



Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 9 September 2015

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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

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

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.35am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.42am
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

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

MINUTES:

Mrs J Parfitt	Corporate Meetings & Registers
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APOLOGY:

Cr Edwards, Councillor Division 5

3 DEVOTIONAL SEGMENT

Pastor Glen Gray, Redland City Church and member of the Ministers' Fellowship, led Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

4.1 ACKNOWLEDGEMENT OF COUNCIL OFFICERS

I've said many times that an organisation is only as good as its people. I've also said many times that Redland City Council is very fortunate to have quality officers who deliver every day, in so many ways.

These officers are very often the unsung heroes who do their job – and do it so well – without ever seeking recognition, or receiving a thank you.

So it gives me great pleasure as Mayor to receive accolades directed at our wonderful Council officers, and to be able to publicly acknowledge their great work for our Council and community.

In recent days I have accepted two awards and one other accolade on behalf of officers.

4.1.1 COMMISSIONER'S CERTIFICATE OF APPRECIATION FROM FIRE CHIEF KATARINA CARROLL

Council received a Commissioner's Certificate of Appreciation from Fire Chief Katarina Carroll, in recognition of the outstanding contribution in partnership with QFES in the success of Exercise Connect in June.

This certificate and the award that came with it really belong to our Disaster Planning and Operations team (Mike Lollback, Mike Tait, Rocco Petrillo and Alison Lamb) and the 65 staff across council who give of their time to participate in training and preparedness for disaster events.

Council has been directly involved in testing its emergency response capacity with QFES over the past 3 years.

This proved particularly useful during the 2014 Stradbroke Fires, and continues to add benefit.

Exercise Connect was conducted with more than 50 staff from Redlands, 50 SES officers from Redland City and members of the Rural Fire Services from the Southern Moreton Bay Islands.

The Exercise duplicated a "tornado" event that occurred in the Brisbane area, through Capalaba out to Cleveland in 1973. It was designed to examine what would happen now in a vastly greater populated area.

Staff provided both a disaster management role and practical roles in the field to fully test capacity and capability.

Deputy Mayor Alan Beard and I attended with council General Manager Nick Clarke to improve our understanding of working in the disaster space.

Aspects of communication, collaboration and delivery continue to be strong between Redland Council and the emergency services.

Through direct practice Redland Council continues to advance its capacity of being one of Queensland best prepared and operationally effective local governments.

4.1.2 SURF LIFE SAVING QUEENSLAND'S LIFESAVING EXCELLENCE AWARD

I was also proud to accept Surf Life Saving Queensland's Lifesaving Excellence Award.

SLSQ relies heavily on the efforts and enthusiasm displayed by its members, local clubs and supporting organisation such as Redland City Council.

The Life Saving Excellence award was for the continued support and commitment in providing a safe and enjoyable access to the beaches and foreshores across the Redlands and upholding SLSQ vision of 'zero preventable deaths and injuries on Queensland beaches'

Last year Council and SLSQ collaborated with other stakeholders on NSI in developing and identifying better aquatic safety and emergency signage as part of the Coastal Public Safety Risk Assessment. This will form part of the North Stradbroke Island Signage program and with funding support from state government will see tangible benefits to the community, it's many visitors and beach goers and will a positive step in the island's economic transition and to standardise safety signage across Queensland beaches.

I would particularly like to acknowledge Lex Smith and Service Manager City Sport and Venues Tim Goward for their work with SLSQ. Without them we would not be receiving this award.

As an aside, this Friday at Raby Bay Foreshore Park, SLSQ CEO John Brennan and I will be launching the return of the Volunteer surf lifesavers across Redland City to local beaches next Saturday (19 September) when SLSQ officially kicks off its 2015/16 patrol season.

The season launch will see volunteers from Point Lookout and Coochiemudlo Island surf clubs raise the red-and-yellow flags and watch over swimmers each and every weekend and public holiday until April 2016 which will be backed up by SLSQ professional lifeguards across NSI.

4.1.3 THANKS FROM DEPARTMENT OF TRANSPORT AND MAIN ROADS (TMR)

Finally, I would like to personally thank Lex Smith, Dave Katavic and John Frew for their great work with the Department of Transport and Main Roads in the aesthetic maintenance programs across our city.

TMR Metropolitan Regional Director Ron Michel wrote to me recently to sing the praises of Council for its continued assistance and cooperation.

He made particular mention of Lex and Dave Katavic, saying the positive relationships and work undertaken between TMR and Council has resulted in a noticeable reduction in complaints since Council has taken on maintenance works for TMR.

Mr Michel also thanked Lex and John Frew for their ongoing efforts on East Coast Road on NSI.

On behalf of Councillors and the Redlands community, I thank all officers for their continuing contribution.

5 RECEIPT AND CONFIRMATION OF MINUTES**5.1 GENERAL MEETING MINUTES 26 AUGUST 2015****COUNCIL RESOLUTION**

Moved by: Cr P Gleeson
Seconded by: Cr K Hardman

That the minutes of the General Meeting of Council held 26 August 2015 be confirmed.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

5.2 SPECIAL MEETING MINUTES 3 SEPTEMBER 2015**COUNCIL RESOLUTION**

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

That the minutes of the Special Meeting of Council held 3 September 2015 be confirmed.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES**6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING**

At the General Meeting of 22 April 2015 Council resolved as follows (as part of Item 11.2.2 'Making Local Laws' resolution):

4. To commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.

An update was provided by the Chief Executive Officer that Councillors had a workshop and clear direction given to officers who will draft the local laws to be brought back to a future meeting (the target being the next General Meeting on 23 September 2015) and included in that will be public consultation for the councillors to decide on.

6.2 NOTICE OF MOTION (CR EDWARDS) – FOOTPATH NAMING

At the General Meeting of 22 April 2015 Council resolved that this item 'lie on the table'.

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

PROCEDURAL MOTION

Moved by: Cr A Beard

That the matter be taken from the table.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

COUNCIL RESOLUTION

Moved by: Cr A Beard

Seconded by: Cr W Boglary

That this item be withdrawn.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

6.3 FUNDING AGREEMENT FOR FERRY OPERATIONS TO SMBI

At the General Meeting of 12 August 2015 Council resolved 'that this item lie on the table until a Councillor workshop is conducted and further discussions are held with the State'.

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

PROCEDURAL MOTION

Moved by: Cr A Beard

That the matter be taken from the table.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

COUNCIL RESOLUTION

Moved by: Cr A Beard

Seconded by: Cr W Boglary

That Council resolves that the Minister be requested to:

- 1. Undertake a review of the ferry arrival times at Weinam Creek to achieve a minimum of 10 minute difference between scheduled ferry arrivals and connecting bus departures;**

2. **Include SMBI TransLink services into the recently announced Fare Review that seeks a new fare path strategy that promotes fairness, addresses affordability, and promotes patronage growth for public transport in South East Queensland; and**
3. **Ensure that TransLink negotiations with the SMBI ferry services include options for increased vessel capacity and/or frequency to address shortfalls in peak travel time demand.**

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

7 PUBLIC PARTICIPATION

MOTION TO ADJOURN MEETING AT 9.55AM

Moved by: Cr P Bishop
Seconded by: Cr W Boglary

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

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

1. Mr G Barry of Hometown Villas addressed Council in relation to Item 11.3.3 – MCU013447 Multiple Dwellings x 16 at Benfer Road, Victoria Point.
2. Mrs J Saunders, Manager Planning Services, Brisbane Catholic Education, addressed Council in relation to Item 11.3.3 – MCU013447 Multiple Dwellings x 16 at Benfer Road, Victoria Point.

MOTION TO RESUME MEETING AT 10.08AM

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

That the meeting proceedings resume.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

8 PETITIONS AND PRESENTATIONS**8.1 PETITION – CR EDWARDS – VARIANCE OR WAIVER OF CONSERVATION ZONING REGULATIONS AT 40 FIJI STREET, RUSSELL ISLAND****COUNCIL RESOLUTION**

Moved by: Cr L Hewlett

Seconded by: Cr J Talty

That a petition from residents requesting Variance or Waiver of Conservation Zoning Regulations for House Fire Rebuild of 40 Fiji Street, Russell Island be received and that the petition is of an operational nature and be referred to the Chief Executive Officer for consideration.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

9 MOTION TO ALTER THE ORDER OF BUSINESS

Nil

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

Nil

COUNCILLOR ABSENCES DURING MEETING

Cr Elliott entered the meeting at 9.42am at the conclusion of the Devotional.

Cr Bishop left the meeting at 9.44am and returned at 9.46am during the Recognition of Achievement.

Cr Ogilvie left the meeting at 9.45am and returned at 9.46am during the Recognition of Achievement.

Cr Elliott left the meeting at 9.56am and returned at 10.00am during the Public Participation.

Cr Gleeson left the meeting at 11.00am and returned at 11.05am during Urgent Business.

11 REPORTS TO COUNCIL**11.1 PORTFOLIO 1 (CR MARK EDWARDS)****OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****11.1.1 CARRYOVER BUDGET REVIEW 2014/15 TO 2015/16**

Objective Reference: A257964
Reports and Attachments (Archives)

Attachment: [Carryover Budget Review 2014/15 to 2015/16](#)

Authorising / Responsible Officer:



Linnet Batz
Chief Financial Officer

Report Author: Deborah Corbett-Hall
Service Manager Corporate Finance

PURPOSE

This report outlines the items requiring to be carried over financial years from 2014/15 to 2015/16 and presents the revised budgeted position of Council. In addition to the revised financial statements, the key financial ratios have been updated to demonstrate the inclusion of the carryover submissions to the originally adopted 2015/16 budget.

Attached to this report is the following:

- Revised Key Performance Indicators (KPIs) for 2015/16;
- Revised 2015/16 Statement of Comprehensive Income;
- Revised 2015/16 Statement of Cash Flows;
- Revised 2015/16 Statement of Financial Position;
- Revised 2015/16 Operating, Capital Funding and Other Items Statements; and
- Carryover submissions – summary report and detail listing.

It is proposed that Council resolve to adopt the revised budget for 2015/16 at Redland City Council (RCC) level. In addition to this and in accordance with the *Local Government Regulation 2012*, it is proposed that Council resolve to adopt the Redland Water and RedWaste commercial businesses financial statements that are presented in the attached documentation.

The relevant pages are outlined within the Officer's Recommendation in this report.

Of note, the Redland Investment Corporation (RIC) wholly owned subsidiary has not been consolidated into the attached documents as it has been determined RIC will follow a separate budget development and review process.

BACKGROUND

Council adopted its 2015/16 budget at the Special Meeting on 25 June 2015. During the 2014/15 Final Budget Review in May 2015, there were a number of items identified as being required to be carried over to the new financial year to enable their completion.

Further projects requiring funds to be carried over have been identified since that 2014/15 review due to circumstances unforeseen at the time.

ISSUES

The scope of this carryover budget review is pre-approved capital projects straddling the 2014/15 and 2015/16 financial years.

Other budget adjustments will be made during the financial year –the attached report does not include budget adjustments outside the carryover process and these other budget changes will be captured and reconciled as part of the monthly financial reports presented to Council.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 170(3) of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

Risk Management

Council officers monitor budget to actual expenditure on a regular basis and council's financial performance and position is reported on a monthly basis.

Council has already prioritised the carryover works as they commenced in the 2014/15 financial year and the deliverability of both operational and capital programmes is under constant review by the Executive Leadership Team (ELT).

Financial

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

Council's capital expenditure programme increases to \$92.3M with some large projects carried forward including wastewater treatment plants and sewerage pump stations.

All key performance indicators meet or exceed the targets except for the cash measure Operating Performance which is unchanged from the original budget.

Of note, the Asset Sustainability Ratio exceeds the stretch target due to the renewal components of the carried forward projects.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based on projects that have straddled the two financial years 2014/15 and 2015/16.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based on projects that have straddled the two financial years 2014/15 and 2015/16.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based on projects that have straddled the two financial years 2014/15 and 2015/16.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. Inclusive and Ethical Governance: Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.
- 8.2 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

Group managers in consultation with the Executive Leadership Team undertook the development of this carryover budget review. Councillors reviewed the budget amendments in a workshop held with ELT on 25 August 2015.

OPTIONS

1. That Council resolves to adopt the Revised Budget for 2015/16 at Redland City Council level which refers to the following (refer attachment):
 1. RCC Statement of Comprehensive Income;
 2. RCC Budgeted Statement of Cash Flows;
 3. RCC Statement of Financial Position;
 4. RCC Operating and Capital Funding Statement; and
 5. To meet the requirements of the *Local Government Regulation 2012*, adopt the RedWaste and Redland Water Operating and Capital Funding Statements.
2. That Council resolves to not adopt the revised budget for 2014/15 as presented in the Officer's Recommendation.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr K Hardman
Seconded by: Cr A Beard

That Council resolves to adopt the Revised Budget for 2015/16 at Redland City Council level which refers to the following (refer attachment):

1. RCC Statement of Comprehensive Income;
2. RCC Budgeted Statement of Cash Flows;
3. RCC Statement of Financial Position;
4. RCC Operating and Capital Funding Statement; and
5. To meet the requirements of the *Local Government Regulation 2012*, adopt the RedWaste and Redland Water Operating and Capital Funding Statements.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.



Redland
CITY COUNCIL

**Carryover Budget Review
2014/15 to 2015/16**

Financial Stability and Sustainability Ratios	Original Budget 2015/16	Proposed Carryover Budget Review 2015/16
Level of dependence on General Rate Revenue Threshold set < 37.5%	33.58%	33.58%
Ability to pay our bills - Current Ratio Target between 1.1 and 4.1	2.98	3.07
Ability to repay our debt - Debt Servicing Ratio (%) Target less than or equal to 10%	3.34%	3.34%
Cash Balance \$M Target greater than or equal to \$40m	61.896	84.967
Cash Balances - cash capacity in months Target 3 to 4 months	3.86	5.30
Longer term financial stability - debt to asset ratio (%) Target less than or equal to 10%	2.24%	2.21%
Operating Performance Target greater than or equal to 20%	18.08%	18.08%
Operating Surplus Ratio Target between 0% and 10%	0.04%	0.04%
Net Financial Liabilities Target less than 60%*	-2.13%	-4.49%
Interest Coverage Ratio Target between 0% and 5%**	-0.04%	-0.04%
Asset Sustainability Ratio Target greater than 90%	76.54%	92.21%

* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

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

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Recurrent revenue			
Rates, levies and charges	207,421	-	207,421
Fees and charges	11,638	-	11,638
Rental Income	890	-	890
Interest received	3,355	-	3,355
Investment returns	3,234	-	3,234
Sales revenue	3,385	-	3,385
Other income	645	-	645
Grants, subsidies and contributions	7,584	-	7,584
Total recurrent revenue	238,152	-	238,152
Capital revenue			
Grants, subsidies and contributions	13,176	-	13,176
Non-cash contributions	3,079	-	3,079
Total capital revenue	16,255	-	16,255
TOTAL INCOME	254,407	-	254,407
Recurrent expenses			
Employee benefits	77,404	-	77,404
Materials and services	106,010	-	106,010
Finance costs	4,657	-	4,657
Depreciation and amortisation	49,975	-	49,975
Total recurrent expenses	238,046	-	238,046
Capital expenses			
(Gain)/Loss on disposal of non-current assets	412	-	412
Restoration and rehabilitation provision expense	-	-	-
Total capital expenses	412	-	412
TOTAL EXPENSES	238,458	-	238,458
NET RESULT	15,949	-	15,949
Other comprehensive income/(loss)			
Items that will not be reclassified to a net result			
Revaluation of property, plant and equipment	-	-	-
TOTAL COMPREHENSIVE INCOME	15,949	-	15,949

Statement of Financial Position Forecast for the year ending June 2016

	Original Budget 2015/16 (\$000s)	Unaudited Actual Opening Balance * 2015/16 (\$000s)	Original Budgeted Movement 2015/16 (\$000s)	Carryover Budget Review Proposed Movements (\$000s)	Proposed Revised Budget 2015/16 (\$000s)
CURRENT ASSETS					
Cash and cash equivalents	61,896	121,327	(22,191)	(14,169)	84,967
Trade and other receivables	26,046	25,603	-	-	25,603
Inventories	845	779	-	-	779
Non-current assets held for sale	354	9,493	(8,903)	-	590
Other current assets	1,154	1,104	-	-	1,104
Total current assets	90,295	158,306	(31,094)	(14,169)	113,043
NON-CURRENT ASSETS					
Investment property	893	893	-	-	893
Property, plant and equipment	2,118,731	2,083,172	29,842	14,169	2,127,183
Intangible assets	916	3,801	(767)	-	3,034
Other financial assets	73	73	-	-	73
Investment in other entities	10,063	1,160	8,903	-	10,063
Total non-current assets	2,130,676	2,089,099	37,978	14,169	2,141,245
TOTAL ASSETS	2,220,971	2,247,405	6,884	-	2,254,288
CURRENT LIABILITIES					
Trade and other payables	15,369	15,587	6	-	15,593
Borrowings	5,559	4,375	-	-	4,375
Provisions	8,053	18,660	(4,524)	-	14,136
Other current liabilities	1,282	2,694	-	-	2,694
Total current liabilities	30,263	41,317	(4,518)	-	36,799
NON-CURRENT LIABILITIES					
Borrowings	44,200	50,080	(4,696)	-	45,384
Provisions	10,769	20,016	148	-	20,164
Total non-current liabilities	54,969	70,095	(4,548)	-	65,548
TOTAL LIABILITIES	85,232	111,412	(9,065)	-	102,347
NET COMMUNITY ASSETS	2,135,739	2,135,992	15,949	-	2,151,941
COMMUNITY EQUITY					
Asset revaluation surplus	668,685	668,791	-	-	668,791
Retained surplus	1,415,250	1,389,366	29,893	12,194	1,431,454
Constrained cash reserves	51,804	77,835	(13,944)	(12,194)	51,697
TOTAL COMMUNITY EQUITY	2,135,739	2,135,992	15,949	-	2,151,942

* Please note - this is a forecast based upon the unaudited closing balance of 2014/15 - opening balance for 2015/16

Statement of Cash Flows

Forecast for the year ending June 2016

	Revised Budget			
	Original Budgeted Cash Flow 2015/16 (\$000s)	Adj. Cash Opening Bal from 2014/15 (\$000s)	Proposed Movement Carryover Review (\$000s)	Proposed Budget 2015/16 (\$000s)
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	223,088	223,088	-	223,088
Payments to suppliers and employees	(189,183)	(189,183)	-	(189,183)
	33,905	33,905	-	33,905
Interest received	3,355	3,355	-	3,355
Rental income	890	890	-	890
Non-capital grants and contributions	7,584	7,584	-	7,584
Borrowing costs	(3,257)	(3,257)	-	(3,257)
Other cash flows from operating activities	-	-	-	-
Net cash inflow from operating activities	42,477	42,477	-	42,477
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(77,998)	(77,998)	(14,269)	(92,267)
Payments for intangible assets	(100)	(100)	100	-
Proceeds from sale of property, plant and equipment	1,716	1,716	-	1,716
Capital grants, subsidies and contributions	13,176	13,176	-	13,176
Other cash flows from investing activities	3,234	3,234	-	3,234
Net cash outflow from investing activities	(59,972)	(59,972)	(14,169)	(74,142)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	-	(4,696)
Net cash inflow from financing activities	(4,696)	(4,696)	-	(4,696)
Net Increase / (Decrease) in Cash Held	(22,191)	(22,191)	(14,169)	(36,360)
Cash and cash equivalents at the beginning of the year	84,087	121,327		121,327
Cash and cash equivalents at the end of the financial year	61,897	99,136		84,967

