pty Ltd	25 Dawson Road, Alexandra Hills QLD 4161	Compliance Assessment	17/08/2016	Compliance Permit	8
MCU012885	Multiple Dwelling x 6	Category1	Bartley Burns Certifiers & Planners Chelbrooke Homes Pty Ltd	6 Collingwood Road, Birkdale QLD 4159	Permissible Change	15/08/2016	Development Permit	10

**11.2.2 PLANNING & ENVIRONMENT COURT MATTERS LIST – CURRENT AS AT
24 AUGUST 2016**

Objective Reference: A1910343
Reports and Attachments (Archives)

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

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

Report Author: Kim Peeti
A/Service Manager, Planning Assessment

PURPOSE

The purpose of this report is for Council to note the current appeals and other proceedings in the Planning and Environment Court.

BACKGROUND

Information on these matters may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

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

APPEALS

1.	File Number:	Appeal 2675 of 2009 - (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		A minor change to the application was allowed by the Court on 4 November 2015. Mediation adjourned, however no date currently scheduled. The matter is listed for review on 30 September 2016.

2.	File Number:	Appeal 3641 of 2015 - (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015. Without Prejudice meeting held December 2015. Direction orders obtained 18 February 2016. Mediation held on 9 March 2016. The matter is listed for review on 24 August 2016.

3.	File Number:	Appeal 4541 of 2015 - (ROL005873)
Applicant:		Loncor Properties Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 43 lots) 35-41 Wrightson Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 20 November 2015. Orders to progress to October 2016 hearing. Mediation scheduled for 5 September 2016.

4.	File Number:	Appeals 4940 of 2015, 2 of 2016 and 44 of 2016 - (MCU013296)
Applicant:		Lipoma Pty Ltd, Lanrex Pty Ltd and Victoria Point Lakeside Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands
Appeal Details:		Submitter appeals against approval.
Current Status:		Appeals filed in Court on 18 December 2015, 4 January 2016 and 6 January 2016. Directions orders obtained 19 February 2016. Trial set down for 27-30 September 2016.

5.	File Number:	Appeal 2709 of 2016 - (ROL005993)
Applicant:		Golden Ponds Estates Pty Ltd
Application Details:		Reconfiguration of Lots by 1 into 2 lots subdivision at 60 Korsman Drive, Thornlands.
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 12 July 2016.

6.	File Number:	Appeal 3348 of 2016 - (MCU013632)
Applicant:		Gregory Mark Wood
Application Details:		Home Business at 31 Drevesen Avenue, Cleveland (Lot 42 on RP118194)
Appeal Details:		Applicant appeal against conditions
Current Status:		Appeal filed 23 August 2016.

OTHER PLANNING & ENVIRONMENT COURT MATTERS

7.	File Number:	2771, 2772 and 2774 of 2016
Applicant:		KFA Investments Pty Ltd
Development:		Unlawful filling at 91-101, 91-141 and 115 Rocky Passage Road, Redland Bay (Lot 1, Lot 2 and Lot 4 on SP117632)
Appeal Details:		Appeals against Enforcement Notices
Current Status:		Appeals filed 15 July 2016. Without prejudice meeting on 3 August 2016.

8.	File Number:	3075 of 2016
Applicant:		Michelle Maree Webb
Development:		Domestic additions to a dwelling House at 236-246 Queen Street, Cleveland (Lot 20 on SP175602)
Proceeding Details:		Council application for declarations that the Building Works approval (BD155692) be set aside, a Material Change of Use be applied for, the premises be revegetated and associated orders.
Current Status:		Proceeding filed in Court on 5 August 2016. First Court review scheduled for 26 August 2016.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 ECONOMIC DEVELOPMENT ADVISORY BOARD UPDATE

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

Kim Kerwin
Group Manager Economic Sustainability and Major Projects

Report Author:

Noreen Orticio
Research Economist

PURPOSE

The purpose of this document is to present a report to Council on the second formal meeting of the Redland City Economic Development Advisory Board (the Advisory Board) as specified in the Terms of Reference.

BACKGROUND

Redland City Council has formed an Economic Development Advisory Board as part of its commitment to increasing the City's economic capacity through business retention and growth and employment generation.

The Advisory Board will provide strategic advice on the implementation of the Economic Development Framework through the development of industry sector strategy and action plans.

ISSUESAdvisory Board Meeting 12 August 2016

The second formal Advisory Board meeting took place on 12th of August 2016 at TAFE Alexandra Hills. The meeting's agenda consisted of presentations that were based on Council resolutions and on an action item from the previous Advisory Board meeting. An overview of the TAFE Alexandra Hills and the initiatives of Logan and Redlands Regional Development Australia were also presented.

The Advisory Board likewise provided their recommendations on the project briefs for the development of the strategy and action plans of two industry priorities, namely Health Care and Social Assistance and Education and Training.

A summary of the presentations are provided below.

- Mapping of Broadband infrastructure

The Chief Information Officer (CIO) provided an overview of the broadband infrastructure within the city as a response to one of the actions from the first

formal Advisory Board meeting. The action item stems from findings of a UQ survey of Redlands businesses that cites limited internet access is increasingly seen as a barrier to realising business objectives. Recognising the importance of broadband infrastructure as an economic development enabler, Council resolved at the General Meeting on 27 July to “prioritise a review of existing and proposed high speed broadband infrastructure for Redland”.

The presentation showed available data on broadband availability and quality across Redlands and also highlighted options that can accelerate connectivity around the city.

- Cleveland Central Business District (CBD) Revitalisation and Tourism and Cleveland CBD Incentives Package

Redland City Council adopted the Cleveland Centre Masterplan and Implementation Plan on 22 September 2010. It provides a long term vision that will guide the growth and development of Cleveland in the next 20 years. The Masterplan had a list of more than 60 actions which were owned and implemented by at least 12 units across Council. The Economic Sustainability and Major Projects (ES&MP) unit has responsibility to oversee the implementation of the Masterplan. ES&MP has adopted a streamlined approach in overseeing the Cleveland CBD Revitalisation program around four key components, namely: Land Use Planning, Activities, Market conditions and Built environment.

Council adopted in 2012 a range of financial, facilitative and regulatory incentives as a way of attracting investment and stimulating economic activity within the Cleveland CBD in the short term. In 2014, Council endorsed the Tourism Accommodation Incentives Package which has a similar aim as that of the Cleveland CBD Incentives Package of increasing economic activity and investment albeit on a city-wide scale.

The Tourism Incentives Package also applied the same elements as that of the Cleveland CBD Incentives Package such as concession on infrastructure charges, concession on development application fees, rating and utility charge exemption during construction and fast tracking of development applications. Council has extended both incentives packages to 30 June 2017 and endorsed additional funding.

At the General Meeting on 22 June 2016, Council resolved to refer the incentive packages to the Advisory Board for review and feedback. The Advisory Board has requested further information to provide more substantive feedback.

- Logan and Redlands Regional Development Australia

The Chief Executive Officer of Logan and Redlands Regional Development Australia (RDA) briefed the Advisory Board on its role of fostering regional economic development. The organisation is funded by Australian Government and is a member of a national network of committees. Its current initiatives include

- Review of the Logan and Redlands Regional Roadmap 2013 - 2016
- Vehicle asset sharing/utilisation to assist community service providers

- Business idea bootcamps which assist potential entrepreneurs, small business owners and not-for-profits to develop and test their business ideas

- Tourism update

Council endorsed the Tourism Strategy and Action Plan 2015 – 2020 in 2015. It was agreed during the previous Advisory Board meeting to have a standing agenda item on Tourism updates. The Chairperson of the Redlands Tourism Subcommittee briefed the Advisory Board that work on 21 of the 33 initiatives identified in the action plan has commenced.

A brief profile of the subcommittee members which was composed of mainland and island businesses including their key role and deliverables were presented. Future priority projects include assessing the location of the Redlands Visitor Information Centre and exploring interactive options such as touch screens and information outlets across the city, finalising the event strategy and action plan and developing a mobile accessible website.

- Medicinal Cannabis Industry

An overview of the medicinal cannabis industry was presented with the view of exploring its potential as a new industry in the Redlands. The presentation highlighted the current legislative framework and the industry's growth potential citing several international cases. The Advisory Board provided feedback on steps Council could take to facilitate a local medicinal cannabis industry.

Advisory Board Recommendations

The achievement of the economic objectives as articulated in the Economic Development Framework 2014-2041 is largely anchored on the development of the industry sector strategies and action plans. Council officers have drafted project briefs for the Health Care and Social Assistance and Education and Training industries.

The Advisory Board's recommendations on the project briefs focussed around the importance of understanding the issues, challenges and opportunities that local industries faced. More significantly, the Advisory Board stated the need for the briefs to highlight the strong links between the strategy and the initiatives that will be identified on the action plan.

The Advisory Board also identified key actions and recommends that Council:

- Undertake an audit of infrastructure and assets both private and public that are currently underutilised. These assets can be potentially enhanced and activated to stimulate economic activity around the city.
- Investigate telecommunications companies (TELCOs) and explore business models for the Redlands that address the broadband infrastructure gap in both coverage and capacity in response to previous Council resolution.
- Audit the range of tourist and visitor accommodations options that is available in the Redlands. The Tourism Accommodation Incentives Package was endorsed to stimulate investment in tourist accommodation. While significant interest has been generated by the incentive scheme, having baseline information on the lodging options available can be used to attract conferences and seminars in the city through accommodation packages.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that affect the outcome of this report.

Risk Management

Identified risks to successful economic development in the City include:

- Failure to work in partnership with the business community, and other levels of government which will inhibit the delivery of the framework; and
- Failure to implement the action plans due to inadequate resourcing.

Financial

Budget has been allocated in financial year 2016-17 for the development of the Health Care and Social Assistance and Education and Training industry sector strategies and action plans.

People

This may impact upon staff resources within the Economic Sustainability and Major Projects Group, Information Management and the Communications, Engagement and Tourism Group.

Environmental

There are no identified environmental impacts.

Social

A strong and vibrant economy allows a community to reinvest its wealth back into the society that helped contribute to that growth. The well-being of people, the environment and the economy are intricately linked. A strong and sustainable economy will be integrated and deliver benefits from across a range of sectors, through all parts of the city and across all demographic boundaries.

Alignment with Council's Policy and Plans

Relationship to Corporate Plan

The Economic Development Advisory Board through its role of monitoring the implementation of the Redland City Economic Development Framework 2014-2041 supports Council's strategic priority of delivering a supportive and vibrant economy. In addition, the Redland City Economic Development Framework 2014 – 2041 will also:

- Provide opportunity for business investment and local employment;
- Develop a supportive vibrant economy that delivers business opportunities;
- Promote local jobs; and
- Strengthen the tourism industry.

CONSULTATION

The second formal meeting of the Economic Development Advisory Board was overseen by the Economic Sustainability and Major Projects Group with input from the following:

Internal

- Information Management
- Communications, Engagement and Tourism Group;

External

- TAFE Alexandra Hills
- Logan and Redlands Regional Development of Australia (RDA)

OPTIONS

1. Note the report to Council from the Economic Development Advisory Board meeting of 12 August 2016; and
2. Undertake an audit of infrastructure and assets both private and public that are currently underutilised.

OR

3. That Council requests additional information on the Economic Development Advisory Board meeting of 12 August 2016.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Note the report to Council from the Economic Development Advisory Board meeting of 12 August 2016; and**
2. **Undertake an audit of infrastructure and assets both private and public that are currently underutilised.**

11.2.4 COMBINED MCU AND ROL - 18 SALISBURY STREET REDLAND BAY - ROL006001

Objective Reference: A124442
Reports and Attachments (Archives)

Attachments: [Attachment 1 Aerial Map](#)
[Attachment 2 Locality Map](#)
[Attachment 3 Zone Map](#)
[Attachment 4 Plans](#)
[Attachment 5 Previous Approvals](#)
[Attachment 6 Building Location Envelope](#)
[Attachment 7 Statutory Guideline](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Eskinder Ukubamichael
Acting Senior Planner

PURPOSE

Council has received an application seeking a Development Permit for Reconfiguring a Lot on land at 10 Salisbury Street, 18 Salisbury Street, 16 Government Road, and 35 Weinam Street, Redland Bay for the purpose of five (5) into ninety one (91) lots subdivision including drainage reserve and road.

The application also seeks a Development Permit for Dwelling Houses over 88 of the lots. The application has been assessed against the relevant provisions of the Redlands Planning Scheme. Although the proposed use does not comply with the intent of the zoning, it is considered that there are sufficient grounds to justify approval despite the conflict.

The proposal was publicly notified and 10 properly made submissions were received. The key issues identified in the assessment are:

- Consistency of Use;
- Lot Size and Density;
- Retaining Wall Height; and
- Future Dwelling Houses.

Issues outlined above and public submissions have been addressed in the report. It is therefore recommended that the application be granted a **Development Permit**, subject to conditions.

BACKGROUND

A development application (MC008369) for a Preliminary Approval overriding the planning scheme (S.3.1.6 of IPA) for a Mixed Use Community incorporating independent & assisted living, dependent aged care, residential, local retail & services, crèche, community facilities & dedicated parkland was approved by Council, subject to conditions, on 25 January 2005. Subsequent to this approval, a submitter appeal was lodged with the Court. The Court issued a Judgment on 1 June 2005, approving the development, subject to revised conditions on the preliminary approval. The preliminary approval lapsed on or around 1 June 2013.

Since then the following approvals relevant to the site have occurred:

- An application for a Material Change of Use for Aged Care and Special Needs Housing, Community Facility – Stages 1B and 1C and Reconfiguration (Code Assessment) was submitted to Council in 2005 and a development permit was issued on 22 September 2006 (MC009386 and SB005096). Development for Stage 1B is partially completed which includes one (1) apartment building (with 39 units) and 8 independent living units, while development for Stage 1C and Reconfiguration of 6 lots into 4 lots are not completed.
- A development application (MCU012805) to convert 7 of the 8 independent living units into multiple dwellings was granted a development permit on 7 November 2012.
- A development application (ROL005708 – Attachment 5A) to subdivide a parcel of land from the subject site to create a lot that detaches the approved 7 multiple dwelling units was granted a development permit on 16 January 2014. Approval for the survey plan was issued on 21 May 2014 however the lots are not registered yet.
- A development application (ROL005763 – Attachment 5B) for a three (3) into five (5) lots subdivision and creation of an easement was granted a development permit on 11 July 2014.
- A development application (ROL005915– Attachment 5C) for a three (3) into three (3) boundary realignment was granted a development permit on 21 April 2015. A further Generally in Accordance (GIA) approval was issued on 28 May 2015 with a minor change to the layout of the approval that was later registered.
- A development application (MCU013337 – Attachment 5D) for 93 multiple dwelling units (Stages 1-3) was submitted to Council in June 2015 and a development permit granted on 2 December 2015.
- A development application (MCU013564 – Attachment 5E) for 5 multiple dwelling units (Stage 4) was submitted to Council in September 2015 and a development permit granted on 18 December 2015. The subject application will form stage 4B of the overall development currently being described as “seascape”.
- A development application (MCU013637 – Attachment 5F) for 1 multiple dwelling unit (Stage 4B) was submitted to Council in January 2016 and a development permit granted on 3 June 2016. The subject application will form stages 5-8 of the overall development currently being described as “seascape”. The lots for the subject application are shown on Attachment 5G.

ISSUES**DEVELOPMENT PROPOSAL & SITE DESCRIPTION****Proposal**

The subject lot is made up of Lot 11 on SL1595, Lot 500 on SP197855, Lot 501 on SP277507, Lot 16 on RP30555 (in part) and Lot 500 (in part) on SP277507. The proposal has two aspects: Reconfiguring a Lot and Material Change of Use.

The Reconfiguring a Lot aspect is for five (5) into ninety one (91) lots including drainage reserve (756m²) and road. The proposed reconfiguration will be staged to allow for orderly and efficient development of the overall site. Staging will occur generally in accordance with the Staging Plan Seascape Stages 5-8, SB3551-03-B dated 03/12/15 (amended in red) prepared by Villaworld Pty Ltd and includes the creation of 88 residential lots as follows:

- Stage 5: 22 lots;
- Stage 6: 25 lots and bio retention basin;
- Stage 7: 17 lots; and
- Stage 8: 24 lots.

The proposal includes the following:

- 15m wide public road;
- Connection to Colville Street to the west of the subject site; and
- 5m wide pedestrian path to Government Road.

The Material Change of Use aspect is for dwelling houses over 88 of the proposed residential allotments. Dwelling house building location envelopes (BLE) have been submitted demonstrating that appropriate dwelling houses are able to be accommodated on the proposed lots. In total, 3 lot 'typologies' are proposed – lots less than 12.5m frontage, lots with a frontage 12.5m and greater and corner lots. The proposal will result in the creation of lot sizes that range from 294m² to 577m² across four stages (stages 5-8 of the overall development currently being described as "seascape").

The proposed lots in each stage with lot 'typologies' are as follows:

Lot 'typology'	Stages			
	5	6	7	8
Less than 12.5m frontage	5	10	8	8
12.5m frontage and greater	12	13	9	12
Corner lots	5	2	0	4
Total	22	25	17	24

The proposed Building Location Envelopes (BLE) have established boundary setbacks and architectural characteristics as shown on attachment 6.

Site & Locality

The subject site has an area of 4.578ha with a frontage of approximately 368m to Weinam Street, Government Road and Meissner Street. The site falls from 11m AHD along the north- west corner of the subject site to 7.75m AHD to the south-east corner of the subject lot along the intersection of Government Road and Meissner Street. The subject site is currently vacant. Adjacent and nearby allotments are zoned Medium Density Residential, Urban Residential, and Open Space:

- North side – Medium Density Residential with apartment building for Aged Persons and Special Needs Housing.
- West side – Medium Density Residential with Multiple Dwellings under construction.
- East side – Weinam Creek PDA area, currently with dwelling houses across Meissner Street.
- South side – Urban Residential lots with dwelling houses across Government Road.

The site is located in close proximity to the Redland Bay Primary School, the Redland Bay Ferry Terminal, local shops and existing parkland.

