



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 25 January 2017
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

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

Recognition of the Traditional Owners

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

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

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

3 DEVOTIONAL SEGMENT

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

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 14 DECEMBER 2016

Motion is required to confirm the Minutes of the General Meeting of Council held on 14 December 2016.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

There are no matters outstanding.

7 PUBLIC PARTICIPATION

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

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

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

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

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

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

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

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

The Councillor must—

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

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

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

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

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

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

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

The Councillor must—

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

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

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

A *conflict of interest* is a conflict between—

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

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

11 REPORTS TO COUNCIL**11.1 OFFICE OF CEO****11.1.1 DECEMBER 2016 MONTHLY FINANCIAL REPORT**

Objective Reference: A2137665
Reports and Attachments

Attachment: [December 2016 Monthly Financial Report](#)

Authorising Officer: 
Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer: **Udaya Panambala Arachchilage**
Acting Finance Manager Corporate Finance

Report Author: **Quasir Nasir**
Corporate Accountant

PURPOSE

The purpose of this report is to note the year to date financial results as at 31 December 2016.

BACKGROUND

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

ISSUES

The financials at the end of December 2016 marks the half-year point for Council's financial performance and position. There are no issues to note.

STRATEGIC IMPLICATIONS

Council continued to report a strong financial position and favourable operating result at the end of December 2016.

Council has either achieved or favourably exceeded the following key financial stability and sustainability ratios as at the end of December 2016:

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

The asset sustainability ratio did not meet the target at the end of December 2016.

Council's asset sustainability ratio target is an average long term target and at the end of December 2016, Council's renewal spend on infrastructure assets was \$15.75M compared to depreciation expense on infrastructure assets of \$24.26M for the financial year to date. Council continues to focus on renewal capital works to move this long term measure upwards towards the target zone.

Legislative Requirements

The December 2016 financial results are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The December 2016 financial results have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report; however it provides an indication of financial outcomes at the end of December 2016.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 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

Council departmental officers, Financial Services Group officers and the Executive Leadership Team are consulted on financial results and outcomes throughout the period.

OPTIONS

1. That Council resolves to note the financial position, results and ratios for December 2016 as presented in the attached Monthly Financial Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the financial position, results and ratios for December 2016 as presented in the attached Monthly Financial Report.



Redland
CITY COUNCIL



Monthly Financial Report

December 2016



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1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 December 2016. The revised annual budget referred to in this report incorporates the changes from the first budget review adopted by Council on 23 November 2016.

Key Financial Highlights and Overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	(7,396)	(2,424)	3,701	6,125	253%	✓
Recurrent Revenue	253,697	125,009	125,576	567	0%	✓
Recurrent Expenditure	261,094	127,433	121,875	(5,558)	-4%	✓
Capital Works Expenditure	90,469	32,732	30,281	(2,451)	-7%	✓
Closing Cash & Cash Equivalents	124,990	137,818	150,662	12,844	9%	✓

Status Legend:

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

Note: all amounts are rounded to the nearest thousand dollars.

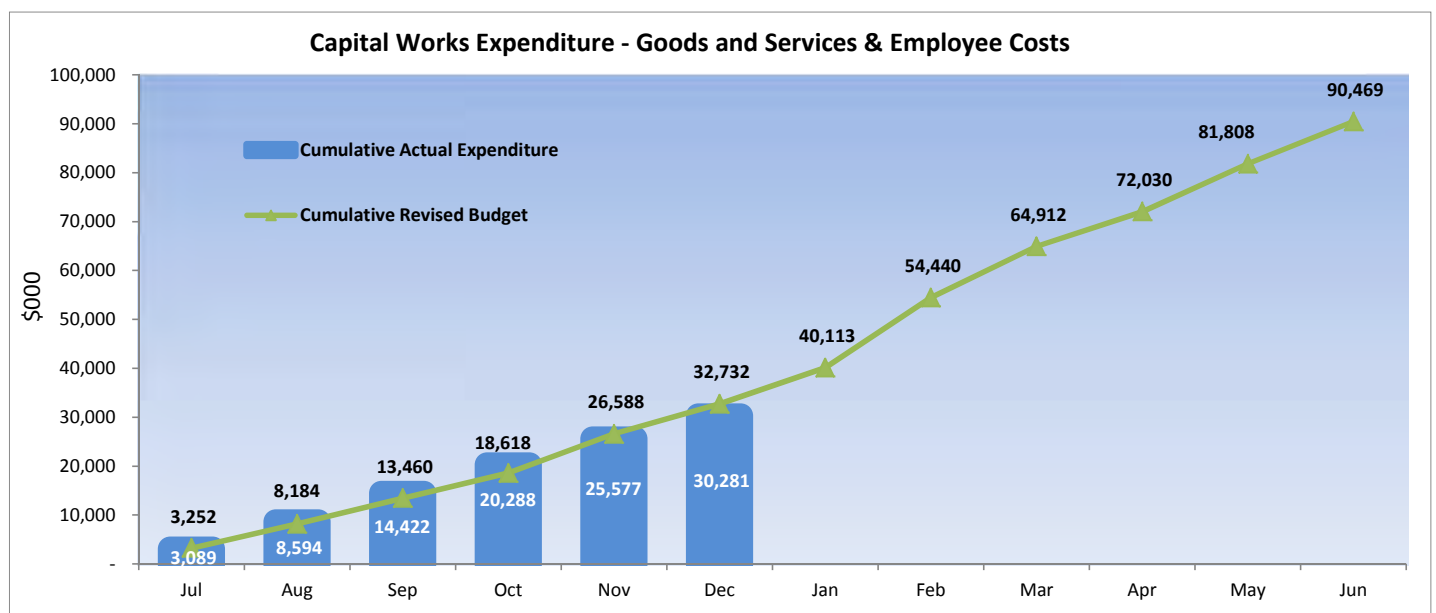
Council reported a year to date operating surplus of \$3.70M which exceeds the revised budget by \$6.13M.

The income generated from the third quarter general rates levy is partially offset by \$681K in credits held. Bulk water consumption is higher than expected; resulting in higher than expected revenue.

The underspends in contractor, consultant and bulk water purchase costs contributed to the year to date variance in recurrent expenditure.

The favourable variance in depreciation expense is mainly due to timing of works for a number of projects in progress and awaiting capitalisation.

Council's capital works expenditure is below budget by \$2.45M. This is mainly due to timing of works for a number of projects which have not yet commenced or are still in the early stages of being progressed.



2. KEY PERFORMANCE INDICATORS

Key Performance Indicators

Financial Stability Ratios and Measures of Sustainability	Target	Annual Revised Budget	YTD December 2016	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-2.92%	2.95%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	65.68%	64.91%	✗
Net Financial Liabilities (%)*	Target less than 60% (on average over the long-term)	-25.75%	-69.33%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.69%	32.92%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	3.71	3.87	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.05%	6.25%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$124.990M	\$150.662M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	7.28	9.67	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	1.72%	1.66%	✓
Operating Performance (%)	Target greater than or equal to 20%	17.62%	25.47%	✓
Interest Coverage Ratio (%)**	Target between 0% and 5%	-0.51%	-0.47%	✓

Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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* 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)

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the period ending 31 December 2016

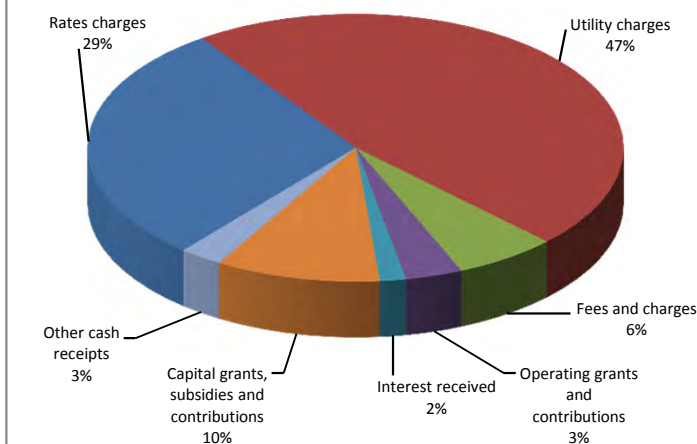
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Recurrent revenue					
Rates, levies and charges	214,758	214,908	107,379	108,160	781
Fees and charges	13,291	13,391	7,199	7,141	(58)
Rental income	811	811	264	213	(51)
Interest received	4,271	4,481	2,279	2,204	(75)
Investment returns	4,685	1,800	-	-	-
Sales revenue	4,030	4,070	2,133	2,069	(64)
Other income	763	1,096	736	715	(21)
Grants, subsidies and contributions	11,959	13,140	5,019	5,074	55
Total recurrent revenue	254,569	253,697	125,009	125,576	567
Capital revenue					
Grants, subsidies and contributions	32,248	33,955	14,283	13,924	(359)
Non-cash contributions	3,144	3,144	40	477	437
Total capital revenue	35,393	37,100	14,323	14,401	78
TOTAL INCOME	289,962	290,797	139,332	139,977	645
Recurrent expenses					
Employee benefits	80,389	81,514	41,783	41,491	(292)
Materials and services	119,315	120,431	56,212	51,750	(4,462)
Finance costs	3,758	3,763	1,776	1,781	5
Depreciation and amortisation	50,628	55,386	27,662	26,853	(809)
Total recurrent expenses	254,090	261,094	127,433	121,875	(5,558)
Capital expenses					
(Gain)/loss on disposal of non-current assets	289	(172)	(167)	(163)	4
Total capital expenses	289	(172)	(167)	(163)	4
TOTAL EXPENSES	254,379	260,922	127,266	121,712	(5,554)
NET RESULT	35,583	29,876	12,066	18,265	6,199
Other comprehensive income/(loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	(796)	(796)
TOTAL COMPREHENSIVE INCOME	35,583	29,876	12,066	17,469	5,403

4. STATEMENT OF CASH FLOWS

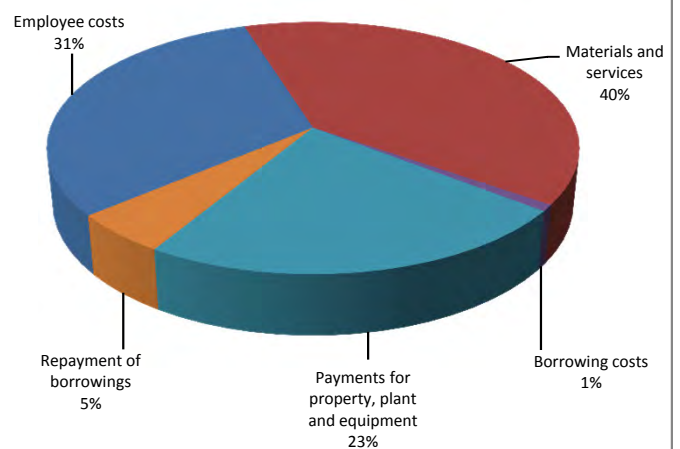
STATEMENT OF CASH FLOWS For the period ending 31 December 2016

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	232,889	233,512	115,735	118,166
Payments to suppliers and employees	(202,780)	(205,026)	(99,380)	(92,390)
	30,110	28,486	16,355	25,776
Interest received	4,271	4,481	2,279	2,204
Rental income	811	811	264	213
Non-capital grants and contributions	11,056	11,367	3,276	4,819
Borrowing costs	(3,195)	(1,066)	(1,066)	(1,066)
Net cash inflow / (outflow) from operating activities	43,053	44,080	21,108	31,946
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(76,938)	(90,469)	(32,732)	(30,182)
Payments for intangible assets	(100)	-	-	(99)
Proceeds from sale of property, plant and equipment	630	1,091	627	638
Capital grants, subsidies and contributions	32,248	33,955	14,283	13,924
Other cash flows from investing activities	4,685	1,800	-	-
Net cash inflow / (outflow) from investing activities	(39,474)	(53,622)	(17,822)	(15,719)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	(4,551)	(6,680)	(6,680)	(6,777)
Net cash inflow / (outflow) from financing activities	(4,551)	(6,680)	(6,680)	(6,777)
Net increase / (decrease) in cash held	(972)	(16,222)	(3,394)	9,450
Cash and cash equivalents at the beginning of the year	119,449	141,212	141,212	141,212
Cash and cash equivalents at the end of the financial year / period	118,477	124,990	137,818	150,662

Cash Funding (YTD)



Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	139,964
Total Cash Funding (Annual Revised Budget)	287,017
% of Budget Achieved YTD	49%

Total Cash Expenditure (Actual YTD)	130,514
Total Cash Expenditure (Annual Revised Budget)	303,241
% of Budget Achieved YTD	43%

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 December 2016

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS				
Cash and cash equivalents	118,477	124,990	137,818	150,662
Trade and other receivables	25,017	25,805	27,541	26,183
Inventories	779	678	678	699
Non-current assets held for sale	1,309	4,278	4,278	4,071
Other current assets	1,104	2,122	2,122	2,120
Total current assets	146,686	157,873	172,437	183,735
NON-CURRENT ASSETS				
Investment property	956	1,054	1,054	1,054
Property, plant and equipment	2,293,906	2,463,219	2,430,064	2,428,462
Intangible assets	2,000	2,284	2,781	2,894
Other financial assets	73	73	73	73
Investment in other entities	10,063	5,961	5,961	5,961
Total non-current assets	2,306,999	2,472,591	2,439,933	2,438,444
TOTAL ASSETS	2,453,685	2,630,464	2,612,370	2,622,179
CURRENT LIABILITIES				
Trade and other payables	18,454	20,763	21,559	25,157
Borrowings	4,482	7,701	7,701	7,701
Provisions	7,571	12,465	12,899	11,731
Other current liabilities	2,673	1,665	1,671	2,850
Total current liabilities	33,179	42,595	43,830	47,439
NON-CURRENT LIABILITIES				
Borrowings	40,727	37,604	36,020	35,924
Provisions	12,143	12,350	12,414	13,307
Total non-current liabilities	52,869	49,954	48,434	49,231
TOTAL LIABILITIES	86,048	92,549	92,264	96,670
NET COMMUNITY ASSETS	2,367,637	2,537,915	2,520,106	2,525,509
COMMUNITY EQUITY				
Asset revaluation surplus	827,411	963,349	963,349	962,553
Retained surplus	1,443,724	1,471,259	1,459,604	1,461,439
Constrained cash reserves	96,502	103,307	97,153	101,517
TOTAL COMMUNITY EQUITY	2,367,637	2,537,915	2,520,106	2,525,509

6. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates charges	85,691	85,841	42,846	42,776	(70)
Levies and utility charges	132,436	132,436	66,218	67,031	813
<i>Less: Pensioner remissions and rebates</i>	(3,370)	(3,370)	(1,685)	(1,647)	38
Fees and charges	13,291	13,391	7,199	7,141	(58)
Operating grants and subsidies	11,370	12,339	4,612	4,580	(32)
Operating contributions and donations	589	801	406	494	88
Interest external	4,271	4,481	2,279	2,204	(75)
Investment returns	4,685	1,800	-	-	-
Other revenue	5,604	5,977	3,134	2,997	(137)
Total revenue	254,569	253,697	125,009	125,576	567
Expenses					
Employee benefits	80,389	81,514	41,783	41,491	(292)
Materials and services	119,731	121,237	56,829	52,438	(4,391)
Finance costs other	562	567	165	169	4
Other expenditure	398	73	(173)	8	181
Net internal costs	(814)	(878)	(444)	(696)	(252)
Total expenses	200,266	202,512	98,160	93,410	(4,750)
Earnings before interest, tax and depreciation (EBITD)	54,303	51,185	26,849	32,166	5,317
Interest expense	3,195	3,195	1,611	1,612	1
Depreciation and amortisation	50,628	55,386	27,662	26,853	(809)
OPERATING SURPLUS/(DEFICIT)	479	(7,396)	(2,424)	3,701	6,125

Levies and utility charges breakup For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies and utility charges					
Refuse charges	20,903	20,903	10,452	10,342	(110)
Special charges	3,974	3,974	1,987	1,991	4
SES Separate charge	331	331	165	168	3
Environment levy	6,093	6,093	3,047	3,071	24
Landfill remediation charge	2,795	2,795	1,397	1,408	11
Wastewater charges	42,254	42,254	21,127	21,519	392
Water access charges	17,989	17,989	8,994	9,077	83
Water consumption charges	38,098	38,098	19,049	19,455	406
Total Levies and utility charges	132,436	132,436	66,218	67,031	813