Note: This is a forecast based upon the unaudited closing balance of 2014/15 - opening balance 2015/16
The Cash at Beginning of Year for 2015/16 is taken from the current actual closing position of 2014/15

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	82,760	-	82,760
Levies and utility charges	128,121	-	128,121
<i>Less: Pensioner remissions and rebates</i>	(3,460)	-	(3,461)
Fees and charges	11,638	-	11,638
Operating grants and subsidies	7,053	-	7,053
Operating contributions and donations	531	-	531
Interest external	3,355	-	3,355
Investment returns	3,234	-	3,234
Other Revenue	4,920	-	4,920
Total revenue	238,152	-	238,152
Expenses			
Employee benefits	77,404	-	77,404
Materials and services	106,542	-	106,542
Finance costs other	1,400	-	1,400
Other expenditure	347	-	347
Net Internal Costs	(879)	-	(879)
Total expenses	184,814	-	184,814
Earnings before interest, tax and depreciation (EBITD)	53,338	-	53,338
Interest expense	3,257	-	3,257
Depreciation and amortisation	49,975	-	49,975
OPERATING SURPLUS/(DEFICIT)	106	-	106

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	6,133	-	6,133
Capital grants and subsidies	7,043	-	7,043
Proceeds on disposal of non-current assets	1,716	-	1,716
Capital transfers (to) from reserves	14,566	12,194	26,760
Non-cash contributions	3,079	-	3,079
New loans	-	-	-
Funding from general revenue	53,336	1,975	55,311
Total sources of capital funding	85,873	14,169	100,042
Proposed application of capital funds			
Contributed assets	3,079	-	3,079
Capitalised goods and services	72,366	14,169	86,535
Capitalised employee costs	5,732	-	5,732
Loan redemption	4,696	-	4,696
Total application of capital funds	85,873	14,169	100,042
Other budgeted items			
Transfers to constrained operating reserves	(11,131)	-	(11,131)
Transfers from constrained operating reserves	10,509	-	10,509
WDV of assets disposed	2,128	-	2,128
Tax and Dividends	-	-	-
Internal Capital Structure Financing	-	-	-

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	82,760	-	82,760
Levies and utility charges	179	-	179
<i>Less: Pensioner remissions and rebates</i>	(2,791)	-	(2,791)
Fees and charges	585	-	585
Operating grants and subsidies	5,181	-	5,181
Operating contributions and donations	-	-	-
Interest external	2,204	-	2,204
Investment returns	3,234	-	3,234
Other Revenue	343	-	343
Total revenue	91,696	-	91,696
Expenses			
Employee benefits	10,763	-	10,763
Materials and services	4,887	-	4,887
Finance costs other	298	-	298
Other expenditure	142	-	142
Net Internal Costs	(4,184)	-	(4,184)
Total expenses	11,905	-	11,905
Earnings before interest, tax and depreciation (EBITD)	79,791	-	79,791
Interest expense	3,215	-	3,215
Depreciation and amortisation	30	-	30
OPERATING SURPLUS/(DEFICIT)	76,546	-	76,546

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	11,000	-	11,000
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	(5,722)	219	(5,502)
Total sources of capital funding	5,278	219	5,498
Proposed application of capital funds			
Contributed assets	-	-	-
Capitalised goods and services	337	219	557
Capitalised employee costs	314	-	314
Loan redemption	4,627	-	4,627
Total application of capital funds	5,278	219	5,498
Other budgeted items			
Transfers to constrained operating reserves	(266)	-	(266)
Transfers from constrained operating reserves	179	-	179
WDV of assets disposed	-	-	-
Tax and Dividends	(8,752)	-	(8,752)
Internal Capital Structure Financing	(21,909)	-	(21,909)

Organisational Services

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees and charges	16	-	16
Operating grants and subsidies	165	-	165
Operating contributions and donations	-	-	-
Interest external	-	-	-
Investment returns	-	-	-
Other Revenue	107	-	107
Total revenue	288	-	288
Expenses			
Employee benefits	12,907	-	12,907
Materials and services	7,340	-	7,340
Finance costs other	10	-	10
Other expenditure	42	-	42
Net Internal Costs	(11,590)	-	(11,590)
Total expenses	8,709	-	8,709
Earnings before interest, tax and depreciation (EBITD)	(8,421)	-	(8,421)
Interest expense	-	-	-
Depreciation and amortisation	4,042	-	4,042
OPERATING SURPLUS/(DEFICIT)	(12,463)	-	(12,463)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	1,716	-	1,716
Capital transfers (to) from reserves	-	-	-
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	4,562	-	4,562
Total sources of capital funding	6,278	-	6,278
Proposed application of capital funds			
Contributed assets	-	-	-
Capitalised goods and services	6,278	-	6,278
Capitalised employee costs	-	-	-
Loan redemption	-	-	-
Total application of capital funds	6,278	-	6,278
Other budgeted items			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
WDV of assets disposed	1,839	-	1,839
Tax and Dividends	-	-	-
Internal Capital Structure Financing	-	-	-

Customer & Community Services

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees and charges	8,405	-	8,405
Operating grants and subsidies	1,667	-	1,667
Operating contributions and donations	-	-	-
Interest external	3	-	3
Investment returns	-	-	-
Other Revenue	1,153	-	1,153
Total revenue	11,228	-	11,228
Expenses			
Employee benefits	27,590	-	27,590
Materials and services	6,892	-	6,892
Finance costs other	4	-	4
Other expenditure	164	-	164
Net Internal Costs	7,149	-	7,149
Total expenses	41,798	-	41,798
Earnings before interest, tax and depreciation (EBITD)	(30,570)	-	(30,570)
Interest expense	-	-	-
Depreciation and amortisation	1,916	-	1,916
OPERATING SURPLUS/(DEFICIT)	(32,486)	-	(32,486)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	200	-	200
Capital grants and subsidies	660	-	660
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	(200)	1,000	800
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	726	120	846
Total sources of capital funding	1,387	1,120	2,507
Proposed application of capital funds			
Contributed assets	-	-	-
Capitalised goods and services	1,387	1,120	2,507
Capitalised employee costs	-	-	-
Loan redemption	-	-	-
Total application of capital funds	1,387	1,120	2,507
Other budgeted items			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	355	-	355
WDV of assets disposed	-	-	-
Tax and Dividends	-	-	-
Internal Capital Structure Financing	-	-	-

Infrastructure & Operations

(excl Redland Water & RedWaste)

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	12,202	-	12,202
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees and charges	1,995	-	1,995
Operating grants and subsidies	40	-	40
Operating contributions and donations	531	-	531
Interest external	45	-	45
Investment returns	-	-	-
Other Revenue	657	-	657
Total revenue	15,470	-	15,470
Expenses			
Employee benefits	16,737	-	16,737
Materials and services	28,808	-	28,808
Finance costs other	1,087	-	1,087
Other expenditure	-	-	-
Net Internal Costs	6,108	-	6,108
Total expenses	52,740	-	52,740
Earnings before interest, tax and depreciation (EBITD)	(37,270)	-	(37,270)
Interest expense	-	-	-
Depreciation and amortisation	26,354	-	26,354
OPERATING SURPLUS/(DEFICIT)	(63,624)	-	(63,624)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	2,433	-	2,433
Capital grants and subsidies	6,383	-	6,383
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	6,480	947	7,427
Non-cash contributions	80	-	80
New loans	-	-	-
Funding from general revenue	34,451	4,217	38,668
Total sources of capital funding	49,826	5,164	54,990
Proposed application of capital funds			
Contributed assets	80	-	80
Capitalised goods and services	44,606	5,164	49,770
Capitalised employee costs	5,140	-	5,140
Loan redemption	-	-	-
Total application of capital funds	49,826	5,164	54,990
Other budgeted items			
Transfers to constrained operating reserves	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	-	9,975
WDV of assets disposed	289	-	289
Tax and Dividends	-	-	-
Internal Capital Structure Financing	198	-	198

Infrastructure & Operations

(incl Redland Water & RedWaste)

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	127,942	-	127,942
<i>Less: Pensioner remissions and rebates</i>	(670)	-	(670)
Fees and charges	2,632	-	2,632
Operating grants and subsidies	40	-	40
Operating contributions and donations	531	-	531
Interest external	1,148	-	1,148
Investment returns	-	-	-
Other Revenue	3,315	-	3,315
Total revenue	134,939	-	134,939
Expenses			
Employee benefits	26,144	-	26,144
Materials and services	87,423	-	87,423
Finance costs other	1,088	-	1,088
Other expenditure	-	-	-
Net Internal Costs	7,746	-	7,746
Total expenses	122,401	-	122,401
Earnings before interest, tax and depreciation (EBITD)	12,538	-	12,538
Interest expense	42	-	42
Depreciation and amortisation	43,988	-	43,988
OPERATING SURPLUS/(DEFICIT)	(31,491)	-	(31,491)

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	5,933	-	5,933
Capital grants and subsidies	6,383	-	6,383
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	3,766	11,194	14,960
Non-cash contributions	3,080	-	3,080
New loans	-	-	-
Funding from general revenue	53,770	1,635	55,405
Total sources of capital funding	72,931	12,830	85,761
Proposed application of capital funds			
Contributed assets	3,080	-	3,080
Capitalised goods and services	64,365	12,830	77,195
Capitalised employee costs	5,417	-	5,417
Loan redemption	69	-	69
Total application of capital funds	72,931	12,830	85,761
Other budgeted items			
Transfers to constrained operating reserves	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	-	9,975
WDV of assets disposed	289	-	289
Tax and Dividends	8,752	-	8,752
Internal Capital Structure Financing	21,909	-	21,909

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	95,689	-	95,689
<i>Less: Pensioner remissions and rebates</i>	(670)	-	(670)
Fees and charges	325	-	325
Operating grants and subsidies	-	-	-
Operating contributions and donations	-	-	-
Interest external	953	-	953
Investment returns	-	-	-
Other Revenue	1,362	-	1,362
Total revenue	97,659	-	97,659
Expenses			
Employee benefits	7,972	-	7,972
Materials and services	43,255	-	43,255
Finance costs other	-	-	-
Other expenditure	-	-	-
Net Internal Costs	2,755	-	2,755
Total expenses	53,982	-	53,982
Earnings before interest, tax and depreciation (EBITD)	43,677	-	43,677
Interest expense	-	-	-
Depreciation and amortisation	17,081	-	17,081
OPERATING SURPLUS/(DEFICIT)	26,596	-	26,596

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	3,500	-	3,500
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	(2,714)	10,247	7,533
Non-cash contributions	3,000	-	3,000
New loans	-	-	-
Funding from general revenue	17,680	(3,168)	14,512
Total sources of capital funding	21,466	7,079	28,545
Proposed application of capital funds			
Contributed assets	3,000	-	3,000
Capitalised goods and services	18,217	7,079	25,296
Capitalised employee costs	249	-	249
Loan redemption	-	-	-
Total application of capital funds	21,466	7,079	28,545
Other budgeted items			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
WDV of assets disposed	-	-	-
Tax and Dividends	5,471	-	5,471
Internal Capital Structure Financing	21,215	-	21,215

RedWaste

Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Revenue			
Rates charges	-	-	-
Levies and utility charges	20,051	-	20,051
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees and charges	312	-	312
Operating grants and subsidies	-	-	-
Operating contributions and donations	-	-	-
Interest external	150	-	150
Investment returns	-	-	-
Other Revenue	1,297	-	1,297
Total revenue	21,810	-	21,810
Expenses			
Employee benefits	1,434	-	1,434
Materials and services	15,360	-	15,360
Finance costs other	1	-	1
Other expenditure	-	-	-
Net Internal Costs	(1,117)	-	(1,117)
Total expenses	15,678	-	15,678
Earnings before interest, tax and depreciation (EBITD)	6,132	-	6,132
Interest expense	42	-	42
Depreciation and amortisation	553	-	553
OPERATING SURPLUS/(DEFICIT)	5,537	-	5,537

Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Proposed Changes Carryover Budget Review (\$000s)	Proposed Revised Budget (\$000s)
Proposed sources of capital funding			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfers (to) from reserves	-	-	-
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from general revenue	1,639	587	2,226
Total sources of capital funding	1,639	587	2,226
Proposed application of capital funds			
Contributed assets	-	-	-
Capitalised goods and services	1,541	587	2,128
Capitalised employee costs	29	-	29
Loan redemption	69	-	69
Total application of capital funds	1,639	587	2,226
Other budgeted items			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
WDV of assets disposed	-	-	-
Tax and Dividends	3,281	-	3,281
Internal Capital Structure Financing	495	-	495



Redland City Council

2014/2015 to 2015/2016 Carryover Budget Review

Summary Submissions

	No of Submissions	Operating Expenditure	Capital Expenditure	Reserves	Cash Impact
<u>OPERATING & CAPITAL</u>					
CEO Groups					
Carryover Submissions	1	0	219,359	0	219,359
Community & Customer Services					
Carryover Submissions	2	0	1,120,000	-1,000,000	1,120,000
Infrastructure & Operations					
Carryover Submissions	72	0	12,829,807	-11,194,310	12,829,807
TOTAL SUBMISSIONS	75	0	14,169,166	-12,194,310	14,169,166
BUDGET REVIEW TOTAL	75	0	14,169,166	-12,194,310	14,169,166



Redland City Council

2014/2015 to 2015/2016 Carryover Budget Review

Submission Number	Submission Description	Operating Expenditure	Capital Expenditure	Reserves	Cash Impact
SUBMISSIONS					
Chief Executive Officer Groups					
Project Submissions					
0000-400	20285 - Asset Mgt Advancement Project - Due to delays in the commencement of the project and selection of software product (clarifications required from suppliers). This request is to carryover the balance in 2014/15 and add to the budget in 2015/16.	0	219,359	0	219,359
		0	219,359	0	219,359
Chief Executive Officer Groups TOTAL		0	219,359	0	219,359
Community and Customer Services					
Project Submissions					
2000-500	80017 - Land Acquisitions Funds unspent - carryover to 2015/16 year - negotiations still progressing with land owners.	0	1,000,000	-1,000,000	1,000,000
2000-300	Cleveland CBD Artwork Acquisitions	0	120,000	0	120,000
		0	1,120,000	-1,000,000	1,120,000
CUSTOMER AND COMMUNITY SERVICES TOTAL		0	1,120,000	-1,000,000	1,120,000
Infrastructure and Operations					
Project Submissions					
3000-305	64006 - PS 6 Upgrade EOFY 2014/15 carryover, finish 31/12/2015 approximately. Equipment received, civil construction to commence.	0	2,310,557	-924,223	2,310,557
3000-313	63006 - Pt Lookout WWTP reserve funding.	0	2,040,000	-1,020,000	2,040,000
3000-314	63133 - Thorneside WWTP reserve funding.	0	1,870,000	-935,000	1,870,000
3000-612	20150 - Lighting Audit Implementation - Parent for Judy Holt Works, currently in market. Delay in obtaining Specification for all Sportsfield lighting projects, also issues with landfill site at Judy Holt. Expected completion December 2015.	0	781,885	0	781,885
3000-601	40491 - One Mile Overflow Parking - Project delayed awaiting QYAC clearance to proceed and bat issues. Construction start date unclear at this point in time.	0	601,490	-301,490	601,490
3000-606	20022 - Animal Shelter Admin Extension - Project delayed due to insufficient budget and scope change. Has been to the market which was subsequently closed, new tender ready for release.	0	457,695	0	457,695
3000-622	40573 - William St Southern Ramp - Project delayed by acquisition of permits. Expected completion September 2015.	0	444,981	-339,980	444,981
3000-623	40663 - William St Northern Ramp - Project delayed by acquisition of permits. Expected completion September 2015.	0	363,068	-267,133	363,068
3000-400	65046 - Birkdale Haul Rd Budget carryover from 2014/15 (should be in original budget).	0	353,018	0	353,018

Submission Number	Submission Description	Operating Expenditure	Capital Expenditure	Reserves	Cash Impact
SUBMISSIONS					
3000-603	40796- Kalmia Dr and School of Arts Rd - Project delayed awaiting service relocations. Expected start date 3 July 2015 with completion in October.	0	342,483	0	342,483
3000-301	63135 - Mt Cotton Inlet Upgrade EOFY 2014/15 carryover. Finish 30/09/2015. Equipment being manufactured, partial invoice only.	0	324,937	0	324,937
3000-201	40032 - Coochiemudlo Island Jetty Carryover - Project has reached practical completion - expenditure required to complete approved variations.	0	322,334	0	322,334
3000-610	40058 - Upgrade Boat Ramp, Macleay Is - Project under construction. Expected completion November 2015. Delay due to insufficient funding.	0	307,048	0	307,048
3000-600	40435- Flinders St Coochie - Project under construction. Expected completion early August 2015.	0	262,743	0	262,743
3000-302	63165 - Cleveland Inlet Odour Control EOFY 2014/15 carryover. Finish 31/12/15. Equipment being manufactured, partial invoice only.	0	234,150	0	234,150
3000-412	65048 - Birkdale Bypass Budget carryover from 2014/15.	0	233,943	0	233,943
3000-604	40797- Viola Dr and School of Arts Rd - Project under construction but delayed due to service relocations. Expected completion September 2015.	0	176,935	0	176,935
3000-613	20268 - Capalaba Entry - Stage 2 - Project under construction. Expected completion July 2015. Main Roads permit has delayed this project.	0	166,963	0	166,963
3000-202	42352 - Victoria Point Jetty DDA Upgrade Carryover - Project has reached practical completion - expenditure required to complete approved variations.	0	158,270	0	158,270
3000-602	40494 - Collingwood and Spoonbill St Project under construction. Expected completion early August 2015.	0	124,051	0	124,051
3000-624	40471 - Aquatic Centre Late inclusion into 2014/15 program. Project under construction, expected completion September 2015.	0	111,116	0	111,116
3000-407	64000 - Pump Stations (CLR) carryover of incomplete works.	0	100,000	0	100,000
3000-621	80007 - Bus Shelter 232 Finucane Rd - Project delayed due to major service (Telstra/Energex) relocation. Expected completion August 2015.	0	95,250	0	95,250
3000-629	46249 - Seawall & Traffic Mgmt - Junner St - Project received late in financial year. Design and permits due May 2016.	0	93,616	0	93,616
3000-315	64165 - Pump Station 165 EOFY 2014/15 carryover. Actual costs.	0	90,000	0	90,000
3000-611	20059 - Bloomfield St Park, Cleveland - Project under construction. Expected completion July 2015.	0	74,249	0	74,249
3000-614	40857 - Performance Stage - Cap Reg Pk - Project under construction (off site). Delay caused by final site decision. Expected completion August 2015.	0	54,152	0	54,152
3000-627	46232 - Charlie Buckler Sportsfield Lights - Delay due to specification finalisation.	0	53,000	-53,000	53,000
3000-502	42108 - Coochiemudlo Is Foreshore - Carryover balance of budget for construction works.	0	47,535	0	47,535
3000-506	40961 - German Church Rd Mens Shed - Carryover and pull from reserve for expansion.	0	45,366	-45,366	45,366
3000-615	20283 - Shelter & BBQ Coochiemudlo Is - Project under construction (off site). Due for completion August 2015. Delayed due to road reserve issues.	0	42,527	0	42,527
3000-200	42178 - Pathway Lighting Carryover - Funds are to be committed to the replacement of light poles in the Cleveland CBD. Number of light poles have already been removed that required replacing - 8 have been removed for safety reasons.	0	30,147	0	30,147
3000-605	41267- Guyana Cr Drainage - Project completed.	0	27,296	0	27,296
3000-634	40732 - Thompson Beach Revetment Wall - Design and permits underway. Delayed due to change of scope.	0	23,537	0	23,537
3000-304	63120 - PS Switchboards EOFY 2014/15 carryover. Actual costs.	0	23,116	0	23,116