Application Assessment

Sustainable Planning Act 2009

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

Change of Application

Further detailed design (as part of the response to the information request for access to the proposed development) of the layout has resulted in a truncation to the northern side of the access road at the Weinam Street intersection to facilitate the necessary left-out turn. The truncation will occupy land within the neighbouring property to the north, to which the application will now apply. Subsequently, IDAS Forms 1, 5 and 7 have been updated to include the additional lot, Lot 500 on SP277507, as being part of this application. The proposed change is deemed to constitute a ‘minor change’ as defined under s350 of the *Sustainable Planning Act 2009*, in that the changes alter only the property details of the application and do not result in substantially different development.

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is designated Low Value Rehabilitation. There are no replacement or offset requirements,

State Planning Policy/Regulatory Provision	Applicability to Application
	<p>and there are very few koala habitat trees on site. The majority are exotic amenity trees or exotic fruit trees grown as part of the site's previous agricultural use. Table 6 Column 2 Item 3 applies (the habitat connectivity clause).</p> <p>The subject site has no koala habitat trees and the effect of surrounding urbanisation is acknowledged in Schedule 2 "determining habitat connectivity value for koala movement". The proposal is acceptable in view of the Schedule 2 provisions.</p>
SPRP (Adopted Charges)	<p>The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.</p>
State Planning Policy July 2014	<p>The site is mapped as having the following designations:</p> <ul style="list-style-type: none"> • WATER QUALITY - Climatic regions - stormwater management design objectives <p>The proposal includes a bio retention area of 756m² to be constructed at stage 6 of the subject proposal. A condition will be in place to ensure stage 5 will treat the stormwater on the site (as a temporary solution) given that the bio retention treatment will not be constructed until Stage 6.</p>

Redlands Planning Scheme

The application has been assessed under the Redlands Planning Scheme version 7.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are most relevant to the application:

- Urban Residential Zone Code;
- Medium Density Residential Zone Code;
- Dwelling House Code;
- Reconfiguration Code;
- Domestic Driveway Crossover Code;
- Development Near Underground Infrastructure Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code;
- Stormwater Management Code; and

- Overlays: Acid Sulfate Soils Overlay, Flood Prone Storm Tide and Drainage Constrained Land Overlay, Landslide Hazard Overlay, Road and Rail Noise Impact Overlay and Waterways Wetlands and Moreton Bay Overlay.

The subject site is zoned Medium Density Residential (MDR3). Reconfiguring a lot is code assessable while Dwelling House is inconsistent development in the MDR3 zone. The proposal is subject to assessment against the entire planning scheme. The most relevant parts of this assessment are discussed below.

Consistency of Use

Specific Outcome S1.4 (1) of the Medium Density Residential (MDR) zone code specifies in sub-area MDR3 to provide an integrated retirement community through provision of a mix of housing specifically designed for aged persons including:

- a) Independent attached and detached and apartment style dwelling units;
- b) Semi-independent assisted living dwelling units and apartments;
- c) Dependent residential age care facility.

The proposal is for standard format lots and Dwelling Houses, which does not meet the above Specific Outcome; hence the proposal needs to be assessed against the relevant Overall Outcomes.

Overall Outcome 2 (a) (g) of the MDR zone code seeks as a key characteristic for uses in sub-area MDR3, to provide an integrated retirement community offering a mix of dependent, semi-dependent and independent housing. As the proposal is for dwelling houses on MDR3 zoned lots, it does not meet both the relevant Specific Outcome and Overall Outcome. The proposal therefore needs to be assessed against the relevant Desired Environmental Outcomes (DEOs).

The following abbreviated DEOs are applicable in relation to this application:

3.1.4 DEO No.3 – Community Health and Wellbeing

(1) As a vibrant and attractive place to live, Redland City offers its community a high level of amenity, social cohesion and diversity and a range of facilities and activities through -

- (a) facilitating the development of neighbourhoods with a mix of dwelling types, sizes and styles which meet the needs of the City's existing and future households;
- (b) ensuring the development of housing to meet the special needs of youth and older people and people with disabilities is integrated in residential areas and located in proximity to essential services and public transport;
- (c) maximising the efficient use of land within the urban footprint to encourage a range of affordable housing options;

The subject site is zoned MDR3 with intent to provide an integrated retirement community offering a mix of dependent, semi-dependent and independent housing. The proposal is for standard format lots and Dwelling Houses that will cater for uses beyond aged persons housing. The proposal is therefore in conflict with this planning scheme intent. The applicant has provided a community and land use analysis report to demonstrate that while the proposal conflicts with the planning scheme, it does not

compromise the above DEO and there are sufficient grounds to support the development despite the conflict.

As described in the background section of the report, an application for a Material Change of Use for Aged Care and Special Needs Housing, Community Facility – Stages 1B and 1C and Reconfiguration (Code Assessment) was submitted to Council in 2005 and a development permit was issued on 22 September 2006 (MC009386 and SB005096). Development for Stage 1B is partially completed which includes one (1) apartment building (with 39 units) and 8 independent living units, while development for Stage 1C and Reconfiguration of 6 lots into 4 lots has not been completed. This approval substantially commenced and is therefore considered to still be in effect. The whole development was under receivership for a number of years and was unable to continue as proposed as one development due to lack of demand for aged persons housing.

It was taken up as a joint venture by separate developers that specialise in different markets and products. One of the developers (Freedom Aged Care) will continue the Aged Care and Special Needs Housing on Lots 500 and 501 on SP277507. These lots have one (1) apartment building (with 39 units) and 8 independent living units and the rest of the site is intended to accommodate more retirement community units that will be used as Aged Care and Special Needs Housing. It is assumed that this part of the lot and part of Lots 24 and 25 on RP305555 to the north of Salisbury Street will accommodate Aged Care and Special Needs Housing of semi-independent assisted living dwelling units, apartments and dependent residential age care facility. The remainder of the site has been taken up by another developer (Villa World) that shifts away from Aged Care and Special Needs Housing and instead develops a mix of multiple dwellings and single dwelling houses currently being described as “seascape”. Stages 1-4 will result in 99 multiple dwelling units and are currently under construction.

The applicant has provided a community and land use analysis report to demonstrate grounds to justify an approval despite conflicting with the Specific Outcome and Overall Outcome of the MDR zone. The report took into consideration demographic profile of the local catchment area (Redland Bay), and review of existing provisions of aged care communities in Redland Bay and surrounds and confirms that the Redland Bay area is ‘adequately serviced for Retirement Village living.’ The analysis of the report has included Weinam Creek Priority Development Area (PDA) and recent approvals like Shoreline.

It also provides an analysis of key drivers for retirement accommodation and an assessment of the extent to which the existing (and planned) supply is meeting current (and forecast) levels of demand.

The key arguments in the report are adequacy of Aged Care and Special Needs Housing and need for additional detached dwelling houses and are summarised as follows:

Adequacy of Aged Care and Special Needs Housing

- Due to Federal government policy and funding shifting towards assisting retirees to ‘Age in Place’ and stay in their own home longer, the demand for Independent Living Units (ILU’s) is expected to grow over the coming years;

- Scarcity of development sites and changing household preferences (with a focus on lifestyle and amenity) is seeing a shift to higher-density formats co-located with health care and aged care facilities and more tightly integrated with surrounding residential neighbourhoods and community facilities;
- There is a significant existing pipeline of approved units (primarily as expansions of existing villages) ready to meet the forecast growth in demand. Adjacent to the subject site Freedom Aged Care has an approval for an additional 90 units. This potential development (and another 41 units approved nearby at Palm Lakes) will likely be sufficient to meet the short term demands for retirement accommodation in Redland Bay. Together these operators have approval for an additional 131 units – a potential increase of 208% in the local area. The submitted Retirement Community Needs Assessment Report argues that the Redland Bay area is currently ‘adequately serviced for Retirement Village living’;
- The subject site is not recommended as a site for additional retirement living as it lacks amenity with limited supporting infrastructure within walking distance of the site, and will tend to centralise the majority of retirement accommodation in one precinct rather than integrate it into the broader community. Furthermore, it is expected that additional Retirement living will be incorporated into future development areas such as the Weinam Creek PDA and the Shoreline Urban Village.

Need for additional detached dwelling houses

- There is a potential undersupply for detached dwellings;
- The Shoreline and Weinam Creek PDA projects are unlikely to fully cater for this undersupply;
- A diverse range of housing types is directly linked with broader community goals (such as a balanced demographic and an economically active labour force);
- Redland City has potential to capitalise on its relative affordability, desirable lifestyle and existing infrastructure through the provision of additional dwelling houses; and
- The proposal constitutes a short-term, small-scale, well located addition of detached dwelling stock which meets broader strategic goals without compromising on Redland City’s lifestyle and liveability.

Council’s economic sustainability team has reviewed the land use analysis report and agree there is adequate Aged Care and Special Needs Housing. The subject site is located in an area already sufficiently catered with retirement accommodation in the short to long term. The team has further commented that considering the demographic of the area and the current housing supply, the proposal will cater for immediate supply of residential dwellings.

Further to this, it is relevant to consider the previous planning approval on the site that varied the effect of the planning scheme at the time. The subject lot was zoned Rural Non-Urban under the 1988 Planning Scheme when the preliminary approval overriding the planning scheme (S.3.1.6 of IPA) was approved by the Court.

The current zoning of the subject lot (MDR3) is a reflection of the preliminary approval when it was adopted in 2006. As the preliminary approval has not been implemented to its full extent and has lapsed now, it is considered that the RPS (in relation to the subject lot) is out of date based upon the assessment above.

The Statutory Guideline 05/09 (attachment 7) provides guidelines to determine if there are sufficient grounds to make a decision that conflicts with a relevant planning instrument. One of the lists of matters that could be considered in determining sufficient grounds is whether the relevant instrument is out of date or not. That is considered to be the case here.

In addition to this it is further considered that there are sufficient planning grounds without compromising the relevant DEOs to support the development as follows:

- The proposal is for freehold lots that provide an additional housing product to what is expected to be the predominant housing type available in the area;
- The proposed residential lots and dwelling houses (Stages 5-8), in conjunction with the Multiple Dwellings of Seascape (Stages 1-4), and the Freedom Aged Care Facility, will provide the 'range of residential uses' envisaged within the overall outcomes of the MDR zone code by providing a variety of dwelling types that offer choice, affordability and adaptability in the local area.

Lot size and Density

Given the above circumstances it is considered that in the first instance it would be reasonable to consider the urban residential criteria to determine the appropriate form of development for the site. However, the recent development history is still relevant and in some respects the surrounding site has been utilised for medium density development. Furthermore, the zoning remains MDR. In these somewhat unique circumstances it is concluded that the most appropriate use of land may be a development that respects the general urban residential intent for detached houses on single lots but which takes into account the intent for more efficient use of land from the MDR zone code.

In the MDR zone it is generally anticipated that residential uses achieve a density of 1 dwelling unit per 200m² of site area (50 dwellings per hectare). In this case that would equate to 228 dwellings.

In the urban residential zone probable solution P2.4 of the zone code anticipates that a reconfiguration achieves a development density of 12-15 dwellings with a minimum lot size of 350m² for a development of this type.

The proposal involves 88 dwellings over a site development area of 4.578ha. This equates to 1 dwelling per 520m² or 19 dwellings per hectare. The proposal will result in the creation of lot sizes that range from 294m² to 577m² with an average lot size of 435m².

In the circumstances it is concluded that the proposed development at a density of 19 dwellings per hectare and an average lot size of 435m² provides a good outcome in terms of the general intent of the urban residential zone seeking lots for detached houses whilst respecting the intent of the current MDR zoning to make efficient use of land.

Councillors may take an alternative view and for example may conclude that whilst the MDR3 zoning intent is out of date that the MDR zoning more broadly should continue to apply. In these circumstances Councillors could consider a refusal on the grounds that this is an under development of the site in the MDR zone. However, on balance, officers conclude that the proposal is appropriate in these circumstances.

Retaining Wall Height

Probable Solution P1 (1) of the Excavation and Fill code seeks that:

- Excavation and fill ensures that retaining walls or structures -
 - are setback at least half the height of the wall from any boundary of the site;
 - do not exceed 2.5 metres in height;
 - are stepped or terraced 0.75 metres for every 1.5 metres in height to incorporate landscaping.

The site falls from 11m AHD along the Northwest corner of the subject site to 7.75m AHD in the south-east corner of the lot along the intersection of Government Road and Meissner Street. Due to the natural topography of the site, excavation and fill is proposed to achieve generally flat platforms for dwelling house construction. Retaining walls will be needed to achieve benched lots. Retaining wall heights are proposed up to 1.4m along Government Road and Meissner Street and higher retaining walls of up to 2.7m (single tier) are proposed on lots located towards the centre of the subject site.

The combined height of retaining walls and fence could be up to 3.4m along Government Road and Meissner Street and more than 4m between proposed lots.

Specific Outcome S1 (1) of the Excavation and Fill code seeks that excavation and fill ensures that retaining walls or structures –

- does not reduce the amenity of adjoining properties through the -
 - (i) loss of solar access or privacy;
 - (ii) intrusion of negative visual or overbearing impacts;
 - (iii) ensuring retaining walls or structures -
 - are constructed of materials that are of a high quality appearance;
 - incorporate landscaping or other features to assist reducing their visual bulk and length;
 - do not dominate over, and are of an appropriate scale to buildings / structures and land uses in the locality;

To ensure that the proposed retaining walls and future boundary fences meet the above Specific Outcomes, appropriate conditions will be included to address the following:

- The retaining wall along Government Road and Meissner Street will be conditioned to be one tier and located behind a 2m landscaping strip (to be dedicated to the State) and constructed from a material of high quality appearance; and
- Retaining walls with a height of more than 1.5m between proposed lots need to be two tiers.

The retaining wall along the Government Road and Meissner frontage cannot reasonably be tiered because it would result in a situation where either Council would have to take ownership of a retaining wall supporting private land or it would create an area that owners would be unlikely to maintain. The proposed solution is considered the best solution in terms of streetscape and maintenance.

Future Dwelling Houses

The proposed development has been assessed against the Dwelling House Code and is considered to generally comply. The Material Change of Use component is proposed via a building location envelope plan (BLE) table, which outlines permitted setbacks, site coverage, open space area dimensions and parking requirements for each of the three lot types (lots less than 12.5m frontage, lots with 12.5m frontage or more and corner lots). Notes on the BLE plans also indicate height limits (storeys) and include other requirements which dwellings will need to comply with. No subsequent planning approvals are required for dwelling construction to proceed, provided they are designed within the provisions set out in the BLE and any relevant conditions of approval. Where the BLE requirements and/or MCU conditions of approval are not met, then a planning approval or concurrence agency assessment through Council may be needed for future dwellings.

This presents the future buyers of each individual lot with choice of house design (including a mix of 1 and 2 storey designs), leading to variety in the streetscape. This is further ensured given that each house type can be developed with different facades, rooflines, porch designs, facade materials (weatherboard, sheeting, timber battens and select face brick finishes), colour schemes and window type and location. The finish of the buildings will be the purchaser's choice within the boundaries of the BLE plan. This will result in a diversified streetscape made up of personally selected dwellings by each purchaser varying architectural form and character.

Setbacks – The BLE includes setback requirements including built to boundary provisions in both the POD table and associated Notes. Setbacks proposed generally comply with those permitted under the Queensland Development Code (QDC), with setbacks being reduced where lots are smaller and/or narrower.

The BLE notes allow built to boundary walls to extend to 15m which is longer than that allowed under the QDC (9m). However, the BLE plans include built to boundary designations on all lots so that each dwelling has a maximum of a built to boundary wall on one side and a standard setback on the other. This will assist in assuring there is access down one side of the house for movement of bins and ventilation. Solar provisions are met through allotment orientation and building design. Building designs will ensure that solar access to living and open space areas are maximised where possible.

Site Cover and Open Space - The BLE allows site coverage of 60%. The Dwelling House Code indicates that development is to be appropriately sized and located on the site. All housing products will provide areas for parking, servicing and recreation (open space). However, the size and extent of the house and recreation area will vary to suit a wider range of buyers. The minimum size of the open space areas included in the BLE is 16m². It is noted that the multiple dwelling code (which is the most similar housing product in the planning scheme) provides for a minimum 25m² open space area at ground level as a probable solution. It is considered that not all

households require or want large outdoor open space areas and the design will provide an alternative housing product.

Access and Parking – The RPS requires 2 spaces per dwelling. A minimum of two parking spaces (which can be in tandem) are required for each of the lots under the BLE. A tandem space of 5.5m in length (minimum length for an uncovered space under the Queensland Development Code) has been provided. All garages are setback a minimum of 0.5m behind the main building facade to assist in reducing dominance of the garage.

Service Facilities - Onsite waste collection is provided with an internal road network allowing the waste collection vehicle to service wheelie bins from independent dwelling units. Bin bays will be required for servicing those dwelling units without direct frontage to the main circulation driveways.

INFRASTRUCTURE CHARGES

Stage 5

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

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

Total charge: \$594,535.20

Notice #001431

Residential Component	
22 X 3 bedroom residential dwellings X \$28,311.20	\$622,846.40
Demand Credit	
1 X existing lot X \$28,311.20	\$28,311.20
Total Council Charge: \$594,535.20	

Stage 6

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

Total charge: \$679,468.80

This charge has been calculated as follows in accordance with Council’s Adopted Infrastructure Charges Resolution (No. 2.3) of 2016.

Notice #001432

Residential Component	
25 X 3 bedroom residential dwellings X \$28,311.20	\$707,780.00
Demand Credit	
1 X existing lot X \$28,311.20	\$28,311.20
Total Council Charge: \$679,468.80	

Stage 7

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

Total charge: \$452,979.20

This charge has been calculated as follows in accordance with Council’s Adopted Infrastructure Charges Resolution (No. 2.3) of 2016.

Notice #001433

Residential Component	
17 X 3 bedroom residential dwellings X \$28,311.20	\$481,290.40
Demand Credit	
1 X existing lot X \$28,311.20	\$28,311.20
Total Council Charge: \$452,979.20	

Stage 8

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

Total charge: \$679,468.00

This charge has been calculated as follows in accordance with Council’s Adopted Infrastructure Charges Resolution (No. 2.3) of 2016.

Notice #001434

Residential Component	
24 X 3 bedroom residential dwellings X \$28,311.20	\$679,468.80
Demand Credit	
Applied in stage 5, 6 & 7.	
Total Council Charge:	\$679,468.80

OFFSETS

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

REFUNDS

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

STATE REFERRALS

The application did not trigger any referral requirements.

PUBLIC CONSULTATION

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 04/11/2015 to 28/11/2015. A notice of compliance for public notification was received on 02/12/2015.