7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of capital funding					
Capital contributions and donations	29,425	29,425	12,203	12,144	(59)
Capital grants and subsidies	2,824	4,531	2,080	1,779	(301)
Proceeds on disposal of non-current assets	630	1,091	627	638	11
Capital transfers (to)/ from reserves	(15,839)	(10,179)	(3,610)	(7,117)	(3,507)
Non-cash contributions	3,144	3,144	40	477	437
Funding from general revenue	64,549	70,153	27,567	29,068	1,501
Total sources of capital funding	84,733	98,164	38,907	36,989	(1,918)
Application of capital funds					
Contributed assets	3,144	3,144	40	477	437
Capitalised goods and services	71,905	85,854	30,782	27,703	(3,079)
Capitalised employee costs	5,133	4,615	1,950	2,578	628
Loan redemption	4,551	4,551	6,135	6,231	96
Total application of capital funds	84,733	98,164	38,907	36,989	(1,918)
Other budgeted items					
Transfers to constrained operating reserves	(11,683)	(11,683)	(5,772)	(5,990)	(218)
Transfers from constrained operating reserves	10,321	10,730	4,402	3,763	(639)
WDV of assets disposed	919	919	460	475	15

8. REDLAND WATER & REDWASTE STATEMENTS

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	102,096	102,096	51,048	51,772	724
Total expenses	57,907	57,703	28,236	26,634	(1,602)
Earnings before interest, tax and depreciation (EBITD)	44,189	44,392	22,812	25,138	2,326
Depreciation	16,505	18,062	9,022	8,853	(169)
Operating surplus/(deficit)	27,684	26,330	13,790	16,285	2,495

REDLAND WATER CAPITAL FUNDING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Capital contributions, donations, grants and subsidies	6,539	6,539	3,439	4,138	699
Net transfer (to)/from constrained capital reserves	(713)	1,615	1,241	218	(1,023)
Other	3,065	3,065	-	2,880	2,880
Funding from utility revenue	7,993	8,790	2,874	2,988	114
Total sources of capital funding	16,883	20,008	7,554	10,224	2,670
Contributed assets	3,065	3,065	-	2,880	2,880
Capitalised expenditure	13,818	16,943	7,554	7,344	(210)
Total applications of capital funds	16,883	20,008	7,554	10,224	2,670

REDWASTE OPERATING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Total revenue	24,137	24,137	11,947	11,797	(150)
Total expenses	18,155	17,958	8,903	8,341	(562)
Earnings before interest, tax and depreciation (EBITD)	5,982	6,179	3,044	3,456	412
Interest expense	40	40	20	20	-
Depreciation	572	225	111	78	(33)
Operating surplus/(deficit)	5,371	5,915	2,913	3,358	445

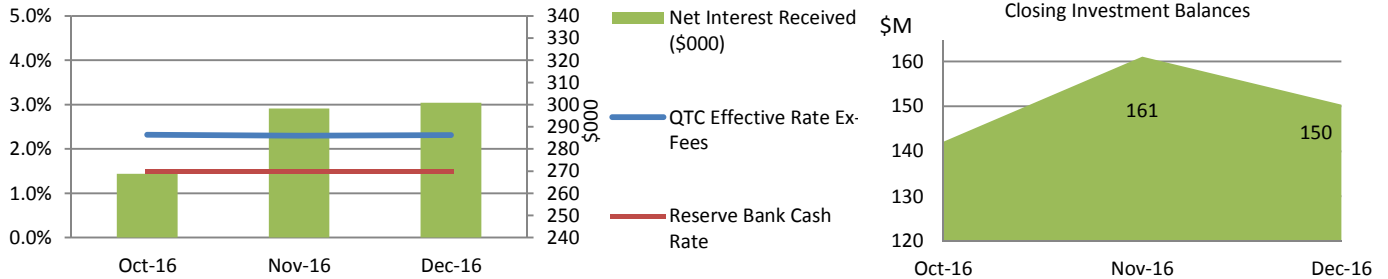
REDWASTE CAPITAL FUNDING STATEMENT For the period ending 31 December 2016

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Funding from utility revenue	307	1,737	444	843	399
Total sources of capital funding	307	1,737	444	843	399
Capitalised expenditure	233	1,662	369	727	358
Loan redemption	75	75	75	116	41
Total applications of capital funds	307	1,737	444	843	399

9. INVESTMENT & BORROWINGS REPORT

For the period ending 31 December 2016

INVESTMENT RETURNS



Total Investment at End of Month was \$150.35M

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

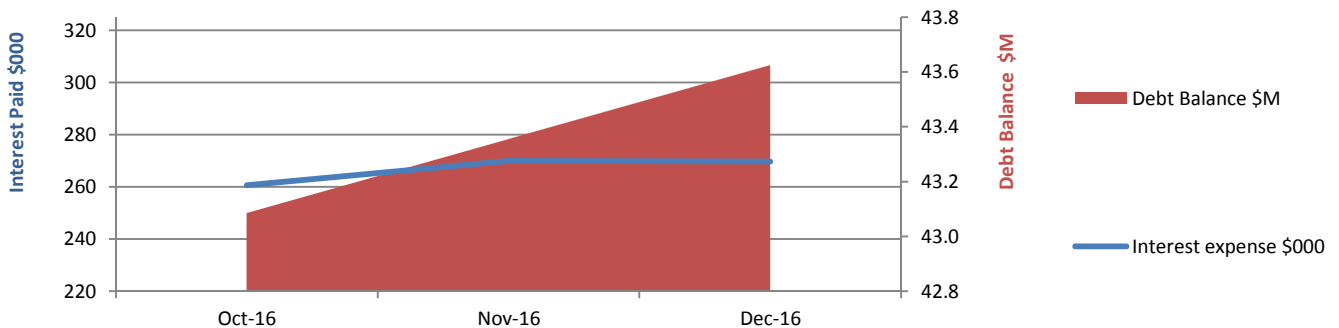
The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 1.5% in the August 2016 sitting - this has not changed in subsequent months.

Term deposit rates are being monitored to identify investment opportunities to ensure Council maximises its interest earnings. On a daily basis, cash surplus to requirements are deposited with QTC to earn higher interest as QTC is offering a higher rate than what is achieved from Council's transactional bank accounts. Currently the interest rate offered on a daily basis by QTC is comparable to short term deposits available via external brokers.

Council adopted its revised Investment Policy (POL-3013) in May 2016 for the 2016/2017 financial year

BORROWING COSTS



Total Borrowings at End of Month were \$43.63M



The existing loan accounts were converted to fixed rate loans on 1 April 2016 in line with QTC policies. In line with Council's debt policy, debt repayment has been made *annually* in advance for 2016/2017.

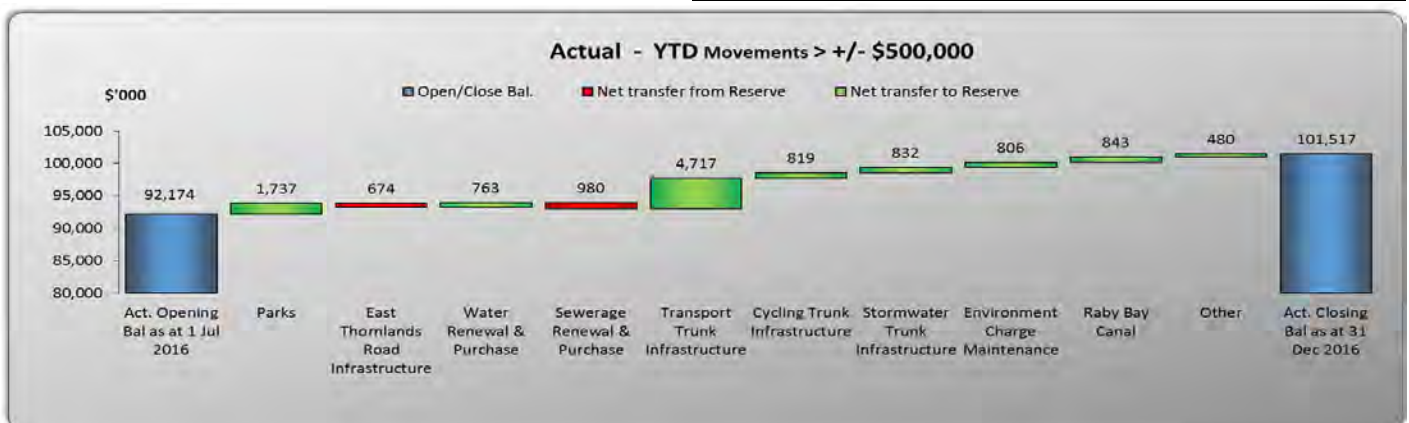
QTC borrowings reduced significantly during October 2016 as prepayments have been applied to borrowings to align with QTC restructure of loans, following end of year accounts finalisation and Queensland Audit Office certification.

Dependent upon timing of monthly QTC statements, interest is accrued based on the prior month's actual interest. Once statements are received in the following month, interest is adjusted accordingly.

Council adopted its revised Debt Policy (POL-1838) in July 2016 for the 2016/2017 financial year

10. CONSTRAINED CASH RESERVES

Reserves as at 31 December 2016	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,406	419	(15)	2,810
Red Art Gallery Commissions & Donations Reserve	2	-	-	2
	2,408	419	(15)	2,812
Utilities Reserve:				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	9,900	-	-	9,900
Constrained Works Reserve:				
Parks Reserve	9,150	2,023	(286)	10,887
East Thornlands Road Infrastructure Reserve	674	-	(674)	-
Community Facility Infrastructure Reserve	1,696	369	-	2,065
Retail Water Renewal & Purchase Reserve	8,911	764	(1)	9,674
Sewerage Renewal & Purchase Reserve	6,516	2,774	(3,754)	5,536
Constrained Works Reserve-Capital Grants & Contributions	1,549	-	(2)	1,547
Transport Trunk Infrastructure Reserve	21,897	4,750	(33)	26,614
Cycling Trunk Infrastructure Reserve	5,844	1,307	(488)	6,663
Stormwater Infrastructure Reserve	5,613	832	-	6,445
Constrained Works Reserve-Operational Grants & Contributions	1,666	-	(148)	1,518
Tree Planting Reserve	64	30	(7)	87
	63,580	12,849	(5,393)	71,036
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,794	-	(43)	6,751
Environment Charge Maintenance Reserve	1,243	3,071	(2,265)	2,049
	8,037	3,071	(2,308)	8,800
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	120	(115)	5
SMBI Translink Reserve	13	465	(474)	4
	13	585	(589)	9
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	4,113	1,400	(557)	4,956
Aquatic Paradise Canal Reserve	3,685	455	(565)	3,575
Sovereign Waters Lake Reserve	438	29	(38)	429
	8,236	1,884	(1,160)	8,960
TOTALS	92,174	18,808	(9,465)	101,517
				Closing cash and cash equivalents
				150,662
				Reserves as percentage of cash balance
				67%



Infrastructure reserves - YTD growth predominantly from developments in Thornlands and Capalaba (over 60%). Movement in the sewerage renewal & purchase reserve is mainly due to \$3.06M spend at Pt Lookout waste water treatment plant. Movement in the east thornlands road infrastructure reserve is due to closure of the fund and funds transferred to the transport trunk infrastructure reserve.

11. GLOSSARY

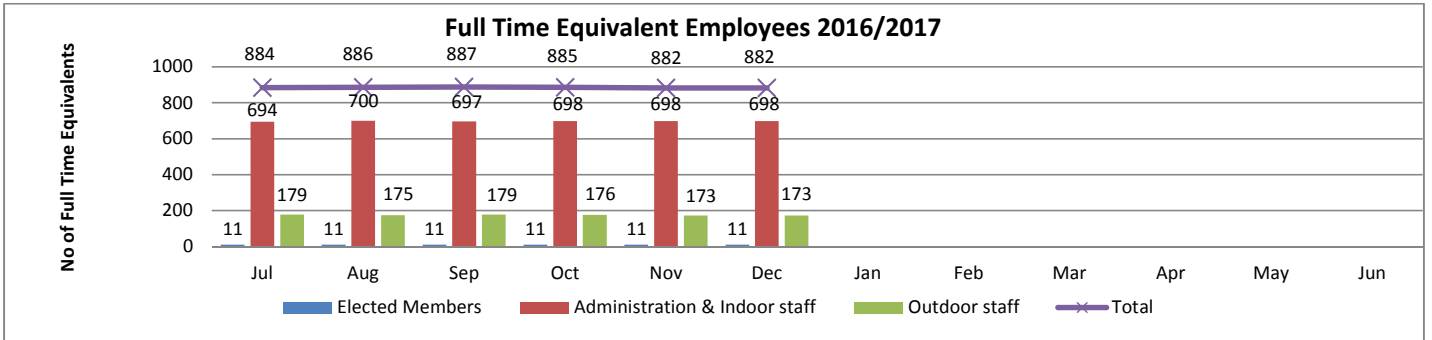
Definition of Ratios

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

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

12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



Workforce reporting - December 2016: Headcount

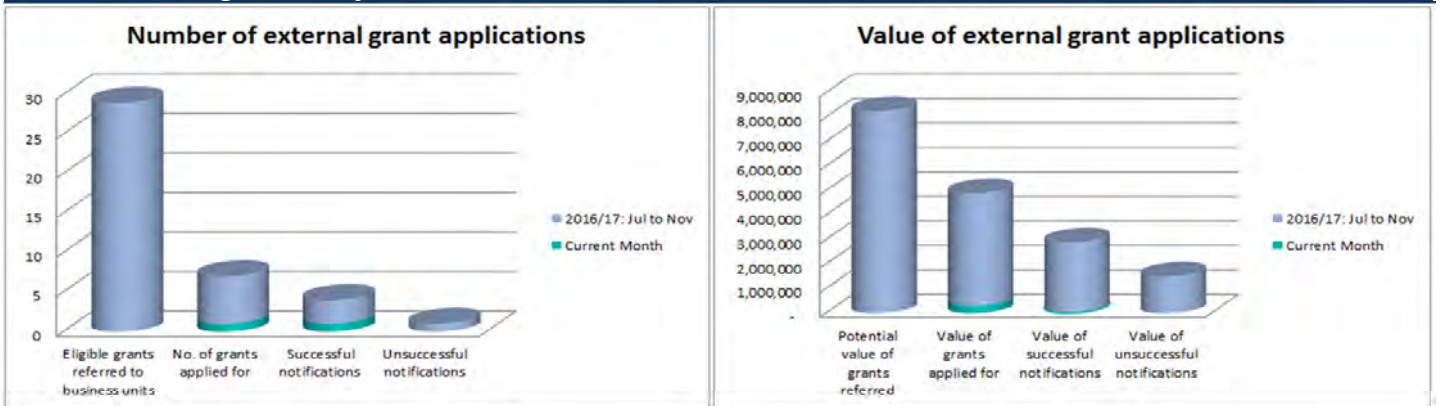
Department Level	Employee Type						Grand Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part	
Office of CEO	18	3	87	15	14	1	138
Organisational Services	2	6	101	8	10	3	130
Community and Customer Service	33	4	239	55	21	6	358
Infrastructure and Operations	17	6	310	8	6	1	348
Total	70	19	737	86	51	11	974

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors

Days Overdue	Dec-15	% Overdue	Dec-16	% Overdue	\$ Variance	% Variance
0 - 30	\$213	0.00%	\$1,374	0.00%	\$1,161	0.00%
31 - 60	\$2,824,568	2.39%	\$3,068,571	2.49%	\$244,003	0.11%
61 - 90	\$395	0.00%	\$397	0.00%	\$2	0.00%
>90	\$3,955,370	3.34%	\$3,669,691	2.98%	-\$285,679	-0.36%
Total	\$6,780,546	5.73%	\$6,740,033	5.47%	-\$40,513	-0.25%

External Funding Summary



Month of December 2016/17

In the current month submitted applications include:

Queensland Tourism Demand Driver Infrastructure Grant Program (TDDI) 17/18 Fund:
- Snapper Street Link - \$0.30M

In the current month successful applications include:

Queensland Anzac Centenary Lasting Legacies Program:
- Remembering them: Honouring the First World War soldiers of the Redlands project - \$0.02M

YTD 2016/17

The YTD main funding applications submitted & successful include:

Local Government Subsidy Scheme Program x 2 applications:
- Thorneside WWTP (Package of 5 separate projects) - \$2.75M
- Indigiscapes Native Plant Nursery - \$0.11M

Queensland Anzac Centenary Lasting Legacies Program:
- Remembering them: Honouring the First World War soldiers of the Redlands project - \$0.02M

The YTD main funding applications submitted & not successful include:

- Ex-HMAS Tobruk EOI - Economic benefit in first year - \$1.50M

11.1.2 QUEENSLAND AUDIT OFFICE FINAL MANAGEMENT REPORT 2015-16

Objective Reference: A2118805
Reports and Attachments

Attachment: [QAO Final Management Report](#)

**Authorising/Responsible
Officer:**



**Deborah Corbett-Hall
Chief Financial Officer**

Report Author:

**Lisa Horan
Group Support Officer, Financial Services**

PURPOSE

The purpose of this report is to present the Queensland Audit Office final management report for 2015-16 to Council. Section 213 of the *Local Government Regulation 2012* requires the Mayor to present a copy of the auditor-general's observation report at the next ordinary meeting of Local Government following receipt of the auditor-general's report.