Submission Number	Submission Description	Operating Expenditure	Capital Expenditure	Reserves	Cash Impact
SUBMISSIONS					
3000-308	63067 - Pumps EOFY 2014/15 carryover. Wilo pumps being manufactured - due 28th July.	0	22,429	0	22,429
3000-616	40452 - Pt Lookout Gorge Boardwalk Stg 3 - Project under construction. Expected completion July 2015. Revegetation by QYAC required.	0	20,979	0	20,979
3000-500	41090 - Driveway Renewal Surf Lifesaving Club, Pt Lookout, NSI.	0	20,000	0	20,000
3000-307	63067 - Pumps EOFY 2014/15 carryover. Grundfos pumps delivered but not yet invoiced.	0	19,135	0	19,135
3000-620	80006 - Bus Shelter 27 Cleveland Redland Bay Road - Project delayed due to major service (Telstra/Energex) relocation. Expected completion August 2015.	0	18,490	0	18,490
3000-617	41194 - Footpaths Centre Rd Russell Is - Project under construction. Expected completion July 2015.	0	15,923	0	15,923
3000-303	63069 - PS Control systems EOFY 2014/15 carryover. Actual costs.	0	15,763	0	15,763
3000-310	63067 - Pumps EOFY 2014-15 carryover. PS 5 pump impellor manufactured for adjustments for install in August.	0	13,945	0	13,945
3000-626	40209 - Teanne St Island Stage 1 Land Action still underway for Road Opening.	0	12,167	0	12,167
3000-625	20282 - Bike Signage Thorneside to Vic Pt - Project delayed as rescoping was require due to insufficient budget. Expected completion August 2015.	0	11,150	0	11,150
3000-631	41062 - School of Arts Rd, Recon R/Bay - Geotech testing delayed for design in 2015/16.	0	8,770	0	8,770
3000-300	63025 - WWTP Control systems EOFY 2014/15 carryover. Actual costs.	0	8,000	0	8,000
3000-206	42348 - Pontoon Upgrade Lamb Island Carryover - further structural testing is being carried out.	0	7,548	0	7,548
3000-510	41261 - Feature Lights, Junner St Pk, Dunwich, NSI. Carryover remaining budget to complete Funding Ack Signage.	0	6,088	0	6,088
3000-632	40371 - Macleay Is Carpark/Asbestos Cap - Design and permits delayed by service locations (Energex) and change of scope.	0	5,053	0	5,053
3000-309	63067 - Pumps EOFY 2014-15 carryover. Small Grundfos pumps delivered but not yet invoiced.	0	3,933	0	3,933
3000-306	63067 - Pumps EOFY 2014/15 carryover. As constructed drawings completed but not invoiced for PS 67.	0	3,000	0	3,000
3000-630	45229 - Revet Wall North St, Raby Bay - Project Design & Permits underway. Awaiting acquisition of permits.	0	2,272	0	2,272
3000-106	62038 - New Water Services reserve funding.	0	0	-97,500	0
3000-107	62108 - Amity Pt WSS network upgrade reserve funding.	0	0	-70,085	0
3000-108	62166 - East Coast Rd Dunwich water main reserve funding.	0	0	-553,523	0
3000-109	62223 - Benfer Rd DMA Network expansion reserve funding.	0	0	-32,860	0
3000-110	63006 - Pt Lookout WWTP reserve funding.	0	0	-5,750,000	0
3000-111	63133-Thorneside WWTP inlet works upgrade reserve funding.	0	0	-500,000	0
3000-112	63165 - Odour works at inlet - Cleveland reserve funding.	0	0	-234,150	0
3000-113	63176 - Capalaba new axial blower reserve funding.	0	0	-30,000	0
3000-114	63179 - Mt Cotton backup generator reserve funding.	0	0	-100,000	0

Submission Number	Submission Description	Operating Expenditure	Capital Expenditure	Reserves	Cash Impact
<u>SUBMISSIONS</u>					
3000-401	55073 Birkdale Landfill remediation budget carryover from 2014/15 - full amount for contract commitments.	1,650,000	0	0	1,650,000
	Corresponding entry	-1,650,000	0	0	-1,650,000
3000-408	55088 - Giles Road Hardfill Remediation carryover of incomplete works - full amount for weed maintenance not completed last year.	40,000	0	0	40,000
	Corresponding entry	-40,000	0	0	-40,000
3000-410	55073 - Birkdale Landfill Remediation - carryover of incomplete works - full amount for contract commitments.	1,250,000	0	0	1,250,000
	Corresponding entry	-1,250,000	0	0	-1,250,000
3000-406	55012 North Stradbroke Site Remediation - carryover of incomplete works - full amount to assist with EHP remedial works not completed last year eg new vegetation planting.	6,000	0	0	6,000
	Corresponding entry	-6,000	0	0	-6,000
3000-409	70850 Landfill Remediation - Minor - carryover of incomplete works - full amount for vegetation clearance work not completed at Judy Holt Park.	30,000	0	0	30,000
	Corresponding entry	-30,000	0	0	-30,000
3000-509	42105 - Weinam Creek Parklands Project started 2014/15 so need to reduce 2015/16 figures including reserves.	0	-60,000	60,000	-60,000
3000-633	40612 - Sport/Resilience Hub Russell Is - Contractor has progressed quicker than projected. 2014/15 Budget has been over expended. 2015/16 budget needs to be reduced by over amount.	0	-112,294	0	-112,294
		0	12,829,807	-11,194,310	12,829,807
INFRASTRUCTURE AND OPERATIONS TOTAL		0	12,829,807	-11,194,310	12,829,807
TOTAL SUBMISSIONS		0	14,169,166	-12,194,310	14,169,166

11.1.2 ASSET REVALUATION POLICY

Objective Reference: A253124
Reports and Attachments (Archives)

Attachment: [POL-3052 Non-current Asset Revaluation](#)

Authorising/Responsible Officer:



Linnet Batz
Chief Financial Officer

Report Author: Carolyn Jackson
Manager Capital and Asset Accounting

PURPOSE

This report is to present the updated policy and guideline regarding non-current asset revaluation.

BACKGROUND

The Non-Current Asset Revaluation policy is due for update based on the standard revision cycles. The changes provide clarity on RCC's policy position and application with regard to asset valuation and endorse the approach to be taken by officers when undertaking valuation. This revision ensures the extended requirements of AASB 13 Fair Value Measurement are adequately addressed and are consistent with industry expectation and standards.

ISSUES

The Policy has been updated:

- To reflect the updated reference to the Local Government Regulation 2012;
- To state Council's position of valuing plant and equipment, work in progress and intangibles on a cost basis. This is consistent with the previous application, however the policy was previously silent as to the basis of valuation for these asset classes;
- To clarify indexed valuations need only be applied where the movement is +/-5%, however may be accounted for where smaller movements are evidenced.

These changes are minor and aimed at providing guidance where the previous policy was silent.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The policy statements outlined in POL-3052 are to support those required by the Local Government Regulation 2012 and the Australian Accounting Standards.

Risk Management

The additional detail provided in the Policy aims to reduce the risk of incomplete or inconsistent basis of valuation.

Financial

While there are no direct financial implications or costs associated with the revision, the additional detail provides coverage of the new accounting standard requirements to ensure good governance and practices for asset revaluation.

People

There are no anticipated people implications.

Environmental

There are no anticipated environmental implications.

Social

There are no anticipated social implications.

Alignment with Council's Policy and Plans

The recommended revisions are consistent and support Councils Financial Strategy.

CONSULTATION

The following officers and groups have been consulted in the revision of the policy and guideline:

- Corporate Financial Reporting Manager
- Chief Financial Officer
- RCC Audit Committee

OPTIONS

1. That Council resolves to adopt the revisions to Council Policy POL-3052 Non-Current Asset Revaluation.
2. Retain the current Policy and Guideline however these are now overdue for revision and do not adequately address updated reporting expectations outlined in the Australian Accounting Standards.

**OFFICER'S RECOMMENDATION/
COUNCIL RESOLUTION**

Moved by: Cr K Hardman
Seconded by: Cr J Talty

That Council resolves to adopt the revisions to Council Policy POL-3052 Non-Current Asset Revaluation.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

Non-Current Asset Revaluations

[Version Information](#) (hyperlink to Version Information and bookmark for link back to top)

Head of Power

All non-current assets are to be valued in accordance with the Accounting Standard AASB 116 Property, Plant and Equipment. The Local Government Regulation 2012 Section 177 requires Council to prepare accounts in accordance with standards published with the Australian Accounting Standards Board.

Policy Objective

The policy's objective is to assist Council to meet or exceed the requirements of the Local Government Regulation 2012 which require compliance with Australian Accounting Standards:

- AASB 116 Property, Plant and Equipment;
- AASB13 Fair Value Measurement;
- AASB Intangibles;
- AASB140 Investment Property; and
- AASB136 Impairment of Assets.

Policy Statement

Council is committed to:

1. Valuing Plant and Equipment and Work in Progress on a cost basis.
2. Valuing Intangible assets at cost except where there is an active market present.
3. Valuing Land, Buildings, Investment Property and Infrastructure (Roads, Water, Wastewater, Parks, Other Infrastructure and Waste) assets at fair value when that value can be measured reliably.
4. Conducting all revaluations professionally, through technically qualified Council Officers and through external Valuation firms as applicable.
5. Appointing external Valuation firms for the revaluation of building assets to determine fair value.
6. Valuations will also provide the insurable values of the assets for insurance purposes where required.
7. Ensuring the relevant asset classes are physically revalued with sufficient regularity to ensure the carrying amount does not differ materially from the fair value.
8. The fair value of Investment property is to be reviewed annually and revalued where material movement is evident.

CMR Team use only

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

Effective date:
Version: 3
Review date:
Page: 1 of 2

9. Performing a review by class of suitable indexes (in intervening years between physical valuations), to identify material cost movements. Council need only account for the impact of the review where the movement is material (+/-5%), however may account for smaller increments if required.
10. Reviewing the remaining lives for all assets on an annual basis.
11. Conducting annual impairment reviews for all assets and identifying those assets that may have become impaired during the year and adjusting these in the financial accounts and appropriate asset register.

Version Information (bookmark)


Version number	Date	Key Changes
3	July 2015	<ul style="list-style-type: none">• Update reference to the Local Government Regulation 2012• Clarifying the valuation basis of plant and equipment and Work in Progress and Intangibles to be on a cost basis.• Point 4 – adding “where material movement exists” to clarify indexation is only necessary where material movement in the valuation has been experienced.

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11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 NORTH STRADBROKE ISLAND SIGNAGE REVIEW**

Objective Reference: A202598
Reports and Attachments (Archives)

Attachment: [NSI Signage Draft Funding Application](#)

Authorising Officer: 
Louise Rusan
Acting General Manager Organisational Services

Responsible Officer: Luke Wallace
Group Manager Corporate Governance

Report Author: Monique Whitewood
Project Officer

PURPOSE

For some years, the issue of signage on North Stradbroke Island (NSI) has been of concern to Council, island residents and stakeholder groups. On 13 February 2013, Council endorsed a notice of motion to prepare a detailed project plan for the delivery of signage on North Stradbroke Island taking into consideration:

1. The need for tourist, directional, cultural heritage, road and wildlife signage on North Stradbroke Island;
2. The Council's commitments under the Indigenous Land Use Agreement and Indigenous Community Policy (POL-3081);
3. Sources of funding, including Sibleco Community Development Fund;
4. The need to negotiate with State Government to enable the placement of signage on Main Road reserves;
5. The need to collaborate with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) and Queensland Parks and Wildlife Services (QPWS) to get a cohesive sign design approach; and
6. Options for signage to protect and enhance the visual amenity of the island.

In November 2014, to provide a coordinated approach to the progression of this issue, a dedicated resource was assigned to review signage options for NSI (Minjerribah) via a thorough consultative process including analysis of current signage and consideration of required signage to support social, environmental and economic outcomes.

That review has overseen several improvements to island signage culminating in this report to Council which includes a detailed submission for State Government funding. The purpose of this report is for Council to endorse the funding submission and note the outcomes achieved during this project to date and the opportunities for further progress to be delivered over the next two to three years.

BACKGROUND

In February 2013, Council endorsed a motion that a report be prepared detailing a project plan for the delivery of signage on NSI. As a result, a Directions Paper and Action Plan was developed by an external consultant. This action plan formed the basis for an NSI signage review project including extensive consultation with Council officers and NSI stakeholders (including environmental, economic, social, cultural and regulatory stakeholders).

The State Government has advised that they intend to pass legislation that will see sand mining on NSI cease in 2019. Whilst Council and other stakeholders are still discussing this matter with Government, it is reasonable to presume that the Government's intentions will be ratified in the near future and it is imperative that all levels of Government work cooperatively and with a sense of urgency to support the transition of NSI away from sand-mining. An overhaul of island signage to better promote the island, its natural treasures, its rich indigenous cultural heritage, its business and tourism opportunities etc., is seen as a key first step in setting the island up for a post-mining future.

Discussions between the Mayor, Council Officers and senior State Government officials, including Ministers, has established that Council and the State Government are in agreement on the potential value of an overhaul of island signage. The State Government have established a \$20m economic transition fund to support the transition of NSI from a predominantly mining based economy and Council has prepared a submission which would support the aim of overhauling island signage for the benefit of the community and all those wishing to visit or do business on the island. The Mayor has already made informal presentations to the Tourism Minister who is aware of this funding application and project need.

ISSUES

Developing and implementing a coordinated approach to signage is a perennial issue for communities. Quite often, in the Redlands and elsewhere, signage will be planned and delivered on an ad hoc and reactive basis to deal with real or perceived issues that arise for any number of reasons including such diverse matters as safety, directional needs, cultural and heritage needs, tourism and business promotion, place making etc.

With the planned transition of NSI from a mining based economy in the near future it is logical that the existing tourism industry, amongst other industries, will need to be strengthened further to play a key role supporting the economy of the island in the years ahead. With this in mind it is essential that signage on the island, and directional signage in key areas on the mainland (e.g. elsewhere in the Redlands, along the M1 etc) are prioritised for review and, where necessary, enhancement.

In reviewing signage needs, an opportunity clearly presents to ensure that planned changes are coordinated so we don't just address obvious promotional, safety, heritage etc needs but we also propose changes that ensure a coordinated approach across the three townships and whole of island.

Since the beginning of 2015, Council staff have undertaken extensive consultation with key stakeholder groups on NSI to ensure their views are canvassed and that proposals for signage overhauls incorporate cultural/heritage, environmental, social/safety, economic/ tourism etc., outcomes. This has resulted in the development of the attached submission for State Government funding for which Council has broad stakeholder support.

Other public and private sector funding opportunities are also being pursued and if achieved will be directed immediately to the design and delivery of signage on the island

State Government support for the submission will augment the other achievements made in recent months which in combination will deliver the following key outcomes;

- Appropriate promotion of NSI in key mainland areas (e.g. Redlands mainland, Pacific Motorway etc);
- Welcome and place making signage for whole of island and townships;
- Cultural heritage signage specifically recognising Minjerribah's rich history of the Quandamooka people on NSI and including suitable dual-naming, dual language and interpretive signage where appropriate;
- Promotion of specific business and tourism precincts for the three townships; and
- A coordinated approach to signage to remove clutter, inconsistency and signs which have reached the end of their useful life.

Once funding from all sources is secured, Council will quickly move towards an implementation plan which will incorporate the following items;

- Formation of a project control group including Council and island stakeholders to provide input into issues such as design, cultural heritage, precise placement of signs etc;
- A plan to ensure all funds are spent and signage delivered by no later than the end of 2017 with the first signs expected to be in place in early 2016; and
- Opportunities for island employment, including for the Quandamooka people, in the design and installation of the signage.

In addition to these outcomes it should be noted that a number of improvements have already been made including the removal of a number of dated and damaged signs, coordination with QYAC and QPWS to install Surf Lifesaving signs and Emergency Management markers (commencing late 2015) and a coordinated project with Department of Transport and Main Roads (DTMR) installing wildlife pavement markers along East Coast Road.

Other enhancements include recommendations for the use of online options such as Google Maps, websites and social media to applicants instead of installing signs. This will help avoid visual pollution and reduce ongoing maintenance costs. The learning's from this project are also being applied to an enhanced whole-of-City approach to signage to ensure similar benefits can be achieved on the mainland and most importantly red tape can be removed from the currently convoluted signs application and approval processes.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council has obligations under the *Road Users Management Act 1995* to install, capture and maintain signs to the specifications set out in the Manual of Traffic Control Devices (MUTCD).

Work is required on installation, capture and maintenance processes to ensure Council is meeting the specified requirements.

Risk Management

Significant work has already been undertaken and requires continued coordination and process review and development to ensure Council reduces its risk when meeting legislative requirements set out under the Road Users Management Act for approving, installing, monitoring and capturing signs. Failure to comply will have legal implications for council. Having clear roles, responsibilities and processes will enable officers to approve, install and replace signs ensuring all statutory requirements and standards are met.

Financial

Ongoing coordination of this signage project is being funded by operational savings approved by ELT. A resource is in place until 4 January 2016 and ELT will consider ongoing needs at this time.

People

There are no impacts on staff.

Environmental

Implementation of the program plan will have significant economic, environmental and social benefits. Environmental improvements include new signage with positive messaging to help protect flora and fauna, coordinated projects between DTMR, QPWS, QYAC and Council delivering wildlife safety messages on migratory tracks and a reduction of visual pollution by aggregating signage with pavement markings.

Social

Implementation of the program plan will have significant economic and social benefits. Economic and social benefits include welcome and place making statements to visualise the identity of the island defining North Stradbroke Island as an authentic tourism destination. Improved directional and tourist signage will encourage visitors to experience each township and key locations on the island. The program plan has opportunities to create employment and economic benefit to the island community through procurement of skills, services and local products.

Alignment with Council's Policy and Plans

The project aligns to several Corporate Plan outcomes:

- 1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.
- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.
- 4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerribah) as a global eco-cultural tourism destination.
- 5.2 Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority

Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.

6.1 Council supports infrastructure that encourages business and tourism growth.

8.4 Continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

Tourism Strategy 2015 – 2020

Action item: Signage Program

Develop a signage program to ensure there is a uniform approach to directional and interpretive signage throughout the LGA. This should also highlight the approach which industry operators will need to follow to have signage installed.

CONSULTATION

Extensive consultation was carried out through networking, one on one meetings, formal group meetings and a facilitated group consultation session with a guided site visit. The group consultation has been followed up with ongoing communication via phone and email. Another site visit was carried out with The Royal Automotive Club of Queensland (RACQ) as an independent review to ensure the project recommendations were in line with the Queensland Government objectives for drive tourism and current state standards.

The draft funding application is in line with the findings from the consultation and letters of support have been provided to demonstrate the community's involvement and encouragement for the signage program.