Submissions

There were 10 properly made submissions and 7 not properly made submissions received during the notification period. The matters raised within these submissions are outlined below:

1. Consistency of the Use

- The proposed dwelling house use is an inconsistent use on MDR3 zoned lots.

Officer's Comment

It is acknowledged that the proposal for dwelling house use is an inconsistent use in the MDR3 zone. Despite the conflict the applicant has demonstrated sufficient grounds by providing a need assessment report as addressed in the consistency of use section of the report.

2. Lot Size and Density

- The proposal constitutes high density residential development and the proposed lots are smaller than surrounding residential lots.

Officer's Comment

The proposal involves 88 dwellings over a site development area of 4.578ha. This equates to 1 dwelling per 520m². In actuality the proposal is a lower density than what is anticipated in the zone, and the applicant has demonstrated sufficient grounds despite the conflict as addressed in the lot size and density section of the report.

3. Privacy Concern for Existing Adjacent Uses

- Future two-storey dwellings would create privacy concerns into backyards.

Officer's Comment

The proposal includes a building location plan (BLE) that complies with QDC requirements. Further conditions are in place to ensure privacy concerns are addressed.

4. Access and Traffic Congestion

- Increased congestion on local and major roads;
- Increased traffic volumes on Moreton View Parade;
- Colville Road extensions should not be approved; and
- Insufficient car parking provisions for dwelling houses.

Officer's Comment

The subject lot is zoned MDR and a higher density than what is proposed was anticipated. The development application is supported by a traffic impact assessment report, prepared by a qualified traffic engineer. The assessment identifies that the proposal will not have a significantly detrimental impact on the surrounding road networks. Colville Road is an unfinished local road that is anticipated to be connected to the subject site. The reconfiguration code encourages multiple accesses rather than developments with only one access. The proposal has sufficient car accommodation as addressed in the future dwelling houses section of the report.

5. Impact on Property Value

- Concerns that the proposed development will lead to decreased property values for residents in surrounding areas.

Officer's Comment

Impact on property value is not a planning matter.

6. Impact on Infrastructure

- Lack of public transport, roads, schools, health care services, mobile telecommunications network and stormwater network in the area

Officer's Comment

The site is zoned Medium Density Residential and it is anticipated existing infrastructure and services will be able to accommodate the additional 88 dwelling units.

7. Impact on Conservation Area

- Impact of the proposal on the environmental attributes of the Weinam Creek Conservation Area.

Officer's Comment

The development will be constructed in accordance with the Site Based Stormwater Management Plan, which will ensure any potential impacts on the Weinam Creek Conservation Area are mitigated.

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 V7 and other relevant planning instruments.

RISK MANAGEMENT

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

FINANCIAL

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

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

PEOPLE

Not applicable. There are no implications for staff.

ENVIRONMENTAL

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

SOCIAL

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

ALIGNMENT WITH COUNCIL'S POLICY AND PLANS

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

CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application. Officers have also consulted with the relevant asset owners in City Spaces, City Infrastructure and Redland Water.

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. It is noted that the proposed development conflicts with the Redlands Planning Scheme. However, in accordance with section 326(1)(b) of the *Sustainable Planning Act*, sufficient grounds to justify the decision despite the conflict, have been identified (shown below) and it is therefore recommended that the application be approved subject to conditions.

Sufficient grounds to justify the decision despite the conflict are as follows:

- Land use analysis supported by Council’s Economic Sustainability and Major Projects group shows there is adequate aged care and special needs housing in the area;
 - The proposal is for freehold lots that provide an additional housing product to what is expected to be the predominant housing type available in the area;
 - The proposed residential lots and dwelling houses (Stages 5-8), in conjunction with the Multiple Dwellings of Seascope (Stages 1-4), and the Freedom Aged Care Facility, will provide the ‘range of residential uses’ envisaged within the overall outcomes of the MDR zone code by providing a variety of dwelling types that offer choice, affordability and adaptability in the local area;
 - The preliminary approval is not implemented to its full extent and has now lapsed. It is considered that the RPS (in relation to the subject lot) is out of date due to changing circumstances in the local area and the proposal reflects or responds to these changed circumstances; and
-

- The density of development is appropriate having regard to the current zoning and existing and prevailing development in the locality.

Council's options are to:

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

OFFICER'S RECOMMENDATION

That Council resolves to recommended that a Development Permit approval be issued subject to conditions for the Reconfiguring a Lot for five (5) into ninety one (91) lots and Material Change of Use for Dwelling House over 88 of the lots on land described as Lot 11 on SL1595, Lot 500 on SP197855, Lot 501 on SP277507, Lot 16 on RP30555 (in part) and Lot 500 (in part) on SP277507 and situated at 10 Salisbury Street, 18 Salisbury Street, 16 Government Road, and 35 Weinam Street, Redland Bay, subject to the following conditions.

SECTION 1 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:

Development Permit for the Reconfiguring a Lot for five (5) into ninety one (91) lots on land described as Lot 11 on SL1595, Lot 500 on SP197855, Lot 501 on SP277507, Lot 16 on RP30555 (in part) and Lot 500 (in part) on SP277507 and situated at 10 Salisbury Street, 18 Salisbury Street, 16 Government Road, and 35 Weinam Street, Redland Bay.

<u>ASSESSMENT MANAGER CONDITIONS</u>		<u>TIMING</u>	
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.			
<u>Approved Plans and Documents</u>			
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.		Prior to Council approval of the Survey Plan.	
Plan/Document Title	Reference Number	Prepared By	Date Received by Council
Plan of Reconfiguration	SB3551-01-B (dated 03/12/15)	Wolter Consulting Group	20 May 2016

Staging Plan Seascape Stages 5-8 (as amended in red)	SB3551-03-B (dated 03/12/15)	Wolter Consulting Group	20 May 2016
Road Hierarchy Layout Plan	8154-AA/1 (dated May 2016)	Sheehy & Partners	20 May 2016
Services Layout Sheet 1 of 2	8154-AC/1 (dated May 2016)	Sheehy & Partners	20 May 2016
Services Layout Sheet 2 of 2	8154-AD/1 (dated May 2016)	Sheehy & Partners	20 May 2016
Landscape Architecture Intent Pages 1-7	8055 Rev B (dated April 2016)	Saunders Havill Group	20 May 2016
Environmental Noise Level Study	R15107/D3092 Rev.2 (dated 18/05/2016)	David Moore & Associates Pty Ltd	20 May 2016

Table 1: Approved Plans and Documents

3. Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.	Prior to expiry of the relevant period for the approved development.
4. Ensure staging is generally in accordance with the Staging Plan Seascape Stages 5-8, SB3551-03-B dated 03/12/15 (amended in red) prepared by Villaworld Pty Ltd and as follows: <ul style="list-style-type: none"> • Stage 5: 22 lots • Stage 6: 25 lots and bio retention basin • Stage 7: 17 lots • Stage 8: 24 lots 	Prior to Council approval of the Survey Plan of each stage.
Existing Structures	
5. Remove any existing fences and/or incidental works that straddle the new boundaries, or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the Survey Plan.

<u>Utility Services</u>	
6. Relocate any services (eg water, sewer, electricity, telecommunications and roofwater) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the Survey Plan.
7. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur, or prior to Council approval of the Survey Plan, whichever is the sooner.
8. Design and install underground electricity and telecommunication conduits to service all lots in accordance with the requirements of the relevant service providers and the Redlands Planning Scheme Infrastructure Works code and Planning Scheme Policy 9 – Infrastructure Works. Provide Council with written confirmation of the service provider agreements to the supply of electricity and telecommunication services.	Prior to Council approval of the Survey Plan.
<u>Land Dedication and Design</u>	
9. Dedicate land to DNRM as shown on Wolter Consulting Group Staging Plan, ref no. SB3551-03-B (as amended in red), for the following purposes: a) Open space (bio retention). b) Road (including truncations to provide a minimum 4.0m verge on Weinam St/Meissner St/Government Rd and 2m landscaping strip).	Prior to Council approval of the Survey Plan.
10. Grant easements for the following and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. a) Stormwater drainage purposes (min. 1.5m wide) where more than 2 lots are connected to an inter-allotment drainage system in favour of the upstream property owners. b) Access purposes (min. 1m wide) in favour of Redland City Council and its agents where a maintenance structure is located within a lot.	As part of the request for compliance assessment of the Survey Plan.
<u>Split Valuation</u>	
11. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$35.25 per allotment (2016/2017 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.	Prior to Council approval of the Survey Plan.

<u>Access and Roadworks</u>	
12. Design an urban basic right-turn treatment at the intersection of Weinam Street and the northern most road within the development, to accommodate passing vehicles on Weinam Street in accordance with Austroads. As part of these intersection works the pedestrian refuge island and any associated footpaths should be relocated away from the intersection.	As part of the application for Operational Works.
13. Design all roads in accordance with the provisions of Complete Streets, the Redlands Planning Scheme Infrastructure Works Code, Planning Scheme Policy 9 – Infrastructure Works and Schedule 6 – Movement Network and Road Design, unless otherwise stated as part of a specific condition of this approval.	Prior to Council approval of the Survey Plan.
14. Provide traffic calming consistent with the provisions of Complete Streets, the Redlands Planning Scheme Infrastructure Works Code, Planning Scheme Policy 9 – Infrastructure Works and Schedule 6 – Movement Network and Road Design.	Prior to Council approval of the Survey Plan.
15. Construct minimum 1.5m wide concrete footpath generally in accordance with Road Hierarchy Layout Plan by Sheehy and Partners, drawing no. 8154-AA/1 dated May 2016.	Prior to Council approval of the Survey Plan.
16. Remove all redundant vehicle crossovers and reinstate road pavement, service and footpaths where required as specified in accordance with the standards in the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to Council approval of the Survey Plan.
17. Submit to Council, <u>and gain approval for</u> , a road naming plan, in accordance with Council's road naming guidelines, detailing specific road names and designations for all existing and proposed new public roads within the site. Use original road names on all new roads to avoid duplication of any existing road names in the City.	Prior to preparing your Survey Plan.
<u>Stormwater Management</u>	
18. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> • A lawful point of discharge in accordance with the Services Layout Plan Sheet 1 and 2 by Sheehy and Partners, drawing nos. 8154-AC and 8154-AD dated May 2016. 	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner.</p> <p>Ongoing condition.</p>

<p>19. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to on maintenance or Council approval of the Survey Plan, whichever is the sooner.</p> <p>Ongoing condition.</p>
<p>20. Submit to Council, and receive Operational Works approval for, a stormwater assessment that is generally in accordance with the Services Layout Plan Sheet 1 and 2 by Sheehy and Partners, drawing nos. 8154-AC and 8154-AD dated May 2016, and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, and the following:</p> <ul style="list-style-type: none"> • Design of allotment drainage. • Detailed drawings of the proposed stormwater quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation. • Confirm the concept location and approximate area required for the permanent stormwater treatment facility to be constructed at the final stage. Demonstrate how and where temporary stormwater and sediment treatment will be established during construction and post-construction periods prior to construction of the permanent treatment facility at the final stage. • Provide detailed designs of the ultimate stormwater treatment facility. Include an updated electronic MUSIC model demonstrating that the proposed facility is capable of treating stormwater for all stages in accordance with the water quality standards that apply at the time. • Demonstrate how and where temporary stormwater quality and sediment treatment will be established during construction and post-construction periods prior to construction of the permanent treatment facility at the final stage. • A maintenance plan including estimates of asset and maintenance costs. 	<p>As part of the application for Operational Works or prior to Council approval of the Survey Plan, whichever is the sooner.</p>
<p><u>Water and Wastewater</u></p>	
<p>21. Connect all lots to the existing reticulated sewerage and reticulated water systems. Submit to Council for approval an application for Operational Works showing the proposed works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the Redlands Planning Scheme Policy 9 – Infrastructure Works.</p>	<p>Prior to Council approval of the Survey Plan.</p>

<u>Excavation and Fill</u>	
22. Apply to Council and obtain Operational Works approval for earthworks associated with the reconfiguration. Design and construct all retaining structures in accordance with Australian Standard 4678-2002 Earth-retaining Structures, in particular the minimum 60 year design life requirements.	As part of the application for Operational Works.
23. Design all retaining walls internal to the development greater than 1.5m in height to be terraced a minimum of 0.75m for every 1m in height.	As part of the application for Operational Works.
24. All retaining walls along the Weinam Street / Meissner Street / Government Road road frontages are to be constructed of materials that are of a high quality appearance (material to be agreed to by Council).	As part of the application for Operational Works.
<u>Sediment and Erosion Control</u>	
25. Install erosion and sediment control measures to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 4 and the Institute of Engineers’ Erosion and Sediment Control Guidelines.	Prior to commencement of civil works, earthworks and construction phases of the development.
<u>Survey Control Information</u>	
26. Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter.	As part of the request for compliance assessment of the Survey Plan.
27. Survey and present all asset infrastructure in accordance with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).	As part of the request for compliance assessment of the Survey Plan.
28. Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch: <ul style="list-style-type: none"> • the mark’s AHD Reduced Level; • the datum origin mark number; and • the datum RL adopted. Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i> .	As part of the request for compliance assessment of the Survey Plan.

<u>Acoustic Requirements</u>	
<p>29. Construct a 1.8m high acoustic barrier as follows:</p> <ul style="list-style-type: none"> • As per figure 3 in the Acoustic report: Environmental Noise Level Study for Proposed Residential Development, Seascape Stages 5-8, 35 Weinam Road Redland Bay R15107/D3092/Rev.0/30.11.15 <p>Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 10kg/m² and total leakage of less than 1% of the total area. Guidance on the design of the barriers is provided in Environmental Noise Level Study for Proposed Residential Development, Seascape Stages 5-8, 35 Weinam Road Redland Bay.</p> <p>The barriers must be a fence and constructed in accordance with <i>Diagrams 5</i> – of Redland Planning Scheme <i>Policy 5 - Environmental Emissions</i>.</p>	<p>As part of the application for Operational Works.</p>
<p>30. Submit the acoustic barrier plans and specifications to Council for approval. The plans and specifications must be certified by a suitably qualified acoustic consultant to confirm the noise barrier achieves the requirements of this approval and the Redlands Planning Scheme.</p>	<p>As part of the application for Operational Works.</p>
<u>Landscaping Works</u>	
<p>31. Submit a Landscape Plan, prepared in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works Chapters 2, 10 and 11, to Council for Operational Works approval. Include the following items in addition to the requirements of the Policy:</p> <ol style="list-style-type: none"> a) Designs that are generally in accordance with the approved concept landscape plan (Revision B). b) Details of street tree planting in accordance with the Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the Operational Works approval. c) Details of bollards provided along all roads that adjoin parkland, plus one metal slide rail in the vicinity of the bio retention basin to allow access for maintenance vehicles. d) Provide a 2m buffer planting from lot 124 to lot 100 along the road frontage. 	<p>As part of the application for Operational Works.</p>
<p>32. Obtain Operational Works approval from Council for a maintenance plan for the entire landscaping component of the development.</p>	<p>Prior to Council approval of the Survey Plan.</p>

ADDITIONAL APPROVALS

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

- Operational Works approval is required for the following works as detailed in the conditions of this approval:
 - Sewer Reticulation
 - Water Reticulation
 - Stormwater Management
 - Earthworks
 - Road and footpath works;
 - Sediment and erosion control;
 - Landscaping works;
 - Electricity reticulation and street lighting; and
 - Acoustic barriers.

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:

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

ASSESSMENT MANAGER ADVICE

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

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

Further information can be obtained from Redland Water on 07 3829 8999.

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

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

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

- **Survey and As-constructed Information**

Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

- a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
- b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
- c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

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

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

- **Services Installation**

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

- **Fire Ants**

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

- **Cultural Heritage**

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

- **Fauna Protection**

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

- **Environment Protection and Biodiversity Conservation Act**

Under the Commonwealth Government's *Environment Protection and Biodiversity*

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

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

SECTION 2 - PERMIT TO WHICH THE FOLLOWING CONDITIONS RELATE:

Development Permit for Material Change of Use for Dwelling House over 88 of the lots on land described as Lot 11 on SL1595, Lot 500 on SP197855, Lot 501 on SP277507, Lot 16 on RP30555 (in part) and Lot 500 (in part) on SP277507 and situated at 10 Salisbury Street, 18 Salisbury Street, 16 Government Road, and 35 Weinam Street, Redland Bay.

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

Plan/Document Title	Reference Number	Prepared By	Date Received by Council
Building Location Envelope Plan	SB3551-02-D (dated 03/12/15)	Wolter Consulting Group	20 May 2016
Environmental Noise Level Study	R15107/D3092 Rev.2 (dated 18/05/2016)	David Moore & Associates Pty Ltd	20 May 2016

Table 1: Approved Plans and Documents

<u>Commencement of Works</u>	
3. Do not commence building and/or plumbing and drainage works for any Dwelling House, authorised by this Development Permit, until the Survey Plan for the proposed lot has been endorsed by Council and issued with a dealing number by the Department of Natural Resources and Mines, unless agreed by Council.	Prior to site works commencing for each individual lot.

Design	
4. Ensure all development for dwelling houses complies with the approved plan of development listed in Table 1: Approved Plans and Documents.	Prior to site works commencing for each individual lot and ongoing.
5. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing and ongoing.
6. Incorporate acoustic attenuation into the development as specified in the acoustic report titled 'Environmental Noise Level Study, Report No. R15107/D3092 Rev.2, dated 18/05/2016, prepared by David Moore & Associates Pty Ltd.	Prior to the use commencing and ongoing
7. Ensure the maximum height of the dwellings does not exceed 8.5m above natural ground level.	During construction and prior to the use commencing.
8. Comply with the following acceptable solutions of the Queensland Development Code (QDC): a. QDC MP1.1 (for lots under 450m ²) – A1(d) (front setbacks for structures), A2 (c and e) (side/rear setbacks for structures and swimming pools), A5 (visual privacy), A6 (building maintenance) and A7 (structures on corner sites); or b. QDC MP1.2 (for lots 450m ² and over) – A1(d) (front setbacks for structures), A2 (c and e) (side/rear setbacks for structures and swimming pools), A5 (visual privacy), A6 (building maintenance) and A7 (structures on corner sites).	During construction and prior to the use commencing.
Construction	
9. 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.
10. Undertake any required excavation and fill works in accordance with the following: a) Design retaining walls/structures to have a minimum design life of 60 years and to be in accordance with Australian Standard 4678:2002 – Earth Retaining Structures (as amended). b) Undertake compaction in accordance with Australian Standard	During construction.