As defined in the *Local Government Regulation 2012*:

“An **auditor-general's observation report**, about an audit of a local government's financial statements, is a report about the audit prepared under section 54 of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.”

The audit referred to in the extract above is the independent financial statement audit conducted by the Queensland Audit Office (QAO).

BACKGROUND

Following receipt of QAO certification at the end of October 2016, Council completed the 2015-16 Annual Financial Statements, Annual Community Financial Report and Annual Report and all three documents were tabled at the General Meeting on 23 November 2016.

The auditor-general report is historically received after the QAO certification and the actions within the report are coordinated by Council's Internal Audit Group. Actions and implementation dates are agreed to by the business areas so the necessary corrective action is known prior to receipt of the final management report. To support the business in ensuring progress is made on the findings and agreed action, the Executive Leadership Team reviewed the final management report in December. On a monthly basis, audit recommendations are updated to ensure progress is made in a timely fashion and is reviewed and noted by Council's Executive Leadership Team monthly.

ISSUES

Council's audit committee was held on 13 October 2016 and although the auditor-general report had not been received at this date, the key findings were discussed with audit committee members.

An audit committee meeting is not scheduled to accommodate the discussion of the QAO final management report to meet the legislative requirements for the Mayor to table the report at the next ordinary meeting.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 213 of the *Local Government Regulation 2012* requires the Mayor to present a copy of the auditor-general's observation report at the next ordinary meeting of Local Government following receipt of the auditor-general's report.

Financial Services has offered to table the report from 2017 to ensure compliance with legislation, noting coordination of the corrective actions and improvements will be undertaken by Council's Internal Audit Group.

Risk Management

Risk management is undertaken during the year with respect to the financials – Council reviews its actual performance against budget on a monthly basis and formally reviews its budget on a regular basis throughout the year. At the conclusion of the financial statement audit, QAO provided feedback to Council on the general appropriateness of key internal controls to ensure financial information is reasonably complete and accurate.

Financial

There are no additional financial implications arising from this final management letter.

People

No impact as the purpose of the report is to present the 2015-16 final management report.

Environmental

No impact as the purpose of the report is to present the 2015-16 final management report.

Social

No impact as the purpose of the report is to present the 2015-16 final management report.

Alignment with Council's Policy and Plans

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

8. Inclusive and ethical governance

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

8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees; and

- 8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

CONSULTATION

Council's audit committee received a presentation from the external auditors on 13 October 2016 which outlined the main points to be included in the auditor-general's observation report. The minutes of the October Audit Committee were tabled at the General Meeting on 23 November 2016 although this does not suffice to meet the requirement of the legislation.

The management responses from the responsible business areas are coordinated by the Financial Services Group during the creation of the auditor-general's observation report. The QAO final management report was issued in November. Following adoption of Council's Annual Report and accompanying documents, the final management report was reviewed by the Executive Leadership Team in December to commence progress against the audit findings.

After this date Council's Internal Audit Group coordinates the action items agreed to in the observation report and provides a progress report to the Executive Leadership Team on a monthly basis.

OPTIONS

1. That Council resolves to note the findings from the QAO final management report (referred to as the auditor-general's observation report in the *Local Government Regulation 2012*) for 2015-16; or
2. That Council requests further information.

OFFICER'S RECOMMENDATION

That Council resolves to note the findings from the QAO final management report (referred to as the auditor-general's observation report in the *Local Government Regulation 2012*) for 2015-16.

Your ref: Martin Power/ 07 3222 9670
Our ref: 1862390/RXW2

IN-CONFIDENCE

08 November 2016

Ms Karen Williams
Mayor
Redland City Council
PO Box 21
Cleveland QLD 4163

Dear Councillor Williams

Final Management Report for Redland City Council

The 2015-16 audit for Redland City Council has now been completed.

QAO has issued an unmodified audit opinion on your financial statements. An unmodified audit opinion was also issued on the current year financial sustainability statement.

The purpose of this letter is to provide the council with details of significant audit matters and other important information related to the audited financial statements.

Our closing report was presented to the audit committee on 13th October 2016 and provided the status of the audit as at that date. Since the presentation of the closing report, there have been no significant matters that have come to our attention.

For your information, Appendix A provides you with details of all audit issues we have raised with management.

Report to parliament

Each year we report the results of all financial audits and significant issues to parliament. In this report, we will comment on the results of the audit of your financial report, financial performance and position and sustainability matters, and any significant control issues we identified, together with our audit recommendations.

You and the chief executive officer will be given an opportunity to comment and those comments will be reflected in the report.

Audit fees

The final audit fee for this year is \$134,500 (prior year \$131,000)

We would like to thank you and your staff for the assistance provided to us during the audit

If you would like to discuss these issues or any matters regarding the audit process, please feel free to contact me on (07) 3222 9670

Yours sincerely



Martin Power
As delegate of the Auditor-General of Queensland

Enc

cc Mr Bill Lyon, Chief Executive Officer, Redland City Council
cc Mrs Deborah Corbett-Hall, Chief Financial Officer, Redland City Council

Detailed findings (Refer Appendix A)

Appendix A outlines the observation, implication, recommendation, management comments and action plans for each audit finding.

Prior Year findings (Refer Appendix B)

Appendix B provides an update on the progress of the matters raised in the 2014-15 Final Management Report.

Ratings definitions and remedial action plan

The rating of audit issues in this report reflects our assessment of both the likelihood and consequence of each identified issue in terms of its impacts on:

- the reliability, accuracy and timeliness of financial reporting
- the effectiveness and efficiency of operations, including probity, propriety and compliance with applicable laws.

Without anticipating the Auditor-General's final decision on what may be referenced in an Auditor-General's Report to Parliament, each of the issues included in this report has been assessed and categorised against the following risk categories:

Category	Client impact	Prioritisation of remedial action
Material deficiency	A significant deficiency that will lead to a material misstatement of the financial report and will result in qualification if not corrected.	Requires immediate management action.
Significant deficiency	A deficiency or combination of deficiencies that may lead to a material misstatement of the financial report.	Requires prompt management action to resolve within 2 months.
Deficiency	The control is not working or non-existent and, therefore, will not prevent, detect or correct misstatements in the financial report.	Requires a management action plan in this reporting period.
Other matter	Matters relevant to those charged with governance not related to deficiencies in internal control.	Implementation at management's discretion.

Appendix A

Issues formally reported to management

This table provides you with a summary of issues that we have formally reported to management related to (internal control deficiencies, financial reporting issues and other matters) we identified through our audit process.

Internal control deficiencies

Component	Issue	Rating	Our recommendation	Management Response	Status
Property, Plant and Equipment	<p>Inadequate Clearance of Capital Works in Progress</p> <p>During the audit of capital work in progress (WIP) we noted a number of projects that had been finalised but had not been cleared from capital WIP. In total we noted approximately \$2.6 million of projects which had remained in WIP which should have been moved into the fixed asset register as they were completed in May and June 2016.</p> <p>The overall effect of these projects was immaterial and therefore no adjustments have been made to the financial report. We also noted this matter during the 2014-2015 audit.</p>	Deficiency	Council should ensure that there are procedures in place to ensure completed projects are cleared from WIP on a timely basis.	<p>Agree with recommendation. Council currently has in place a process to provide monthly WIP reports to various project managers in order to flag any items for action pre 30 June 2016. To mitigate the time factor in capturing completed WIP projects around end of year, an accrual is raised to capture completed WIP projects in the correct asset classes. An assessment is also done to ensure the depreciation impact is likely to be immaterial for that particular financial year.</p> <p>The Asset Steering Committee will continue to be provided with status updates, as well as project manager responsibilities and procedures to follow with regard to WIP clearance at year end.</p> <p>Action Owner(s): Finance Manager Corporate Finance</p> <p>Implementation date: 30 June 2017</p>	In Progress – WIP reporting provided throughout the financial year; WIP status is a standing agenda item for the Asset Steering Committee meetings.

Component	Issue	Rating	Our recommendation	Management Response	Status
Property, Plant and Equipment	<p>Insufficient responses to Capital Works Confirmations provided by project managers</p> <p>The "Work in Progress Audit Confirmation" is completed by the Responsible Project Managers to confirm the status of capital projects in progress at year-end. This confirmation is used by the Asset Accounting team to ensure that all projects completed at year-end are capitalised.</p> <p>We noted that these confirmations were incomplete and in some instances the response provided was inadequate. For many of the projects we noted that should have been capitalised, the comments on this "Work in Progress Audit Confirmation" for these projects stated the project was 'on-going', or no comment had been provided for that project. These incomplete and inadequate responses are contributing to this matter.</p>	Deficiency	We recommend that all Responsible Project Managers are reminded of the importance of the completion of this confirmation, and any other internal confirmations requested. It is recommended that Council considers implementing a process to ensure greater accountability for their responses.	<p>Agree with recommendation. The completion of these confirmations will continue to be escalated through the Asset Steering Committee to ensure project managers are aware of their responsibilities. The Asset Management Advancement Project, is likely to consider roles and responsibilities from a broader governance perspective. The Capital & Asset Accounting Team will liaise with the various project managers to understand particular pain points in completing this confirmation.</p> <p>Action Owner(s): Finance Manager Corporate Finance</p> <p>Implementation date: 30 September 2017</p>	Not started as yet; Asset Management Advancement Project in scoping phase.
Property, Plant and Equipment	<p>Errors in the Calculation of the Value of Contributed Assets</p> <p>Whilst significant improvement has been noted on the prior year, we noted some errors in the calculation of the value of assets contributed during the year.</p>	Deficiency	We recommend that management review the process in place to record contributed assets, with a view to implementing controls to ensure that these types of mistakes do not recur. To properly address this issue, it may be considered necessary to investigate increasing the number of staff within the spatial team.	<p>Agree with recommendation. Action has been taken to temporarily increase the number of staff in the spatial team to allow for the reinstatement of quality control procedures by the team leader. The possibility of implementing exception reports to flag items for review will also be investigated.</p> <p>Action Owner(s): Capital & Asset Accounting Manager</p> <p>Implementation date: 30 June 2017</p>	Recruitment & selection process for spatial data capture officer in progress.

Component	Issue	Rating	Our recommendation	Management Response	Status
Property, Plant and Equipment	<p>IM approval of system changes to asset data</p> <p>Audit testing identified that asset install dates were adjusted in the system, resulting in depreciation variances. These adjustments related to assets captured in the prior year. Under existing system controls such adjustments are unable to be completed by the Assets Team. Upon request, a member of the IM Team has made system adjustments without obtaining sufficient approval. This was conducted as a shortcut measure to avoid decommissioning an asset and then recommissioning it with the correct on-maintenance date. The variances noted were not material to financial report.</p>	Deficiency	We recommend that sufficient controls be put in place to prevent IM from adjusting system information without obtaining sufficient approval.	<p>Agree with recommendation. The request in this case was put forward in error by the Capital & Asset Accounting Team and therefore was considered as approved by IM. In future any requests will be approved by the Capital & Asset Accounting Manager.</p> <p><i>Action Owner(s): Capital & Asset Accounting Manager</i></p> <p><i>Implementation date: 30 June 2017</i></p>	To be applied to all changes going forward.

Other matters

Area	Business improvement opportunity	Our recommendation	Status
Property, Plant and Equipment	<p>Capitalisation of Bulk Assets</p> <p>Our work noted that identical individual assets below the capitalisation threshold were grouped and capitalised.</p>	<p>We recommend that if individual assets are below the capitalisation threshold, they should be expensed unless they meet the definition of a network asset. Principally, this is the preferred treatment for kerbside bins, library books and some IT equipment.</p> <p>Whilst the current treatment is in line with accounting standards, our recommendation provides for ease of administration and is also standard practise at other councils. Whilst not mandatory to Councils, this treatment is also in line with Queensland Treasury Corporation Guidelines.</p>	<p>Council's current practice of capitalising bulk assets meets operational needs and is consistent with Australian Accounting Standards. Therefore management will note the recommendation, however do not consider it necessary to amend the current practice.</p>
Employee Leave Provisions	<p>Excessive Annual Leave Balances</p> <p>We noted that 5.6% of staff had excessive annual leave balances at 30 June 2016 greater than the 8 week threshold of 290 or 304 hours per the respective awards.</p>	<p>We note that management has implemented processes to keep leave to a minimum which is generally working for most employees. We recommend that management continue to monitor the annual leave balances and implement procedures to ensure that staff are taking annual leave regularly and reducing the accumulated leave balances.</p>	<p>Noted. Management will continue to implement the current process of monitoring excessive annual leave balances which is also reported through monthly scorecards. Group and General Managers receive a monthly leave report through Business Intelligence (BI) and are required to give explanations for their employees with balances in excess of 8 weeks. Managers are tasked to monitor and action leave levels and build on the succession planning to ensure the targets are achieved. Management will consider raising additional awareness through regular global e-mail messages to</p>

all Council employees.

We note excessive annual leave balances as at 30 September 2016 have reduced below the 5% threshold due to leave bookings since 30 June 2016 as a result of managers actively managing leave balances.

Action Owner(s):

Group Managers, with Head of Human Resources supporting the organisation

Implementation date: Improved performance by 30 June 2017

Appendix B

Follow Up of Prior Year Matters

#	Issue Raised in Prior Year	Progress
1	Inadequate clearance of capital work in progress	We identified several items that were completed in May or June which had not been capitalised. There was also a completed project from September 2015 and Sewer Asset Replacement which had not moved since June 2015. Overall there were \$2.6 million worth of projects which were yet to be capitalised and therefore this point has been re-raised as a current year issue.
2	Expenditure noted in capital work in progress that is ineligible for capitalisation	There were minor items of expenditure that were ineligible for capitalisation – such as boots although given the significant improvement from the previous year, this matter has been cleared.
3	Untimely disposal of existing assets when renewing the asset	From testing conducted, we conclude this matter as cleared.
4	Review of completeness of contributed assets	With the implementation of the BI report, we consider this point cleared.
5	Errors in the calculation of the value of contributed assets	We have raised this again as a current year matter. Please refer to point 3.
6	Low capitalisation thresholds in comparison to other Councils and operations	Council consider the current thresholds as sufficient and therefore this matter remains unresolved.
7	Incorrect indexation rate applied to the revaluation of buildings and investment properties	From testing conducted, we conclude this matter as cleared.
8	Employee with multiple employee numbers	From testing conducted duplication has not been removed. Furthermore, there is also one employee from the previous year who still has duplicate employee numbers. This matter remains unresolved.
9	Review of shell financial statements by audit committee	The 2015/16 financial year shell accounts were reviewed by the audit committee. This matter has been cleared.
10	Consolidating all register of interests forms into a single register for transparency	With the application of the in house training and materials from the AASB124 changes this matter is on the path to being resolved although is yet to be implemented in full. Consequently, this matter remains unresolved.
11	Inclusion of ABNs on register of interest forms to assist in identifying related party transactions	LGAQ has indicated that the register of interest forms will not be changed, however this point will be incorporated with the in house consolidated form that will accompany the standard template. Consequently, this matter remains unresolved.

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

Objective Reference: A2133302
Reports and Attachments (Archive)

Attachment: [Decisions Made Under Delegated Authority 27.11.2016 to 07.01.2017](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Debra Weeks
Senior Business Support Officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

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

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

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

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

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

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

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

OFFICER'S RECOMMENDATION

The Council resolves to note this report.