North Stradbroke Island signage project stakeholders

Redland City Council

Mayor & Councilors	<ul style="list-style-type: none"> • Mayor Karen Williams • Cr Craig Ogilvie
Infrastructure and Operations	<ul style="list-style-type: none"> • City Infrastructure • City Spaces • Water and Waste
Community and Customer Service	<ul style="list-style-type: none"> • Environment and Regulation • Planning and Assessment • Community and Customer Services
Organisational Services	<ul style="list-style-type: none"> • Disaster Plan and Operations • Communications, Engagement & Tourism • Corporate Governance • Information Management • Local Laws
Financial Services	<ul style="list-style-type: none"> • Capital and Asset Accounting

External stakeholders

• Department of Transport and Main Roads
• Brisbane Marketing (Regional Tourism Organisation)
• Royal Automobile Club of Queensland (RACQ)
• Sibelco and Straddie Community Benefit Fund
• Department of National Parks, Recreation, Sports and Racing
• Queensland Parks & Wildlife
• SEQ Catchments
• Surf Life Saving Australia
• Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC)
• Straddie Chamber of Commerce
• Friends of Stradbroke Island (FOSI)
• Amity Point Progress Association
• Stradbroke Island Management Organisation (SIMO)
• Queensland Police
• Wildcare North Stradbroke Island
• Department of Natural Resources and Mines
• Local residents

OPTIONS

1. That Council resolves to:
 1. Note the extensive work undertaken to review signage on North Stradbroke Island;
 2. Endorse the NSI funding application for formal presentation to the Queensland Government NSI Economic Transition Fund and identify as a short term project; and
 3. Endorse the Mayor to present Council's submission to the appropriate Ministers at the earliest opportunity.
2. That Council resolves that:
 - a) The report be noted; and
 - b) Council do not endorse the funding application for presentation to the Queensland Government NSI Economic Transition Fund and the application does not progress.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr A Beard
Seconded by: Cr P Gleeson

That Council resolves to:

1. Note the extensive work undertaken to review signage on North Stradbroke Island;
2. Endorse the NSI funding application for formal presentation to the Queensland Government NSI Economic Transition Fund and identify as a short term project; and

- 3. Endorse the Mayor to formally present Council's submission to the appropriate Ministers at the earliest opportunity.**

CARRIED 9/1

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

Cr Gleeson voted AGAINST the motion.

Cr Edwards was absent from the meeting.

Funding submission

North Stradbroke Island Signage Program



Organisation details

Redland City Council
Cnr Middle and Bloomfield Streets
Cleveland Q 4163

PO Box 21
Cleveland Q 4163

ABN: 86 058 929 428

Principal contact person

(This person will be contacted about the application)

Title: Mrs
Given name: Monique
Surname: Whitewood
Position: City Signage Project Officer
Phone: 07 3829 8216
Email: monique.whitewood@redland.qld.gov.au
Fax: 07 3829 8765

Project title

North Stradbroke Island Signage Program

Project description

(Summarise the main features, activities and outputs)

This project, through the installation of culturally inspired, interpretive and educational signage, aims to enhance North Stradbroke Island's (NSI) identity as a tourism destination and invoke visitors' connection to Quandamooka Country. The project's main features include the installation of entry and township statements and upgrading of directional signage across the Island in all townships and key visitor locations. Visitors will be able to easily explore, with signage dispersing them across the Island. This will help drive economic activity throughout the three townships, enabling opportunities to engage with the natural environment, reducing the environmental impact on key visitor locations on the Island and improving safety.

Which best describes the proposed project?

- Community infrastructure

Entry and township statements and interpretive education signage are place making projects that bring the community together to define the message of the destination. Entry and township statements will connect visitors to Quandamooka Country and provide a clearly visible directional pathway for visitors to engage with the natural environment - eg: locations for whale watching and dolphins, turtles, koala spotting.

- Economic development infrastructure

Upgrade of directional signage will enable visitors to navigate more efficiently and effectively, encouraging exploration of all three townships. With visitors finding their accommodation and visitor locations in and around the townships more readily, they will have more time to enjoy the island, which will result in increases in daily expenditure and increased repeat visitation rates.

Project type?

- New infrastructure
- Upgrade to existing infrastructure
- Replacement of existing infrastructure

Project as a priority need and provide details of supporting strategic documents.

(Ensure extracts of reference documents are included as attachments)

There have been several attempts by Redland City Council to resolve the signage issues on NSI. Constraints have included resourcing and funding availability, the political and social environment around the sand mining operation, along with the extensive community consultation required to produce signage options that meet all community needs.

NSI signage is at a point where council has allocated resources to coordinate and manage signage, and consult with key stakeholders to identify the community's priorities in line with the North Stradbroke Island Economic Transition Strategy. Visitor friendly signage will help prepare the Island for transition from sand mining to an eco-tourism destination appealing to self-discoverers, the drive market and, if implemented soon, for the expected influx of visitors for the 2018 Commonwealth Games.

Supporting Strategic RCC and Queensland Government documents including:

1. This project aligns with several of **Redland City Corporate Plan** outcomes including:
Quandamooka Country
Council's and the community's respect and understanding of the Quandamooka's Peoples' relationship with the land and waters continue to improve.

Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.

Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerribah) as a global eco-cultural tourism destination.

Wise Planning and design

Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies....

Supportive and vibrant economy

Council supports infrastructure that encourages business and tourism growth.

Council's involvement in the State Government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjerrabah).

2. **Redland City Council Tourism Strategy and Action Plan 2015 – 2020** includes two action items specifically related to improved signage:

Street-scaping gateways into the Redlands:

To provide a welcoming entrance into the Redlands, where possible, there is a need to improve street-scaping at key entry points into the local government area through better landscaping of main roads through boulevards. Street side improvements (i.e. seating and signage), street planting as well as pathway upgrades need to be included.

Signage Program:

Develop a signage program to ensure there is a uniform approach to directional and interpretive signage through the LGA. This should also highlight the approach which industry operators will need to follow to have signage installed.

3. **Queensland Tourism Drive Strategy** includes one item specifically related to improved signage:

Signage:

Road signage is important for regional tourism destinations. Signage is designed to support the safe and efficient operation of the road; however signage also provides tourism outcomes. Without sufficient and accurate signage experiences may be lost to visitors, and the economic benefits of tourism lost to regional and remote communities. Effective road signage can mean the difference between visitors stopping to explore a town or attraction or just driving through.

4. **The North Stradbroke Island Planning for Action (Draft)** includes one priority specifically related to improved signage:

Priority 5. Enhancing the visitor experience

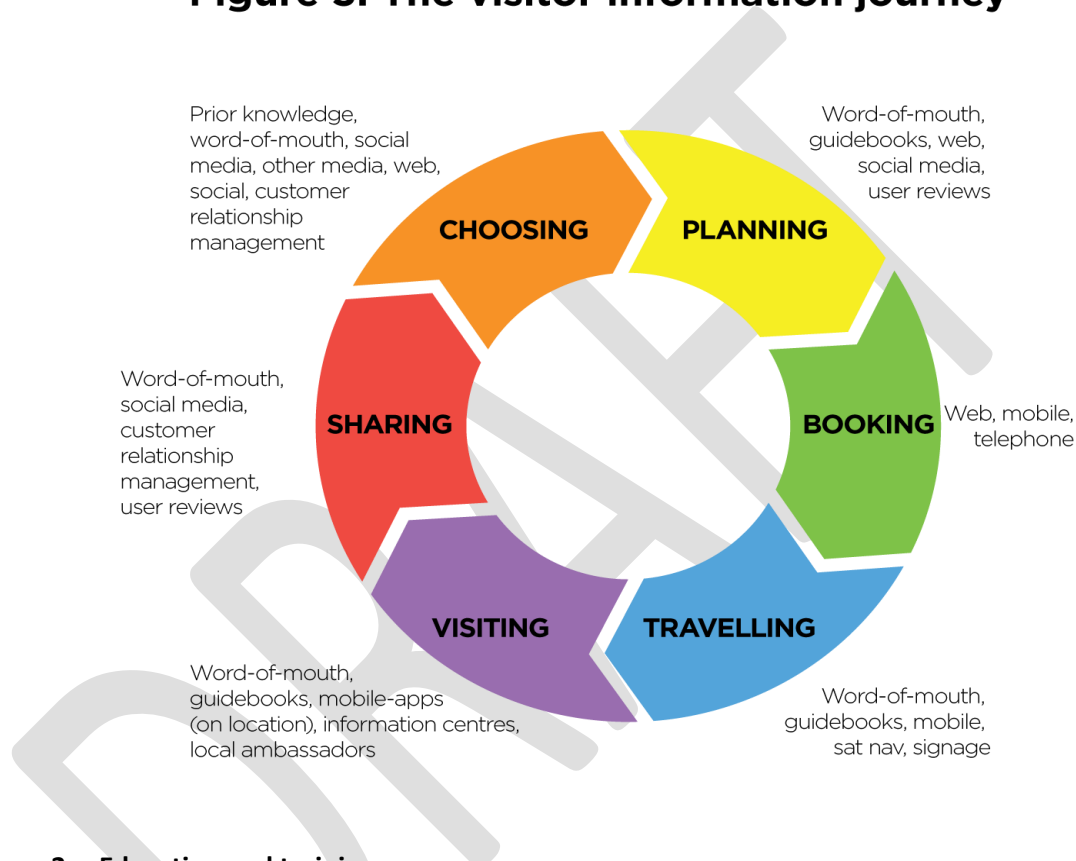
Signage and interpretation delivery on the ferries at Toondah Harbour and Dunwich and at key locations on the island.

Outline how the project supports the North Stradbroke Island Economic Transitioning key action areas.

1. Sustainable tourism

Signage has a place in three components of the visitor information journey: travelling, visiting, sharing. If done well, it will enhance a visitor's experience and has the ability to showcase NSI through the 'brag' factor on social media with the "selfie moment". It is also vital for the dispersal of visitors, allowing them to effectively explore the Island and stop at places they may not usually visit.

Figure 5: The visitor information journey



2. Education and training

The education tourism sector is in the form of school excursions, education camps, international education tourism (Moreton Bay Research Station and Study Centre, and cultural education programs). These activities coexist with the traditional tourism base. Improved signage will help to expand this area, enabling easier, faster and more efficient travel between locations therefore enabling children and students to maximise their Island experience. Of importance, interpretive and educational signage will value-add to education programs already delivered on the Island.

Locally-based small business and industry

Increasing directional signage will allow visitor self-exploration of the island's economic activity centres within the three townships, promoting increased visitor stay and spend. This will provide significant flow-on effects to small businesses and industry on the Island, particularly in the hospitality, activities and leisure tourism sectors.

3. Quandamooka People and Aboriginal and Torres Strait Islander business opportunities

Entry and township statements and education and interpretive signage will provide opportunities for visitors to engage from the outset and trigger opportunities for the Island's traditional owners, the Quandamooka people, by maximising business opportunities such as cultural talks, traditional Aboriginal dance and didgeridoo playing, art, Aboriginal storytelling and guided tours.

Through the procurement process for the design, manufacture and installation of entry statements, there will be opportunities for the local community to quote and provide services - e.g.: local artists, use of native products in signage manufacture and services for installation. It should also be noted that feedback has been received from Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) supporting the use of Jandai language for dual or singular name locations where appropriate. This will require a dedicated support officer within QYAC to develop and coordinate content required for any signage project. There is also support for the use Aboriginal interpretive information when referencing Quandamooka land, sea, people, culture and art.

If the project replaces existing infrastructure outline:

Why the existing facility needs replacement?

Land owner managers have not been proactive in the maintenance of signs on North Stradbroke Island due to funding limitations, which has resulted in dated signage and clutter causing visual pollution. As a result, many signs need upgrading and/or replacement. This includes signage from Redland City Council, Department of Transport and Main Roads, Queensland Parks and Wildlife Service, Surf Lifesaving, etc. A full overview of all signage requiring replacement is outlined in Appendix A

Has council consulted with and obtained support for the project from relevant agencies?

Council has recently undertaken a signage review for North Stradbroke Island with extensive consultation and research identifying a range of opportunities where high-quality signage can be installed or existing infrastructure upgraded, enhancing the visitors' experience. Stakeholder involvement has ranged from various teams within Council, State Government, Elected Members, community groups, business groups and the local community, both on and off NSI. A thorough consultation session with key Island stakeholders identified signage projects that would provide benefits for place making improve visual amenity and enhance the visitor's experience. Responses from the consultation session are attached with a list of projects and installations identified. The project has been widely supported by all stakeholders with agreement that signage on the island needs upgrading and review.

North Stradbroke Island signage project stakeholders

External stakeholders

Department of Main Roads	<ul style="list-style-type: none"> • Joanna Robinson - Director, Traffic Systems & Road Use • Deborah McDonald - Principal Advisor, Traffic & Travel Information • Cameron Messer - Principal Engineer, Traffic Metropolitan Region, Program Delivery & Operations • Graeme Daniel, Engineer, Traffic Metropolitan Region, Program Delivery & Operations • Ross Anderson, Senior Environmental Officer
Brisbane Marketing (RTO)	<ul style="list-style-type: none"> • Jan Sommer, Regional Coordinator Leisure Tourism
Royal Automobile Club of Queensland (RACQ)	<ul style="list-style-type: none"> • Jodie Barr, Coordinator – Drive Tourism • Debbie Thrupp, Executive Manager – Travel
Sibelco & Straddie Sand Mining Community Benefit Fund	<ul style="list-style-type: none"> • Susie Carlton, Community Relations Advisor • Kate Adams, Community Relations Coordinator • James Babon, Chairperson • Jim Campbell & Mary Pollard, Committee Member
Department of National Parks, Recreation, Sports & Racing Queensland Parks & Wildlife	<ul style="list-style-type: none"> • Scott Antcliff, Coastal Management • Brendon Yetman, Senior Ranger Southern Bay • Mark Jones, Ranger • Leanne Seibuhr, Communications Officer Moreton Bay • Deb Muller, Ranger Moreton Bay • Jody Sowerby, Assets Coordinator
SEQ Catchments	<ul style="list-style-type: none"> • Sibel Korhaliller, Communications officer
Surf Lifesaving Australia	<ul style="list-style-type: none"> • Chantel Fife, Coastal Safety and Quality Compliance Project Officer • George Hill, Chief Executive Officer • Peta Lawlor, Services Manager
Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC)	<ul style="list-style-type: none"> • Cameron Costello, CEO • Matthew Burns • Darren Burns • Uncle Bob Anderson • Cathy Boyle
Straddie Chamber of Commerce	<ul style="list-style-type: none"> • David Thomson, President • Ian Robinson, Chamber member, Straddie Sales & Rentals • Clare Carrol, Chamber member, Straddie Camping • Anji Kemp, Chamber member, Straddie Camping • Heather Truman, Chamber member, Stradbroke Island Holidays • Greg Grimmet, Chamber member, Straddie Golf Club
Friends of Stradbroke Island (FOSI)	<ul style="list-style-type: none"> • Edith McPhee • Sue Ellen Carew
Amity Point Progress Association	<ul style="list-style-type: none"> • Ann Weston • Barbara Weston
Stradbroke Island Management Organisation (SIMO)	<ul style="list-style-type: none"> • Elinor Drake
Queensland Police	<ul style="list-style-type: none"> • Sergeant Peter Twort
Wildcare North Stradbroke Island	<ul style="list-style-type: none"> • Robyn Reynolds
Department of Natural Resources & Mines	<ul style="list-style-type: none"> • Ross Norman
Local resident	<ul style="list-style-type: none"> • Jackie Cooper • James Griffith • Angel Black

Proposed project delivery timeframe

2015 - 2017

Proposed date of commencement

2015

Proposed completion date

2017

Are there any issues to be addressed that may impact on the commencement and completion of this project?

The start date of the project will depend on the availability of funding.
A Redland City Council project officer has been allocated to start on delivery as soon as funding is confirmed.

Project plan completed and attached

Yes

Confirmation of commitment to the ongoing operation and maintenance of the proposed infrastructure project, post completion.

Redland City Council will include project deliverables that are on Council tenure within their asset management plan to ensure longevity and sustainability to the project deliverables. This will ensure maintenance and management is undertaken.

Stakeholder engagement will be maintained with other land managers that have project deliverables to encourage asset management is maintained.

Proposed project budget

Total costs \$1,790,000 (refer attached)

Priority 1

- Welcome and Township Entry Statements - \$400,000
- Safety / Hazard / Warning signs - \$510,000

Priority 2

- Tourist Services and Community signs - \$17,500
- Interpretive and Education signs - \$480,000

Priority 3

- Directional - \$362,500
- Regulatory - \$20,000

Redland City Council contribution

Project management	\$106,000
Administration costs	\$1, 500
Consultation sessions	\$3,000
Total	\$110,500

Breakdown of project costs

Cashflow forecasts

Project stage or task	Completion Date	Milestone	Estimated Grant Expenditure
Formal consultation and design development	2015 - 2016	1	15%
Design consultation	2015 – 2016	2	15%
Manufacture	2016	3	45%
Installation	2016 - 2017	4	25%

Project risk register

Risk	Current Risk Level	Likelihood	Mitigation strategy
Road blocks through consultation process	High	High	Engage often and consistently, ensuring timeframes and outcomes are communicated.
Signage not able to be installed due to Cultural Heritage	Medium	Medium	Engage QYAC early to ensure sites are appropriate.
Signage is not 'visitor friendly'	Medium	High	Ensure information and content is relative to the user and ensure a tourism focus is applied during content development and design. Reduce the use of logos on signs to ensure space is utilised to provide visitor information.
Inconsistencies in signage applications	Low	Low	Follow standards, guidelines and policies and ensure these are communicated through the consultation process.

Supporting Documents

Number and name of each supporting documents	Attached <input checked="" type="checkbox"/>
Redland City Tourism Strategy and Action Plan 2015 – 2020	<input checked="" type="checkbox"/>
Queensland Tourism Drive Strategy 2013 – 2015	<input checked="" type="checkbox"/>
North Stradbroke Island Signage Directions Plan October 2013	<input checked="" type="checkbox"/>
North Stradbroke Island Planning for Action (Draft) December 2011	<input checked="" type="checkbox"/>
North Stradbroke Island Signage consultation results April 2015	<input checked="" type="checkbox"/>
RACQ Signage report – North Stradbroke Island April 2015	<input checked="" type="checkbox"/>
Letters of support:	<input checked="" type="checkbox"/>

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North Stradbroke Island signage requirements

Documents that support these recommendations for projects:

- EC3 Global North Stradbroke Island Directions Paper – October 2013
- RACQ independent Review – April 2015
- North Stradbroke Island Key Stakeholder Consultation – April 2015

Welcome / Community / Town Names <i>(Includes consultation, design, artwork, manufacture and installation)</i>					
New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
New	Welcome to North Stradbroke Island	Junner Street, Dunwich (barges and water taxi)	DTMR	Locations and design to be consulted further	\$200,000
	Welcome to North Stradbroke Island	Yabby Street, Dunwich (One Mile)	RCC		\$50,000
	Township statement – Dunwich	Ballow Road, Dunwich	RCC/DTMR		\$50,000
	Township statement – Amity Point	Claytons Road, Amity Point	RCC		\$50,000
	Township statement – Point Lookout x 3 (due to geographical dispersal of township)	East Coast Road, Point Lookout	RCC/DTMR		\$50,000
Total costs for Welcome / Community/Town Names					\$400,000

Directional*(includes review, manufacture and installation)*

New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
Upgrade	Two green directional signs (distance markers required)	Junner Street, Dunwich	DTMR	Change directional locations on signs	\$10,000
	Aggregation of signs (Street name, VMR, Little Ship Club, One Mile, Water Taxi)	Cnr Tabby Street, Dunwich	RCC	Review and aggregate	\$2,500
	Amity Point turn off signage upgrade from both directions and reassurance signage along East Coast Road	East Coast Road, Point Lookout	DTMR	Upgrade and include reassurance along the way with distance markers	\$10,000
	Amity Point directional signage upgrade and reassurance signage	Beehive Road, Point Lookout	RCC	Additional reassurance signs with distance markers	\$5,000
New / Upgrade / Review	Directional signage from M1 and Gateway arterial x 3		DTMR	Locations to be negotiated	\$300,000
	Directional signage through Capalaba, Birkdale, Redland Bay, Mt Cotton and Cleveland x 7		DTMR & RCC	Locations to be negotiated and content	\$35,000
Total costs for Directional					\$362,500



Top: directional signs in Dunwich. Need maintenance and review of locaitons and installation.