<p>3798:2007 – Guidelines on earthworks for commercial and residential developments (as amended) and Australian Standard 2870:2011 – Residential Slabs and Footings (as amended).</p> <p>c) Comply with the relevant requirements of the Building Regulations 2006 (as amended) where involving gradients or embankments.</p>	
<p>11. 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>12. Rectify any damage done to the road verge during construction, including topsoiling and re-turfing.</p>	<p>Prior to the use commencing.</p>
<p>13. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p><u>Services and Infrastructure</u></p>	
<p>14. Construct driveway crossovers in accordance with Council's Standard Drawing No. R-RSC-2 where kerb and channel exists. Locate the driveway crossovers so that there is no removal or damage to existing street trees.</p>	<p>Prior to the use commencing.</p>
<p>15. Provide refuse storage areas that are 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 (one waste bin and one recycle bin) for each dwelling.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>16. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> • A lawful point of discharge. 	<p>Prior to the use commencing and ongoing.</p>
<p>17. 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>

Development Near Underground Infrastructure

- | | |
|--|--|
| 18. Comply with the Acceptable Solutions of the Queensland Development Code MP1.4, unless otherwise approved by Council. | Prior to the use commencing and ongoing. |
|--|--|

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. It is recommended that contact be made with Redland Water to arrange live works associated with the development. Further information can be obtained from Redland Water on 1300 015 561.
- **Coastal Processes and Sea Level Rise**
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Hours of Construction**
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
- **Survey and As-constructed Information**
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:
 - a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
 - b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
 - c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
 - d) Permanent Survey Mark sketch plan copies.

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

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

- **Services Installation**

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

- **Fire Ants**

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

- **Cultural Heritage**

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

- **Road and Rail Noise**

Council's Road and Rail Noise Impact Overlay Map identifies that the proposed development will be impacted by road/rail noise and triggers the Redlands Planning Scheme Road and Rail Noise Impacts Overlay Code. It is recommended that your development be designed and constructed to minimise impacts from the nearby roadway or rail corridor.

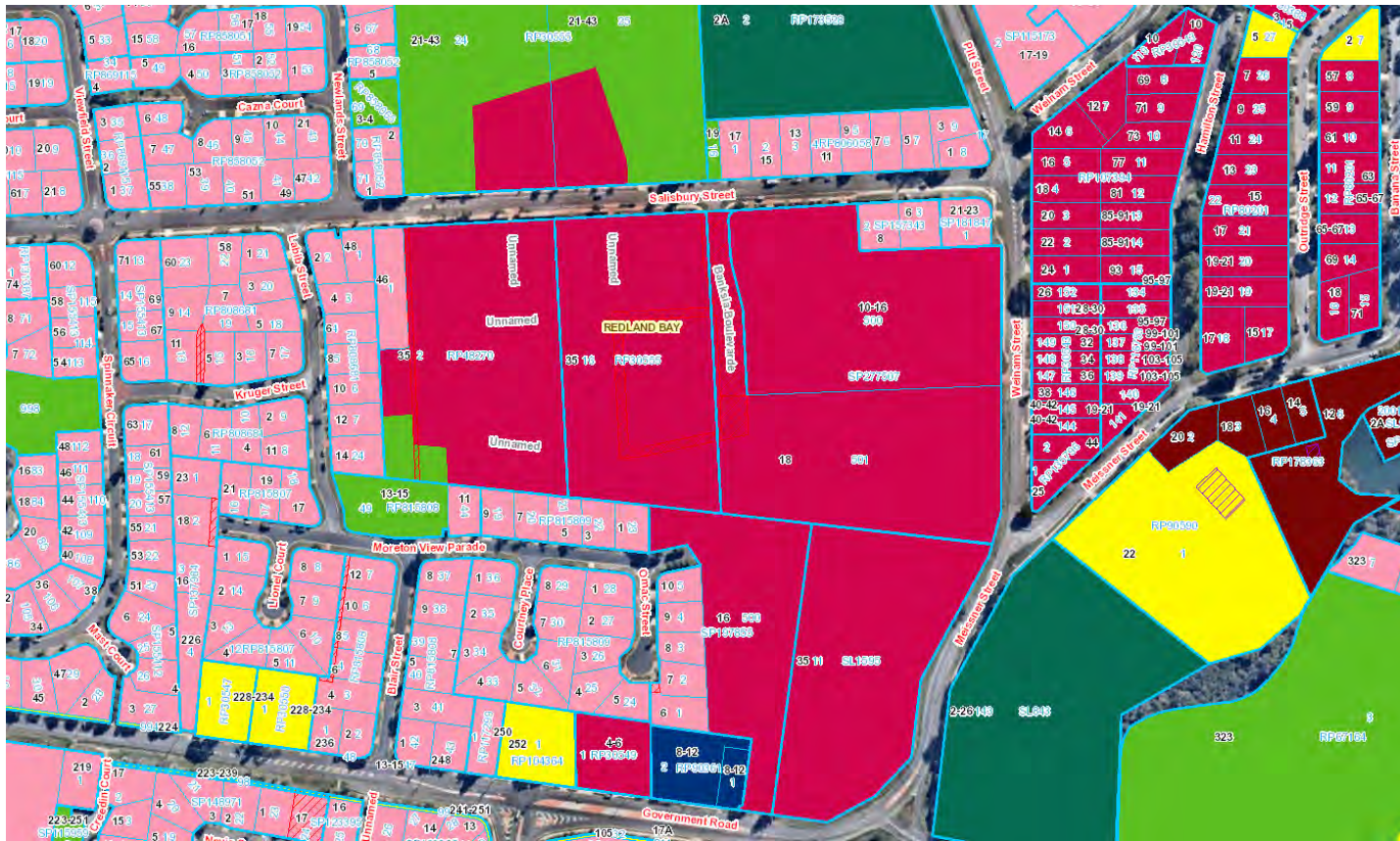
ATTACHMENT 1 - Aerial Map

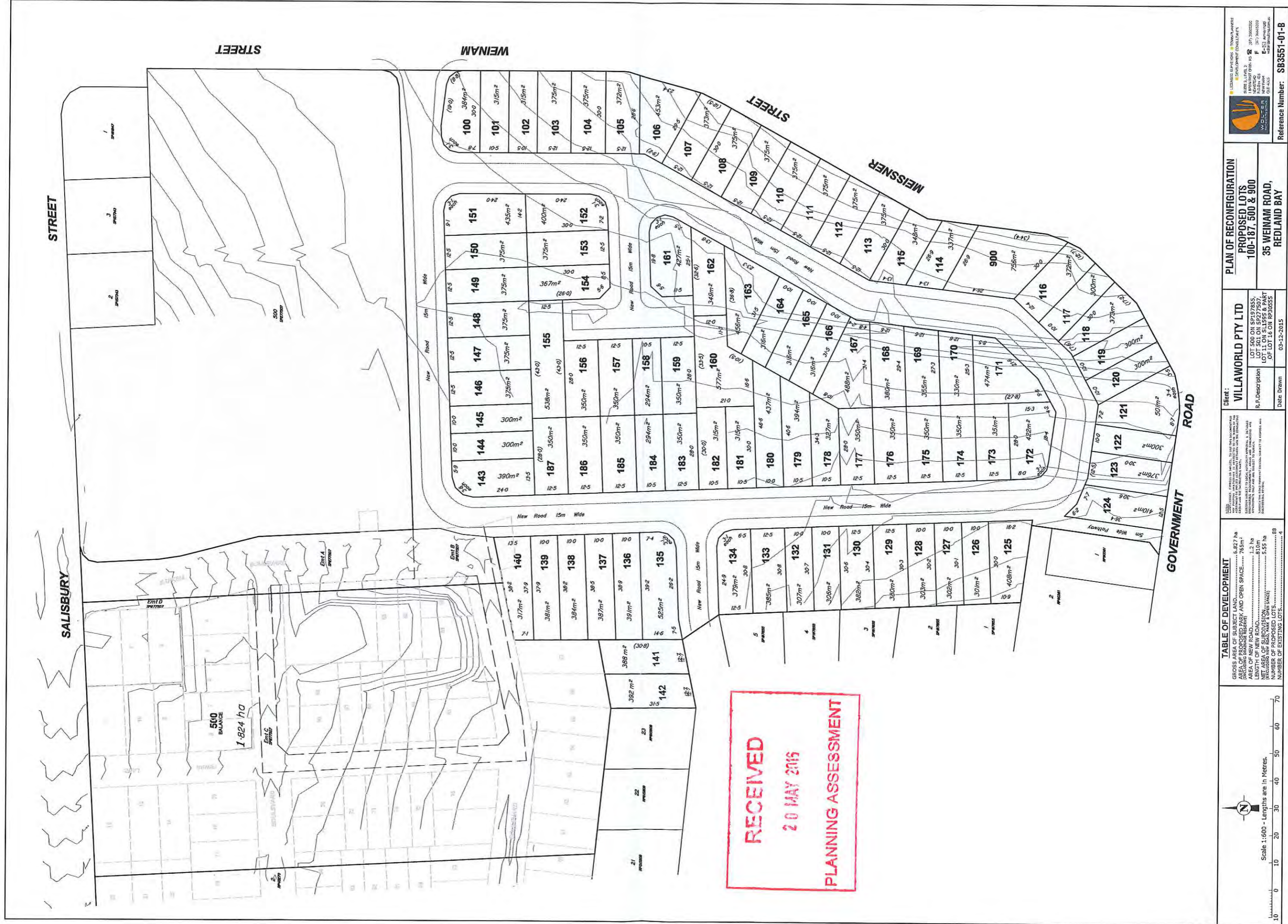


ATTACHMENT 2 – Locality Map



ATTACHMENT 3 – Zone Map





Scale 1:600 - Lengths are in Metres.

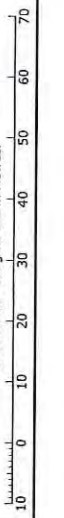


TABLE OF DEVELOPMENT	
GROSS AREA OF SUBJECT LAND.....	6,827 ha
AREA OF PROPOSED PARK AND OPEN SPACE.....	765m ²
AREA OF NEW ROAD.....	1.2 ha
LENGTH OF NEW ROAD.....	610m
NET AREA OF SUBDIVISION.....	5.55 ha
NUMBER OF PROPOSED LOTS.....	88
NUMBER OF EXISTING LOTS.....	4

NOTES: 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. 2. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS ARE TO CORNER UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE SPECIFIED. 6. ALL DIMENSIONS ARE TO BOUNDARY UNLESS OTHERWISE SPECIFIED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

Client: **VILLAWORLD PTY LTD**
 LOT 600 ON SP677886
 LOT 501 ON SP277507
 LOT 11 ON SL1595 & PART
 OF LOT 16 ON RP30555

PLAN OF RECONFIGURATION
PROPOSED LOTS
100-187, 500 & 900
35 WEINAM ROAD,
REDLAND BAY

Reference Number: **SR3551-01-B**



AMENDMENTS

YIELD TABLE		STAGE							
LOTTYPE	INDICATIVE SIZE	5	6	7	8	9	10	11	12
DETACHED	10 X 30m/30 MIN.	3	7	8	9				
DETACHED	12.5 X 25m MIN.	12	11	7	11				
DETACHED	300-400m ²	6	1	0	3				
(GENERALLY CORNERS)									
LARGE DETACHED	400-500m ²	1	5	1	1				
TAPERED LOTS									
TOTAL		22	25	16	24				

DETENTION AND BIO-FILTRATION	756m ²
ROAD	
SIDE GARAGE ACCESS	

TABLE OF DEVELOPMENT	
GROSS AREA OF SUBJECT LAND.....	6.827 ha
AREA OF PROPOSED PARK AND OPEN SPACE.....	755m ²
AREA OF NEW ROAD.....	1.2 ha
LENGTH OF NEW ROAD.....	810m
NET AREA OF SUBDIVISION.....	5.55 ha
NUMBER OF PROPOSED LOTS.....	88
NUMBER OF EXISTING LOTS.....	4

Scale 1:600 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70





Client: **VILLAWORLD PTY LTD**
 LOT 500 ON SP197855,
 LOT 501 ON SP277507,
 LOT 11 ON SL1595 & PART
 OF LOT 16 ON RP93555
 R.P. Description
 Date Drawn 03-12-2015

STAGING PLAN
 SEASCAPE STAGES 5-8
 35 WEINAM ROAD,
 REDLAND BAY

WOLTER consulting group
 Reference Number: SB3551-03-B

THIS PLAN, SPECIFICATIONS AND CONDITIONS OF CONTRACT, TOGETHER WITH ANY OTHER DOCUMENTS REFERRED TO HEREIN, SHALL BE READ AND INTERPRETED AS A SINGLE ENTIRETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ALL OTHER RELEVANT AUTHORITIES.

LEGEND

-  DEVELOPMENT BOUNDARY
-  ACCESS STREET/PLACE - TYPE A
- 6m CARRIAGEWAY (LIP TO LIP)
- 15m ROAD RESERVE TYPICAL (REFER 8154-AB FOR DETAILS)
-  CONCRETE PATHWAY
- 1.5m WIDE
-  INDICATES TYPICAL ROAD CROSS SECTION
REFER TO PLAN No. 8154-AB



RECEIVED
 20 MAY 2015
PLANNING ASSESSMENT

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

LAYOUT PLAN

SCALE 0 10 20 30 40 50m 1:1000 (A1)

SHEEHY & PARTNERS
 SIGNED _____ DATE 12/05/2016
 NAME OF SIGNATORY (PRINT) SCOTT THOMAS
 RPEQ NO. 4618

PLOT DATE: 12 MAY, 2016-02/PPR CAD FILE: H:\BIDDING\854\ACAD\PLANNING\STAGES 5-8\8154-AA ROAD HIERARCHY LAYOUT PLAN.dwg

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SURVEYOR:

 WOLTER consulting group

CLIENT:
VILLA WORLD DEVELOPMENTS PTY LTD

PROJECT:
SEASCAPE STAGE 5-8 35 WEINAM STREET REDLAND BAY

DESIGNED: AB	SCALE: AS SHOWN
CHECKED: ASM	
DRAWN: AB	
CHECKED: ASM	
DATE: MAY '16	PH
DATE: NOV '15	

CONSULT AUSTRALIA
 Member Firm

SHEEHY & PARTNERS
 PTY LIMITED
 CONSULTING ENGINEERS
 STRUCTURAL AND CIVIL
 P.O. BOX 3839 3844 FAX (07) 3839 3805
 A.C.N.009 899 905

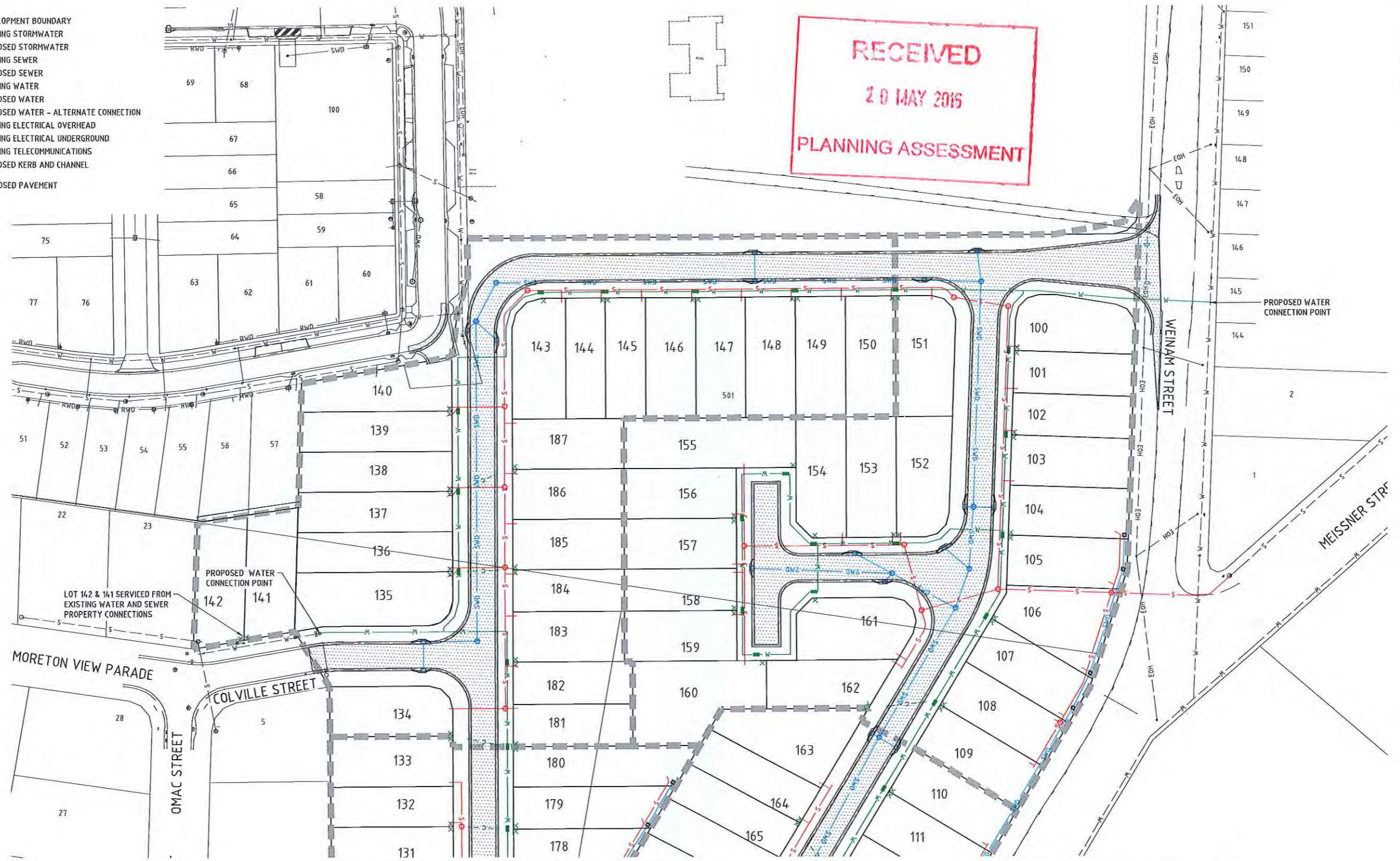
PLANNING

ROAD HIERARCHY LAYOUT PLAN

DRAWING NUMBER:
8154-AA
 FULL SIZE A1
 No. OF DRAWINGS: 1

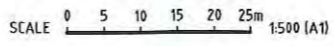
LEGEND

- DEVELOPMENT BOUNDARY
- SWD — EXISTING STORMWATER
- SWD — PROPOSED STORMWATER
- S — EXISTING SEWER
- S — PROPOSED SEWER
- W — EXISTING WATER
- W — PROPOSED WATER
- W — PROPOSED WATER - ALTERNATE CONNECTION
- EOH — EXISTING ELECTRICAL OVERHEAD
- E — EXISTING ELECTRICAL UNDERGROUND
- T — EXISTING TELECOMMUNICATIONS
- PROPOSED KERB AND CHANNEL
- PROPOSED PAVEMENT