Decisions Made Under Delegated Authority 27.11.2016 to 03.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013846	New Dwelling and Swimming Pool	The Certifier Pty Ltd	20 Nautilus Drive Ormiston QLD 4160	Code Assessment	30/11/2016	NA	Development Permit	1
BWP003802	Combined Design and Siting & Build Over or Near Underground Infrastructure - Secondary Dwelling	Naomi Doris MATENGA Stanley Roy MATENGA	6 Holly Road Victoria Point QLD 4165	Concurrence Agency Referral	01/12/2016	NA	Approved	4
BWP003936	Design and Siting - Carport	Apollo Patios	4 Bottlebrush Court Victoria Point QLD 4165	Concurrence Agency Referral	29/11/2016	NA	Approved	4
BWP003960	Design and Siting - Open Patio	Fastrack Building Certification	4 Albatross Street Victoria Point QLD 4165	Concurrence Agency Referral	02/12/2016	NA	Approved	4
BWP003927	Design and Siting - Patio and Shade Sail	Kathryn Elder OXLEY Peter John OXLEY The Certifier Pty Ltd	105 Broadwater Terrace Redland Bay QLD 4165	Concurrence Agency Referral	01/12/2016	NA	Approved	5
MCU013883	Dwelling House -ADA	Bay Island Designs	21 Florence Street Macleay Island QLD 4184	Code Assessment	29/11/2016	NA	Development Permit	5
MCU013884	Dwelling House & Shed - ADA	Bay Island Designs	37 Borrows Street Russell Island QLD 4184	Code Assessment	28/11/2016	NA	Development Permit	5
BWP003683	Design & Siting - Dwelling House by 9	Building Code Approval Group Pty Ltd	3 Burmah Boulevard Redland Bay QLD 4165	Concurrence Agency Referral	12/08/2016	29/11/16	Development Permit	6

Decisions Made Under Delegated Authority 27.11.2016 to 03.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP003766	Domestic Outbuilding - Garage	Reliable Certification Services	364-368 Woodlands Drive Thornlands QLD 4164	Code Assessment	29/11/2016	NA	Development Permit	6
BWP003935	Design and Siting - Garage	Reliable Certification Services	7 Scampi Place Redland Bay QLD 4165	Concurrence Agency Referral	29/11/2016	NA	Approved	6
BWP003938	Design and Siting - Carport	The Certifier Pty Ltd	5 Crows Ash Street Mount Cotton QLD 4165	Concurrence Agency Referral	30/11/2016	NA	Approved	6
BWP003978	Design and Siting - Dwelling	Henley Properties (Qld) Pty Ltd	59 Sarsenet Circuit Mount Cotton QLD 4165	Concurrence Agency Referral	02/12/2016	NA	Approved	6
MCU013876	Home Business - ADA	Michael Craig MCGLINN	11 Gordonia Drive Redland Bay QLD 4165	Code Assessment	02/12/2016	NA	Development Permit	6
BWP003914	Design & Siting - Carport	The Certifier Pty Ltd	14 Barber Drive Capalaba QLD 4157	Concurrence Agency Referral	29/11/2016	NA	Approved	9
BWP003934	Design and Siting - Shed	All Approvals Pty Ltd	10 Sylvia Court Capalaba QLD 4157	Concurrence Agency Referral	28/11/2016	NA	Approved	9
BWP003942	Design and Siting - Dwelling and Carport	Building Certification Consultants Pty Ltd	29 Cavell Street Birkdale QLD 4159	Concurrence Agency Referral	01/12/2016	NA	Approved	10
BWP003952	Design and Siting - Carport	Strickland Certification Pty Ltd	12 Wunulla Street Thorneside QLD 4158	Concurrence Agency Referral	29/11/2016	NA	Approved	10
OPW002112	Advertising Device (Pylon Sign)	Michell Town Planning & Development	110-114 Birkdale Road Birkdale QLD 4159	Code Assessment	01/12/2016	NA	Development Permit	10

Decisions Made Under Delegated Authority 27.11.2016 to 03.12.2016

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MC011568	Dwelling House	Michael Frederick HUNTER	83 Main Road Wellington Point QLD 4160	Code Assessment	30/06/2009	29/11/16	Development Permit	1
ROL005997	Standard Format - 1 into 19 lots	Craig Sydney LAMBERT	10 Water Lilly Drive Capalaba QLD 4157	Code Assessment	01/12/2016	NA	Development Permit	9
MCU013806	General Industry Building	Development Solutions Qld	12 Mond Street Thorneside QLD 4158	Code Assessment	30/11/2016	NA	Development Permit	10

Decisions Made Under Delegated Authority 04.12.2016 to 10.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP003956	Design and Siting - Dwelling Extension	Building Code Approval Group Pty Ltd	473 Main Road Wellington Point QLD 4160	Concurrence Agency Referral	05/12/2016	NA	Approved	1
OPW002102	Landscape Works - Multiple Dwelling x 10	Andrew Gold Landscape Architect	35 Freeth Street East Ormiston QLD 4160	SPA - 15 Day Compliance Assessment	05/12/2016	NA	Compliance Certificate Approved	1
BWP003963	Design and Siting - Patio	Professional Certification Group	8 Abalone Crescent Thornlands QLD 4164	Concurrence Agency Referral	07/12/2016	NA	Approved	3
BWP003982	Design and Siting - Carport	The Certifier Pty Ltd	25 Parklane Road Victoria Point QLD 4165	Concurrence Agency Referral	08/12/2016	NA	Approved	4
BWP003954	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	20 Poplin Place Mount Cotton QLD 4165	Concurrence Agency Referral	05/12/2016	NA	Approved	6
ROL006120	Standard Format - 2 into 3 lots	Winsbar Pty Ltd	14 Kubler Crescent Redland Bay QLD 4165	Code Assessment	09/12/2016	NA	Development Permit	6
BWP003985	Design and Siting - Carport	Janice E GILMORE Michael C GILMORE	7 Willard Road Capalaba QLD 4157	Concurrence Agency Referral	09/12/2016	NA	Approved	9
BWP003961	Combined Design and Siting and Build over Sewer - Dwelling	Rj Builders Pty Ltd	162 Mooroondu Road Thorneside QLD 4158	Concurrence Agency Referral	06/12/2016	NA	Approved	10

Decisions Made Under Delegated Authority 04.12.2016 to 10.12.2016

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002128	Operational Works – ROL 1 into 2	Raymond WASSENBERG	238-240 Cane Street Redland Bay QLD 4165	Code Assessment	06/12/2016	NA	Development Permit	5
OPW002124	Additional Driveway Crossover	Impact Homes Pty Ltd	67 Unwin Road Redland Bay QLD 4165	Code Assessment	05/12/2016	NA	Development Permit	6
OPW002005.2	Operational Works For ROL - 33 Lots (The Rise - Stage 2)	Orchard (Thornlands) Developments Pty Ltd	100 Kinross Road Thornlands QLD 4164	Code Assessment	07/12/2016	NA	Development Permit	7

Decisions Made Under Delegated Authority 11.12.2016 to 17.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP003966	Design and Siting - Dwelling	Stuart Building Certification	225 Wellington Street Ormiston QLD 4160	Concurrence Agency Referral	12/12/2016	NA	Approved	1
ROL006087	Reconfiguring a Lot - 1 into 2	The Certifier Pty Ltd	88 Channel Street Cleveland QLD 4163	Code Assessment	15/12/2016	NA	Development Permit	2
ROL006116	Standard Format - 1 into 2	Keith James SMITH Susan Ann MYROWKAH	2 Blake Street Cleveland QLD 4163	Code Assessment	15/12/2016	NA	Development Permit	2
BWP003962	Design and Siting - Carport	Zoubieda ELDAN	46 Beach Street Cleveland QLD 4163	Concurrence Agency Referral	14/12/2016	NA	Approved	3
BWP003905	Design and Siting - Carport	The Certifier Pty Ltd	28 Torello Crescent Victoria Point QLD 4165	Concurrence Agency Referral	15/12/2016	NA	Approved	4
BWP003974	Design and Siting - Dwelling	Professional Certification Group	8 Lees Court Victoria Point QLD 4165	Concurrence Agency Referral	14/12/2016	NA	Approved	4
ROL006125	Standard Format: 1 into 2	East Coast Surveys Pty Ltd	31 Wilson Esplanade Victoria Point QLD 4165	Code Assessment	12/12/2016	NA	Development Permit	4
BWP003964	Dwelling House	Christopher Michael BREEN The Certifier Pty Ltd	28 Koro Street Russell Island QLD 4184	Concurrence Agency Referral	12/12/2016	NA	Approved	5
BWP003971	Design & Siting - Domestic Outbuilding	Applied Building Approvals	7 Ray Street Macleay Island QLD 4184	Concurrence Agency Referral	13/12/2016	NA	Approved	5
BWP003980	Design and Siting - Dwelling	Bartley Burns Certifiers & Planners	4A Talburpin Esplanade Redland Bay QLD 4165	Concurrence Agency Referral	14/12/2016	NA	Approved	5
BWP003968	Design and Siting - Dwelling	Pacific Approvals Pty Ltd Villa World Developments Pty Ltd	2 Marblewood Street Mount Cotton QLD 4165	Concurrence Agency Referral	12/12/2016	NA	Approved	6

Decisions Made Under Delegated Authority 11.12.2016 to 17.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP003777	Design and Siting - Dwelling	Suzanne Kate HEMBROW	57A Barron Road Birkdale QLD 4159	Concurrence Agency Referral	15/12/2016	NA	Approved	8
BWP003781	Design and Siting - Dwelling	Suzanne Kate HEMBROW	57B Barron Road Birkdale QLD 4159	Concurrence Agency Referral	15/12/2016	NA	Approved	8
BWP003993	Design and Siting - Carport	Applied Building Approvals	30 Amaryllis Street Alexandra Hills QLD 4161	Concurrence Agency Referral	13/12/2016	NA	Approved	8
BWP003969	Domestic Outbuilding	Brett BLACKLOW	32-34 Stanley Street Capalaba QLD 4157	Code Assessment	14/12/2016	NA	Development Permit	9
OPW002126	Landscape Works - MCU - Apartment (28 Units)	Froggatt Developments Pty Ltd	21 Pittwin Road North Capalaba QLD 4157	SPA - 15 Day Compliance Assessment	12/12/2016	NA	Compliance Certificate Approved	9
BWP003965	Design and Siting - Pergola, Deck and Boundary Wall	The Certifier Pty Ltd	5 Seaside Close Thorneside QLD 4158	Concurrence Agency Referral	12/12/2016	NA	Approved	10
BWP003970	Design and Siting - Dwelling House and Shed	Casey Jackson Homes Pty Ltd	110 Queens Esplanade Thorneside QLD 4158	Concurrence Agency Referral	12/12/2016	NA	Approved	10
BWP003979	Swimming Pool and Pool Fence	Queensland Family Pools Pty Ltd	88 Ferry Road Thorneside QLD 4158	Code Assessment	14/12/2016	NA	Development Permit	10
MCU013879	Dwelling House	Henley Properties (Qld) Pty Ltd	37 Clive Road Birkdale QLD 4159	Code Assessment	15/12/2016	NA	Development Permit	10
ROL006121	Standard Format : 1 into 4 Lots	Michell Town Planning & Development	10-16 Mecoli Court Birkdale QLD 4159	Code Assessment	12/12/2016	NA	Development Permit	10

Decisions Made Under Delegated Authority 11.12.2016 to 17.12.2016
CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013293	Mixed Development - Including Indoor Recreation, Bulky Goods	Development Solutions Qld Miltcoe Pty Ltd	33-39 Shore Street West Cleveland QLD 4163	Impact Assessment	14/11/2014	13/12/16	Development Permit	2
MCU013875	Community Facility	Redland City Council As Trustee City Spaces	120 Shore Street North Cleveland QLD 4163	Code Assessment	12/12/2016	NA	Development Permit	2
OPW002130	Landscaping Works - Aged Persons and Special Needs Housing	Total Construction Pty Ltd	111-115 Smith Street Cleveland QLD 4163	SPA - 15 Day Compliance Assessment	13/12/2016	NA	Compliant	2
ROL006062	Standard Format: 1 into 2 Lots	East Coast Surveys Pty Ltd	13 Cumming Parade Point Lookout QLD 4183	Code Assessment	14/12/2016	NA	Development Permit	2
MCU013309	Apartment Building	Javica Investments Pty Ltd	209 Shore Street West Cleveland QLD 4163	Code Assessment	28/11/2014	13/12/16	Development Permit	2
SB005244	Standard Format Reconfiguration - 1 lots into 2 lots	East Coast Surveys Pty Ltd Ronald John JOHNSTONE	10 Illawong Crescent Dunwich QLD 4183	@Standard Format Reconfiguration of Lots	27/09/2007	14/12/16	Development Permit	2

Decisions Made Under Delegated Authority 18.12.2016 to 24.12.2016

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006105	ROL 2 into 2 Lots - Boundary Re-alignment	Scott William POWER	14 Beachcrest Road Wellington Point QLD 4160	Code Assessment	21/12/2016	NA	Development Permit	1
MCU013881	Dwelling House and Swimming Pool	Catriona Susan CALLAND Steven CALLAND	24 Caravel Court Cleveland QLD 4163	Code Assessment	21/12/2016	NA	Development Permit	2
BWP003910	Design and Siting - Garage	B Approved	3 Breckenridge Court Thornlands QLD 4164	Concurrence Agency Referral	16/11/2016	22/12/16	Development Permit	3
BWP003987	Design and Siting - Dwelling House	Checkpoint Building Surveyors (Coomera)	4 Weir Street Thornlands QLD 4164	Concurrence Agency Referral	20/12/2016	NA	Approved	3
BWP004010	Design and Siting - Privacy Screen	The Certifier Pty Ltd	23 Base Street Victoria Point QLD 4165	Concurrence Agency Referral	21/12/2016	NA	Approved	4
MCU013893	Dwelling and Carport - ADA	Bay Island Designs	38 Laurel Street Russell Island QLD 4184	Code Assessment	21/12/2016	NA	Development Permit	5
BWP003816	Domestic Outbuilding - Shed	Professional Planning Group	280-292 Heinemann Road Redland Bay QLD 4165	Code Assessment	21/12/2016	NA	Development Permit	6
BWP003998	Design and Siting - Dwelling	Fluid Approvals	59 Capella Drive Redland Bay QLD 4165	Concurrence Agency Referral	21/12/2016	NA	Approved	6

Decisions Made Under Delegated Authority 18.12.2016 to 24.12.2016

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW002092	External Works - Residential Aged Care Facility (McKenzie Aged Care) - in relation to OPW001928	WSP Structures	111-115 Smith Street Cleveland QLD 4163	SPA - 15 Day Compliance Assessment	22/12/2016	NA	Compliance Certificate Approved	2
OPW002136	Prescribed Tidal Works - Pontoon	Aqua Pontoons Pty Ltd	16 Portsmouth Place Cleveland QLD 4163	Code Assessment	21/12/2016	NA	Development Permit	2
MCU013791	Multiple Dwelling x 4	Followers Of The Gourd Pty Ltd	11 Base Street Victoria Point QLD 4165	Code Assessment	21/12/2016	NA	Development Permit	4
OPW002104	Coastal management - erosion protection	Redland City Council	W H Yeo Park 30 Thompson Street Victoria Point QLD 4165	Code Assessment	22/12/2016	NA	Development Permit	4
OPW002117	Excavation and Fill Works - Removal of Stockpiled Soil	Sheldon College	157-163 Duncan Road Sheldon QLD 4157	Code Assessment	21/12/2016	NA	Development Permit	6
OPW002118	Excavation and Fill Works - Relocation and levelling of stock piled soil	Sheldon College	131-139 Taylor Road Sheldon QLD 4157	Code Assessment	21/12/2016	NA	Development Permit	6
ROL006008	Subdivision comprising 1 into 30 Standard Format Lots and Road (Stage 2)	Andiworth Pty Ltd Place Design Group Pty Ltd	78-80 Kinross Road Thornlands QLD 4164	Code Assessment	22/12/2016	NA	Development Permit	7
ROL006009	Subdivision comprising 1 into 46 Standard Format Lots and Road (Stage 1)	Place Design Group Pty Ltd	78-80 Kinross Road Thornlands QLD 4164	Code Assessment	22/12/2016	NA	Development Permit	7
OPW002091	Operational Works - MCU - Multiple dwelling x 14	Graham Ernest IRELAND Projects And Designs Pty Ltd	47-49 Holland Crescent Capalaba QLD 4157	SPA - 15 Day Compliance Assessment	22/12/2016	NA	Compliance Certificate Approved	9

Decisions Made Under Delegated Authority 18.12.2016 to 24.12.2016

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
ROL006123	Standard Format: 1 into 2	Michell Town Planning & Development	22 Willard Road Capalaba QLD 4157	Code Assessment	22/12/2016	NA	Development Permit	9

Decisions Made Under Delegated Authority 18.12.2016 to 24.12.2016

CATEGORY 3

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU013484	MCU for Vehicle Parking Station (extension to Car Park Facility) & Marine Services (Boat Ramp) and OPW for Prescribed Tidal Works	Redland City Council City Infrastructure	Macleay Island Commuter Facility 2 Brighton Road Macleay Island QLD 4184	Impact Assessment	22/12/2016	NA	Development Permit	5

Decisions Made Under Delegated Authority 01.01.2017 to 07.01.2017

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
BWP003716	Additions	Style Extensions Pty Ltd	12 Beaufort Court Cleveland QLD 4163	Code Assessment	04/01/2017	NA	Extension of Time	2
MCU013822	Home Business - Mechanical Repair	Andrew Kinghorn RITCHIE	5 Cook Street Amity QLD 4183	Code Assessment	06/01/2017	NA	Development Permit	2
MCU013786	Dual Occupancy	JDC Designs & Planning	9 Laurette Avenue Thornlands QLD 4164	Code Assessment	05/01/2017	NA	Development Permit	3
BWP004006	Design and Siting - Carport	The Certifier Pty Ltd	23 Poinciana Avenue Victoria Point QLD 4165	Concurrence Agency Referral	06/01/2017	NA	Approved	4
BWP003315	Design & Siting - Additions	All Approvals Pty Ltd Redplan	5 Sapium Road Redland Bay QLD 4165	Concurrence Agency	21/12/2015	4/01/17	Development Permit	6
BWP003983	Design and Siting - Patio	The Certifier Pty Ltd	1 Couran Court Redland Bay QLD 4165	Concurrence Agency Referral	06/01/2017	NA	Approved	6
BWP004003	Design and Siting - Shed	Steve Bartley & Associates Pty Ltd	3 Pavetta Court Redland Bay QLD 4165	Concurrence Agency Referral	03/01/2017	NA	Approved	6
MCU013890	Dual Occupancy - ADA	Andrew Murray CHAPMAN	169 Thorneside Road Thorneside QLD 4158	Code Assessment	05/01/2017	NA	Development Permit	10

**11.2.2 PLANNING & ENVIRONMENT COURT MATTERS LIST - CURRENT AT
10 JANUARY 2017**

Objective Reference: A2136957
Reports and Attachments (Archive)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer
Services

Responsible Officer: Jon Herron
Acting Group Manager City Planning &
Assessment

Report Authors: Kim Peeti
Acting Service Manager Planning Assessment
Damien Jolley
Acting Service Manager Development Control

PURPOSE

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

BACKGROUND

Information on these matters may be found as follows:

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

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

The database contains:

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

APPEALS

1.	File Number:	Appeal 2675 of 2009 - (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		Settled by consent on 15 December 2016.