Bottom: Amity Point turnoff inconsistencies and locations to be reviewed. No reassurance signage along East Coast Road to Amity Point or Point Lookout
Aggregation of signage is required (One Mile)

Tourist, Services & Community Facilities (Blue and Brown signs)

(includes review, manufacture and installation)

New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
Upgrade	Brown Lake directional (distance markers required)	Mallon Street and Alfred Martin Way, Dunwich	RCC	Review and upgrade signage	\$2,500
	Blue Lake directional (distance marker required)				
New	Gorge Walk tourist sign	East Coast Road, Kennedy Drive, Point Lookout	RCC	Sign as tourist attraction	\$2,500
	Business / dining precincts signed	East Coast Road, Point Lookout	RCC	Locations to be consulted	\$2,500
	Business / dining precincts signed	Claytons Road, Amity Point	RCC		\$2,500
	Business / dining precincts signed	East Coast Road, Amity Point turnoff	RCC		\$2,500
New / Upgrade	Cylinder Beach with patrolled beach detail	East Coast Road, Point Lookout	RCC	Upgrade and include reassurance	\$2,500
	Main Beach with patrolled beach detail	East Coast Road, Point Lookout	RCC	Upgrade and include reassurance	\$2,500
Total costs Tourist, Services & Community Facilities					\$17,500



Left: Location and sign review required for patrolled beaches
Middle and Right: inconsistencies in signage types

Interpretive / information

(includes review, consultation, manufacture and installation)

New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
New	Brown Lake interpretive	Brown Lake Drive, Dunwich	RCC but part of ILUA agreement to transition to National Parks	Remove dated signage and upgrade with aboriginal heritage	\$100,000
Upgrade	Blue Lake interpretive	Alfred Martin Way, Dunwich	QPWS	Requires further consultation	\$100,000
New	Gorge Walk interpretive	East Coast Road, Kennedy Drive, Point Lookout	RCC	Requires further consultation	\$150,000
Upgrade	Heritage Trail markers upgrade	North Stradbroke Island	RCC	All requires new signs	\$100,000
Upgrade	Frenchman's Beach upgrade	East Coast Road, Point Lookout	RCC	Upgrade signage under hut	\$15,000
New	Interpretive signage for wildlife	Cabarita Park, Amity Point	RCC	Content requires further consultation	\$15,000
Total costs Interpretive / information					\$480,000



Brown Lake - unfriendly welcome with no interpretation to site significance and aboriginal heritage



Safety / Warning / Hazard*(includes manufacture and installation)*

New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
Upgrade	School zone safety signage	East Coast Road, Dunwich	DTMR	Signs are dated and require maintenance and review	\$200,000
New / upgrade	Gorge Walk safety Review and replace warning signs and angel rings	East Coast Road, Kennedy Drive, Point Lookout	RCC	Content and hazards requires further consultation	\$120,000
Upgrade	Enhance 'no public drinking' signage Review and replace as required	Ballow Street Park	RCC	Remove existing signs and upgrade	\$10,000
Upgrade	Boat ramp signage and surrounds	Claytons Road, Amity Point	RCC	Review and aggregation of signs for shared zone	\$30,000
New / Upgrade	Surf lifesaving signs	North Stradbroke Island	RCC	Locations to be reviewed and consulted	\$150,000
Total costs for Safety / Warning / Hazard					\$510,000

Regulatory <i>(includes manufacture and installation)</i>					
New / upgrade	Works required	Location for installation	Land tenure	Comments	Costs
New	Signage for 4WD access from Dunwich	Alfred Martin Way, Dunwich	RCC	Locations to be consulted	\$10,000
Review	Review and declutter the entry point to North Stradbroke Island and replace old traffic signs	Junner Street, Dunwich	DTMR	Remove and aggregate signage	\$10,000
Total costs for Regulatory					\$20,000
Total costs for all signage requirements					\$1,790,000



Unfriendly entry point to the island

Signage Program schedule

(indicative timings – some phases should be advanced concurrently reducing the total project times)

Entry and Township Statements	Working days
Develop terms of reference for consultation on Entry and Township Statements and call for quotations	10
Appoint community reference consultant	5
Community and interagency consultation for Entry and Township Statements	15
Design concept developed	15
Community and interagency consultation for Entry and Townships statement design	20
Procurement process for manufacture and install	30
Manufacture	35
Installation	20
Total project time	30 weeks
Directional signs	Working days
Interagency consultation	5
Concept design	20
Interagency consultation with some community	20
Review consultation	10
Interagency final approval	15
Procurement process for manufacture and install	20
Manufacture	35
Installation	25
Total project time	30 weeks
Tourist, Services and Community Facilities	Working days
Community and Interagency consultation	15
Development of content	20
Concept design	20
Stakeholder consultation	40
Final review of content	20
Procurement process for manufacture and install	15
Manufacture	20
Installation	15
Total project time	33 weeks
Interpretive / education signage	Working days
Community and Interagency consultation	15
Development of content	60
Consultation on content	20
Design concept developed	20
Final design	10
Procurement process for manufacture and install	20
Manufacture	15
Installation	15
Total project time	35 weeks
Safety / Warning / Hazard	Working days
Community and Interagency consultation	20
Design and location development	15
Manufacture	20
Installation	20
Total project time	15 weeks

Regulatory	Working days
Community and Interagency consultation	35
Design developed	20
Interagency approval process	10
Manufacture	20
Installation	15
Total project time	20 weeks

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

Objective Reference: A257439
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 09.08.2015 to 22.08.2015](#)

Authorising Officer: 

David Jeanes
Acting General Manager Community and
Customer Services

Responsible Officer: **Kim Peeti**
Acting Group Manager City Planning and
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/ COUNCIL RESOLUTION

Moved by: Cr J Talty
Seconded by: Cr K Hardman

That Council resolves to note this report.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

Decisions Made Under Delegate Authority 09.08.2015 to 15.08.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003080	Design & Siting - Carport	Category1	The Certifier Pty Ltd	44 Plumer Street, Wellington Point QLD 4160	Concurrence Agency Response	11/08/2015	Approved	1
BWP003082	Design & Siting - Dwelling	Category1	Cornerstone Building Certification	9 Raby Bay Boulevard, Cleveland QLD 4163	Concurrence Agency Response	11/08/2015	Approved	2
BWP003083	Design & Siting - Carport	Category1	The Certifier Pty Ltd	20 Seacrest Court, Cleveland QLD 4163	Concurrence Agency Response	12/08/2015	Approved	2
BWP003090	Design & Siting - Carport	Category1	Robert J Christie Vanda Christie	4 Laura Street, Cleveland QLD 4163	Concurrence Agency Response	13/08/2015	Approved	2
BWP003085	Design & Siting - Dwelling	Category1	Approveit Building Certification Pty Ltd	3 Base Street, Victoria Point QLD 4165	Concurrence Agency Response	12/08/2015	Approved	4
BWP003085	Design & Siting - Dwelling	Category1	Approveit Building Certification Pty Ltd	3A Base Street, Victoria Point QLD 4165	Concurrence Agency Response	12/08/2015	Approved	4
BWP003087	Design & Siting - Dwelling - Future 3B Base Street	Category1	Approveit Building Certification Pty Ltd	3A Base Street, Victoria Point QLD 4165	Concurrence Agency Response	12/08/2015	Approved	4
BWP003089	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	7 Bell View Street, Victoria Point QLD 4165	Concurrence Agency Response	12/08/2015	Approved	6
MCU013551	Dwelling House - Secondary Dwelling ADA	Category1	Building Code Approval Group Pty Ltd Execute Constructions Pty Ltd	10-11 Hanlin Place, Victoria Point QLD 4165	Code Assessment	14/08/2015	Development Permit	6

Decisions Made Under Delegate Authority 09.08.2015 to 15.08.2015

BWP003081	Design and Siting - Additions to existing dwelling	Category1	The Certifier Pty Ltd	2 Emu Street, Birkdale QLD 4159	Concurrence Agency Response	11/08/2015	Approved	8
MCU013541	Dwelling House	Category1	Michell Town Planning & Development	20 Leon Street, Thorneside QLD 4158	Code Assessment	14/08/2015	Development Permit	10
BWP003084	Domestic Outbuilding	Category1	Reliable Certification Services	2 Parkridge Place, Birkdale QLD 4159	Code Assessment	12/08/2015	Approved	10
BWP003084	Domestic Outbuilding	Category1	Reliable Certification Services	2 Parkridge Place, Birkdale QLD 4159	Concurrence Agency Response	12/08/2015	Approved	10
Category 2								
OPW001691.4	Operational Works - Stage 3 of 6 - ROL 42 Lots (known as Esperance Stage 4) Civil & Landscaping	Category2	Sheehy & Partners Pty Ltd	392 Boundary Road, Thornlands QLD 4164	Code Assessment	13/08/2015	Development Permit	3
MCU013536	New Emergency Services Building	Category2	Bay Island Designs	10-16 Lucas Drive, Lamb Island QLD 4184	Code Assessment	14/08/2015	Development Permit	5
OPW001878	Operational Works Civil Only 8 Units (Smart EDA)	Category2	Structerre Consulting Engineers	105-107 Mount Cotton Road, Capalaba QLD 4157	Compliance Assessment	12/08/2015	Approved	9

Decisions Made Under Delegated Authority 16.08.2015 to 22.08.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
MCU012296	Dual Occupancy	Category1	Bartley Burns Certifiers & Planners Suzanne Kate Hembrow	10 Main Road, Wellington Point QLD 4160	Impact Assessment	19/08/2015	Extension to Relevant Period	1
MCU013487	Multiple Dwelling x 6	Category1	Michell Town Planning & Development	6 Fernbourne Road, Wellington Point QLD 4160	Code Assessment	21/08/2015	Development Permit	1
MC010654	Apartment Building 7 Stories	Category1	Building Code Approval Group Pty Ltd Jexville Pty Ltd As Trustee	140 Middle Street, Cleveland QLD 4163	Impact Assessment	20/08/2015	Permissible Change	2
BWP003099	Combined Design and Siting and Build over Sewer - Patio	Category1	Adept Building Approvals Dianne Sheryl Hoffmann Steven Leon Hoffmann	1 Abbotsleigh Street, Thornlands QLD 4164	Concurrence Agency Response	19/08/2015	Approved	3
ROL005956	Standard Format - 1 into 2	Category1	Mark Robert Hammond	43 Wilson Esplanade, Victoria Point QLD 4165	Code Assessment	20/08/2015	Development Permit	4
ROL005937	Standard Format - 2 into 3 lots	Category1	East Coast Surveys Pty Ltd	28 Wilson Esplanade, Redland Bay QLD 4165	Code Assessment	20/08/2015	Development Permit	5
BWP003115	Building Over/near relevant infrastructure - Pool	Category1	Dino Garbuio	7 Sandy Cove Place, Redland Bay QLD 4165	Concurrence Agency Response	21/08/2015	Approved	5
MC012096	Dwelling House	Category1	Katherine Mary Flower	5-9 Mango Place, Thornlands QLD 4164	Code Assessment	18/08/2015	Extension to Relevant Period	6

Decisions Made Under Delegated Authority 16.08.2015 to 22.08.2015

BWP003096	Dwelling	Category1	Metricon Homes Qld	18 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	19/08/2015	Approved	6
ROL005921	Standard Format - 1 into 2	Category1	Mr Michael J & Mrs Lynn P Driver As Trustee	75 Barron Road, Birkdale QLD 4159	Compliance Assessment	20/08/2015	Compliance Permit	8
ROL005926	Standard Format: 1 into 5 Lots	Category1	Bakdev Pty Ltd As Trustee	50 Bailey Road, Birkdale QLD 4159	Code Assessment	21/08/2015	Development Permit	8
ROL005931	Reconfiguration - 1 into 3	Category1	Kieran Boru Fitzsimmons Michell Town Planning & Development	446 Old Cleveland Road East, Birkdale QLD 4159	Code Assessment	17/08/2015	Development Permit	8
BWP003091	Design & Siting - Second Storey	Category1	Allan J Robinson Dianne Robinson	54 Babiana Street, Alexandra Hills QLD	Concurrence Agency Response	17/08/2015	Approved	8
BWP003098	Design and Sighting - Dwelling house	Category1	Building Code Approval Group Pty Ltd	54A Spurs Drive, Wellington Point QLD 4160	Concurrence Agency Response	20/08/2015	Approved	8
MCU013538	Multiple Dwelling x 3	Category1	JDC Designs & Planning	10 Willard Road, Capalaba QLD 4157	Code Assessment	20/08/2015	Development Permit	9
BWP003062	Design & Siting - Dwelling House	Category1	Apex Certification & Consulting	7 Seaside Close, Thorneside QLD 4158	Concurrence Agency Response	20/08/2015	Approved	10
BWP003093	Design & Siting- COMBINED Setbacks & BOS	Category1	Henley Properties Qld Pty Ltd	36A Lynch Crescent, Birkdale QLD 4159	Concurrence Agency Response	18/08/2015	Approved	10
BWP003095	Design & Siting - Roofed Patio	Category1	Donald Angus Mackay	254 Queens Esplanade, Thorneside QLD 4158	Concurrence Agency Response	20/08/2015	Approved	10
BWP003110	Design & Siting - Dwelling House	Category1	Professional Certification Group	73 Cavell Street, Birkdale QLD 4159	Concurrence Agency Response	21/08/2015	Approved	10

Decisions Made Under Delegated Authority 16.08.2015 to 22.08.2015

Category 2

OPW001885	Operational Works - Prescribed Tidal Works- Pontoon	Category2	Aqua Pontoons Pty Ltd	35A Sentinel Court, Cleveland QLD 4163	Code Assessment	18/08/2015	Development Permit	2
OPW001831.1	Operational Works - ROL 2 into 48 (Smart eDA)	Category2	J F & P Consulting Engineers	61-79 King Street, Thornlands QLD 4164	Code Assessment	21/08/2015	Development Permit	4
MCU012926	Preliminary Approval - Educational Facility	Category2	Jensen Bowers Group	Sheldon College, 43-77 Taylor Road, Sheldon QLD 4157	Impact Assessment	19/08/2015	Permissible Change	6
ROL005898	Standard Format - 1 into 50	Category2	G W Clegg & Company Sutgold Pty Ltd	39-49 Collins Street, Redland Bay QLD 4165	Code Assessment	20/08/2015	Development Permit	6
OPW001856.1	Operational Works 41 Lots Stage 1 Muller Street	Category2	Villa World Developments Pty Ltd	4-44 Muller Street, Redland Bay QLD 4165	Code Assessment	17/08/2015	Development Permit	6
MCU013330	Indoor Recreation Facility	Category2	Samuel Thomas Duncan	Capalaba Hub, 178-182 Redland Bay Road, Capalaba QLD 4157	Code Assessment	17/08/2015	Negotiated Decision	9
MCU013450	Commercial Office & Showroom	Category2	The Certifier Pty Ltd	SERVICE CENTRAL, 1/11 Dan Street, Capalaba QLD 4157	Impact Assessment	20/08/2015	Development Permit	9
MCU013543	Warehouse and General Industry	Category2	Icubed Consulting Pty Ltd	124-126 Steel Street, Capalaba QLD 4157	Code Assessment	19/08/2015	Development Permit	9

Decisions Made Under Delegated Authority 16.08.2015 to 22.08.2015**Category 3**

MCU012812	Combined - Service Station, Carwash Facility & Drive Through Restaurant	Category3	HTC Consulting Pty Ltd King Of Gifts (Qld) Pty Ltd	604-612 Redland Bay Road, Alexandra Hills QLD 4161	Impact Assessment	19/08/2015	Refused	3
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11.3.2 APPEALS LIST CURRENT AS AT 24 AUGUST 2015

Objective Reference: A257450
Reports and Attachments (Archives)

Authorising Officer: *D Jeanes*
David Jeanes
Acting General Manager Community and
Customer Services

Responsible Officer: Kim Peeti
Acting Group Manager City Planning and
Assessment

Report Author: Adam Webb
Acting Service Manager Planning Assessment

PURPOSE

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

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

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

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		Settled on 26 August 2015 by consent.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted further amended plans for the consideration of the parties. The matter has been adjourned to 26 August 2015.

3.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		Judicial Review of Council's decision is down for mention 17 August 2015.

4.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		Additional disclosure taking place by 26 August 2015. Facts, matters and contentions to be provided by Council by 31 August. Court review in September.

5.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		Orders were made on 19 August 2015 requiring the developer to undertake public notification again and for Council to write to submitters. The matter is to be reviewed on 8 October 2015.

6.	File Number:	Appeals 1610 of 2015 (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Experts are meeting during August and preparing a joint report by 31 August 2015. Mediation taking place on 16 September and Court review on 23 September.

7.	File Number:	Appeals 3118 of 2015 (ROL005923)
Applicant:		STONE
Application Details:		Reconfiguring a Lot (1 into 2) 35-37 Clive Road, Birkdale
Appeal Details:		Applicant appeal against refusal.
Current Status:		Court for mention on 26 August 2015 - potentially adjourned. Without prejudice meeting week beginning 31 August 2015.

OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

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

That Council resolves to note this report.

CARRIED 10/0


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

Cr Edwards was absent from the meeting.

11.3.3 MCU013447 MULTIPLE DWELLINGS X 16

Objective Reference: A238602
Reports and Attachments (Archives)

Attachments: [Site Plan](#)
[Aerial Plan](#)
[Streetscape Perspective](#)
[GL-2836-001 Waste Collection Services](#)

Authorising Officer: 
David Jeanes
Acting General Manager Community and
Customer Services

Responsible Officer: Kim Peeti
Acting Group Manager City Planning and
Assessment

Report Author: Sharee Shaw
Planning Officer

PURPOSE

This application is referred to the Council for determination.

The development application involves a Multiple Dwelling with 16 units. The application has been assessed against the relevant planning instruments and the proposed development is considered to comply, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be granted a **Development Permit** subject to conditions.

BACKGROUND

A Development Permit was approved over the site on the 19 February 2002. (MC006331). This approval was for Multiple Dwellings x 7. The approval lapsed.

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

The application is for a Material Change of Use for a Multiple Dwelling with 16 units (four blocks of four units with each block having two units on the ground level and two units on the upper level). Each dwelling unit consists of a single garage (with storage area), two (2) bedrooms (main bedroom with ensuite), bathroom, living/dining area, kitchen, laundry, porch at the entry and alfresco area.

The maximum height of the buildings is 6.8m above natural ground level. Vehicular access is provided from Benfer Road. Each dwelling will have a single lock up garage and there will be an additional 5 visitor spaces which includes a dedicated car wash bay. Each unit is provided with alfresco areas, accessible from the living areas. The development will have a separate communal open space area available towards the centre of the site, including a barbeque area.