FOR CONTINUATION REFER DWG 8154-AD

LAYOUT PLAN



NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

SHEEHY & PARTNERS
 SIGNED: _____ DATE: 12/05/2016
 NAME OF SIGNATORY (PRINT): SCOTT THOMAS
 RPEQ NO. 4618

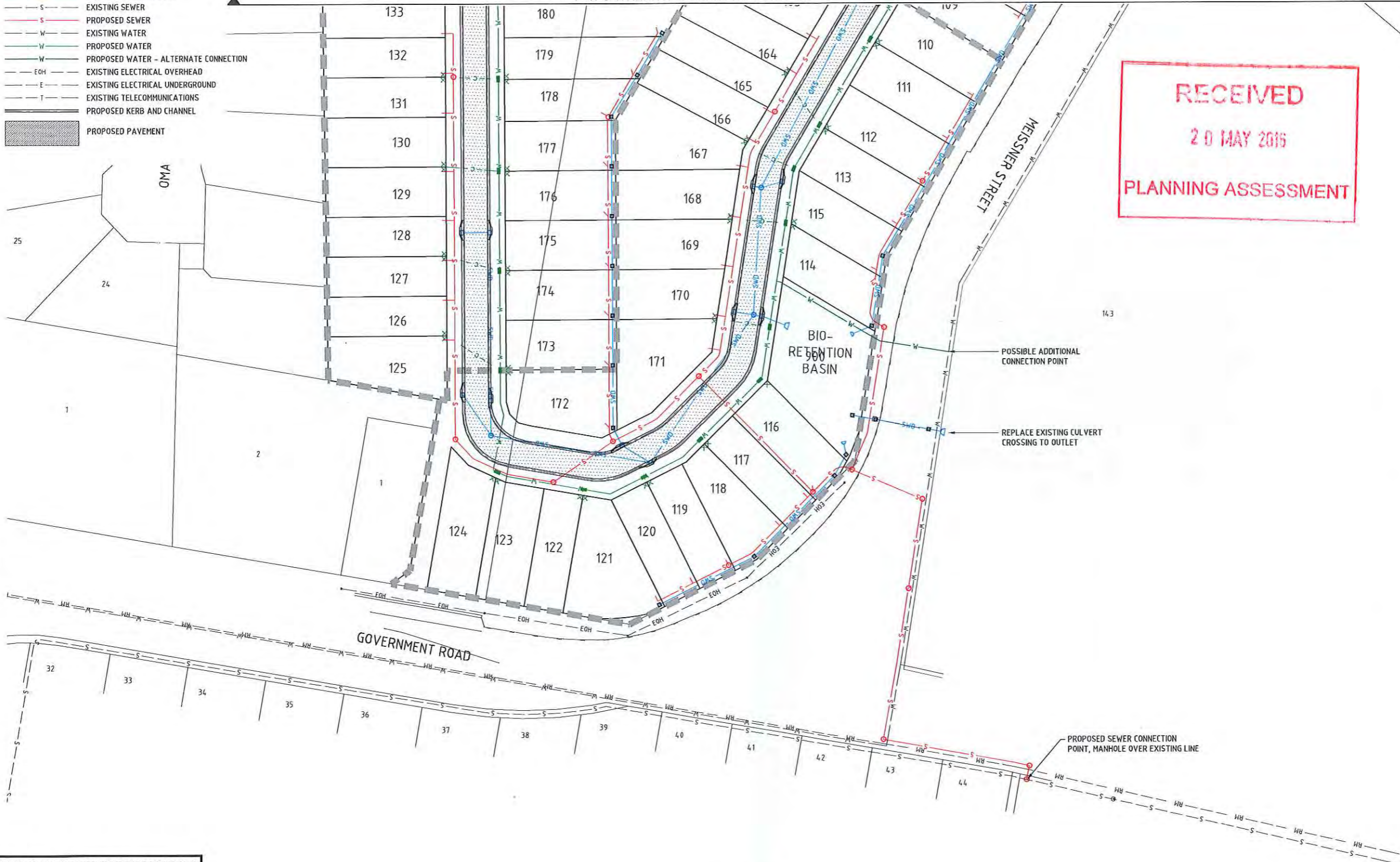
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<p>1 LAYOUT REVISED AMENDMENTS</p>				<p>MAY '16 DATE</p>	<p>PH INITIALS</p>	<p>NOV '15 DATE</p>		

PLOT DATE: 12 MAY 2016 3:03pm CAD FILE: \\H:\B000\8154-AC\DWG\PLANNING\STAGES 5-8\8154-AD SERVICES LAYOUT SHEET 2 OF 2.dwg

LEGEND

- DEVELOPMENT BOUNDARY
- SWD EXISTING STORMWATER
- SWD PROPOSED STORMWATER
- S EXISTING SEWER
- S PROPOSED SEWER
- W EXISTING WATER
- W PROPOSED WATER
- W PROPOSED WATER - ALTERNATE CONNECTION
- EOH EXISTING ELECTRICAL OVERHEAD
- E EXISTING ELECTRICAL UNDERGROUND
- T EXISTING TELECOMMUNICATIONS
- PROPOSED KERB AND CHANNEL
- PROPOSED PAVEMENT

FOR CONTINUATION REFER DWG 8154-AC



RECEIVED
 20 MAY 2016
PLANNING ASSESSMENT

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THE JOB DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ANY UNDERGROUND SERVICES IN THIS AREA AND SHALL BE RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THERETO.

LAYOUT PLAN

SCALE 0 5 10 15 20 25m 1:500 (A1)

SHEEHY & PARTNERS
 SIGNED _____ DATE 12/05/2016
 NAME OF SIGNATORY (PRINT) SCOTT THOMAS
 RPEQ NO. 4618

PLOT DATE: 12 May, 2016: 3:03pm CAD FILE: \\V0000P\804\ACAD\PLANNING\STAGES 5-8\8154-AD SERVICES LAYOUT SHEET 2 OF 2.dwg

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SURVEYOR:

CLIENT:
VILLA WORLD DEVELOPMENTS PTY LTD

PROJECT:
SEASCAPE STAGE 5-8 35 WEINAM STREET REDLAND BAY

AMENDMENTS	DATE	INITIALS
1 LAYOUT REVISED	MAY '16	PH

SCALES: AS SHOWN
 DESIGNED: AB
 CHECKED: ASH
 DRAWN: AB
 CHECKED: ASH
 DATE: NOV '15



SHEEHY & PARTNERS
 PTY LIMITED
 CONSULTING ENGINEERS
 STRUCTURAL AND CIVIL
 (RPEQ) 3838 3844 (M) 07 3358 3855
 A.C.N.009 899 905

PLANNING

SERVICES LAYOUT SHEET 2 OF 2

DRAWING NUMBER:
8154-AD
 FULL SIZE A1
 1
 No. OF DRAWINGS:

NOTES:
1. SETBACKS need to be in accordance with Table 1 (below) unless otherwise dimensioned.

TABLE 1

LOT TYPE	LESS THAN 12.5m		12.5m OR MORE		CORNER	
FLOOR	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST
FRONT (WALL)	3m	3m	3m	3m	3m	3m
ARCHITECTURAL EXTENSIONS	2m	2m	2m	2m	2m	2m
SECONDARY FRONTAGE	0m	0m	0m	0m	1.5m	1.5m
SIDE	1m	1m	1.5m	1.5m	1m	1m
REAR	2m	2m	2m	2m	2m	2m
BUILT TO BOUNDARY	0m	1.5m	0m	1.5m	0m	1.5m

- All setbacks are measured from the outer edge of the wall
- Eaves, window hoods and screens are permitted to extend into the side setbacks by a maximum of 450mm.
- Porches, pergolas, balconies, patios, pergolas and other architectural design features are permitted to extend into the front boundary as detailed within Table 1.
- Setbacks and building location envelopes are subject to future proposed easement and/or other underground services or trees identified for retention
- Where there is more than one frontage, primary frontage is determined by: a) Location of front door, b) Postal address
- 2. BUILT TO BOUNDARY WALLS
 - Where provided are located as illustrated
 - Have a maximum length of 15m in total, and a maximum length of 5m without articulation (Articulation is consistent with side and rear setbacks as detailed within Table 1)
 - Walls have a maximum height of 3.5m, first floors above built to boundary walls are setback in accordance with Table 1
- 3. CAR PARKING
 - A minimum of two on-site car parking spaces is provided, with at least one being covered within a garage
 - Only one driveway per lot
- 4. GARAGES
 - Where a garage is provided, it shall be setback no less than 5.5m from the front boundary to allow for a visitor to park on the driveway
 - All garages are setback a minimum of 0.5m behind the main dwelling facade (measured from the wall)
- 5. SITE COVER
 - The maximum area covered by all buildings and structure roofed with impervious materials, does not exceed 60% of the lot area
- 6. PRIVATE OPEN SPACE
 - All lots have a clearly defined private open space (inclusive of outdoor covered areas) of:
 - * A minimum area of 15m²;
 - * A maximum area of 40m²;
 - * A maximum gradient of 1 in 10;
 - * Orientated toward the north east where possible; and
 - * Access from main living area
- 7. CLIMATE CONTROL
 - Main living areas are orientated to the north east where possible
 - Eaves are provided to the exterior of all dwellings with a minimum 450mm width where possible
 - Building design considered natural cross ventilation

STREET

SALISBURY



WEINAM STREET

STREET

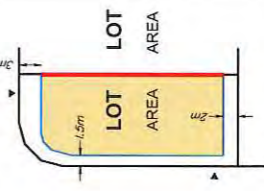
MEISSNER

GOVERNMENT ROAD

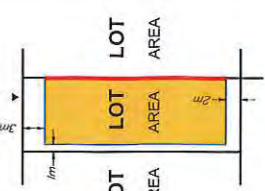


- LEGEND:
- INDICATIVE DRIVEWAY LOCATION
 - ACCESS RESTRICTION STRIP
 - OPTIONAL BUILT TO BOUNDARY
 - BUILDING LOCATION ENVELOPE

TYPICAL CORNER SETBACKS



TYPICAL SETBACKS FOR LESS THAN 12.5m FRONTAGE LOTS



TYPICAL SETBACKS FOR 12.5m OR MORE FRONTAGE LOTS



Scale 1:600 - Lengths are in Metres.

NOTE: APPROVED IN PRINCIPLE TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 2009 AND THE LOCAL GOVERNMENT (GENERAL) REGULATIONS 2009. THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 2009 AND THE LOCAL GOVERNMENT (GENERAL) REGULATIONS 2009. APPROVED IN PRINCIPLE ONLY AND ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT 2009 AND THE LOCAL GOVERNMENT (GENERAL) REGULATIONS 2009.

Client: VILLAWORLD PTY LTD
R.P. Description: LOT 500 ON SP157855, LOT 11 ON SP1595 & PART OF LOT 16 ON RP30555
Date Drawn: 03-12-2015

BUILDING LOCATION ENVELOPE PLAN
35 WEINAM ROAD, REDLAND BAY

Reference Number: SB3551-02-D
W.D. LUTHER
E: info@wdl.com.au
P: (07) 34653302
F: (07) 34653300
L: 1 BRISBANE STREET, BOY PARK QLD 4000
LICENCED SURVEYORS & DEVELOPMENT CONSULTANTS