2.	File Number:	Appeal 3641 of 2015 - (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015. Without Prejudice meeting held December 2015. Direction orders obtained on 24 August 2016. Minor change application heard in court on 12 October 2016. Matter set down for five day hearing commencing 6 February 2017.

3.	File Number:	Appeal 4541 of 2015 - (ROL005873)
Applicant:		Loncor Properties Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 43 lots) 35-41 Wrightson Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 20 November 2015. Trial held 25 to 28 October 2016. Final submissions 31 October 2016. Awaiting Judgment.

4.	File Number:	Appeals 4940 of 2015, 2 of 2016 and 44 of 2016 - (MCU013296)
Applicant:		Lipoma Pty Ltd, Lanrex Pty Ltd and Victoria Point Lakeside Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands
Appeal Details:		Submitter appeals against approval.
Current Status:		Appeals filed in Court on 18 December 2015, 4 January 2016 and 6 January 2016. Directions orders obtained 19 February 2016. Trial held 27-30 September 2016. Final submissions 7 October 2016. Awaiting Judgment.

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

6.	File Number:	Appeal 3348 of 2016 - (MCU013632)
Applicant:		Gregory Mark Wood
Application Details:		Home Business at 31 Drevesen Avenue, Cleveland (Lot 42 on RP118194)
Appeal Details:		Applicant appeal against conditions
Current Status:		Appeal settled by consent on 9 December 2016.

7.	File Number:	Appeal 4004 of 2016 - (BD155692)
Applicant:		Michelle Maree Webb
Application Details:		Dwelling House at 236-246 Queen Street, Cleveland Building works (deemed material change of use in accordance with s265 of the <i>Sustainable Planning Act 2009</i>)
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 5 October 2016.

8.	File Number:	Appeal 4807 of 2016 - (MCU013719)
Applicant:		IVL Group Pty Ltd and Lanrex Pty Ltd
Application Details:		Car Park at 32A Teak Lane, Victoria Point (Lot 12 on SP147233)
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 6 December 2016.

OTHER PLANNING & ENVIRONMENT COURT MATTERS/PROCEEDINGS

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

10.	File Number:	3075 of 2016
Applicant:		Michelle Maree Webb
Development:		Dwelling House at 236-246 Queen Street, Cleveland (Lot 20 on SP175602)
Proceeding Details:		Council application for declarations that the Building Works approval (BD155692) be set aside, a Material Change of Use be applied for, the premises be revegetated and associated orders
Current Status:		Proceedings filed in Court on 5 August 2016. Court ordered mediation to occur before 14 March 2017.

11.	File Number:	3870 of 2016
Applicant:		Redland City Council
Respondent:		John Alexander Anderson
Development:		Outdoor storage of goods, machinery, and vehicles) at 79 and 81 Harvey Street, Russell Island
Appeal Details:		Unlawful use
Current Status:		Draft orders proposed. Response due Council to list documents and lodge affidavits 10 November 2016. Mr Anderson to lodge affidavit material by 16 December 2016. Hearing to be scheduled March 2017.

12.	File Number:	3871 of 2016
Applicant:		Redland City Council
Respondent:		John Alexander Anderson
Development:		Outdoor storage of goods, machinery, containers and vehicles) at 24 Pia Street, Russell Island
Appeal Details:		Unlawful use
Current Status:		Council to list documents and lodge affidavits 10 November 2016. Mr Anderson to lodge affidavit material by 16 December 2016. Hearing to be scheduled March 2017.

13.	File Number:	3873 of 2016
Applicant:		Redland City Council
Respondent:		Clint John McDonald and Lucas John McDonald
Development:		Dwelling House or Warehouse at 3 Basil Court, Lamb Island
Appeal Details:		Unlawful use
Current Status:		Proceedings filed 23 September 2016. Hearing to be scheduled for March 2017.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.2.3 CP&A AMENDMENTS TO FEES AND CHARGES SCHEDULE 16/17 – SPLIT VALUATION CONTRIBUTION (SVC) FEE

Objective Reference: A2133254

Authorising Officer:



Louise Rusan
General Manager Community and Customer
Services

Responsible Officer:

David Jeanes
Group Manager City Planning and Assessment

Report Author:

Hayley Saharin
Business Process and Performance Officer

PURPOSE

The purpose of this report is to seek Council approval to amend the 2016-2017 Fees and Charges Schedule as detailed.

BACKGROUND

The 2016-2017 Fees & Charges Schedule was approved by Council on the 14 July 2016. Amendments to the approved fee/charge are required.

ISSUES

Changes to 2016-2017 Fees and Charges Schedule: The current fees and charges schedule states that the fee for a Split Valuation Contribution is \$34.10, the fee that was listed for the 2015-2016 Financial Year. Proposed update to the 2016-2017 Fees and Charges is detailed below:

Change Required	Existing Fee/Charge Description	New Fee/Charge Description	Base & Final Charge (\$)
Amend charge only	Split Valuation Contribution	Not Applicable – No amendment required on fee/charge description	\$34.10 \$35.25

STRATEGIC IMPLICATIONS

Legislative Requirements

This fee is determined by the Queensland Government Department of Natural Resources and Mines and is determined annually.

Risk Management

No risk identified.

Financial

There are no financial implications for this amendment. The current fee was originally calculated into the City Planning & Assessment Group 2016-2017 Fees and Charges predicted revenue.

People

No impact identified.

Environmental

There is no known impact to the environment.

Social

No impact identified.

Alignment with Council's Policy and Plans

The recommendation primarily supports Council's Operational Plan strategic outcome 5.3 – “An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations”.

CONSULTATION

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

OPTIONS

1. That Council resolves to approve the amendment to the 2016-2017 Fees and Charges Schedule.
2. That Council resolves to not approve the amendment to the 2016-2017 Fees and Charges Schedule.

OFFICER'S RECOMMENDATION

That Council resolves to approve the amendment to the 2016-2017 Fees and Charges Schedule effective immediately.

11.2.4 MCU013612 – MIXED USE DEVELOPMENT – 4 HARBOURVIEW COURT AND 144A SHORE STREET, CLEVELAND

Objective Reference: A1777576
Reports and Attachments (Archives)

Attachments: [MCU013612 Attachment 1 Aerial Map](#)
[MCU013612 Attachment 2 Locality Map](#)
[MCU013612 Attachment 3 Zone Map](#)
[MCU013612 Attachment 4 Plans](#)
[MCU013612 Attachment 5 TOD Parking Rates](#)
[MCU013612 Attachment 6 Staging Plan](#)
[MCU013612 Attachment 7 Infrastructure Agreement](#)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning & Assessment

Report Author: Eskinder Ukubimichael
Acting Senior Planner

PURPOSE

Council has received an application seeking a Development Permit for a Material Change of Use (Code Assessment) for Mixed Use Development (Apartment Building (X118), Tourist Accommodation (X6), Refreshment Establishment and Shop on an allotment zoned Major Centre - MC5, on land at 4 Harbourview Court and 144A Shore Street, Cleveland. The proposal is for a nine storey building with a maximum height of 29m.

The proposal is code assessable as per section 4.12.4 of the Major Centre zone code - Table of Assessment for Material Change of Use of Premises. The application was made in accordance with the *Sustainable Planning Act 2009*.

While the proposal did not require public consultation, it did require referral to the State as a concurrence agency.

Key Issues with the application are summarised below:

- Land use;
 - Building Design and Gateway Site;
 - Setbacks;
 - Communal Open Space;
 - Car parking;
 - Pedestrian Path; and
 - Impact on Trees.
-

The application has been assessed against the relevant sections of the Redlands Planning Scheme (RPS). The proposal is considered to comply with the relevant RPS codes, policies and legislation. The issues described above have been addressed in the report.

It is recommended that the application be granted a Development Permit, subject to conditions. The applicant will be required to obtain a number of additional permits prior to construction of the development.

BACKGROUND

Development Agreement

The State of Queensland is the owner of the subject lots, Lot 1 on SP273106, Lot 2 on SP273106 and Lot 3 on SP273106. The proposed development includes a commuter car park at ground level on Lot 1 on SP273106 and Lot 2 on SP273106. Lot 1 on SP273106 is a triangular parcel at the western end of the development site having an area of 692m². Council has recently surrendered its trusteeship of Lot 1 and returned the tenure to the State. Whilst this parcel forms part of the overall development, it does not form part of this application. In accordance with Schedule 4 of the Sustainable Planning Regulation and Section 232(2) of the *Sustainable Planning Act 2009*, all uses associated with the 'rail transport infrastructure' are exempt developments. Therefore the commuter car park and associated works on Lot 1 and Lot 2 are not assessable development as it is 'rail transport infrastructure'. The commuter car park is an integral part of the overall development; the apartments above could not proceed without it being developed.

The developer has a Development Agreement with the State of Queensland (as represented by the Department of Main Roads). Some of the details of the agreement (disclosed to Council and referenced in the application material submitted by the Applicant) that are relevant to the assessment of the proposal include:

- provide an all-weather, covered commuter car park with an additional 17 parking spaces;
- provide a 'crash barrier' to be built along the entire southern edge of the site to protect the building and car park users in the event of a train derailment;
- provide an anti-throw screen along the southern side of the residents car park and podium deck;
- maintain the chain link fence along the northern and southern boundary;
- provide service areas at ground level (loading zone and refuse collection etc) for the proposed uses; and
- provide temporary car parking facilities at an alternative location while construction is underway. This will be managed by way of a Construction Management Plan to be provided prior to commencement of site works in consultation with Council.

Cleveland Centre Masterplan

The Cleveland Centre Master Plan and Implementation Plan is currently a non-statutory document that provides a long term vision to guide growth and development in the Cleveland centre over the next 20 years and beyond. The master plan will lead to a number of changes to the future Redlands Planning Scheme in accordance with

the requirements of the *Sustainable Planning Act 2009*. The proposal is generally in line with the Master Plan as a mixed use development; however the Master Plan is not relevant to the assessment of the subject development.

The Cleveland Master Plan height requirement is incorporated to RPS V7 as part of major amendment package 01/2013 that was adopted in 30 July 2014. The future planning scheme (City Plan) is expected to incorporate the rest of the Cleveland Master Plan.

ISSUES

Development Proposal & Site Description

Proposal

The proposal is for a Mixed Use Development comprising Apartment Building (X118), Tourist Accommodation (X6), Refreshment Establishment and Shop. The proposed building form consists of two separate towers that are integrated across the first level car park and podium level (second level) reaching a maximum height of 29m, with pedestrian access via a ground level lobby fronting Harbourview Court. The building up to the podium level is built to boundary and has a maximum height of 9m. These levels contain the public car park and separate resident's car park, with the top of the podium effectively forming the ground level for the two towers. Above podium, the two towers are separated by 15m with tower one located to the west and tower 2 to the east.

The proposal involves two stages as follows:

- **Stage 1** – involves extending the existing commuter car park to the west (Lot 1 on SP273106) and building a structure above, which will act as a roof for the car park and provide a platform for building above it and construction of the shop and refreshment establishment.
- **Stage 2** – Construction of the residential car park and the two towers for the apartment Building and Tourist accommodation use.

Commuter Car Park

As described in the background section of the report, all works associated with rail transport infrastructure is exempt. While the commuter car park is part of the overall development, it is not part of the subject application. The commuter car park is to be the first stage constructed as part of the development and involves extending the existing car park to the west (Lot 1 on SP273106) and building a structure above, which will act as a roof for the car park and provide a platform for building above it. Upon completion, 163 commuter parking spaces (a net gain of 17 commuter parking spaces) will be provided as well as bike racks, 2 SRV bays, 1 MRV bay, 2 Kiss and Ride bays and 6 motorcycle spaces.

Apartment Building and Tourist Accommodation

The development will consist of an Apartment Building (X118) and Tourist Accommodation (X6). The podium (level 2) consists of a business centre (23m²), gym (74m²), communal open space, landscaping area, access between the towers and private courtyards for the 'ground level' units. Tower 1 is located to the west and tower 2 to the east with a separation of 15m.

The podium level is built to the front alignment of Lot 2 and setback 2.46m to the southern boundary and 0.796m to the northern boundary. The proposed setbacks for the towers are as follows:

Tower 1

- 7.8m to the wall and 5m to balconies from the northern boundary; and
- 8m from the southern boundary.

Tower 2

- 7.8m to the wall and 5m to balconies from the northern boundary;
- 8m from the southern boundary; and
- between 5m - 12m from the front boundary (above podium).

The details of the proposal on each level of the towers are as follows:

Levels	Tower 1	Tower 2
Level 2	<ul style="list-style-type: none"> • 3X1 bedroom (Tourist Accommodation) • 5X2 bedrooms • 1X3 bedroom • gym 	<ul style="list-style-type: none"> • 3X1 bedroom (Tourist Accommodation) • 5X2 bedrooms • 1X3 bedroom • Business centre
Level 3-7	<ul style="list-style-type: none"> • 2X1 bedroom • 6X2 bedrooms • 2X3 bedroom 	<ul style="list-style-type: none"> • 2X1 bedroom • 6X2 bedrooms • 2X3 bedroom
Level 8	<ul style="list-style-type: none"> • 3X3 bedrooms (penthouses) • Communal open space with BBQ 	<ul style="list-style-type: none"> • 3X3 bedrooms (penthouses) • Communal open space with BBQ

Shop and Refreshment Establishment

A Shop and Refreshment Establishment (café / convenience kiosk) is proposed to be constructed as part of the development on the corner of Harbour View Court and Shore Street with a floor area of 130m². The Shop will be the primary use and the Refreshment Establishment is an ancillary use to primarily provide services to commuters who can “grab a coffee and paper” or the like before catching the train.

Site & Locality

The subject site is located at 4 Harbourview Court and 144A Shore Street, Cleveland and is described as Lot 2 on SP273106 and Lot 3 on SP273106. The site has a total area of 4,548m². The overall slope is described as reasonably flat with a fall of 1m from 2.75m AHD in the north east corner of the lot (along Harbourview Court) to 3.75m AHD in the south western corner of the lot. Lot 1 on SP273106 is a triangular parcel at the western end of the development site having an area of 692m². Lot 1 forms part of the development; it does not form part of this application.