Service facilities have been provided for each unit, including bin allocation and clothes drying areas. Sufficient room is available along the street frontage for waste collection.

Site & Locality

The site has an area of 3035m² and is currently vacant land. The site is predominantly clear of vegetation and the land slopes gently towards the rear of the property.

The site is located on the northern side of Benfer Road and adjoins St Rita's Primary School on all boundaries, which includes a driveway access to the rectory at the rear of the property. There are other Urban Residential zoned properties to the west and south and a short drive to the Victoria Point Shopping Centre. The surrounding neighbourhood is an established residential area.

Application Assessment

Sustainable Planning Act 2009

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

SEQ Regional Plan 2009-2031

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

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within an area classified as Medium Value Other. Under Table 6 Column 2 Item 3 of the SPRP, there is a requirement to maintain movement opportunities for koalas with regard to the development type and scale. The site design does not result in the clearing of non-juvenile koala habitat trees and provides safe koala movement opportunities as appropriate for the development type. There is no requirement under the SPRP to replant or pay offsets for this classification.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted infrastructure charges resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	<p>ENVIRONMENT AND HERITAGE</p> <p>Water quality – climatic regions - stormwater management design objectives.</p> <p>As per the SPP Part E the criteria used to determine whether the policy applies to a material change of use has the following triggers:</p> <p>Greater than 2500m² and will either:</p> <ul style="list-style-type: none"> ○ Result in an impervious area greater than 25% or ○ Result in 6 or more additional dwellings.

State Planning Policy/Regulatory Provision	Applicability to Application
	<p>The site exceeds trigger points for this assessment for stormwater management.</p> <p>The applicant supplied a Stormwater Management Plan. Within this report a MUSIC model was included. The report proposed a filter system and basket to meet the reduction levels as quoted in the SPP.</p>

Redlands Planning Scheme

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

The application is subject to code assessment and the following codes are applicable to the assessment:

- Urban Residential Zone Code
- Multiple Dwelling Code
- Access and Parking Code
- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Acid Sulphate Soils Overlay Code
- Road and Rail Noise Impacts Overlay Code

It is considered that the development complies with the applicable codes. Key areas where the proposal does not meet probable solutions are discussed below.

Built Form and Density

Probable Solution P1.2 of the Urban Residential (UR) Zone Code states that:

“Sub-area UR1 is primarily utilised for:

(a) multiple dwellings;

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

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

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

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

(a) 400m².”

The proposal does not meet the Probable Solution P2.4(2) of the zone code as the proposal has a density of 1 dwelling unit per 198m². However, that does not mean that the proposed development is in conflict with the planning scheme. Council must consider whether the proposal complies with the related Specific Outcome S2.4(2), which states that the ‘*Dwelling unit density is compatible with the detached low-rise character of the zone*’.

Low-rise is defined by the planning scheme as 1 to 2 two-storeys in height. The proposal complies with this definition and therefore this element of the specific outcome. Detached character in the urban residential zone is typically established by dwelling houses, but the UR1 sub area specifically promotes multiple dwellings. Therefore multiple dwellings must, by design of the planning scheme, be considered of being compatible of detached low rise character.

In this proposal there are four buildings proposed, each with a footprint of approximately 277m². Buildings with a footprint of this scale would be considered consistent with that of dwelling houses which may be of similar size. That is, a dwelling house of 277m² footprint is not unusual. The proposal, as designed, is therefore considered compatible with detached character. The proposal has not been designed a single large building to meet the specific outcome. It must be borne in mind that the subject site is located adjacent to a school which has buildings of much greater scale, which also define the character of this locality.

Further to the above, there are residential lots along the southern side of Benfer Rd, all in excess of 800sqm and in excess of 20 metre frontages. These lots could contain dual occupancy uses with code assessable applications, not requiring public notification. Given this, and the design of the proposal containing structures not larger than many typical dwelling houses or dual occupancy, the building footprint size is not considered to be out of character within the area. Additionally, the site coverage for dwelling houses and ancillary structures in the Urban Residential zone is 50%. The site coverage for the proposed development is less than 40%, which achieves a more open layout than if the lot had been subdivided into lots.

Consequently, overall, it is considered that the proposal is compatible with the detached low rise character of the zone, compliant with specific outcome S2.4(2) of the zone code.

Site coverage and setbacks

Pursuant to Probable Solution P3, Table 1 of the Multiple Dwelling Zone Code provides a 30% site cover for two-storey development. The proposed site cover is 39.7%.

Table 1 also provides the following setbacks:

- Front setback - 6 metres;
- Side setback - 1.5m side setback for the ground level and a 6m setback for the 2nd and 3rd storeys;
- Rear setback – 4 metres for the ground floor and 6 metres for the 2nd storey.

The proposed development has the following setbacks:

- Front setback – 4m to garages
- Side setback – minimum 1.95m
- Rear setback – 3.5m

As the proposal does not meet all of the deemed to comply solutions provided by the probable solution, Council must therefore consider whether the proposal complies with the relevant specific outcomes. Specific Outcome S3(1) of the Multiple Dwelling Code, in particular (c), (d) and (k) are relevant which state:

Layout and design enhances the built form of the surrounding streetscape by –

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

It is noted that the following specific outcome is also relevant in considering site coverage. Specific Outcome S2.2 of the Urban Residential Zone Code states site coverage of buildings balances built and un-built areas to:

- (a) provide solar access to living and open space areas;*
- (b) assist in retaining existing native plants;*
- (c) enhance privacy between buildings;*
- (d) provide useable open space for the occupants;*
- (e) provide space for service functions including car parking and clothes drying.*

Each of these matters is addressed in turn below.

- *Layout and design enhances the built form of the surrounding streetscape by varying the built form appearance of each dwelling unit to provide a diversity of building styles.*

The building layout and design includes diversity in building styles evidenced by reference to the proposal plans and perspectives. The proposal is therefore considered to enhance the built form of the surrounding streetscape.

- *Layout and design enhances the built form of the surrounding streetscape by reducing building bulk through a combination of verandahs, recesses and variations in building form and materials;*

A number of design techniques to encourage visual interest both along the street frontage and within the proposed development have been included. The building design reduces bulk through a combination of verandahs, recesses and variation in the building form and a variety of materials and textures to create visual interest and an open and uncluttered design. The proposal is therefore considered to enhance the built form of the surrounding streetscape.

- *Layout and design enhances the built form of the surrounding streetscape by ensuring setbacks complement the existing streetscape and maximise private open space areas, privacy, solar access and provide for service areas.*

The subject site is not directly adjacent to any residential development. Consequently, the setbacks proposed are considered to be appropriate in the context of the site's location. That is, the development does not appear as an incongruous feature that upsets an established development pattern. The immediate locality is diverse in nature by reference to the adjoining school and car park. The proposal is therefore considered to enhance the built form of the surrounding streetscape. The layout and design provides for privacy and solar access and provides service areas within the development.

- *Site coverage of buildings balances built and un-built areas to provide solar access to living and open space areas.*

The units will provide solar access to the living areas with a north-south orientation and the two-storey height and design of each building, will achieve sufficient sunlight with no overshadowing and also the placement of windows and window sills in the design layout to promote natural light and ventilation.

- *Site coverage of buildings balances built and un-built areas to assist in retaining existing native plants;*

The site is entirely clear of any native vegetation. The site coverage, design and layout has not hindered/destroyed any native vegetation on the property.

- *Site coverage of buildings balances built and un-built areas to enhance privacy between buildings.*

The separation between buildings is appropriate to enhance privacy between buildings, noting that the dwellings have been separated into four blocks. Privacy between dwelling units on the site has been achieved by the building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas. There will be no direct views between balconies as some privacy screening has been allocated to the upper level units (see comments below also).

- *Site coverage of buildings balances built and un-built areas to provide useable open space for the occupants.*

There are alfresco areas immediately accessible from the living areas of each dwelling unit of a useable size with a minimum dimension of 4 metres for outdoor living and passive recreation.

- *Site coverage of buildings balances built and un-built areas to provide space for service functions including car parking and clothes drying.*

There are storage areas for each unit included in the garage. Locations have been allocated for waste/recycle bins as noted on the site plan. Sufficient car parking spaces have been allocated, one car parking space per unit, four (4) visitor car parking spaces and a car wash bay. Each unit has been assigned a clothes drying area.

Having regard to the above matters it is considered that the proposal complies with Specific Outcome S3(1) of the Multiple Dwelling Code and Specific Outcome S2.2 of the Urban Residential Zone Code.

Privacy

The dwelling units comply with the Probable Solution P4(1) in that where habitable room windows are directly adjacent to habitable rooms of adjoining dwelling units and are within a distance of 6 metres and within an angle of 45 degrees, privacy is protected.

All upper level habitable rooms, particularly buildings 2, 3 and 4 will not overlook habitable rooms or private open space areas and in particular school grounds. With regard to buildings 2 and 3 in particular, the upper level bedroom windows will be fitted with opaque glass. This will further protect the privacy of the adjoining school as well as the existing trees along the rear boundary and future landscaping proposed and a 1.8 metre high wooden fence. A combination of all of these provisions will assist to have minimal negative impact on the rectory or school amenity.

With regard to building 2 (the building facing the car park), this building does not overlook habitable rooms or private space areas but the applicant has advised that the bedroom windows on the second level will have opaque glass. Building 3 has only 2 small windows that do not affect amenity or privacy.

It is noted that the location of windows and balconies to avoid overlooking is preferred to the use of screening devices. In view of the above the proposal complies with the specific outcome S4(1).

Open space and landscaping

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

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

The proposal provides the following in accordance with probable solution P7(1):

- 505m² of open space at ground level – 21% in total (16% private and 5% communal open space).
- Designated private open space at ground level is a minimum of 25m² with a minimum dimension of 4 metres.
- Open space above ground level with a minimum of 10m² with a minimum dimension of 2.5 metres.
- A single communal open space area consisting of a minimum of 5% of the total site area with a minimum dimension of 5 metres is provided.

Probable Solution P6(1) of the Multiple Dwelling codes provides that:

- The use incorporates 15% of the site to be planted/grassed landscaping, in addition to open space requirements.

The proposal includes 284m² (9.5%) of landscaping. However, it should be noted that landscaping is also proposed within open space areas that would result in approximately 14% of the site being landscaped by shrubs and plants and this is in addition to turfed areas. The proposal is considered to comply with Specific Outcome S6 as the landscape design contributes to a pleasant, safe and attractive living environment by providing:

- A 2 metre planted area along the length of the frontage.
- Various plantings throughout the site, plus turfed areas that form the communal open space and courtyards, turfed peninsula areas near carparks and other turfed areas near the site entrance and near driveways.
- Planting to frame views and view corridors through the main pedestrian pathways of the site including along the side boundary near the car park.
- Planting that enhances privacy, surveillance and amenity.

- Landscaping emphasising a clear pedestrian entry point with good visibility along the pedestrian pathways and driveways.

Overall therefore, the proposal is considered to provide appropriate open space landscaping in compliance with the code and noting that this is over 30% of the site.

Waste storage and collection

Planning Scheme Policy 9 calls up RCC Corporate Policy POL-2836-001 Waste and Recycling Collection Services, which in turn calls up Guideline GL-2836-001. This guideline provides that multiple dwellings must provide adequate infrastructure to contain the number of bins equivalent in volume to 120L waste/unit/week and 60L recycling/unit/week (see attachment 4).

For the proposed development this equates to:

- Waste – 16 units x 120L = 1920L per week
- Recycling – 16 units x 60L = 960L per week (1920L per fortnight)

The following bins are proposed in this development:

- Waste – 12 x 240L (2880L)
- Recycling - 8 x 340L recycle (2720L)

The development is therefore compliant with Council's Policy and is providing more than the minimum waste bins set out in the policy. It is noted that there will be 20 bins in total, 12 x 240L waste and 8 x 340L recycle to be shared between all units. This would be distributed between the four buildings with 3 waste and 2 recycling per building. Shared refuse areas are common in unit developments across the city.

Planning Scheme Policy 9 – Infrastructure Works – Chapter 16 – 9.16.9 states that on-street servicing can be provided if there is sufficient kerbside space and one metre of unobstructed kerbside length per wheelie bin. There is kerbside space of 24 metres that is of sufficient area to accommodate the bins.

With regard to bin collection and conflict with school pick-up and drop-off parking, it is considered that this will not be an issue as it is normal practice for bin collection in proximity to schools to be undertaken outside of these hours as confirmed by Redland Water and Waste.

The concrete footpath at the front of the property is on the kerb and does not allow any space for wheelie bins to be placed safely without causing an obstruction to pedestrians. A condition is recommended to extend the current footpath to 2.5 metres, thereby allowing space for bins to be placed on the kerb for collection and provide for pedestrian movement.

Vegetation Protection Management Plan (VPMP)

There are existing trees on the rear neighbouring property consisting of 14 x Lilly Pillies. A Vegetation Protection Management Plan (VPMP) was received addressing measures to protect the trees and their long-term survival and retention above and below the ground. During construction of any building works, tree protection requirements will be carried out through tree protection zones (TPZ) and wet/dry vacuum excavation techniques. Council's environmental assessment team has reviewed the VPMP and consider that, through proper management, the trees can be retained and protected. This VPMP will be included in the approval documents.

Traffic Impact Assessment

Council requested a Traffic Impact Assessment Report that addressed the following identified issues:

- Site entry in relation to the roundabout;
- Traffic impact – queuing ;
- Loss of on street parking;
- Line-marking and signage on Benfer Road to reduce risk;
- Suitability of accessing the site – all turns, left in and left out, right turn in and left out;
- Upgrades to road required – turning lanes etc.;
- If upgrades are required, a design plan of upgrade would be required.

The Traffic Impact Assessment Report has been reviewed by the Traffic & Transport Planning Unit who advise that the proposed development will not have a significant impact upon the current road level of service.

Infrastructure Charges

If approved, the proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The infrastructure charge applicable to this development is \$252,800.00.

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

Redland City Council		Notice #001142	
Residential Component			
((16 X 1-2 bedroom residential dwellings X \$28,000) X 0.79 (RCC Split))			\$252,800.00
Non-Residential Component			
Stormwater Infrastructure			
Demand Credit			
((1 X 3 bedroom residential dwelling X \$28,000) X 0.79 (RCC Split))			\$22,120.00
		Total Council Charge:	\$230,680.00

Redland Water		Notice #001142	
Residential Component			
((16 X 3 bedroom residential dwellings X \$28,000) X 0.21 (RW Split))			\$67,200.00
Non-Residential Component			
Demand Credit			
((1 X 3 bedroom residential dwelling X \$28,000) X 0.21 (RW Split))			\$5,880.00
		Total Redland Water Charge:	\$61,320.00

Offsets

There are no offsets that apply under chapter 8 part 2 of the *sustainable planning act 2009*.

Refunds

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

State Referral Agencies

The application did not trigger any State referral requirements.

Public Consultation

The proposed development is code assessable and did not require public notification. However, it is noted that four (4) not properly made submissions were received. The issues raised are as follows:

- Traffic congestion during peak school hours;
- Density;
- Privacy;
- Car parking;
- Over-looking play areas.

The above concerns have been addressed within this report.

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. The decision is due on 20 August 2015.

Risk Management

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

Financial

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

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

People

Not applicable. There are no implications for staff.

Environmental

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.

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

OPTIONS

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

Council’s options are to:

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

OFFICER’S RECOMMENDATION

That Council resolves to issue a Development Permit approval subject to conditions for the Material Change of Use for Multiple Dwellings x 16 at 41-45 Benfer Road, Victoria Point.

ASSESSMENT MANAGER CONDITIONS	TIMING
<p>1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.</p>	
<p><u>Approved Plans and Documents</u></p>	
<p>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.</p>	<p>Prior to the use commencing and ongoing.</p>

Plan/Document Title	Reference Number	Prepared By	Date received by Council
Site Plan	JOB # 5778 SHEET #03	SanSky developments	22 June 2015
Lower Floor Plan BDG TYPE A1 OPT B	JOB # 5778 SHEET #04	SanSky developments	22 June 2015
Upper Floor Plan BDG TYPE A1 OPT B	JOB # 5778 SHEET #05	SanSky developments	22 June 2015
Front/Right Elevation Perspective from Front Left BDG TYPE A1 OPT B	JOB # 5778 SHEET #06	SanSky developments	22 June 2015
Left Elevation (Benfer Road), Rear Elevation, Perspective from Back Left BDG TYPE A1 OPT B	JOB # 5778 SHEET #07	SanSky developments	22 June 2015
Lower Floor Plan BDG TYPE B1 OPT B	JOB # 5778 SHEET #04A	SanSky developments	22 June 2015
Upper Floor Plan BDG TYPE B1 OPT B	JOB # 5778 SHEET #05A	SanSky developments	22 June 2015
Front/Right Elevation BDG TYPE B1 OPT B	JOB # 5778 SHEET #06A	SanSky developments	22 June 2015
Left Elevation (Benfer Road), Rear Elevation, Perspective from Back Left BDG TYPE B1 OPT B	JOB # 5778 SHEET #07A	SanSky developments	22 June 2015
Perspectives	JOB # 5778 SHEET #17	SanSky developments	22 June 2015
Perspective from school oval	JOB # 5778 SHEET #17B	SanSky developments	22 June 2015
Detailed Landscape Plan	MLP2997	McLynskey Planners Pty Ltd	22 June 2015
Vegetation Protection Management Plan	MCU013447	Enviro Lion Pty Ltd	22 June 2015
Stormwater Management Plan (dated February 2015)	Job No. 2280	Projects & Designs Engineers	30 March 2015
Traffic Statement (dated 23 June 2015)	113_HTV03	Q Traffic Engineering Consultants	22 June 2015
Noise Impact Assessment: 41- 45 Benfer Road, Victoria Point	JT1502	JT Environmental Pty Ltd	10 February 2015

Table 1: Approved Plans and Documents

Compliance Assessment	
3. Apply to Council, and receive approval, for Compliance Assessment for the documents and works referred to in Table 2.	Prior to site works commencing.

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

Road and Footpath Works	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 4 – Domestic Driveway Crossover Code • Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 5 – Road and Path Design.
Sediment and Erosion Control Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 8 Division 6 – Erosion Prevention and Sediment Control Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions and Chapter 4 – Erosion Prevention and Sediment Control • Institution of Engineers Australia Erosion and Sediment Control Guidelines.
Earthworks Plans	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code • Redlands Planning Scheme Part 8 Division 5 – Development Near Underground Infrastructure Code • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions, Chapter 12 – Excavation and Fill and Chapter 13 – Development Near Underground Infrastructure • Australian Standard 2870:2011 – Residential Slabs and Footings • Australian Standard 4678:2002 – Earth-retaining Structures • Australian Standard 3798:2007 – Guidelines on Earthworks for Commercial and Residential Development.
Waste Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 16 – Waste Management.
Construction Management Plan	Redland City Council	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 2 – Documentation and General Conditions • Redlands Planning Scheme Part 11 Policy 3 Chapter 4 – Security Bonding.