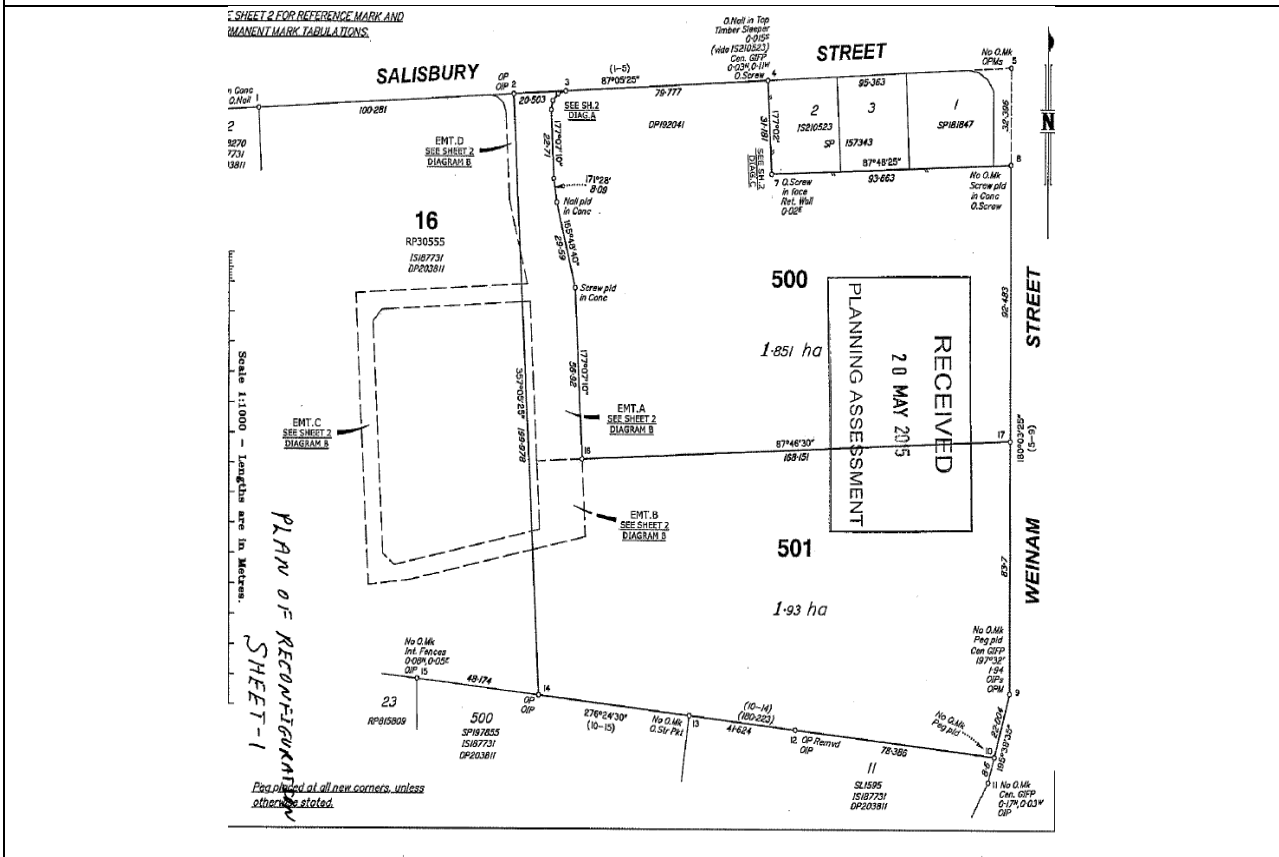
ATTACHMENT 5A – Previous Approvals



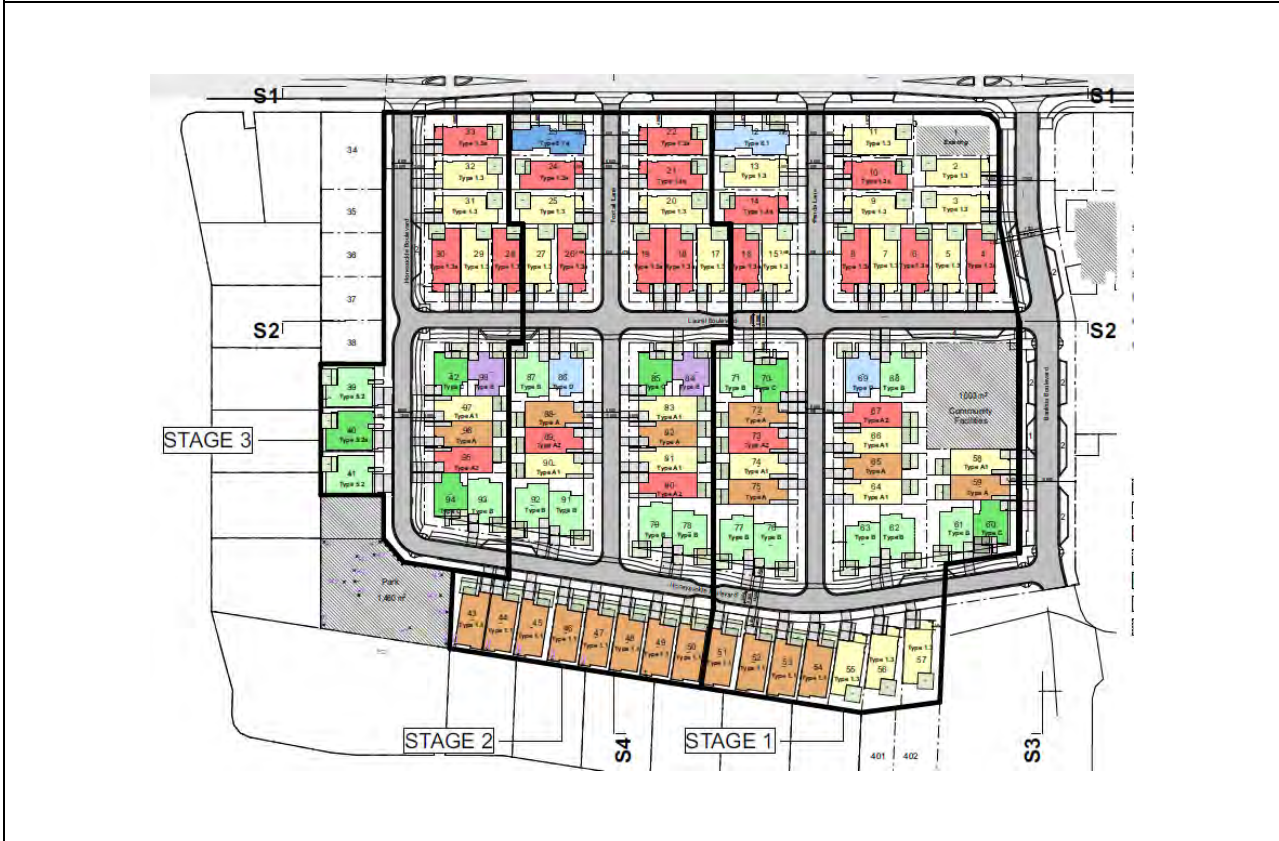
ATTACHMENT 5B – Previous Approvals



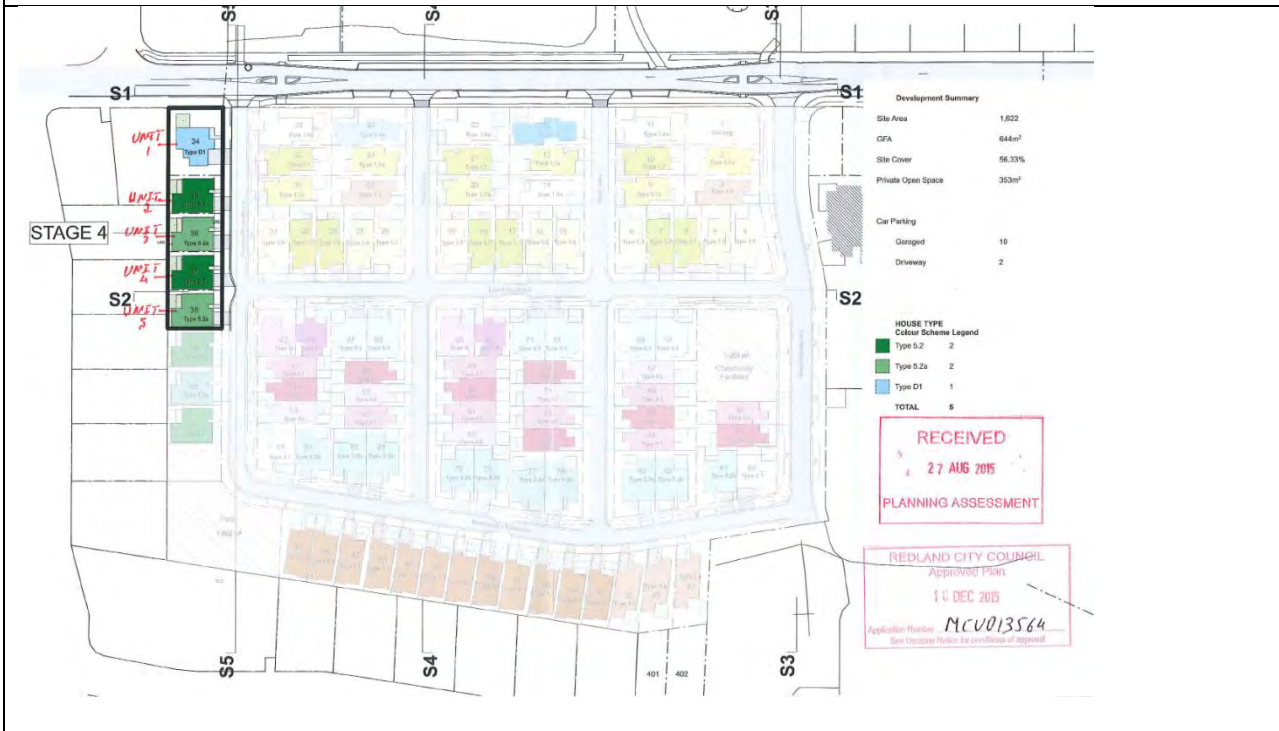
ATTACHMENT 5C – Previous Approvals



ATTACHMENT 5D – Previous Approvals



ATTACHMENT 5E – Previous Approvals



ATTACHMENT 5F – Previous Approvals



ATTACHMENT 5G – Previous Approvals



Building Location Envelope (BLE) Details

1. SETBACKS

Setbacks need to be in accordance with Table 1 (below) unless otherwise dimensioned.

TABLE 1

LOT TYPE	LESS THAN 12.5m		12.5m OR MORE		CORNER	
	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST
FLOOR						
FRONT (WALL)	3m	3m	3m	3m	3m	3m
ARCHITECTURAL EXTENSIONS	2m	2m	2m	2m	2m	2m
SECONDARY FRONTAGE	n/a	n/a	n/a	n/a	1.5m	1.5m
SIDE	1m	1m	1.5m	1.5m	1m	1m
REAR	2m	2m	2m	2m	2m	2m
BUILT TO BOUNDARY	0m	1.5m	0m	1.5m	0m	1.5m

- All setbacks are measured from the outer edge of the wall
- Eaves, window hoods and screens are permitted to extend into the side setbacks by a maximum of 450mm.
- Architectural Extensions (porches, porticos and other architectural design features) are permitted to extend into the front boundary as detailed within the above table
- Setbacks and building location envelopes are subject to future proposed easement and/or other underground services or trees identified for retention
- Where there is more than one frontage, primary frontage is determined by: a) Location of front door, b) Postal address

2. BUILT TO BOUNDARY WALLS

- Where provided are located as illustrated
- Have a maximum length of 15m in total, and a maximum length of 9m without articulation (Articulation is consistent with side and rear setbacks as detailed within Table 1)
- Walls have a maximum height of 3.5m, first floors above built to boundary walls are setback in accordance with Table 1

3. CAR PARKING

- A minimum of two on-site car parking spaces is provided, with at least one being covered within a garage
- Only one driveway per lot

4. GARAGES

- Where a single garage is provided, it shall be setback no less than 5.5m from the front boundary to allow for a visitor to park on the driveway
- All garages are setback a minimum of 0.5m behind the main dwelling facade (measured from the wall)

5. SITE COVER

- The maximum area covered by all buildings and structure roofed with impervious materials, does not exceed 60% of the lot area

6. PRIVATE OPEN SPACE

- All lots have a clearly defined private open space (inclusive of outdoor covered areas) of:
 - *A minimum area of 16m²;
 - *Minimum dimension of 3m;
 - *Maximum gradient of 1 in 10;
 - *Orientated toward the north east where possible; and
 - *Access from main living area

7. CLIMATE CONTROL

- Main living areas are orientated to the north east where possible
- Eaves are provided to the exterior of all dwellings with a minimum 450mm width where possible
- Building design considered natural cross ventilation



Statutory Guideline 05/09

Sufficient grounds for decisions that conflict with a relevant instrument

Guidelines to assist assessment managers to determine if there are sufficient grounds to make a decision that conflicts with a relevant instrument.

11 December 2009

Contents

About this guideline	3
The purpose of this guideline	3
What are sufficient grounds?	3
Deciding if there are sufficient grounds.....	4
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Relevant instrument is incorrect	4
Relevant instrument inadequately addresses development	4
Relevant instrument does not anticipate specific or particular development	5
Urgent need for the proposal	5



About this guideline

The purpose of this guideline

This guideline has been prepared under section 759(1)(a) of the *Sustainable Planning Act 2009* (SPA). This guideline provides:

- information about the decision rules in the SPA for development applications and the ability to consider sufficient grounds for departing from a relevant instrument under sections 326(1)(b) or 329(1)(b) of the SPA
- guidance on matters that may be considered in determining if there are sufficient grounds to justify a decision that conflicts with a relevant instrument under sections 326(1)(b) or 329(1)(b) of the SPA.

The purpose of this guideline is to assist assessment managers determine if there are sufficient grounds to decide an application in a way that conflicts with a relevant instrument.

What are sufficient grounds?

Sections 313, 314 and 316 set out the instruments that a development application must be assessed against. These include the state planning regulatory provisions, any relevant regional plan and state planning policies, any structure plans and master plans, any preliminary approvals that affect a planning scheme, the planning scheme and any temporary local planning instruments. These documents are referred to generally in the SPA as ***relevant instruments***.

The SPA provides that an assessment manager may decide a development application in a way that conflicts with a relevant instrument only in certain circumstances. One of these circumstances is that there are ***sufficient grounds*** to justify the decision, despite the conflict. This means that an assessment manager may:

- approve an application, even though the proposed development conflicts with a relevant instrument, if there are sufficient grounds for approving the development despite the conflict, or
- refuse an application, even though the proposed development complies with the relevant instruments, if there are sufficient grounds for refusing the development despite the fact that the decision would conflict with the relevant instruments.

The term ***grounds*** is defined in the SPA to mean matters of public interest. It does not include considerations such as the personal circumstances of the applicant, the owner of the land or another interested party. Apart from defining the term grounds, the SPA does not provide any guidance about what grounds are ***sufficient*** for justifying a decision that may conflict with a relevant instrument.

The term ***sufficient grounds*** has been considered by the Planning and Environment Court in the context of the *Integrated Planning Act 1997* (IPA), as a similar term was used in the IPA. This guideline has been prepared with regard to these decisions of the court about this term, as used in the IPA. Assessment managers are encouraged to consider any case law about the meaning of sufficient grounds.

Deciding if there are sufficient grounds

The following is a list of matters that may be considered when determining whether there are sufficient grounds to justify a decision that conflicts with a relevant instrument. For each development application, any decision about whether or not there are sufficient grounds will depend on the facts of the matter. The examples in this guideline are intended as a guide only and are not intended to be exhaustive.

Relevant instrument is out of date

The relevant instrument is out of date due to its age or changing circumstances in the area and the proposal reflects or responds to these changed circumstances.

Example— A new railway station has been constructed near the land proposed for development. Prior to the construction of the railway station, the land may have been zoned for low density residential development. Now that there is improved public transport in the area, a higher density may be considered desirable.

Example 2— The planning scheme is due for review and does not reflect current planning trends and principles, such as design principles, methods for addressing climate change or demographic shifts.

Relevant instrument is incorrect

The relevant instrument is incorrect in terms of its substance or underlying assumptions for the circumstances of the particular proposal.

Example 1— A planning scheme drafted on low growth or no growth assumptions is now experiencing unforeseen development pressure as a result of a new major economic development project being established in the area.

Example 2— Constraint mapping in the planning scheme does not reflect the physical site circumstances.

Relevant instrument inadequately addresses development

The type of development proposed is not adequately addressed by the relevant instrument.

Example— A proposal involves alternative technologies and ideals that are still in the research and development stage or that are not yet established in common practice.

Relevant instrument does not anticipate specific or particular development

The type of development proposed may be of international, national, state or regional significance and may not have been anticipated by the relevant instrument.

Example— A major infrastructure project is carried out in part of the local government area. The planning scheme may have envisaged residential development in the area. However, residential development may now be an incompatible use of the land due to community health and safety concerns.



Urgent need for the proposal


There is an exceptional and urgent need for the proposal to occur.

Example— A local government has identified that there is an undersupply of residential care accommodation in the local government area and, as a result, there is likely to be a significant shortfall in the amount of accommodation available in the next five years. Criteria to identify appropriate sites to accommodate this development are being formulated for inclusion in the planning scheme, however, finalisation of this detailed planning work would unduly delay the delivery of appropriate residential care accommodation.

11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 EASEMENT FOR DRAINAGE PURPOSES, RUSSELL ISLAND**

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Locality Plan](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Report Author: Len Purdie
Principal Engineer City Infrastructure Planning

PURPOSE

To seek approval to acquire an easement, on Lots 34 & 36 Orme Drive and Lot 12 Virginia Parade (RP122268), Russell Island, for stormwater drainage purposes. Please refer to attached plan

BACKGROUND

The owner of the above mentioned lots has approached council, and is willing to provide an easement through the property, at no cost to Council. These lots were identified in the *Redland Shire Council, Southern Moreton Bay Islands Concept Drainage Design, 2007*, provided to GHD.

The only cost to council is to conduct the survey of the easement which is approximately \$5000 and has been completed.

Acquiring this easement will benefit council, as it will match the Redland City Council's (RCC's) strategic plan for the Southern Moreton Bay Islands (SMBI). In return, the resident will have an allocated drainage path on the property, thus allowing them to build on the property.

Orme Drive is presently gravel and when it is sealed, another project will need to be created for installation of the necessary pipe drainage to drain the area.

ISSUES

Redland Shire Council (RSC) enlisted GHD in 2007 to undertake a concept drainage design for SMBI. In this report it was identified that these allotments on Orme Drive and Virginia Parade (RP122268) were part of the natural overland flow path. Due to this, the lots were added to the future allotment acquisition program to maintain the natural flow paths.

Acquiring this land will then give council a designated location to install future drainage, opening the way to seal the road.

Council's concept drainage design identifies these lots as being part of council's land acquisition for the future. Therefore this easement would allow council to obtain access to the section of land that is identified as a natural drainage path, free of cost.

STRATEGIC IMPLICATIONS

Legislative Requirements

In the *Acquisition of Land Act 1967* (the *Act*), Division 1 General section 5 (purposes for which land may be taken) 1(b) states:

land may be taken under and subject to this Act 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;

Section 6 (easements) of the same act, also states:

- 1) 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 for drainage purposes, it will be necessary to comply with the notifications periods that are prescribed within the *Act*.

Financial

The owner of the property is willing to supply the land free of charge to the council, under the premise that we cover the costs for all relevant legal fees and the cost of the survey.

It is expected that the easement acquisition costs may be approximately \$5,000. An allocation is available in 2016/2017.

People

Not applicable

Environmental

The acquisition of the proposed drainage easement will minimise environmental harm, by maintaining the natural overland flow path.

Social

The landholder approached the Council willingly to offer the land for the purposes of an easement. This was done so that they could construct on the property, free of overland flow issues.

Alignment with Council's Policy and Plans

The acquisition of the proposed drainage easement supports Council's policy and plans to obtain the best return both socially and economically from Council's assets.

CONSULTATION

Consultation has been undertaken with:

- General Manager Infrastructure and Operations;
- Group Manager City Planning and Assessment;
- General Counsel;
- Group Manager City Infrastructure.

OPTIONS

1. That Council accept the offer of the owner of Lots 34 & 36 Orme Drive and Lot 12 Virginia Parade, Russell Island to allow an easement for the purpose of stormwater drainage or;
2. That Council not proceed with the creation of an easement across Lots 34 & 36 Orme Drive and Lot 12 Virginia Parade, Russell Island

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To accept the offer of the owner of Lots 34 & 36 Orme Drive and Lot 12 Virginia Parade, Russell Island to allow an easement for the purpose of stormwater drainage; and**
2. **That the cost of the survey and registration of the easement be borne by Council.**

Overland Flow Path – Lots 34 & 36 Orme Street and Lots 12 Virginia Parade (RP122268), Russell Island



11.3.2 DRINKING WATER QUALITY MANAGEMENT PLAN

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Drinking Water Quality Management Plan 2015/16](#)

Authorising Officer:



Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer:

Bradley Taylor
Group Manager Water & Waste Infrastructure

Report Author:

Daniela Simon
Service Manager Scientific Services

PURPOSE

The purpose of this report is to seek approval for the attached Redland Water Drinking Water Quality Management Plan (DWQMP) annual report.

The *DWQMP annual report* documents the performance of Redland Water's drinking water service with respect to water quality and performance in implementing the actions detailed in the DWQMP as required under sections 141 and 142 of the *Water Supply (Safety and Reliability) Act 2008* (the *Act*).

BACKGROUND

The *Act* requires Redland Water (RW) to submit the DWQMP annual report within 120 business days after the end of the financial year to which it relates. This report was prepared according to the "Guidelines for Service Provider Annual Reports – July 2013" published by the Queensland Water Supply Regulator on the template provided.

The annual report states that drinking water supplied by Redland City Council (RCC) achieved 100% compliance with the Australian drinking water guidelines for the parameters that were tested.

ISSUES

The purpose of the DWQMP annual report is to:

- report on the performance of RW's drinking water service with respect to water quality;
 - report on the performance in implementing the actions detailed in the DWQMP;
 - assist the water supply regulator to determine whether the approved DWQMP and any approved conditions have been complied with; and
 - provide a mechanism for RW to report publicly on their performance in managing drinking water quality.
-

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Act* requires RW to submit the DWQMP annual report. The updated DWQMP was submitted to the regulator on 23 June 2016 and the plan is under revision by the regulator.

Risk Management

The DWQMP incorporates risk management. The water quality risk is listed in the risk register as “RWW-2” – Health effects from adverse water quality.

Financial

There should be no direct impact on the budget from the adoption of the annual report; however future annual reports might be used to develop future budgets.

People

Key RW staff that improved RW business are identified in Appendix B of the annual report.

Environmental

Nil.

Social

The annual report will demonstrate a direction for the RW business that aims to support transparency, accountability and to build confidence in the quality of drinking water supplied to the Redland community.

Alignment with Council's Policy and Plans

The annual report supports Council's corporate plan in respect to providing essential physical infrastructure that supports community well-being and manages Council's existing infrastructure assets to ensure current service standards are maintained or improved. The DWQMP has to be consistent with other RCC strategic documents such as the corporate plan, Redland Water annual performance plan and the Redland Water Netserv plan.

CONSULTATION

The Business Partnering team was consulted in the preparation of this report.

OPTIONS

1. That Council endorses the Drinking Water Quality Management Plan Annual Report 2015-16 as attached.
2. That Council does not endorse the Drinking Water Quality Management Plan Annual Report 2015-16.

OFFICER'S RECOMMENDATION

That Council resolves to endorse the Drinking Water Quality Management Plan Annual Report 2015-16 as attached.

REDLAND WATER

SPID: 541

Drinking Water Quality Management Plan (DWQMP) – Annual Report

2015/16

REDLAND CITY COUNCIL
REDLAND WATER
PO BOX 21 CLEVELAND QLD 4163
07 3829 8999
rcc@redland.qld.gov.au



- ADWG 2004 Australian Drinking Water Guidelines (2004). Published by the National Health and Medical Research Council of Australia
- ADWG 2011 Australian Drinking Water Guidelines (2011). Published by the National Health and Medical Research Council of Australia
- E. coli Escherichia coli, a bacterium which is considered to indicate the presence of faecal contamination and therefore potential health risk
- mg/L Milligrams per litre
- NTU Nephelometric Turbidity Units
- ALS ALS Laboratory Group
- CFU/100mL Colony forming units per 100 millilitres
- < Less than
- > Greater than
- QUU SAS Queensland Urban Utilities Scientific Analytical Services

1. Introduction

This report documents the performance of Redland Water's drinking water service with respect to water quality and performance in implementing the actions detailed in the DWQMP as required under the *Water Supply (Safety and Reliability) Act 2008* (the Act).