Development in the surrounding area consists of a mix of uses forming the southern side of central Cleveland. The land to the south comprises the Cleveland Railway Station including the platform and standing area due to the station being the ‘end of line’. Further to the south (across Shore Street) is a seven storey apartment building with ground level commercial, the Cleveland library car park and a smaller commercial development adjacent to the Waterloo Street roundabout. The property to the north and west is a large townhouse development containing 74 units and fronting Columbus canal / Raby Bay Marina. A 3.95m wide parcel exists between the subject site and this neighbouring development, being used as a public pathway that

links Harbourview Court with Nautilus Drive. On the opposite side of Harbourview Court is the Raby Bay Harbour Park which contains passive recreation facilities and also forms part of the pedestrian link between the harbour and central Cleveland.

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.

A review of the SEQRP indicates that the proposal accords with the intent of this planning instrument and more specifically will contribute to the achievement of *Desired Regional Outcome 8 – Compact Settlement* as follows:

- The proposal will deliver higher density and mixed-use development in and around regional activity centres and public transport nodes. Cleveland is identified as a Principal Regional Activity Centre;
- The proposal is located in an area that provides reliable and effective transportation choices (bus, train) and reduces car use; and
- The proposal will make efficient use of existing urban land and associated urban infrastructure including services such as reticulated water, sewer, telecommunications, electricity, major transport corridors, parks, supporting community services and public transport services.

Passenger rail duplication between Cleveland and Manly is identified amongst key projects identified in the South East Queensland Infrastructure Plan and Program (SEQIPP). The proposal is not considered to compromise the duplication of the rail infrastructure, as the proposal is located on a commuter car parking area and the State has given consent for the proposal.

Therefore the area where the development is proposed is not a key site for the achievement of *Desired Regional Outcome 10 – Plan, coordinate and deliver regional infrastructure and services in a timely manner to support the regional settlement pattern and desired community outcomes*.

State Planning Policies & Regulatory Provisions

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The majority of the subject site is mapped as Non Assessable. Lot 3 SP273106 which is zoned as Major Centre falls within the Assessable area of the SPRP being Low value Rehabilitation. The area is not considered to have high connectivity value being in an established urban area with a train line and higher order roads. As outlined in the background section of the report all development on Lot 1 SP273106 is exempt development, including tree clearing.

State Planning Policy/Regulatory Provision	Applicability to Application
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	<p>SPP2014 – Water Quality- Due to the assessment criteria of the single State Planning Policy 2014, a Site Based Stormwater Management Plan was submitted. The report identifies that the proposed development will retain the existing car park hardstand area and will be extended to cover approximately 100% of the site. The report proposes to direct the majority of the sites water to the bio-retention area located on the podium level for stormwater quality treatment. Additionally, all field inlets will be fitted with Stormwater 360 Enviropods (or approved equivalent) prior to discharging to the bio-retention area for extra treatment.</p> <p>The supplied stormwater quality management report shows that appropriate pollutant reduction will be achieved on the subject site.</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:

- Major Centre Zone Code;
- Apartment Building Code;
- Tourist Accommodation Code;
- Centre Design 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; and
- Road and Rail Noise Impact Overlay.

The subject site is zoned Major Centre Zone (sub-area MC5). The proposed development is determined to be code assessable as follows:

Use	Level of Assessment	Proposal
Apartment Buildings	Code Assessable (1) Not self-assessable; (2) Not in sub-area – (a) MC7; or (b) MC9; or (c) MC10; or (d) MC11; or	(1) Not self-assessable; (2) MC5; (3) mixed use development (Apartment Building, Tourist Accommodation, Refreshment Establishment/Shop); (4) Building height is 29m in

Use	Level of Assessment	Proposal
	(e) MC12; (3) The use is undertaken as part of a mixed use development; (4) Building height does not exceed the height limits shown on – (a) Map 1 - Capalaba Height Limit Map; or (b) Map 2 - Cleveland Height Limit Map	accordance with Map 2. Note: The proposed Tourist Accommodation, Refreshment Establishment and Shop are code assessable on the subject lots.

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

Land Use

Specific Outcome S1.5 (3) of the MC zone code states the following:

Sub-area MC5 – encourages mixed use development that is compatible with rail uses and incorporates a passenger terminal, interchange, apartment buildings, commercial activities, retail uses of a limited floor area and tourism opportunities;

The proposal is a mixed use development that incorporates apartment buildings, tourist accommodation, shop and refreshment establishment integrated with existing rail transport infrastructure. The proposal meets Specific Outcome S1.5 (3) of the MC zone.

Building Design and Gateway Site

Specific Outcome S1.2 (1) of the MC zone code states the following:

Significant centre development greater than 4000m² in gross floor area demonstrates -

- (a) positive economic and social benefits to the community;*
- (b) enhances and protects the role and function of the City's major centres;*
- (c) integration of the building with the desired built form and character of the centre.*

Further, the relevant Specific Outcome is as follows:

Specific Outcome S2.7 (1)

Building design in sub-area MC5 ensures

- (a) activity within the mixed use development focuses on public places including Shore Street and in particular the Harbour Side Park;*
- (b) retail elements and other activity generating uses within the centre are located primarily on the ground floor interacting with the adjacent public space;*

- (c) *multi-deck car parking areas are designed to ensure they do not become the dominant element of the development through external articulation and façade treatments;*
- (d) *a landmark development is created to announce entry to the centre that -*
 - (i) *reinforces it's public role and function;*
 - (ii) *has an effective interface with the public domain;*
 - (iii) *respects but takes advantage of its visual prominence;*
 - (iv) *uses high quality finishes.*

The proposal has public benefit by providing additional parking spaces that are undercover and amenities for commuters as well as revitalising an underutilised site. The proposal enhances and protects the City Centre by maximising accessibility for a residential and tourist population to the range of services, facilities and employment opportunities provided within the centre. The proposed Shop and Refreshment Establishment is primarily intended to serve commuters, it will have minimal impact on similar uses in the City Centre.

The development has been designed to increase interaction and pedestrian amenity with the ground level café / kiosk opening onto Shore Street, noting that Harbourview Court is more residential in nature and would not attract a high level of pedestrian traffic with the exception of residents of the unit developments. Irrespective, the awning will add to public amenity, providing shade and weather protection with existing pedestrian interaction to Harbour Side Park across Harbour Court.

By integrating the car parking into the development it results in a marked improvement on the current situation. The large expanse of car park will no longer be the visually dominant feature in Harbourview Court. Access to the commuter car park will remain in its current location and the residential entry is sufficiently separated from the adjoining property. The only noticeable part of the car park will become the entry/exit point. The proposed residential parking level will not be dominant and is appropriately treated with the southern edge of the podium level featuring deep planting and screens.

The café / kiosk has been designed to integrate with the train station building such that it has the appearance of being an extension reinforcing its function. The main area for street activation and activity in the immediate precinct is on the corner (where the café / kiosk is proposed) and along Shore Street. To the rest of the development at ground level there is a limited scope to incorporate building elements as the majority of the frontage is taken by access to commuters and residential car parks. A prominent entry to the apartments is provided in the form of a lobby that opens directly onto the street and given the extensive floor to ceiling height of the ground level, a grand entry statement is able to be achieved.

The visual prominence of the site is recognised and distinctive features are incorporated with curvilinear facades to all elevations, separation of the two towers, prominent street interface treatment and deep podium planting.

All external materials including walls, columns, podium and facades are coated with high build, textured finishes or suitably factory finished and powder-coated.

Setbacks

Probable Solution P2.3 (1) and (2) of the MC zone code seeks for setbacks to be:

Front Setbacks

- *a minimum of 6 metres from the kerb at pavement level to provide pedestrian space; or*
- *setback to match existing or approved buildings in the street;*
- *above podium development is setback a minimum of 6 metres from the building alignment.*

Where rear and/or side boundary adjoins a residential zone –

- *the building is setback from the boundary a minimum of 3 metres or half the height of the building at that point, whichever is greater;*
- *this boundary is landscaped with trees that are capable of growing to 5 metres in height within 5 years of planting;*
- *is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary;*
- *above podium development is setback a minimum of –*
 - *5 metres from any side boundary; or*
 - *where the adjoining site contains a blank wall on a common boundary with the site, the new building is built to that boundary;*

The podium level is built to the front alignment on account of the commuter car park location and entry and providing a continuous and matching setback between the station entry and along Harbourview Court to the north. Sufficient pedestrian space exists between the front of the buildings and the kerb, with amenity improved by the awning over footpath and decorative aluminium louvers. The front tower (above podium) has a setback from Harbourview Court of between 5m-12m (to balconies) due to the curvilinear facades design. The proposed front setback meets the Specific Outcome S2.3 (1) of the MC zone in that the proposed setbacks are consistent with the desired streetscape for the area.

While the Probable Solution refers to side setbacks where development adjoins a residential zone, the development adjoins a public footpath and does not directly adjoin a residential zone. To the north, the podium is setback at least 4.5m to the townhouse property boundary (half the podium height) due to the 3.95m pathway lot between the properties. Above podium, balconies are at least 5m from the northern boundary making them 8.95m from the adjoining development boundary.

The proposed side setbacks meet Probable Solution 2.3 (1) and (2) of the MC zone code.

Communal Open Space

Probable Solution P7 of the apartment building code seeks 20 percent of the site is provided as communal open space at ground level which has a minimum dimension of 3 metres and consists of at least one area with a minimum area of 100m² with a minimum dimension of 5 metres.

The ground level of the building is occupied by the commuter car park. Technically the proposal cannot provide communal open space at ground level. The top of the podium effectively forms the ground level for the two towers. Site cover above podium is approximately 50% (including balconies), which allows an appropriate balance of built form and open space. The podium incorporates a high level of planting and areas for recreation.

The proposal did not provide 100m² of communal open space in one location. The podium level has various communal open spaces, including a lap pool, two BBQ areas, gym and informal seating areas throughout.

The proposal is considered to comply with the Specific Outcome S7 of the apartment building code as follows:

- All units have private open space that is directly accessible from the main living area;
- Communal open space that is more than 20% of the podium level is provided that is accessible, functional and receives sufficient sunlight;
- The podium level has various communal open spaces, including a lap pool, BBQ area, gym and informal seating areas throughout; and
- The primary communal open space area for the development will ultimately be in the area bound by Lot 1 as part of a future application (it is not able to be included as part of this application as described in the background section of the report).

Car Parking

The commuter car parking is not part of the subject application and is not for Council to consider in the subject assessment as described in the background section of the report.

In accordance with the Access and Parking Code of the RPS, the car parking Probable Solution for the proposed apartment building (X118), tourist accommodation (X6), Refreshment Establishment and Shop (130m²) is as per Table 1 – minimum onsite vehicle parking requirements (Schedule 1- Access and Parking) and is summarised as follows:

Apartment Building

1 space per dwelling unit plus 1 visitor space per 4 dwelling units.

Tourist Accommodation

1 space per room plus 1 space for the manager plus 1 space per 2 employees plus the requirement for any associated activities such as a restaurant or function room.

Refreshment Establishment

1 space per 2.5 persons assessed on the maximum capacity of the refreshment establishment or 1 space per 10m² whichever is the greater.

Shop

5.0 spaces per 100m² gross leaseable area

The car parking sought/provided for the apartment building, tourist accommodation, refreshment establishment and shop is as follows:

Use	Residents Parking Space		Visitors/Manager/ Customer Parking	
	Probable Solution	Provided	Probable Solution	Provided
Apartment Building	118	118	30	0
Tourist Accommodations	6	6	1	0
Refreshment Establishment/Shop (the car parking rate for the shop is used as it has a higher rate)	N/A	N/A	7	0
Sub total	124	124	38	0
Total parking space as per Probable Solution	162			
Total parking space provided	124			

The table above shows that a total of 162 car parking spaces are necessary to comply with the Probable Solution of the access and parking code. The proposal includes 124 car parking spaces and 4 Motorcycle spaces and 28 bicycle racks. In situations where a proposal does not provide car parking numbers in accordance with the Probable Solution, compliance with the Specific Outcome needs to be considered.

Redland City Council has established an incentives package to facilitate further development of the Cleveland Central Business District (CBD) as well as contribute to jobs and growth across the region. The subject lots are located in the incentive area. The incentive package was adopted by resolution of Council in February 2013 to be in place until 30 June 2015. The incentive package was further endorsed by Council at the General Meeting on 15 July 2015 to be continued until 30 June 2017. The incentive package includes car-parking rates for complying developments as follows:

- Utilise the base maximum car parking rates for Activity Centres as identified in the "Transit Oriented Development (TOD) – Guide for Practitioners in Queensland" released by the Queensland State Government for new material change of use development applications (involving building works) which:

- Are consistent with the RPS and outcomes envisaged by the Cleveland Master Plan;
 - Are for a land use identified as eligible for the Incentive Program;
 - Are lodged with Council prior to 30 June 2017; and
 - Involve building works which can demonstrate substantial completion by 30 June 2018.
- Where Council is satisfied that the MCU application (involving building works) for an eligible use is capable of providing on site car parking in accordance with the base maximum rates of the TOD guideline for Activity Centres it **will be deemed to satisfy** the relevant Specific Outcome of the Access and Parking Code of the RPS.

Cleveland is an Activity Centre as per the TOD precinct typology of the SEQ 2009 regional plan. As per “TOD – Guide for Practitioners in Queensland”, the Base Maximum car parking rate for an Activity Centre is 1 parking space per residential unit (Attachment 5).

The proposal is an eligible use identified in the incentive Program area and proposes 124 car parking spaces that comply with the Base Maximum car parking rate for an Activity Centre which is 1 parking space per residential unit. Therefore the proposal has complied with the Specific Outcome of the Access and Parking Code of the RPS.

The proposal has an office (business centre) of 23m². As per “TOD – Guide for Practitioners in Queensland”, the Base Maximum car parking rate for an Activity Centre is 1 parking space per 100m² of office space. One manager and employee parking space is not provided on site. Manager and employees could use public transport as the proposal is a TOD and there are options for shared use arrangements. It is considered that the development could function effectively in this regard without providing a car parking space for manager and employees.

The proposed Refreshment Establishment/Shop is integrated with the railway station and is intended to primarily provide services to commuters who can ‘grab a coffee and paper’ or the like before catching the train, being aligned with the transit oriented focus of the development, whilst having the secondary function of providing convenience retail items for apartment residents. Therefore it is considered that the proposed Refreshment Establishment/Shop will not demand additional car parking.

Pedestrian Path

Specific Outcome S10 (1) (b) of the Apartment Building code states that site layout, building design and lighting provides for casual surveillance of the street, building entries, communal areas, car parking areas and pedestrian paths.

A 3.95m wide parcel exists between the subject site and this neighbouring development, being used as a public pathway that links Harbourview Court with Nautilus Drive. The shared footpath has a width of 1.5m to 2m. Currently there are concerns with safe pedestrian movement along the existing pathway. It will be reasonable to widen the existing pedestrian path to be 3m wide and implement Crime Prevention through Environmental Design (CPTED) measures that includes lighting the footpath. This will form part of the recommended conditions.

The proposal has adequately demonstrated that the Specific Outcome is met as follows:

- The car park is entirely open at ground level (with the exception of the vehicle access ramp location), ensuring that visibility through the site at ground level is maintained. The path will not be visually 'closed off' through the maintenance of the chain wire fence as opposed to solid fencing. The end of the path where the ramp is located opens onto Harbourview Court and Raby Bay Harbour Park;
- Lighting will be improved on account of the commuter parking being undercover (within a building) with improved passive surveillance and there is also the ability for improved security cameras / CCTV services;
- Casual surveillance of the pathway (towards the west) will be improved on account of the north facing balconies and podium courtyards which will have a view of the space; and
- Lot 1 will be a commuter car park. Casual surveillance of the pathway along this part of the lot will be improved unlike the current situation that has seen the space used for anti-social activities. It is also prudent to remember that the ground level works are primarily rail transport infrastructure and essentially exempt from assessment.

Impact on Trees

As described in the background section of the report Lot 1 on SP273106 is a triangular parcel at the western end of the development site having an area of 692m². It is included within the Open Space Zone of the Redlands Planning Scheme and contains a number of trees which have limited ecological significance. In any case, development and associated works are not assessable development on this lot as it is 'rail transport infrastructure' and therefore 'exempt' development. Therefore these trees could be removed to give way to development and works.

Similarly on Lot 3 on SP273106 there is a single tree (Eucalyptus Saligna) that has limited ecological significance. It is stated by the environmental consultant that there are underground infrastructure assets within 5m of the tree. The environmental consultant has asserted that it is a matter of time for the owner of the lot to remove the tree due to its impact on infrastructure, safety for the public in extreme weather conditions and most efficient use of the land.