Table 2: Compliance Assessment

<u>Land Dedication and Design</u>	
4. Locate, design and install outdoor lighting, where required, to minimise the potential for light spillage to cause nuisance to neighbours.	Prior to the use commencing and ongoing.
<u>Access, Roadworks and Parking</u>	

<p>5. Provide 20 car parks in accordance with approved plan. The total number of car parks must include:</p> <ul style="list-style-type: none"> • 16 resident/owner parking spaces • 4 visitor parking spaces <p>Access to car parking spaces, bicycle spaces, bin bays, vehicle loading and manoeuvring areas and driveways must remain unobstructed and available.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>6. Provide a car wash bay that:</p> <ul style="list-style-type: none"> • is roofed, bunded and drained to sewer via an approved oil interceptor/separator in accordance with Council's Trade Waste requirements; • is designed so that the use of the oil interceptor/separator cannot be shared with any interceptor required for bin wash bays; • limits the ingress of rainfall and overland flow; • minimises water usage. 	<p>Prior to the use commencing and ongoing.</p>
<p>7. Submit to Council for approval, engineering plans and details showing the following frontage works are in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval:</p> <ol style="list-style-type: none"> a) Verge earthworks, topsoiling and turfing of all disturbed footpath areas; b) Reinstatement of concrete kerb and channel where required; c) Removal of all redundant vehicle crossovers; d) Entry treatment/access to the site; e) Increase the current concrete shared footpath to a minimum width of 2.5m between the western boundary of the site and the driveway crossover. Adjustment and relocations necessary to public utility services resulting from these works; f) A minimum 6m wide type R-RSC-3 permanent vehicular crossover to the Benfer Road frontage of the site. 	<p>As part of request for compliance assessment.</p>
Stormwater Management	
<p>8. 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 Stormwater gully - Asset No: 151164, located on Benfer Road opposite frontage; and • In accordance with the Stormwater Management Plan prepared by Projects & Designs Engineers dated February 2015. 	<p>Prior to the use commencing and ongoing.</p>
<p>9. 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>
Infrastructure and Utility Services	
<p>10. 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>11. Connect the development to external reticulated sewer, external reticulated water and underground electricity supply in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval.</p>	<p>Prior to the use commencing.</p>
<p>12. Remove any redundant sewerage connections within the site or servicing the development and provide documentary evidence to Council or its delegate that this has occurred.</p>	<p>Prior to building works commencing.</p>

<u>Construction</u>	
13. 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 works commencing.
<u>Waste Management</u>	
14. Provide 12 x 240L waste wheelie bins and 8 x 340L recycle bins to be serviced from the kerbside. Each unit block (each block of 4 units) to share 3 waste bins and 2 recycle bins.	Prior to the use commencing and ongoing.
<u>Landscape Works</u>	
<p>15. Submit landscape plans to Council for Compliance Assessment in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. Include the following items:</p> <ul style="list-style-type: none"> • Designs that are generally in accordance with the approved landscaping plan. • Details of street tree planting in accordance with the Redlands Planning Scheme Landscape Code with species selected from Schedule 9 of the Redlands Planning Scheme, unless otherwise approved as part of the compliance assessment approval. • A maintenance plan for the entire landscaping component of the development. • Details of lighting to communal open space, driveways, and footpaths within the site. • Provision of an updated Vegetation Protection Management Plan, based upon the Vegetation Protection Management Plan drafted by Enviro Lion Pty Ltd (VPMP Version 1 dated 15 June 2015). The updated plan is to determine final Tree Protection Zones and other recommendations for tree protection with respect to the extent and detail of civil works. The TPZs must be determined in accordance with Australian Standard A.S.4970-2009 – Protection of Trees on Development Sites. • Do not include any species listed as a declared or non-declared weed species in Part B of Council's Pest Management Plan (PMP) 2012-2016. <p><i>Note: You can access the PMP at:</i></p> <p>http://www.redland.qld.gov.au/EnvironmentWaste/EnvironmentPlans/Pages/Pest-Management-Plan.aspx</p>	As part of request for compliance assessment.
<p>Arrange with Council for a Compliance inspection to be carried out upon the completion of the development in accordance with this approval and its conditions.</p> <p>The development must pass the Compliance inspection before the use commences.</p>	Prior to the use commencing.
<u>Acoustic Requirements</u>	
<p>16. Construct a 2.0 metre high acoustic barrier as per section 9.0 of the acoustic report <i>Noise Impact Assessment: 41-45 Benfer Road, Victoria Point</i>, prepared by JT Environmental Pty Ltd, reference number JT1502, dated 10/2/15.</p> <p>Construct the acoustic barrier to achieve a minimum standard that attains a superficial mass of not less than 12.5kg/m² and total leakage of less than 1%</p>	Prior to on maintenance or Council approval of the Survey Plan, whichever is

<p>of the total area.</p> <p>The barriers must be a fence/mound combination and constructed in accordance with <i>Diagrams 3/4/5</i> – of Redland Planning Scheme <i>Policy 5 - Environmental Emissions</i>.</p>	<p>sooner</p>
<p>17. Incorporate acoustic attenuation for external plant and equipment into the development as specified in section 7.2 of the Acoustic Report – <i>Noise Impact Assessment: 41-45 Benfer Road, Victoria Point</i>, prepared by JT Environmental Pty Ltd, reference number JT1502, dated 10 February 2015.</p>	<p>Prior to the use commencing and ongoing.</p>

ADDITIONAL APPROVALS

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

- Building Works approval.

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

- Compliance assessment as detailed in Table 2 of the conditions.
- Plumbing and drainage works.
- Road Opening Permit – for any works proposed within an existing road reserve.

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.
- **Live Connections**
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.

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

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

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

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

- **Fire Ants**
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website www.daff.qld.gov.au
- **Cultural Heritage**
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

COUNCIL RESOLUTION

Moved by: Cr L Hewlett

Seconded by: Cr J Talty

That Council resolves to refuse the Application for the Material Change of Use for Multiple Dwellings x 16 at 41-45 Benfer Road, Victoria Point on the following grounds:

2.1 Density and Character

Probable Solution (P2.4) of the Urban Residential Zone Code states that:

(2) Residential development achieves a density of not greater than 1 dwelling unit per –

(a) 400m²; or

(b) *In sub-area UR2 – 450m²*

In review of the development application material suggests that the proposed development currently achieves a residential density of 1 dwelling unit per 189.6m². This is considered a significant overdevelopment particularly when considering that the recommended residential density for sites located within the Medium Density Residential Zone is 1 dwelling unit per 200m² of the site area (Probable Solution (P2.4)(3) of the Medium Density Residential Zone Code).

Given the non-compliance with P2.4 of the Urban Residential Zone Code and recognising the performance based planning, the applicant is entitled to provide justification of the proposed scheme against the corresponding Specific Outcome, namely S2.4 (2) of the Urban Residential Zone Code which states that:

(2) Dwelling unit is compatible with the detached low-rise character of the zone.

In this particular case, it is important to also acknowledge the higher level planning controls within the Overall Outcomes of the Urban Residential Zone Code which would subsequently require further justification, namely:

Overall Outcome (2)(a)(i) of the Urban Residential Zone which states that:

“Uses and other development provide for a range of residential uses that are predominantly low-rise detached houses on individual lots of various sizes.”

Furthermore, Overall Outcome (2)(b)(i) of the Urban Residential Zone also states that:

“The scale of uses and other development contribute to a predominantly detached residential built form by limiting building height to maintain a low-rise appearance...”

As seen above, there is a reoccurring theme through the different levels of the Planning Scheme that support the intent of a low-rise character/appearance in this zone and more specifically for this site. In this regard, it is important to further analyse the prevailing built form character of the street and subsequently the appropriate residential development density which the Planning Scheme seeks to protect.

The immediate area is characterised predominately by low-rise detached houses. This is also the case for the existing St Rita’s Catholic Primary School and St Rita’s Catholic Parish which are predominately 1 storey in building height consistent with the built form outcome for the majority of the detached dwelling houses within the immediate area.

Given the prevailing built form character of immediate area and more importantly the existing and envisaged density, Council should apply significant weight to abovementioned Probable Solution, Specific Outcome and Overall Outcomes of the Urban Residential Zone Code to ensure that the Planning Scheme continues to actively protect predominately low-rise built form outcome and appropriate residential density for the immediate area.

2.2 Built Form

Overall Outcome (2)(i)(b) of the Urban Residential Zone Code states that:

“The scale of uses and other development contribute to a predominately detached residential built form by buildings [that] are sited of a width, depth and bulk that are consistent with the lot size and a residential streetscape.”

It is of great concern that the proposed development achieves only a 4m setback to the front as opposed to the required 6m setback under the Multiple Dwelling Code. This is considered inconsistent with the prevailing setbacks throughout the street which provide an appropriate interface so as to not dominate the residential streetscape. This is also the case for the side setbacks, particularly the side boundaries whereby Buildings 3 and 4 are proposed with a side setback of 1.98m as opposed to the required 6m for the second storey or alternatively 4m where sills are 1.5m above floor level and balconies are screened.

The above setback concessions are considered significant non-compliance which contributes to the overdevelopment of the site without providing an appropriate response to the sensitive land uses nearby.

2.3 Safety and Amenity Overall Outcome (2)(c)(i)(d) and (e) of the Urban Residential Zone Code states that:

“Uses and other development achieves a high standard of amenity by maintaining the safety of people and property and eliminating or mitigating impacts associated with light, noise, air and traffic.”

A review of the architectural plans and drawings suggests that the three of the top floor units are designed in a way to overlook the School play areas and in particular the Prep playground area. Whilst the intention is to take advantage of a distant water view, this design significantly compromises the privacy of young children playing in what is supposed to be a completely safe and protected environment. Specific Outcome S3.3 (1) (a) states that Building layout and design maximise privacy (visual and acoustic) through locating habitable rooms so that they do not directly overlook habitable rooms of adjacent uses either within or adjoining the use.

Given the sensitive nature of the adjacent property use i.e. a Primary School (Children aged 4 years to 12 years) and more specifically the School's play ground and Prep students external play area it is considered that the design of the building with decks on a number of the units specifically overlooking these areas is a direct conflict of this specific outcome and it is also considered, had the density of the development met the probable solutions for the Urban Residential zone, the building could have been more appropriately designed to have the outlook of external decks and habitable rooms directed towards the centre of the lot which is considered highly important with such a highly sensitive adjacent use.

Furthermore, the street frontage of the development is utilised as a pick up and drop zone for the adjacent primary school and for periods during the day the area is extremely congested with vehicles often double parked with young children transitioning between vehicles. This issue will be further compounded on waste collection days when the stop and go nature of the traffic will be further impeded with children attempting to alight the vehicles confronted with up to 20 Wheelie Bins that could potentially compromise their safety. It is considered that, had this development application met the density as outlined in the probable solution for the Urban Residential zone the waste collection could have executed within the confines of the development. Also, it is considered that the density of this application could potentially have double the amount of traffic of an Urban Residential development (if designed in accordance with the probable solution) that will see traffic entering and exiting out of the property across a driveway that traverses the pick up and drop off zones consequently compromising pedestrian safety which is also further compounded by traffic calming infrastructure on the same street frontage.

It should be noted that the proposed development will significantly increase the traffic impacts on the street particularly considering that an individual dwelling usually comprises 2 car parking spaces for permanent residents. In the event of overflow parking from the school as well as from the residential properties there will be significant conflict areas which are considered unsafe particularly where there are a significant number of children within the immediate area.

Specific outcome S2.5 (1) states that Building design incorporates architectural elements that (a) exhibit a HIGH DEGREE of interest through the use of colours, angles and materials.

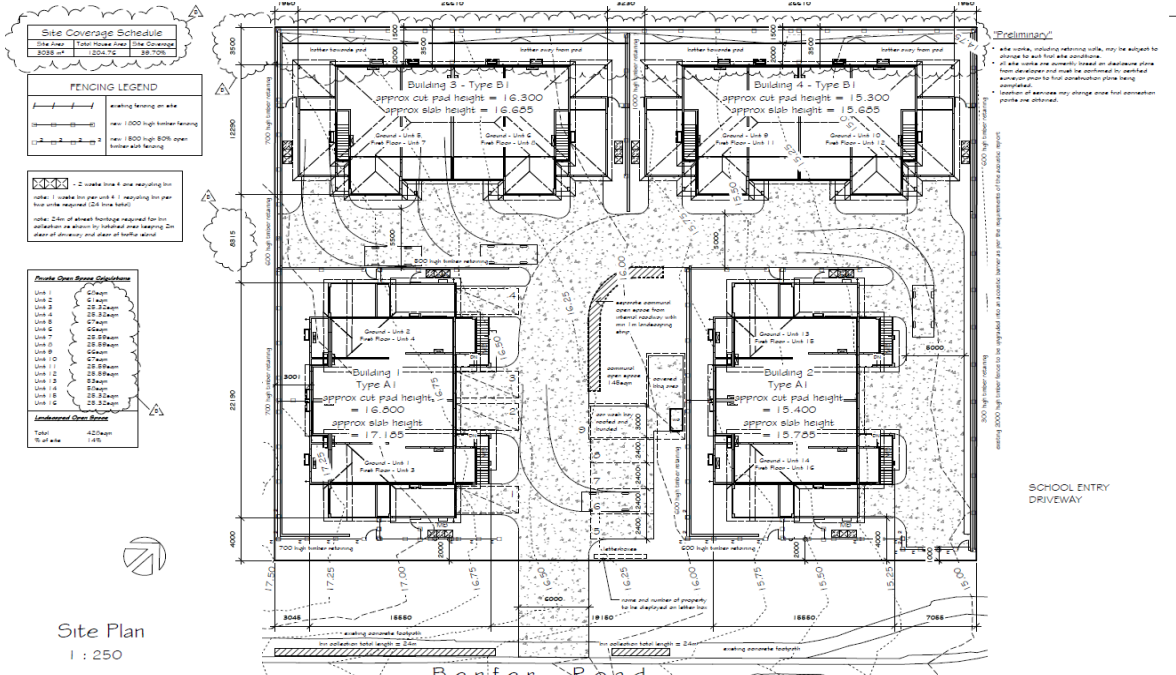
It is considered that the built form, being almost 10% above the site coverage as identified in the probable solution for multiple dwelling in the Urban Residential zone is considered stark, lacking architectural design features and will appear very imposing and overcrowded on the lot and with external stair cases that would not be required had the density, as recommended by the probable solution, been adhered to. Further, Specific Outcome S2.5(c) states that the development promote an attractive streetscape and due to reasons already described it is considered this outcome is not being appropriated addressed and conflicts with this specific outcome.

CARRIED 7/3

Crs Boglary, Ogilvie, Hardman, Hewlett, Talty, Beard and Bishop voted FOR the motion.

Crs Elliott, Gleeson and Williams voted AGAINST the motion.

Cr Edwards was absent from the meeting.



Preliminary

The site plan, including referring units, may be subject to change for and from site conditions. If site units are generally based on preliminary plans from the architect and must be confirmed by certified planning professionals prior to final construction being undertaken. Location of services may change more final connection points are obtained.

SandSky developments
 10/100/100/100
 SandSky Developments Pty Ltd
 Melbourne VIC 3000
 0800 66 88 77

Please Read Carefully
 This plan and schedule of units are prepared from the data represented and the client's consent is hereby given that the information contained in this plan and schedule of units is true and correct.

LOT 1 BENIFER ROAD, VICTORIA POINT
FOR SANDSKY DEVELOPMENTS PTY LTD
 CURRENT APPROVAL REFERENCE: B 18/06/2018
 REAL PROPERTY IDENTIFICATION: LOT 1/ RPT 4047

PLAN	MULTI UNIT PROJECT
V20/14	
FACADE	RENDERED BRICK
SCALE	As indicated on AS
DATE DRAWN	22/06/2018
DRAWN	SDV CHKD SDV
JOB #	1775
SHEET #	03





Waste, Recycling and Green Waste Collection Services

[Version Information](#)

Scope

This document is applicable to the waste, recycling and green waste collection service across Redland City.

Purpose

The purpose of this document is to provide guidelines for waste, recycling and greenwaste collection services, and to support the Waste, Recycling and Green Waste Collection Services Corporate POL-2836.

Definitions

Apartment

The use of premises for three or more dwelling units in a building that:

- a. is three or more storeys in height;
- b. results in another dwelling above or below;
- c. has a common foyer entrance;
- d. has communal facilities including outdoor spaces, car parking and waste collection.

Bin

Container approved and supplied by Council for storing domestic waste, commercial waste, green waste or recyclable waste at a premises

Collection services

An inclusive term for the both the kerbside and bulk bin waste, recycling and green waste bin collection services

Commercial premises

Any of the following types of premises:

- a. a hotel, motel, caravan park, café, food store, or canteen;
- b. an assembly building, institutional building, kindergarten, child-minding centre, school or other building used for education;
- c. premises where a sport or game is ordinarily played in public;
- d. an exhibition ground, showground or racecourse;
- e. an office, shop or other premises where business or work, other than a manufacturing process is carried out.

Commercial waste

Solid waste, other than greenwaste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises

Domestic premises

Any of the following types of premises which are capable of generating domestic waste:

- a. a single unit private dwelling;
- b. premises containing 2 or more separate flats, apartments or other dwelling units;
- c. a boarding house, hostel, lodging house or guest house

Domestic waste

Solid waste, other than domestic clean-up waste, greenwaste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises

CMR Team use only

General waste	General waste is waste other than regulated or prohibited or recycling waste, which may be either domestic or commercial
Green waste	Means grass cuttings, trees, bushes, shrubs, loppings of trees, bushes or shrubs and untreated timber, or similar matter produced as a result of the ordinary use or occupation of premises
Industrial waste	Means:- (a) interceptor waste; or (b) waste other than the following – (i) commercial waste; (ii) domestic clean up waste; (iii) domestic waste; (iv) green waste; (v) recyclable interceptor waste; (vi) recyclable waste; (vii) waste discharged to sewer.
Kerb	The edge of a pavement which separates it from the road
Kerbside recycling collection	Collection from the roadside of commercial, domestic or industrial waste that has been separated for the purpose of recycling
Multiple dwelling	Means the use of premises for three or more dwelling units on a lot, where each dwelling unit has a separate entrance. The term includes townhouses, villas and terrace housing.
Occupied land	A premise is deemed to be occupied if the land or structure has the potential to generate waste
Recyclable waste	Clean and inoffensive waste that has the potential to be recycled including: <ul style="list-style-type: none">- glass bottles (e.g. jam jars, wine bottles)- clean paper and cardboard, including phone books and magazines, clean pizza boxes (free from food scraps)- steel and aluminium cans including aerosols, clean aluminium food trays and aluminium foil;- liquid paperboard (e.g. poppas and long life milk containers) and- plastics – all plastics defined in the plastic coding system as Groups ® 1, 2, 3, 4, 5, 6 and 7
Service	A minimum collection service is weekly collections for domestic waste and fortnightly collections for recyclable waste, subject to meeting terms and conditions of use outlined in GL-2836, the guideline for Waste and Recycling Collection Services

Actions and Responsibilities

Council will be responsible for:

1. Provision of the following bins for waste, recycling and green waste collection services:

- Mobile wheelie bins
 - Bulk bins – waste and recycling subject to availability
- a) Domestic dwellings have a choice of waste and recycling bin sizes (subject to availability). Recycling bin volume must be greater or equal to the size of the waste bin volume to encourage greater resource recovery. Unless requested otherwise by the customer, the standard service is a 240L waste bin and 240L recycle bin. Domestic dwellings also have the choice of an optional 240L greenwaste collection, collected fortnightly, on the opposite week to the recycling bin collection

Other domestic premises have a choice of bin combinations, subject to availability and meeting infrastructural conditions:

- b) Domestic apartment buildings must provide adequate infrastructure to contain the number of bins equivalent in volume to a recommended 100L waste/unit/week and minimum of 80L waste/unit/week and 70L recycling/unit/week
- c) Domestic multiple dwellings must provide adequate infrastructure to contain the number of bins equivalent in volume to 120L waste/unit/week and 60L recycling/unit/week
- d) Optional 240L greenwaste collection, collected fortnightly, on the opposite week to the recycling bin collection

2. Establishment or amendment of collection services:

- Collection services will be made available within 10 working days upon application by the resident.
- An establishment fee will be charged on the establishment or amendment of each separate waste rating code per property in line with adopted budget.