The report assists the Regulator to determine whether the approved DWQMP and any approval conditions have been complied with and provides a mechanism for providers to report publicly on their performance in managing drinking water quality.

It has been prepared in accordance with the *Guideline for Service Provider Annual Reports, July 2013* published by the Department of Environment and Resource Management, Queensland, accessible at www.dews.qld.gov.au.

2. Overview of operations

Redland City Council covers an area of approximately 537 square kilometres and has a population of approximately 150,000 people. Redland Water provides drinking water to Redland City residents through four water supply schemes:

- Redland City and Southern Moreton Bay Islands Supply Scheme
- Dunwich Supply Scheme
- Amity Point Supply Scheme
- Point Lookout Supply Scheme

Redland Water is responsible for receiving bulk water from Seqwater and delivering it to residents through its distribution network. This is done whilst ensuring that the water meets the Australian Drinking Water Guidelines (ADWG).

Redland Water manages drinking water quality through an approved Drinking Water Quality Management Plan (DWQMP) which protects public health by ensuring the provision of a safe water supply.

Redland Water manages, operates and maintains pumping stations and mains as part of its distribution network. Redland Water manages, operates and maintains reservoirs in each of the North Stradbroke Island (NSI) township schemes. Seqwater owns and operates all mainland reservoirs. Redland Water does not operate any re-chlorination facilities in its network.

3. Notifications to the Regulator under sections 102 and 102A of the Act

This financial year there was one instance where the Regulator was notified under sections 102 or 102A of the Act.

3.1 Non-compliances with the water quality criteria and corrective and preventive actions undertaken

100% compliance with the water quality criteria was achieved in all four water supply schemes.

3.2 Prescribed incidents or events reported to the Regulator and corrective and preventive actions undertaken

Incident description: One incident was reported to the Regulator. E.coli was detected on one sample during verification monitoring on 24 September 2015. Following resampling and investigation detection was due to sample container contamination during transport.

Corrective and preventative actions: One preventive action was implemented. A change to how microbiological containers are being transported was implemented to prevent a contamination.

4. Actions taken to implement the DWQMP

4.1 Progress in implementing the risk management improvement program

Refer to Appendix B for a summary of progress in implementing each of the Improvement Program actions.

4.2 Revisions made to the operational monitoring program to assist in maintaining compliance with the water quality criteria¹ in verification monitoring

Verification monitoring is the only available option to monitor drinking water quality in the Redland City Council area. Seqwater owns, operates and monitors all chlorine dosing systems at the treatment plants and reservoirs and is responsible for operational monitoring of the system.

4.3 Amendments made to the DWQMP

DWQMP was reviewed on 20 June 2016 and was submitted for approval to the Regulator on 23 June 2016.

5. Customer complaints related to water quality

Redland Water is required to report on the number of complaints, general details of complaints, and the responses undertaken.

Throughout the year the following complaints about water quality were received:

Table 1 – complaints about water quality, (including per 1000 connections)

	Suspected illness	Discoloured water	Taste and odour	Total
Redland City mainland supply scheme	0.06	2.32	0.66	3.04
Dunwich water supply scheme	0	0	0	0
Point Lookout water supply scheme	0	1.84	0	1.84
Amity Point water supply scheme	0	0	0	0

¹ Refer to *Water Quality and Reporting Guideline for a Drinking Water Service* for the water quality criteria for drinking water.

5.1 Suspected illness

Complaints are sometimes received from customers who suspect their water may be associated with an illness they are experiencing. Redland Water investigates each complaint relating to alleged illness from our water supply, typically by testing the customer's tap and closest verification sampling point for the presence of *E. coli* and free chlorine concentration.

During 2015/16, there were no confirmed cases of illness arising from the water supply system.

As a response to any suspected illness customer complaint, samples were taken and tested for *E.coli*, Total coliforms and free Chlorine.

All samples tested complied with ADWG for parameters tested. Investigation of each complaint found no public health risks.

5.2 Discoloured water

As a response to any discoloured water customer complaints, various water mains were flushed in the vicinity of the complaint.

A regular mains flush program is in place to address this issue.

Dirty water complaints were related to dead-end mains and distribution system areas with low consumption. Associated areas were flushed to remove the dirty water and to achieve detectable chlorine residual results.

5.3 Taste and odour

As a response to any taste and odour customer complaints, samples were collected and tested for taste and odour and free chlorine concentration test.

All samples tested complied with ADWG for parameter tested.

Field staff explained to all customers the importance of free chlorine in drinking water.

The taste and odour complaints received are usually related to the taste of chlorine in the water supply. Investigation of each complaint found no public health risks.

Redland Water has also set up an internal water taste and odour panel to assist in determining the veracity of customer complaints.

6. Outcome of the review of the DWQMP and how issues raised have been addressed

The review of DWQMP included an update of demand projections, network information and verification monitoring water quality data. Procedures relevant to DWQMP and Emergency Response Plan were reviewed and information related to current use of EPI was updated. There were no changes made to risk rating. Please refer to Appendix B in regard to the required actions to be closed out.

The next internal review of the DWQMP is due before 1 July 2018.

6.1 Hazards and hazardous events that affected the quality of drinking water during the year and which were not addressed in the DWQMP

There were no new hazards or hazardous events identified during the year that were not addressed in the approved DWQMP.

7. Findings and recommendations of the DWQMP auditor

The DWQMP external audit was carried out on 9 and 10 March 2016. The audit findings are that Redland Water is implementing its DWQMP effectively and managing risks to drinking water quality. There was no non-conformance identified which could impact the ability to supply safe drinking water quality to customers. Next external DWQMP audit is due by 1 July 2020.

Appendix A – Summary of compliance with water quality criteria

The results from the verification monitoring program have been compared against the levels of the water quality criteria specified by the Regulator in the *Water Quality and Reporting Guideline for a Drinking Water Service*.

The reported statistics do not include results derived from repeat samples, or from emergency or investigative samples undertaken in response to an elevated result

Table 2 – Chemical verification monitoring results

Table 3 – Reticulation E.coli verification monitoring results

Table 2 - Verification Monitoring Redland City and Southern Moreton Bay Islands Supply Scheme July 2015 - June 2016

Parameter	Laboratory Name	Unit of Measure	Limit of Reporting	Frequency of Sampling	Total No of Samples Taken	No of Samples in which Parameter Detected	No of Samples Exceeding Health Guidelines Value	Min Value	Max value	Average value
Alkalinity	Redland Laboratory	mg/L	1	Quarterly	20	20	~	16	68	49
Aluminium	QUU SAS	mg/L	0.001	Quarterly	20	20	~	0.02	0.05	0.03
Arsenic	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Boron	QUU SAS	mg/L	0.001	Quarterly	20	20	0	0.011	0.028	0.018
Cadmium	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Calcium	QUU SAS	mg/L	0.1	Quarterly	20	20	~	18.0	27.0	21.3
Chloride	QUU SAS	mg/L	1	Quarterly	20	20	~	24	50	34
Chlorine free	Redland Laboratory	mg/L	0.1	Weekly	2109	2099	0	<0.1	1.7	0.9
Chromium	QUU SAS	mg/L	0.001	Quarterly	20	4	0	<0.001	0.001	0
Colour true	Redland Laboratory	Pt/Co U	2	Quarterly	20	1	~	<2	2.0	0
Conductivity	Redland Laboratory	µS/cm	1	Quarterly	20	20	~	180	330	245
Copper	QUU SAS	mg/L	0.001	Quarterly	20	20	0	0.003	0.020	0.008
Cyanide	ALS	mg/L	0.004	Quarterly	20	0	0	<0.004	<0.004	0
Fluoride	Redland Laboratory	mg/L	0.1	Weekly	122	122	0	0.4	0.9	0.8
Hardness	Redland Laboratory	mg/L	1	Quarterly	20	20	~	48	86	64
Iron	QUU SAS	mg/L	0.001	Quarterly	20	20	~	0.004	0.016	0.009
Lead	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Mercury	QUU SAS	mg/L	0.0001	Quarterly	20	0	0	<0.0001	<0.0001	0
Magnesium	QUU SAS	mg/L	0.01	Quarterly	20	20	~	1.2	7.3	3.5
Manganese	QUU SAS	mg/L	0.001	Quarterly	20	20	0	0.002	0.008	0.003
Molybdenum	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Nickel	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Nitrate	QUU SAS	mg/L	0.001	Quarterly	20	20	0	0.086	0.300	0.204
pH	Redland Laboratory	pH Units	0.1	Weekly	2129	2129	~	7	8.2	7.5
Potassium	QUU SAS	mg/L	0.01	Quarterly	20	20	~	0.49	2.20	1.2
Selenium	QUU SAS	mg/L	0.001	Quarterly	20	0	0	<0.001	<0.001	0
Silica	QUU SAS	mg/L	0.1	Quarterly	20	20	~	5.2	11.4	9.5
Sodium	QUU SAS	mg/L	1	Quarterly	20	20	~	13	28	18
Sulphate	Redland Laboratory	mg/L	1	Quarterly	20	20	0	3	50	14
Total Dissolved Solids	Redland Laboratory	mg/L	5	Quarterly	20	20	~	100	200	146
Total THMs	QUU SAS	µg/L	<10	Monthly	87	86	0	<10	170	64
Turbidity	Redland Laboratory	NTU	0.1	Weekly	959	959	~	0.1	1.8	0.2
Zinc	QUU SAS	mg/L	0.001	Quarterly	20	17	0	<0.001	0.006	0.003

Table 2 - Verification Monitoring Amity Point Water Supply Scheme July 2015- June 2016

Parameter	Laboratory Name	Unit of Measure	Limit of Reporting	Frequency of Sampling	Total No of Samples Taken	No of Samples in which Parameter Detected	No of Samples Exceeding Health Guidelines Value	Min Value	Max value	Average value
Alkalinity	Redland Laboratory	mg/L	1	Quarterly	4	4	~	33	38	36
Aluminium	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.054	0.080	0.065
Arsenic	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Boron	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.002	0.006	0.004
Cadmium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Calcium	QUU SAS	mg/L	0.1	Quarterly	4	4	~	9.2	11.0	10.1
Chloride	QUU SAS	mg/L	1	Quarterly	4	4	~	47	59	55
Chlorine free	Redland Laboratory	mg/L	0.1	Weekly	102	102	0	0.6	1.4	1.1
Chromium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Colour true	Redland Laboratory	Pt/Co U	2	Quarterly	4	0	~	<2	<2	0
Conductivity	Redland Laboratory	µS/cm	1	Quarterly	4	4	~	230	270	258
Copper	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.002	0.006	0.004
Cyanide	ALS	mg/L	0.004	Quarterly	4	0	0	<0.004	<0.004	0
Fluoride	Redland Laboratory	mg/L	0.1	Weekly	55	55	0	0.2	0.9	0.8
Hardness	Redland Laboratory	mg/L	1	Quarterly	4	4	~	39	41	40
Iron	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.021	0.100	0.045
Lead	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Mercury	QUU SAS	mg/L	0.0001	Quarterly	4	0	0	<0.0001	<0.0001	0
Magnesium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	2.5	3.1	2.9
Manganese	QUU SAS	mg/L	0.001	Quarterly	4	1	0	<0.001	0.006	0.002
Molybdenum	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Nickel	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Nitrate	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.230	0.280	0.245
pH	Redland Laboratory	pH Units	0.1	Weekly	104	104	~	7.4	8.1	7.7
Potassium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	0.78	0.93	0.9
Selenium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Silica	QUU SAS	mg/L	0.1	Quarterly	4	4	~	7.9	8.5	8.3
Sodium	QUU SAS	mg/L	1	Quarterly	4	4	~	28	33	32
Sulphate	Redland Laboratory	mg/L	1	Quarterly	4	4	0	4	5	5
Total Dissolved Solids	Redland Laboratory	mg/L	5	Quarterly	4	4	~	130	160	145
Total THMs	QUU SAS	µg/L	<10	Monthly	12	12	0	16	70	39
Turbidity	Redland Laboratory	NTU	0.1	Weekly	55	4	~	0.1	0.9	0.2
Zinc	QUU SAS	mg/L	0.001	Quarterly	4	1	0	<0.001	0.001	0

Table 2 - Verification Monitoring Dunwich Water Supply Scheme July 2015 - June 2016

Parameter	Laboratory Name	Unit of Measure	Limit of Reporting	Frequency of Sampling	Total No of Samples Taken	No of Samples in which Parameter Detected	No of Samples Exceeding Health Guidelines Value	Min Value	Max value	Average value
Alkalinity	Redland Laboratory	mg/L	1	Quarterly	4	4	~	20	21	21
Aluminium	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.009	0.022	0.014
Arsenic	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Boron	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.011	0.013	0.012
Cadmium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Calcium	QUU SAS	mg/L	0.1	Quarterly	4	4	~	8.8	10.0	9.3
Chloride	QUU SAS	mg/L	1	Quarterly	4	4	~	23	24	24
Chlorine free	Redland Laboratory	mg/L	0.1	Weekly	102	102	0	0.4	1.5	1.0
Chromium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Colour true	Redland Laboratory	Pt/Co U	2	Quarterly	4	0	~	<2	<2	0
Conductivity	Redland Laboratory	µS/cm	1	Quarterly	4	4	~	130	130	130
Copper	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.008	0.020	0.013
Cyanide	ALS	mg/L	0.004	Quarterly	4	0	0	<0.004	<0.004	0
Fluoride	Redland Laboratory	mg/L	0.1	Weekly	54	54	0	0.6	1.0	0.8
Hardness	Redland Laboratory	mg/L	1	Quarterly	4	4	~	26	30	28
Iron	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.029	0.042	0.035
Lead	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Mercury	QUU SAS	mg/L	0.0001	Quarterly	4	0	0	<0.0001	<0.0001	0
Magnesium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	0.78	0.86	0.81
Manganese	QUU SAS	mg/L	0.001	Quarterly	4	1	0	<0.001	0.001	0
Molybdenum	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Nickel	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0.000
Nitrate	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.063	0.074	0.069
pH	Redland Laboratory	pH Units	0.1	Weekly	104	104	~	7.2	7.9	7.5
Potassium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	0.35	0.43	0.39
Selenium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Silica	QUU SAS	mg/L	0.1	Quarterly	4	4	~	10.2	11.1	10.6
Sodium	QUU SAS	mg/L	1	Quarterly	4	4	~	12	13	13
Sulphate	Redland Laboratory	mg/L	1	Quarterly	4	4	0	1	1	1
Total Dissolved Solids	Redland Laboratory	mg/L	5	Quarterly	4	4	~	73	85	81
Total THMs	QUU SAS	µg/L	<10	Monthly	12	11	0	<10	46	21
Turbidity	Redland Laboratory	NTU	0.1	Weekly	55	55	~	0.1	0.6	0.3
Zinc	QUU SAS	mg/L	0.001	Quarterly	4	2	0	<0.001	0.001	0

Table 2 - Verification Monitoring Point Lookout Water Supply Scheme July 2015 - June 2016

Parameter	Laboratory Name	Unit of Measure	Limit of Reporting	Frequency of Sampling	Total No of Samples Taken	No of Samples in which Parameter Detected	No of Samples Exceeding Health Guidelines Value	Min Value	Max value	Average value
Alkalinity	Redland Laboratory	mg/L	1	Quarterly	4	4	~	16	18	17
Aluminium	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.022	0.025	0.024
Arsenic	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Boron	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.019	0.020	0.020
Cadmium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Calcium	QUU SAS	mg/L	0.1	Quarterly	4	4	~	1.0	1.2	1.0
Chloride	QUU SAS	mg/L	1	Quarterly	4	4	~	46	49	48
Chlorine free	Redland Laboratory	mg/L	0.1	Weekly	102	102	0	0.7	1.5	1.1
Chromium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Colour true	Redland Laboratory	Pt/Co U	2	Quarterly	4	0	~	<2	<2	0
Conductivity	Redland Laboratory	µS/cm	1	Quarterly	4	4	~	220	220	220
Copper	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.007	0.020	0.013
Cyanide	ALS	mg/L	0.004	Quarterly	4	0	0	<0.004	<0.004	0
Fluoride	Redland Laboratory	mg/L	0.1	Weekly	55	55	0	0.4	0.9	0.8
Hardness	Redland Laboratory	mg/L	1	Quarterly	4	4	~	31	32	32
Iron	QUU SAS	mg/L	0.001	Quarterly	4	4	~	0.007	0.019	0.012
Lead	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Mercury	QUU SAS	mg/L	0.0001	Quarterly	4	0	0	<0.0001	<0.0001	0
Magnesium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	2.5	2.8	2.7
Manganese	QUU SAS	mg/L	0.001	Quarterly	4	2	0	<0.001	0.002	0.001
Molybdenum	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Nickel	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Nitrate	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.049	0.056	0.052
pH	Redland Laboratory	pH Units	0.1	Weekly	104	104	~	7.2	8.3	7.9
Potassium	QUU SAS	mg/L	0.01	Quarterly	4	4	~	0.95	1.20	1.0
Selenium	QUU SAS	mg/L	0.001	Quarterly	4	0	0	<0.001	<0.001	0
Silica	QUU SAS	mg/L	0.1	Quarterly	4	4	~	9.2	11.3	10.2
Sodium	QUU SAS	mg/L	1	Quarterly	4	4	~	26	27	27
Sulphate	Redland Laboratory	mg/L	1	Quarterly	4	4	0	7	7	7
Total Dissolved Solids	Redland Laboratory	mg/L	5	Quarterly	4	4	~	120	120	120
Total THMs	QUU SAS	µg/L	<10	Monthly	12	7	0	<10	18	8
Turbidity	Redland Laboratory	NTU	0.1	Weekly	55	55	~	0.1	0.3	0.1
Zinc	QUU SAS	mg/L	0.001	Quarterly	4	4	0	0.008	0.017	0.012

Table 3 - Reticulation *E. coli* verification monitoring

Drinking water scheme: Redland City and SMBI Water Supply Scheme

Year	2015											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	56	56	70	56	56	70	56	63	63	56	63	49
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0	0	0	1	0	0	0
No. of samples collected in previous 12 month period	720	720	731	724	717	728	714	721	728	714	721	714
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	1	1	1	1
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.9%	99.9%	99.9%	99.9%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Redland City and SMBI Water Supply Scheme