The provision of a café / kiosk is a key aspect of the proposal that will assist to 'enhance the commuter experience' as stipulated by the development agreement between the State and the developer. It ultimately should be viewed as an extension to the station (rail transport infrastructure) and has been designed to integrate with the train station both in built form and function. This allows the village character of the train station building to be retained whilst providing direct services to commuters when they are within the train station precinct.

On balance, and given the location of the site, the extension to the train station provides a greater benefit to the community than the retention of a single tree in this case. It would, however, be appropriate that the removal of the tree be compensated through the planting of trees in a more suitable location as shown on the landscaping

plan. The landscaping plan shows that the amenity from the loss of the existing street tree will be compensated by podium planting, three native street trees along Harborview Court and garden beds with native plant species in front of the café / kiosk.

Infrastructure Charges

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

Redland Water:	\$548,382.00
Redland City Council:	\$2,063,858.00
Combined charge:	\$2,612,240.00

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.2\) September 2015](#).

Redland Water	Notice #001373
Residential Component	
((6 X 1-2 bedroom short term accommodation X \$10,000) X 0.21 (RW Split))	\$12,600.00
((90 X 1-2 bedroom multiple dwellings X \$20,000) X 0.21 (RW Split))	\$378,000.00
((28 X 3+ bedroom multiple dwellings X \$28,000) X 0.21 (RW Split))	\$164,640.00
Non-Residential Component	
((129m2 GFA refreshment establishment & shop x \$180m) X 0.21 (RW Split))	\$4,902.00
Demand Credit	
((2 X existing lot X \$28,000) X 0.21 (RW Split))	\$11,760.00
Total Redland Water Charge: \$548,382.00	

Redland City Council	Notice #001373
Residential Component	
((6 X 1-2 bedroom short term accommodation X \$10,000) X 0.79 (RCC Split))	\$47,400.00

((90 X 1-2 bedroom multiple dwellings X \$20,000) X 0.79 (RCC Split))	\$1,422,000.00
((28 X 3+ bedroom multiple dwellings X \$28,000) X 0.79 (RCC Split))	\$619,360.00
Non-Residential Component	
((129m2 GFA refreshment establishment & shop x \$180m) X 0.79 (RCC Split))	\$18,318.00
Stormwater Infrastructure	
((102m2 Impervious Area X \$10m)	\$1,020.00
Demand Credit	
((2 X existing lot X \$28,000) X 0.79 (RCC Split))	\$44,240.00
Total Council Charge:	\$2,063,858.00

OFFSETS

The application may be eligible for an offset to construct a 2.5m-3m wide shared off-road path (part of Moreton Bay Cycleway) to connect Harbourview Court to Nautilus Drive.

The alignment will have to be confirmed with Councils engineers and a Bill of Quantities will need to be submitted to Council confirming the costs of the work.

REFUNDS

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

Cleveland CBD Incentives Package

The proposed development may be eligible for the Cleveland CBD Incentives Package that offers a potential 75%-100% discount on infrastructure charges depending on the "Use" and the incentive area the application falls under.

As the proposed development is considered a 'mixed use' development and is located in the secondary incentive area, a 75% discount on infrastructure charges may be granted for the 'apartment building', the 'shop and 'refreshment establishment' use and a 100% discount on infrastructure charges for the short term accommodation use should the development fulfil the eligibility criteria.

There is a limited pool of money (\$1.5million) available to fund the incentives package and is offered on a first come, first served basis, where development can

demonstrate substantial completion (plumbing final) before the Cleveland CBD Incentives Package program period ends.

Infrastructure Agreement

During the construction of stage 1 of the proposed development the existing car parking spaces on the subject lot will not be available for commuters. The applicant needs to have alternative car parking spaces for commuters during construction stage. The applicant has proposed to construct up to 78 additional car parking spaces at Redlands Performing Arts Centre (RPAC) to standards. The additional car parking space is estimated to incur a construction cost of approximately \$468,000 (\$6,000 per car parking space) to the developer. Once the use on stage 1 of the proposed development commences, the temporary use of the RPAC car parking ceases and the asset will be left to RPAC as a permanent car park free of charge. The applicant and Council are facilitating the implementation of the RPAC car parking space through infrastructure agreement. This will form part of the recommended conditions.

State Referral Agencies

- **State Assessment & Referral Agency (SARA)**

The proposal was referred to SARA in accordance with Schedule 7, Table 3, Item 14 – Public passenger transport and Table 3, Item 15A – Railways. SARA provided a referral agency response dated 24 March 2016. The Department indicated no objection to the proposed development subject to referral agency conditions in regards to stormwater management, earthworks, anti-throw measures, collision barriers and construction management plan. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

Public Consultation

The proposed development is Code assessable and did not require public notification.

Even though the proposal is code assessable, a total of 12 not properly made submissions were received. The key issues raised by the submitters are as follows:

1. **Community Engagement**

The proposal was not publicly notified.

Officer's Comment

Council's role is assessment of the application in accordance with the *Sustainable Planning Act 2009* and the Redlands Planning Scheme and other relevant planning instruments. The proposal is code assessable as it is a form of development anticipated by the planning scheme. Code assessable development is not subject to public notification.

2. **Residential Use is Inappropriate on the Subject Site**

- The site should be kept for government oriented uses, including some commercial and possibly tertiary education.
- The proposal is not a mixed use and is inappropriate development.

Officer's Comment

The proposed development is envisaged by the planning scheme and is in accordance with TOD principles. The proposal is a mixed use development.

3. Shortage of Car park

There is insufficient commuter and visitor car parks.

Officer's Comment

The proposal is a TOD. The proposal also complies with the CBD incentives scheme and TOD principles in terms of resident and visitor parking. This matter is addressed in the car parking section of the report.

4. Vegetation Clearing

- the location of the proposed refreshment establishment and shop requires the removal of a visually important gum tree;
- Gum trees of ecological and visual value will also be removed from Lot 1.

Officer's Comment

Development on Lot one is not part of the application, the State can remove the trees at any time on their land. In general tree removal must be considered on merit, in context and having regard to other relevant matters such as safety and most efficient use of land as addressed in the 'impact on trees' section of the report.

5. Car parking at Construction Stage

The proposal needs to address car parking during construction stage of the development. This should have been addressed prior to the development application being made and have been subject to community consultation.

Officer's Comment

The applicant has proposed to construct temporary car parking space at RPAC site to be used at the time of construction for stage 1. As the proposal is code assessable public notification is not required.

6. Privacy, Shadowing and Safety

- Privacy of residential dwellings to the north will be compromised by the development;
- The proposal will worsen the safety of pedestrians along the northern side of the subject development;
- The proposal will have shadowing impact on the residential units to the north;
- Noise impact from the residential parking area to residential uses to the north.

Officer's Comment

The podium is setback at least 4.5m to the residential property to the north. Above podium, balconies are at least 5m from the northern boundary making them 8.95m from the adjoining development boundary. The proposal meets the side setback requirement of the code in that the proposed setback minimises impacts on adjacent residential areas.

The proposal has provided casual surveillance to the pedestrian path along the northern boundary of the development. This matter is addressed in the pedestrian path section of the report.

The proposal includes shadow diagrams that have been generated for summer and winter shading at 9am and 3pm respectively. Summer months had minimal shading impacts on adjoining properties on account of being to the north, while the winter shading effects are entirely isolated to the adjacent rail station and rail infrastructure.

The proposal includes an Environmental Noise Assessment Report that has demonstrated that noise from the proposed development is addressed. The ramp from ground level to the first floor car park is proposed to be enclosed on the northern side and hence vehicle activity noise will be screened from the nearest residential receivers. In general, the acoustic consultant has asserted that acoustic benefits are expected from the construction of this development such that the rail noise component of the existing noise environment at the nearest off-site residential receivers is expected to be reduced significantly due to screening by the building.

Deemed Approval

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

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V7 and other relevant planning instruments.

Risk Management

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

Financial

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

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution. This development may be eligible for the Cleveland CBD Incentives Package which has the potential of discounting a portion of the applied infrastructure charges.

People

Not applicable. There are no implications for staff.

Environmental

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

Social

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

Alignment with Council's Policy and Plans

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

CONSULTATION

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

OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. 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.
2. Resolve to approve the application, without conditions or subject to different or amended conditions.
3. Resolve to refuse the application.

OFFICER’S RECOMMENDATION

That Council resolves that a Development Permit approval be issued subject to conditions for the Apartment Building (X118), Tourist Accommodation (X6), Refreshment Establishment and Shop on land described as Lot 2 and 3 on SP273106 and situated at 4 Harbourview Court and 144A Shore Street, Cleveland, subject to the following conditions:

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

Plan/Document Title	Reference Number	Prepared By	Date Received by Council
Cover Sheet	SK1001 (Rev: D dated 11/09/15)	Crone Architects	30 March 2016
Location Plan	SK1002 (Rev: A dated 11/26/15)	Crone Architects	30 March 2016
Site Plan	SK1003 (Rev: B dated 11/09/15)	Crone Architects	30 March 2016
Existing Condition Plan	SK1004 (Rev: A dated 11/26/15)	Crone Architects	30 March 2016
Ground Floor	SK1005 (Rev: B dated 05/23/11)	Crone Architects	30 March 2016
Level 1	SK1006 (Rev: A dated 11/04/15)	Crone Architects	30 March 2016
Level 2	SK1007 (Rev: A dated 11/05/15)	Crone Architects	30 March 2016
Level 3-7	SK1008 (Rev: A dated 11/05/15)	Crone Architects	30 March 2016
Level 8	SK1009 (Rev: A dated 11/12/15)	Crone Architects	30 March 2016
Area Schedule	SK1010 (Rev: B dated 11/26/15)	Crone Architects	30 March 2016
Layout Coffee Shop	SK1011 (Rev: B dated 17/11/15)	Crone Architects	30 March 2016
Building Section	SK1012 (Rev: C dated 11/09/15)	Crone Architects	30 March 2016
Elevations 1	SK1013 (Rev: C dated 11/05/15)	Crone Architects	30 March 2016
Elevation 2	SK1014 (Rev: D dated 11/05/15)	Crone Architects	30 March 2016
Shadow Diagram	SK1015 (Rev: B dated 11/09/15)	Crone Architects	30 March 2016
Footpath Section	SK1016 (Rev: B dated 11/11/15)	Crone Architects	30 March 2016
Northern Footpath Section	SK1017 (Rev: A dated 03/01/16)	Crone Architects	30 March 2016
Eastern Footpath Section	SK1018 (Rev: A dated 03/14/16)	Crone Architects	30 March 2016

Entry Lobby	SK1019 (Rev: A dated 03/14/16)	Crone Architects	30 March 2016
External Perspective	SK1030 (Rev: C dated 11/09/15)	Crone Architects	30 March 2016
Refuse Truck Swept Path Analysis - West	Sheet 1 of 2 (Rev: A dated 22/03/16)	TTM Consulting PTY LTD	30 March 2016
Refuse Truck Swept Path Analysis - East	Sheet 2 of 2 (Rev: A dated 22/03/16)	TTM Consulting PTY LTD	30 March 2016
Project Staging Plan	Page 13 (dated April 2015)	Crone Partners	14 June 2016
Landscape Design Report Page 1- 15	14080 Page 1-15 (Issue E dated 27/11/15)	Vee Design	01 December 2015
Site Based Stormwater Management Plan - Quantity	Publication Ref: C16-161 SBSM - Quantity (Rev: 1 dated 18/11/15)	BG Group Engineers	01 December 2015
Site Based Stormwater Management Plan - Quality	Publication Ref: C16-161 SBSM - Quality (Rev: 1 dated 18/11/15)	BG Group Engineers	01 December 2015
Response to Council IR Noise Impacts for Cleveland Train Station Redevelopment	15BRA0220 L01_0 RFI.docx (dated 17/02/16)	TTM Consulting Pty Ltd	31 March 2016
Environmental Noise Assessment Report	15BRA0220 R01_1.1.docx Rev: 1 (dated 27/11/15)	TTM Consulting Pty Ltd	01 December 2015

Table 1: Approved Plans and Document

<u>Design</u>		
3.	Install and maintain the lighting fixtures so that they do not emit glare or light above the levels stated in <i>Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting</i> (or the current applicable standard).	Prior to the use commencing and ongoing.
4.	Submit certification to Council from a licensed surveyor, at the stages of building construction listed below, that floor levels and maximum overall height of the building are in accordance with the development approval. All levels must be provided to Australian Height Datum (AHD). a) At completion of the slab for each level to demonstrate that the	At the building stages specified in the condition.

<p>building complies with the approved plans at that stage; and</p> <p>b) After completion of the construction of the building but prior to the issue of the Certificate of Classification or Final Building Approval to demonstrate that the highest point of the building complies with the approval.</p>	
<p>5. Ensure that no service utilities (air conditioning and the like) are constructed over the roof of the two towers. Where such utilities are located on balconies, ensure design provides sufficient screening from public view.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>6. Comply with the infrastructure agreement related to the subject land.</p>	<p>Prior to works commencing for stage 1 and ongoing.</p>
<p><u>Access, Roadworks and Parking</u></p>	
<p>7. Provide 124 car parks in accordance with approved plan Level 1 SK1006 (Rev: A dated 11/04/15). The total number of car parks must include:</p> <ul style="list-style-type: none"> • 1 disability parking space; • 118 resident/owner parking spaces; • 6 customer (tourist) parking spaces; and • 4 motorcycle parking spaces. <p>Access to car parking spaces, bicycle spaces, bin bays and driveways must remain unobstructed and available for their intended purpose.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>8. Construct a car washing facility to incorporate the following design criteria:</p> <ul style="list-style-type: none"> • A roof and bund surrounding the carwash area with drainage to the sewer through an approved oil interceptor/separator. The oil interceptor cannot be shared; • Limit the entry of rainfall and overland flow into the sewerage system; and • Minimise water usage. 	<p>Prior to the use commencing.</p>
<p>9. 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) Footpath 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) Adjustment and relocations necessary to public utility services resulting from these works; f) A minimum 6m wide type A permanent vehicular crossover to the Harborview Court frontage at the access point to the public car park; g) A minimum 5.5m wide type A permanent vehicular crossover to the Harborview Court frontage at the access point to the private 	<p>As part of request for compliance assessment.</p>

<p>(resident) car park;</p> <p>h) A minimum of 3m wide concrete shared footpath connecting Harbourview Court with Nautilus Drive; and</p> <p>i) Traffic calming measures towards the entry/exit of the private (resident) car park.</p>	
<u>Compliance Assessment</u>	
<p>10. Submit to Council, and receive approval for, Compliance Assessment for the documents and works referred to in Table 2:</p>	<p>Prior to site works commencing.</p>

Document or Works Item	Compliance Assessor	Assessment Criteria
<p>Stormwater Management Plan</p>	<p>Redland City Council</p>	<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 • Water Sensitive Urban Design Technical Guidelines for South East Queensland • Queensland Urban Drainage Manual • Australian Standard 3500.3:2003 – Plumbing and Drainage – Stormwater Drainage.
<p>Water and Wastewater Supply and Reticulation</p>	<p>Redland City Council</p>	<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.
<p>Waste Management Plan</p>	<p>Redland City Council</p>	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 11 Policy 9 Chapter 16 – Waste Management.

<p>Access and Parking Plans</p>	<p>Redland City Council</p>	<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
<p>Road and Footpath Works</p>	<p>Redland City Council</p>	<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.
<p>Sediment and Erosion Control Plan</p>	<p>Redland City Council</p>	<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.
<p>Earthworks Plans</p>	<p>Redland City Council</p>	<ul style="list-style-type: none"> • Redlands Planning Scheme Part 7 Division 6 – Excavation and Fill Code • Redlands Planning Scheme Part

		<p>8 Division 5 – Development Near Underground Infrastructure Code</p> <ul style="list-style-type: none"> • 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.
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.
Electricity Reticulation Plan	Redland City Council	<p>Redlands Planning Scheme Part 8 Division 7 – Infrastructure Works Code</p> <ul style="list-style-type: none"> • 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 9 – Electrical Reticulation and Street Lighting
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

		<ul style="list-style-type: none"> Redlands Planning Scheme Part 11 Policy 17 – Streetscape Design Manuals. Redlands Planning Scheme Part 8 – Division 4 – Apartment Building Code
Pre-construction building certification	Redland City Council	<ul style="list-style-type: none"> RPS – Policy 5 Environmental Emissions

Table 2: Compliance Assessment

<u>Stormwater Management</u>		
11.	Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to: <ul style="list-style-type: none"> A lawful point of discharge. 	Prior to the use commencing and ongoing.
12.	Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.	Prior to the use commencing and ongoing.
13.	Submit to Council, and receive Compliance Assessment approval for, a stormwater assessment that is generally in accordance with the Site Based Stormwater Management Plan – Quality by BG Group – Civil Division dated November 2015, and addresses both quality and quantity in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, and the following: <ol style="list-style-type: none"> Design of allotment drainage. Detailed drawings of the proposed stormwater quality treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation. An electronic copy of the MUSIC model. 	As part of request for compliance assessment.
<u>Infrastructure and Utility Services</u>		
14.	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.	At the time of works occurring.
15.	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.	Prior to the use commencing.
16.	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.	Prior to site works commencing.