3. Collection of bins from properties based on the following frequencies:

- Serviceable domestic mobile wheelie bins:
 - Weekly collection of domestic waste on the same day every week
 - Fortnightly collection of recyclables on the same day as the waste collection
 - Fortnightly collection of greenwaste on the opposite fortnight to the collection of recyclables
- Commercial and industrial bulk bins
 - Frequency as agreed between Council and applicant for waste
 - Weekly or fortnightly as agreed where available collection of recyclables
 - Fortnightly collection of green waste on the opposite fortnight to the collection of recyclables

4. Servicing of missed collections

In the event that the waste/recycling/greenwaste bin is missed on the scheduled collection day, Council will endeavour to arrange a missed service collection upon notification, provided such notification is made by the customer within one working day of the scheduled collection.

This is subject to the bins having been presented in accordance with the conditions outlined in the premises' occupier/ owner's responsibilities section of this guideline.

- For mainland properties, collection will be provided within one (1) working day following the day of notification of a missed collection.
- For island properties, collection will be provided on the next day of scheduled service to the Island
- Council will not return to collect bins that are only partly emptied.

5. Provision of temporary waste and recycling bins services

Temporary waste and recycling services are available on application for those premises that already receive a collection service.

- Temporary collection services will be made available within ten (10) working days (off peak period) and five (5) working days (peak period) from application by the customer.
- Temporary services are available for a minimum period of two (2) weeks and a maximum period of up to three (3) months.
- An establishment fee will be charged for each temporary service request
- The applicable waste and recycling fee will be charged.

6. Provision of manual assistance for domestic collection service

Council provides a service for residents who are unable to place their bins out for collection. This service will include the retrieval of the bin/s from within the property boundary at an agreed collection point and the replacement of the emptied bin/s within the property boundary.

- Manual assistance services are available for standard domestic waste, green waste and recycling bins subject to provision of the following:
 - manual services will be made available within ten (10) working days from application by the resident;
 - a current medical certificate indicating the period of time a manual service is required;
 - a request for a period of a minimum request of two (2) weeks service;
 - residents must sign an indemnity form before commencement of the manual service
 - the customer is responsible for notifying Council when a manual service is no longer required
 - a minimum twelve (12) monthly audit will be conducted on properties including updated medical certificate(s) each year for residents requesting an ongoing service.

7. Repairs and replacement of bins when:

- A bin is either stolen or removed, damaged, vandalised or suffers a malfunction by the collection vehicle, Council will be responsible for repair or replacement within:
 - two (2) working days on the mainland; or
 - five (5) working days on the Islands, on the next scheduled service day whichever is sooner; from customer notification.
- Where deliberate misuse of the bins has occurred, an invoice will be raised and forwarded to the owner/ occupier of the premises requiring payment for repairs or replacement bin at a cost determined by Council.
- Where possible, Council will use reconditioned bins from its existing bin fleet.

8. Cancellation of a collection service

Commercial/Industrial

- Council reserves the right to cancel commercial and industrial collection services that have not followed the responsibilities outlined within this guideline.
- Commercial and industrial collection services may be cancelled on request given a minimum of ten (10) working days notice, where;
 - Council receives a written request; and
 - sufficient proof is given that the building or structure has been demolished and the land is unoccupied; or
 - Council receives a written request and a copy of the waste contract for the equivalent service between the commercial or industrial premises and the new service provider.

Domestic

- Domestic residential cancellation of the minimum waste/recycling collection service can only be effected under the following circumstances:
 - when a minimum of ten (10) working days notice has been provided; and
 - once the power has been disconnected and the premises is declared as an uninhabitable dwelling by a Council officer; or
 - where the premises has been demolished.
- Domestic green waste collection service may be cancelled on request.
- Collection charges will cease from the date the bins are removed.

9. Collection of waste, recycling and green waste utility charges & fees

- Where Council identifies that a domestic structure or occupied land is without a waste and recycling collection charge, charges will commence from the date the containers are provided or the date from which Council becomes aware of bins on the premises.
- Council will provide waste collection services to all properties upon request, whether they are lawful or unlawful structures.
 - The provision of a service to an unlawful structure is to mitigate public health implications and is not an approval of the structure(s).
- Fees and charges for waste services will be levied on the rates notice quarterly from the date the bins are delivered.
- For all commercial, industrial and domestic waste, recycling and green waste services, charges will be applied pro rata according to the bin type and frequency of collection.

10. Refunds of waste, recycle and green waste utility charges

- Where Council identifies an error in a utility charge, the error will be corrected and the credit, if applicable, will be backdated to the date the correct charge should have been applied.
- Where a resident advises Council in writing of an error in their property's utility charge, Council will conduct an investigation and if the error is validated Council will correct the error and a credit, if applicable, will be backdated to the previous rates notice issued before the current rates notice, or the date services ceased, whichever is the most recent.
- Any credit will be included on the following quarter's rates notice. No cash, cheque or EFT refunds will be offered.
- It is the responsibility of the ratepayer to ensure their rates notices and utility charges are correct for the waste service(s) provided.

11. Filling of general domestic waste bins

- In all cases the bin weight must be manageable and be able to be manually pushed/pulled.
- Bins must not be filled beyond the lid, and the lid must be completely closed.
- Waste should be bagged.
- Grass clippings must be contained within bags (if disposing in waste bin).
- No waste shall be left adjacent to or on top of the bin.
- No hazardous or building waste are to be contained within the bins

12. Provision of a recycling collection service

- Council accepts the following clean recyclable material with recycling bins:
 - glass bottles (e.g. jam jars, wine bottles)
 - clean paper and cardboard, including phone books and magazines, clean pizza boxes (free from food scraps)
 - steel and aluminium cans including aerosols, clean aluminium food trays and aluminium foil;
 - liquid paperboard (e.g. poppas and long life milk containers) and
 - plastics – all plastics defined in the plastic coding system as Groups ® 1, 2, 3, 4, 5, 6 and 7
- The property occupier will be deemed to be in contravention of the service if the recycling bin contains materials other than those specified within the definitions.
- All recyclable items are to go into the recycling bin loose and not bagged.
- Bin must not be over filled and the lid must be able to close completely.

13. Provision of a green waste collection service

- Council will collect green waste from residents through an optional kerbside collection service.
- Council accepts the following clean green waste material in green waste bins:
 - grass cuttings, weeds and flowers, garden pruning's, leaves and loose bark, bushes or shrubs, palm fronds and branches and untreated timber, and 10cm or less in diameter
- The property occupier will be deemed to be in contravention of the service if the green waste bin contains materials other than those specified within the definitions.
- All items are to go into the bin loose and not bagged.
- Bin must not be over filled and the lid must be able to close completely.

14. Council will not collect bins under the following circumstances:

- If bins are overfull, the waste is not contained wholly within the bin, or the lid of the waste container is not fully closed; or
- the waste container is not the bin supplied by Council; or
- the bin is not correctly positioned to facilitate collection; or
- the bin is too heavy to be lifted, exceeding a total weight that cannot be pushed/pulled/handled by the property occupier
- the recyclable bin is deemed to be contaminated with non-recyclable waste;
- the greenwaste bin is deemed to be contaminated with non-acceptable material
- Council will endeavour to communicate the reason the bin has not been collected with the premises; and
- The bin will be serviced in the following week's collection providing the problem has been rectified.

15. Removal of recycling and/or greenwaste containers following evidence of contamination

A Council recycling and/or green waste service may be ceased and the relevant bin removed on evidence the bin is not being used for its proper purpose following three (3) formal written notices within a twelve (12) month period.

- If this service is part of a combined waste and recycling service, the combined charge will continue to be levied.
- If the bin is a stand-alone or additional recycling bin or service, or greenwaste bin, the charge will be discontinued following removal of the bin. The property owners/resident responsible for the contamination of the bin will need to make a satisfactory written request to Council to justify the reinstatement of the recycling and/or green waste bin and service. The applicable bin establishment fee will be levied to reinstate a recycling and/or greenwaste bin and service
- Where formal written notices are issued to property occupiers, specific education materials will be provided to assist in the correct use of recycling and/or green waste service.

Premises owners are responsible for:

16. Notification to Council for the commencement and amendments to collection services

- A minimum of ten (10) working days notice for the commencement or any amendments to collection services.

17. Notification for cancellation of a collection service

- A minimum of ten (10) working days notice for the cancellation of collection services and documentation as specified in section 8 of this guideline.

18. Ensuring sufficient containers for waste generated

- Property owners/occupiers must ensure that there are sufficient waste bins to contain all wastes generated from their premises.
- Domestic premises must only utilise bins supplied by Council for kerbside collection
- Council can supply to domestic premises, enough waste containers it reasonably considers is required at the premises
- If Council supplies waste containers to a domestic premises, the cost of supplying the container is a debt payable by the owner of the premises

19. Notification for commencement of manual assistance services

- A minimum of ten (10) working days notice for the commencement or cancellation of collection services. Suitable documentation must be supplied as per Section 6.

20. Placement of mobile wheelie bins for servicing

- Bins must be presented before 6am on the day of scheduled collection services.
- Bins must be returned within the property boundary within one day of collection or as is required by any Council Local Law.
- Residents are required to place their mobile garbage bins at the kerb of the road directly in front of their property on level ground for servicing by Council's waste contractor, or as directed by a Council officer.

- Where no kerb exists residents are required to place the bin in a level location as close to the street frontage as possible to allow for servicing by the 'grab-arm' mechanism or as directed by a Council officer.
- The position of the bins must not endanger road traffic.
- Bins must be placed an arms length apart from each other, and positioned clear of any obstructions such as cars, power poles and trees.
- For missed collections, bins must remain at the kerb following notification to Council for collection. Missed bins reported on a Friday must be presented by 6am Monday unless otherwise advised by Council.

21. Placement of bulk bins

Bulk bins must be positioned within the property boundary for collection where:

- adequate access can enable waste collection vehicles to enter and exit the site in a forward gear and have adequate clearance for lifting, turning and travelling unless development conditions state alternative collection arrangements; and
- a minimum surface gradient of 1:20 (5%) for container servicing and waste collection vehicle manoeuvring must be provided;
- An indemnity form must be signed allowing intended on-site access to collection vehicle.

22. Care and cleaning of bins

- It is the responsibility of the resident to ensure bins, waste, green waste and recycling, are kept in good condition and serviceability.
- Bins are allocated to each serviced premises and remain connected to the property address.

Reference Documents

- This Guideline has been developed to support the application of POL-2836 Waste, Recycling and Green Waste Collection Services
- *Waste Reduction and Recycling Regulation 2011*
- *Environmental Protection Act 1994*

Document Control

- Only the General Manager Infrastructure & Operations can approve amendments to this guideline. Please forward any requests to change the content of this document to the Group Manager, Water and Waste Operations in the first instance.
- Approved amended documents must be submitted to the Corporate Meetings & Registers Team to place the document on the Policy, Guidelines and the Procedures Register.

guideline document

Version Information

Version No.	Date	Key Changes
2	December 2014	<ul style="list-style-type: none">• Inclusion of apartments, multiple dwellings and industrial premises• Inclusion of green waste collection services as an optional service• Changes to minimum bin sizes for apartment buildings and domestic multiple dwellings• Change to missed service notification from two (2) days to one (1) day• Twelve (12) minimum monthly audit of bins on manual service• Reduction in repair or replacement completion timeframe• Statement of commitment to utilise reconditioned bins where possible• Changes to clarify refund statement• Application of bin establishment fee where green waste bins are requested to be removed within twelve (12) months of commencing service• Ensuring sufficient containers are provided at a premise• Powers to allow Council to provide a domestic premises with sufficient bins to contain all waste generated from the premises• Powers to allow Council to charge fees for the supply of bins

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Attachment

CMR Team use only

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 RESPONSE TO PETITION - PLAYGROUND ALEXANDRA HILLS**

Objective Reference: A225920
Reports and Attachments (Archives)

Attachment: [Ludmilla Place Urban Habitat Locality Map Alexandra Hills](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Meg Warnock
Acting Group Manager City Spaces

Report Author: David Katavic
Acting Service Manager Public Place Projects
Unit

PURPOSE

A petition was presented to the Divisional 7 Councillor on 12 June 2015, signed by 31 petitioners, requesting the installation of a small playground at the end of Ludmilla Place, Alexandra Hills.

This report responds to Council's resolution that the petition be received and referred to the Chief Executive Officer for consideration and a report to the local government to enable a decision, in respect to this request.

BACKGROUND

At the General Meeting 17th June 2015 Council resolved:

That the petition, which read as follows, is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

Request that Council builds a "small playground at the end of Ludmilla Place, Alexandra Hills".

ISSUES

The parkland is described as Lot 900 on SP 211186; 22 Ludmilla Place, Alexandra Hills.

The land at the end of the cul-de-sac in Ludmilla Place, known to Council as Ludmilla Place Urban Habitat, functions as habitat land. Urban Habitat includes lands managed by Council that can contribute to the promotion of indigenous flora for habitat enhancement purposes.

The irregular shape of the lot, the extent of bushland, proximity to adjacent residences, and proximity to the adjacent road makes this land unsuitable for use as an active recreation space.

Safety is a main consideration when locating playgrounds within open space. Ludmilla Place Urban Habitat has been assessed by officers as unsuitable with regards to installing a playground from a safety perspective.

The open space area that is large enough to accommodate a small play structure in Ludmilla Place Urban Habitat does not satisfy Crime Prevention Through Environmental Design (CPTED) principles. The available open space area is very close to the road which has potential to cause a safety risk to children, parents, and carers.

Other areas within the lot are unsuitable with regard to CPTED principles as the existing vegetation and fences limit natural surveillance and visibility causing a potential compromise to child safety.

Redland City Council's adopted Redland Open Space Strategy 2026 forms the 'blueprint' for parks and open space management and development up until 2026.

The Strategy guides the decision-making for Redland's open spaces.

Redland Open Space Strategy 2026 was developed to make recommendations for activities and associated infrastructure to ensure that the city's asset management framework is underpinned by realistic and sustainable desired standards of service. As Ludmilla Place Urban Habitat functions as habitat land, it is not identified in the Open Space Strategy for active recreation and playscape uses.

Installing assets in locations that have not been identified in the Open Space Strategy increases costs associated with the maintenance and replacement of assets.

The principal petitioner has requested that no alternative location be considered for a playscape other than Ludmilla Place Urban Habitat.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements to build a playground in Ludmilla Place Urban Habitat.

Risk Management

There are risks associated with installing playground equipment on a constrained site, at Ludmilla Place Urban Habitat including:

- safety to children, parents and carers being in close proximity to the road reserve and potential traffic;
- safety to children being in close proximity to bushland;
- noise levels may be increased being in close proximity to residences;
- inappropriate proximity to other adjacent land use – Alexandra Hills Hotel.

Financial

Currently there is no budget to build a small playscape at the end of Ludmilla Place, Alexandra Hills.

The cost to build a small playscape with associated softfall is approximately \$25,000.

If a playground was constructed, maintenance of a constrained site, including mower access, would result in additional costs to maintain Ludmilla Place Urban Habitat.

People

No implications for staff have been identified.

Environmental

Ludmilla Place Urban Habitat has environmental value and contributes to the promotion of indigenous flora for habitat enhancement purposes. It adjoins conservation land to the north, known to Council as Dawson Road Nature Refuge.

Social

It is identified that there is a lack of suitable open space land for safe, active recreation for the residents of Ludmilla Place. There are other parks in the area but safe pedestrian access is limited due to distance and major road crossings.

Alignment with Council's Policy and Plans

To construct a playscape in Ludmilla Place Urban Habitat, Alexandra Hills would be contrary to the principles set out in the Redland Open Space Strategy 2026.

CONSULTATION

Consultation has occurred with:

- Service Manager Parks and Conservation Services Unit;
- Senior Conservation Officer Parks and Conservation Services Unit;
- Senior Turf Services Officer Parks and Conservation Unit;
- Principal Advisor City Spaces Strategy Unit;
- Councillor for Division 7;
- Infrastructure and Operations - Portfolio 5 - Councillor Division 9; and
- Business & Infrastructure Finance team.

OPTIONS

1. To decline the petitioned request and not construct a playscape in Ludmilla Place Urban Habitat.
2. To construct a small playscape in Ludmilla Place Urban Habitat.
3. To refer the request for a small playscape in Ludmilla Place Urban Habitat to a future capital works budget review process, for Council's consideration and prioritisation against other project requests.
4. That the Principal Petitioner be advised in writing accordingly.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To decline the petitioned request and not construct a playscape in Ludmilla Place Urban Habitat; and
2. That the principal petitioner be advised in writing accordingly.

COUNCIL RESOLUTION

Moved by: Cr P Gleeson
Seconded by: Cr A Beard

That the Officers Recommendation not be accepted and that Council:

1. **Due to the constraints of the park location, install a small swing set subject to CPTED principles being achieved;**
2. **That funding for the project be made from the Division 7 Infrastructure Fund: and**
3. **That the principal petitioner be advised in writing accordingly.**

AMENDMENT MOTION

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

That the words "or a small fort" be inserted in point 1 after the words "swing set".

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

Cr Gleeson's motion with the amendment became the motion and was put to vote as follows:

That the Officers Recommendation not be accepted and that Council:

1. **Due to the constraints of the park location, install a small swing set or a small fort subject to CPTED principles being achieved;**
2. **That funding for the project be made from the Division 7 Infrastructure Fund: and**
3. **That the principal petitioner be advised in writing accordingly.**

CARRIED 9/1

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

Cr Ogilvie voted AGAINST the motion.

Cr Edwards was absent from the meeting.



Red-e-map Plot

Legend

Land

Current Land

- Current Lot


Suburbs

- Suburb Boundary

Redland City and Surrounds


- Redland City LGA
- Adjoining LGA
- Moreton Bay

Scale: 1: 1000	Date: 13/07/2015
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12 MAYORAL MINUTE

Nil

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

Nil

14 NOTICES OF MOTION

Nil

15 URGENT BUSINESS WITHOUT NOTICE**15.1 URGENT BUSINESS – CR BOGLARY**

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That permission be granted for Cr Boglary to bring forward the following item of urgent business.

CARRIED 8/2

Crs Boglary, Ogilvie, Hardman, Hewlett, Elliott, Beard, Bishop and Williams voted FOR the motion.

Crs Talty, and Gleeson voted AGAINST the motion.

Cr Edwards was absent from the meeting.

15.1.1 REQUEST FOR REPORT AND WORKSHOP – PROTECTION OF KEY SITES**COUNCIL RESOLUTION**

Moved by: Cr W Boglary

Seconded by: Cr P Bishop

That Council resolves to:

1. Request an urgent report to consider options for the possible preservation of the heritage house at 6 Fernbourne Road, Wellington Point and 'The Willard Farm' Homestead located at 302 Old Cleveland Road, Birkdale; and
2. Request an urgent workshop to identify ways that council can strengthen and improve on its protection of key sites that have Aboriginal or European cultural heritage. This may include a cultural / heritage Policy approach for the City and a strategy to secure a future for these key assets.

CARRIED 10/0

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

Cr Edwards was absent from the meeting.

16 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.14am.

Signature of Chairperson: _____

Confirmation date: _____