<i>Year</i>	<i>2016</i>											
<i>Month</i>	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>
No. of samples collected	52	62	56	52	70	56						
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0						
No. of samples collected in previous 12 month period	716	722	719	708	715	712	642	586	530	460	404	348
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Dunwich Water Supply Scheme

Year	2015											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	8	8	10	8	8	10	8	10	8	8	10	6
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0	0	0	0	0	0	0
No. of samples collected in previous 12 month period	102	102	104	102	102	104	102	104	104	102	104	102
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Dunwich Water Supply Scheme

Year	2016											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	8	10	8	8	10	8						
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0						
No. of samples collected in previous 12 month period	102	104	104	102	104	104	94	86	78	68	60	52
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Point Lookout Water Supply Scheme

<i>Year</i>	<i>2015</i>											
<i>Month</i>	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>
No. of samples collected	8	8	10	8	8	10	8	10	8	8	10	6
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0	0	0	0	0	0	0
No. of samples collected in previous 12 month period	102	102	104	102	102	104	102	104	104	102	104	102
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Point Lookout Water Supply Scheme

Year	2016											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	8	10	8	8	10	8						
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0						
No. of samples collected in previous 12 month period	102	104	104	102	104	104	94	86	78	68	60	52
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Amity Point Water Supply Scheme

Year	2015											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	8	8	10	8	8	10	8	10	8	8	10	6
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0	0	0	0	0	0	0
No. of samples collected in previous 12 month period	102	102	104	102	102	104	102	104	104	102	104	102
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Drinking water scheme: Amity Point Water Supply Scheme

Year	2016											
Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
No. of samples collected	8	10	8	8	10	8						
No. of samples collected in which <i>E. coli</i> is detected (i.e. a failure)	0	0	0	0	0	0						
No. of samples collected in previous 12 month period	102	104	104	102	104	104	94	86	78	68	60	52
No. of failures for previous 12 month period	0	0	0	0	0	0	0	0	0	0	0	0
% of samples that comply	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Compliance with 98% annual value	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

Appendix B – Implementation of the DWQMP Risk Management Improvement Program


Risk Management Improvement Program – General Improvements – Completed Works

NO.	MANAGEMENT MEASURE/REQUIREMENT	PROPOSED ACTION/S	PRIORITY	RESPONSIBILITY	DUE DATE	COMMENTS
RMIP-GI5	Seqwater to advise Redland about blue green algae in raw water so toxins can be tested for in the distribution network.	New Operating Protocol between Seqwater and Redland Water was signed in 2016. Schedule 8 specifies Water Quality Notification.	1	Brad Taylor	20/06/2016 <i>Completed</i>	<i>Operating Protocols include notification triggers for MIB & Geosmin which Redland Water then uses as trigger to request toxicity information from Seqwater.</i>
RMIP-GI7	Investigate operational changes to increase free Chlorine in extremities of zones	Complete a planning study to determine if there is a cost effective means of increasing free chlorine to the extremities of the zones.	3	Matt Ingerman	30/06/2015 <i>Completed</i>	<i>Review of verification monitoring sample taps at extremities has shown improvement in the residual chlorine levels.</i>
RMIP-GI11	Develop formal reservoir maintenance schedule and reservoir cleaning procedure	Develop formal reservoir maintenance schedule and reservoir cleaning procedure	2	Kevin McGuire	30/06/2016 <i>Completed</i>	<i>Operations group have reservoir inspection schedule and a procedure for reservoir cleaning.</i>
RMIP-G13	Review the reticulation in Russell Island West to see if any areas can be “valved off” where there are no demands.	Review the reticulation in Russell Island West to see if any areas can be “valved off” where there are no demands. <i>No dedicated program has been developed to date, but as opportunities have arisen, we have decommissioned mains on Russell Island.</i>	3	Matt Ingerman	31/12/2015 <i>Completed</i>	<i>Review of model undertaken to confirm results. Changes made to connectivity of the model accordingly. Recommendation to keep mains pressurised to limit chance of ingress of contaminants.</i>
RMIP-GI8	Develop a system so O & M staff can more effectively provide asset condition feedback for use in asset management and planning.	Need to develop a system so O & M staff can more effectively provide asset condition feedback for use in asset management and planning.	2	Kevin McGuire	30/06/2019 <i>Underway</i>	<i>RCC commenced a project to replace its current maintenance management system. This project should provide better systems for asset condition feedback & recording.</i>
RMIP-G21	Ensure all procedures are reviewed within the appropriate timeframe. The operational procedures around managing the distribution network should be reviewed as priority.	Develop review schedule	3	Daniela Simon	30/06/2018 <i>Underway</i>	<i>All operational procedures around managing distribution system were reviewed. ERP is under review. Schedule is being developed.</i>

11.3.3 POL-3026 WASTEWATER INUNDATION INTO PRIVATE PROPERTY

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [POL-3026](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Kevin McGuire
Group Manager Water & Waste Operations

Report Author: Shelley Thompson
PA to General Manager Infrastructure & Operations

PURPOSE

The purpose of this report is to gain Council approval of the attached policy, POL-3026 wastewater inundations into private property.

BACKGROUND

This policy has been formulated in response to a recommendation from the Queensland Ombudsman to clearly define council's response in relation to property inundation.

ISSUES

There is nothing new in this policy. It is at the request of the Queensland Ombudsman that we are now formalising Council's position.

STRATEGIC IMPLICATIONS**Legislative Requirements**

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

Risk Management

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

Financial

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

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

This policy aligns with all council's policies and plans.

CONSULTATION

The following were consulted in the preparation of this report:

- Legal Officer;
- Business Partnering team;
- Group Manager Water & Waste Operations;
- General Manager Infrastructure & Operations.

OPTIONS

- To adopt this policy
- To not adopt this policy

OFFICER'S RECOMMENDATION

That Council resolves to adopt POL-3026 – Wastewater Inundation into Private Property.

Wastewater Inundation to Private Property

[Version Information](#)

Policy Objective

The objective of this policy is to assist the community when their property becomes inundated with wastewater, and undertake the remedial measures set out in this policy. Remedial measures undertaken by Council will not be an admission of guilt, rather conducted on a 'without prejudice' basis.

Policy Statement

Council is committed to achieving the following outcomes:

IMMEDIATE ACTION

The Chief Executive Officer (CEO) or delegated officer nominated by the CEO shall be immediately informed and will be in charge of overseeing any remedial works that are done to restore the affected Council sewerage infrastructure as soon as practicably possible.

1. In the event that a private building, residence or business premises suffers inundation from water or sewage that has emanated from the Council owned infrastructure, upon receipt of notification Council will carry out the appropriate actions in alignment with this policy.
2. Council will undertake immediate action to cease or contain the inundation source. This may include the release of the sewer blockage with follow up removal of obstruction, temporary bunding to contain or redirect overland flow or valve isolation of pressure mains.

EXTERNAL PREMISES

3. The response teams will clean all inundated areas of the external property in most cases to the best of their ability.
4. External areas will be cleaned through the process of collecting and bagging debris, pooled sewerage being redirected back to the sewer where possible, washing down hard surfaces and disinfecting all external surfaces, including the installation of barricades to prevent public access to the affected area where required.

INTERNAL PREMISES

5. In the event of internal inundation, no entry to the interior of the premises will occur by Council's employees and the home owner will be instructed to contact their insurer immediately and follow their insurer's instructions. The Council's employees shall not enter into any

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discussion with reference to liability or make any statement that may be construed as an admission of liability.

6. In cases where Council is found by its insurer to be negligent in causing the water/sewage inundation, Council will be instructed by their insurer with how to deal with the claim which in some cases may involve ex-gratia payments to the affected home owner in rehabilitating their premises back to its original state and also compensating for other reasonable expenses incurred through the process.
7. The Council's Risk & Liability manager is to be notified by the CEO or nominee in cases where property damage either internal or external and or health hazards are evident.
8. In the event the owner of the premises is not satisfied with the measures taken by Council, they may make a written application or complaint to the Council for a determination in respect of the damages.

Version Information

Version number	Date	Key Changes
1	September 2016	New Policy

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Department:
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Approved by:
Date of Approval:

Effective date:
Version:
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11.3.4 JUDITH STREET, RUSSELL ISLAND ROAD CLOSURE REQUEST

Objective Reference: A124442
Reports and Attachments (Archives)

Attachments: [Attachment 1 - Petition](#)
[Attachment 2 – Location Map](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Report Author: Alvin Valle
Roadside Asset Engineer

PURPOSE

The purpose of this report is to address the request for Judith Street, Russell Island to be closed to through traffic. This report presents two possible options to solve the issues raised by concerned Russell Island residents.

BACKGROUND

In the 2012-2013 financial year, Council resolved to:

1. Support the closure of Judith Street to through traffic pursuant to Section 69 of the *Local Government Act 2009*; and
2. Advertise proposed closure of Judith Street to through traffic for public comment and be provided with a further report following the advertising of the intended closure and advise any objections that may have been received.

Following the prescribed public consultation process, Council received objections to the closure of Judith Street to through traffic from a number of Russell Island residents, three of which are situated on Judith Street. The petition letter signed by these residents is attached (Attachment 1). A map showing these households is shown in Attachment 2. Whilst the majority of the objections came from households which are not on Judith Street, it is still important to consider their responses as general users of the Russell Island road network.

It is noted that a number of residents located on Judith Street have continually expressed their desire for Council to undertake the intended closure.

ISSUES

The following onsite issues being experienced by residents initiated the request to close Judith Street to through traffic:

- dust generation due to the road being unsealed;
 - speeding issues; and
-

- stormwater flooding issues on a section of Judith Street during extreme rain events.

On the other hand, residents who have informed Council of their objection to the road closure have put forward the following issues if Judith Street was to be closed:

- longer route to access Jock Kennedy Park and the adjacent boat ramp;
- longer route to access shops and the new sports grounds;
- potential access issues to side roads (i.e. Anne Street); and
- potential access restrictions to emergency services vehicles and refuse collection trucks.

STRATEGIC IMPLICATIONS

Legislative Requirements

Refer to table under Options

Risk Management

Refer to table under Options

Financial

Refer to table under Options

People

Refer to table under Options

Environmental

Refer to table under Options

Social

Refer to table under Options

Alignment with Council's Policy and Plans

Refer to table under Options

CONSULTATION

The Divisional Councillor, Cr Mark Edwards has been consulted about the issues raised by the Russell Island residents and the proposed options addressing the request to close Judith Street to through traffic. In addition, residents of Russell Island have been asked to submit their comments regarding the intended closure to the Council.

OPTIONS

Option 1

Option 1 is to proceed with the initial plan to close Judith Street to through traffic and retain it as an unsealed road. This option will also involve the provision of two service turnaround facilities at both sides of the closed section for cars and refuse collection trucks.

Option 2

Option 2 is to leave Judith Street open to through traffic but seal the road using a green seal standard approach to solve the dust issues. The section of the road to be sealed is from Web Street to Union Street and is approximately 420 metres in length.

This option will involve the provision of additional drainage infrastructure for flood mitigation purposes. Speeding issues will be monitored to assess requirements for traffic calming devices.

The table below shows the corresponding strategic implications for the two options.

Strategic implications		
Component	Options	
	Option 1	Option 2
Risk management	Requires turnaround facilities and proper coordination of road closure with the relevant emergency services organisations.	May require additional drainage infrastructure and traffic calming devices.
Financial	Closing Judith Street will cost approximately \$125,000.	Sealing Judith Street and providing additional drainage infrastructure will cost approximately \$120,000.
People	Negative implications for residents who objected to the road closure as they will be required to travel a longer route to access public places.	Issue of dust generation will be resolved which will address the major concern of the road closure proponents.
Environment	Minimal implications however, there is a potential stormwater quality issue due to road being unsealed.	Minimal implications however, erosion issues may arise if adequate drainage infrastructure is not provided.
Alignment with Council's Policy and Plans	Nil	Aligned with Council's program and plans to seal roads in the Bay Islands.

In considering options and the opposing views of in particular those residents with properties along Judith Street, it is recommended that Council retains a position of status quo and leaves Judith Street open to through traffic. The dust issue would be managed effectively with the treatment of a green seal, drainage issues mitigated with installation of additional culverts and the speeding issue monitored for enforcement by police and possible installation of traffic calming speed humps.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To leave Judith Street open to through traffic and to seal the road as per the Green Seal program standards;**
- 2. To provide additional drainage infrastructure to mitigate flood issues on Judith Street; and**
- 3. To monitor through traffic on Judith Street for speeding issues and install traffic calming devices as required.**



Petition Against The Closure Of Judith Street Russell Island

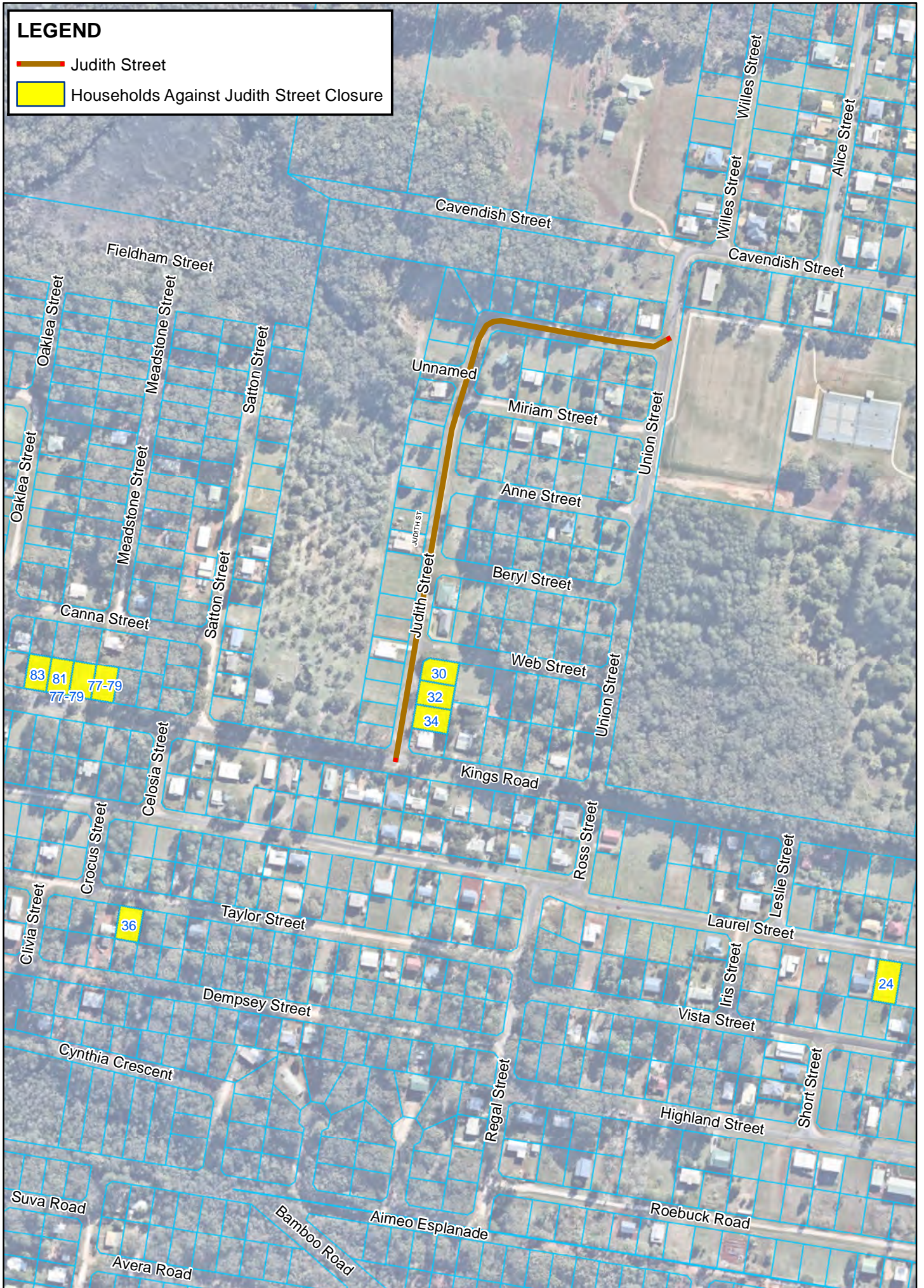
Tuesday, 5 July 2016

10:44 AM

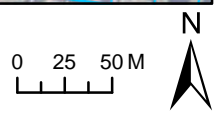
NAME	ADDRESS	PHONE	SIGN
Marie Rollison	32 Judith St	0412010781	M. Rollison
FAN SIDDA	12 TIERNEY ST	0432197134	F. Sidde
DAREN SOPER	24 BAY DR.	04344498159	D. Soper
PAUL ROLLISON	32 JUDITH ST	0411827109	P. Rollison
SEAN HARDING	34 JUDITH ST	07 34692838	S. Harding
VICTOR SMITH	46A BANGALOWS	0468347478	V. Smith
Angela Newell	BR. GARDEN	0408134774	A. Newell
KCILIA	24 KILPA AVE Russell Island	04833074	K. Cilia
Chris Bradley	24 Laurel St Russell Island	0409461175	C. Bradley
R Hogan	30 JUDITH ST RUSSELL ISL	0477247966	R. Hogan
R Warren	79 Kingo Rd	01107029786	R. Warren
R. Warren	79 Kingo Road	0403400579	R. Warren
LAURELL	81 KINGS RD	0434246143	L. Warren
LINDA	83 KING RD	0407257340	L. Warren
Paul Cowan	7 JESSIE ST (Russell Island)		P. Cowan
Rob Summers	36 TAYLOR ST	0499195665	R. Summers

LEGEND

-  Judith Street
-  Households Against Judith Street Closure



HOUSEHOLDS AGAINST ROAD CLOSURE OF JUDITH STREET, RUSSELL ISLAND



12 MAYORAL MINUTE

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

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

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

14 NOTICES OF MOTION

In accordance with s.3(4) of POL-3127 *Council Meeting Standing Orders*

15 URGENT BUSINESS WITHOUT NOTICE

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

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council can make?		
Can the matter wait to be placed on the agenda for the next Council meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or to a General Manager previously?		

16 MEETING CLOSURE