<u>Waste Management</u>	
17. Submit to Council a copy of a written agreement with a waste services provider to provide and maintain a bulk bin collection service to the development.	Prior to the use commencing and ongoing.
18. Install a screened refuse storage area, located at the ground level car park of the development as indicated on approved plans, for the storage of waste and recycling bins as determined in the TTM Waste Management Report. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use.	Prior to the use commencing and ongoing.
<u>Acoustic Requirements</u>	
19. Incorporate acoustic attenuation into the development as specified in Cleveland Train Station Redevelopment – Residential Apartment Development – Environmental Noise Assessment Report prepared by TTM Consulting Pty Ltd dated 27th November 2015, reference: 15BRA0220 R01_1.1.docx and letter dated the 17 March 2016 by TTM Consulting Pty Ltd reference 15BRA0220 L01_0 RFI.docx.	Prior to the use commencing and ongoing.
20. Submit the building and construction plans for the acoustic attenuation for the apartments to Council for Compliance Assessment in accordance with the assessment criteria listed in Table 2: Compliance Assessment of this approval. The plans must be certified by a qualified acoustic consultant to confirm the development complies with this approval and the assessment criteria detailed in Table 2: Compliance Assessment.	As part of request for compliance assessment.
<u>Landscape Works</u>	
21. 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: <ul style="list-style-type: none"> a) Designs that are generally in accordance with the landscape design report; b) 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; c) A maintenance plan for the entire landscaping component of the development; d) Details of lighting to communal open space, driveways, public car parks and footpaths within the site; e) A tree management plan prepared in accordance with Section 9.11.6.3 of the Redlands Planning Scheme Policy 9; and f) Details of lighting to be provided in the Council footpath along the sites northern boundary linking Harbourview Court and Nautilus drive. The design should also be compliant with general CPTED principles outlined in RPS Policy 16 – Safer by Design. 	As part of request for compliance assessment.

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.
- Capping of Sewer – for demolition of existing buildings on site.
- Road Opening Permit – for any works proposed within an existing road reserve.
- Food Business Licence – for any development proposing to conduct a food business under the Food Act 2006.

REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP)
Refer to the attached correspondence from the DTMR dated 24 March 2016 (DSDIP reference SDA-0116-027606).

ASSESSMENT MANAGER ADVICE

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

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

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

- **Release of Water Contaminants**
Please be aware that prescribed water contaminants must not be released to waters, a roadside gutter, stormwater drainage or into another place so that contaminants could reasonably be expected to move into these areas. Refer to the *Environmental Protection Act 1994* for further information on the release of prescribed water contaminants.

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

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

- **Survey and As-constructed Information**
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:

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

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

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

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

 - **Fire Ants**
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants

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

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

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

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

Attachment 1 – Aerial Map



Lot 1 on SP273106

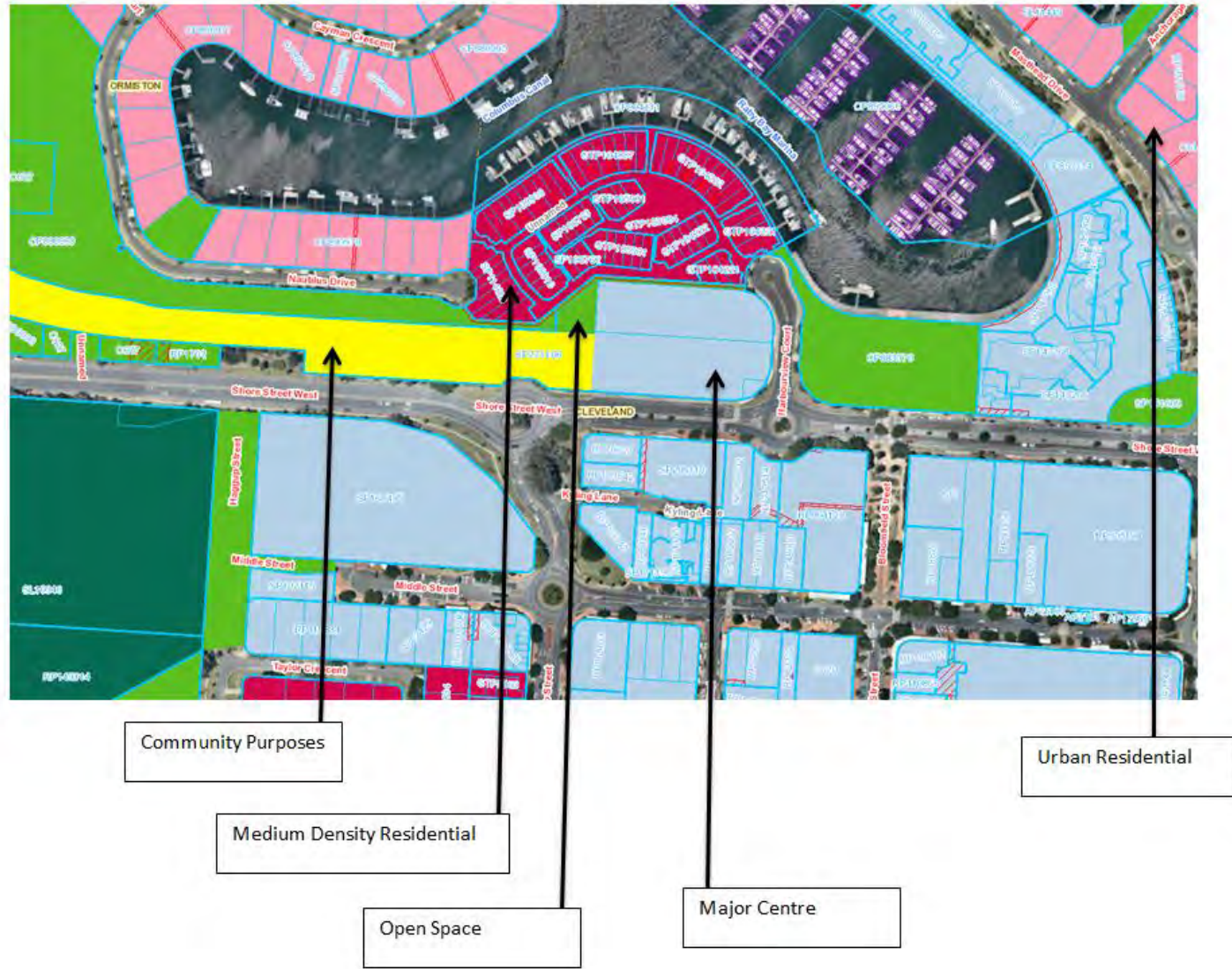
Lot 2 on SP273106

Lot 3 on SP273106

Locality Map



Zone Map



BAY HORIZONS - RABY BAY - CLEVELAND

MIXED USE DEVELOPMENT PROPOSAL

3187 Bay Horizons - Raby Bay

Drawing Schedule

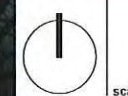
23-03-2016

Sheet Number	Revision	Name	Status	Date
SK 1001	D	Cover Sheet	Development Application	23-Mar-16
SK 1002	A	Location Plan	Development Application	27-Nov-15
SK 1003	B	Site Plan	Development Application	14-Nov-15
SK 1004	A	Existing Conditions Plan	Development Application	27-Nov-15
SK 1005	B	Ground Floor	Development Application	09-Feb-16
SK 1006	A	Level 1	Development Application	27-Nov-15
SK 1007	A	Level 2	Development Application	27-Nov-15
SK 1008	B	Levels 3-7	Development Application	14-Nov-15
SK 1009	A	Level 8	Development Application	27-Nov-15
SK 1010	B	Area Schedule	Development Application	14-Nov-15
SK 1011	B	Coffee Shop	Development Application	23-Mar-16
SK 1012	C	Building Sections	Development Application	23-Mar-16
SK 1013	C	Elevations 1	Development Application	23-Mar-16
SK 1014	C	Elevations 2	Development Application	23-Mar-16
SK 1015	B	Shadow Diagrams	Development Application	14-Nov-15
SK 1016	B	Footpath Section	Development Application	26-Feb-16
SK 1017	A	Northern Footpath Section	Development Application	23-Mar-16
SK 1018	A	Eastern Footpath Section	Development Application	23-Mar-16
SK 1019	A	Entry Lobby	Development Application	23-Mar-16
SK 1030	C	External Perspectives	Development Application	23-Mar-16
Grand Total - 20 Drawings				





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 Fax: +61 7 3252 1692

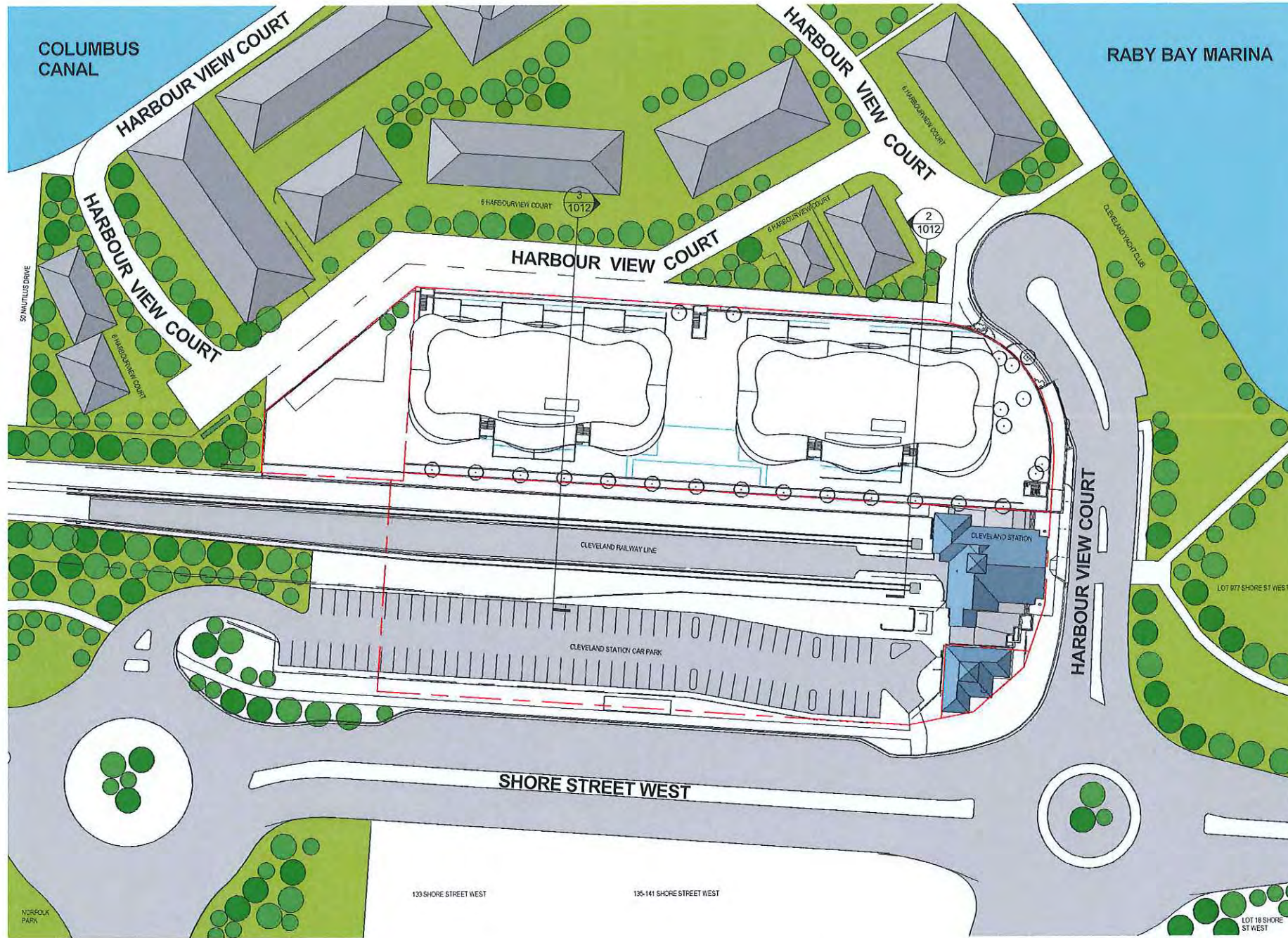


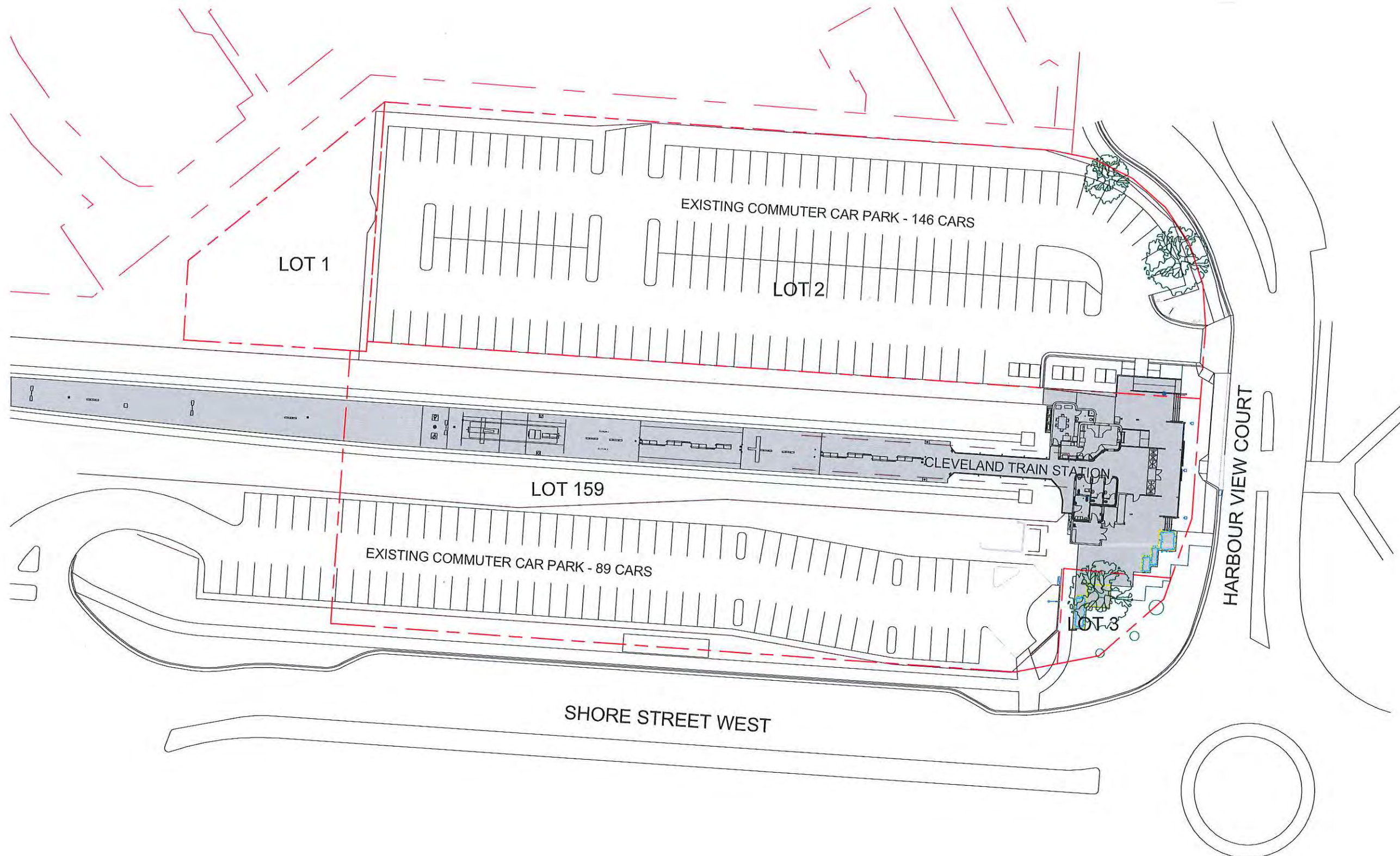
Development Application

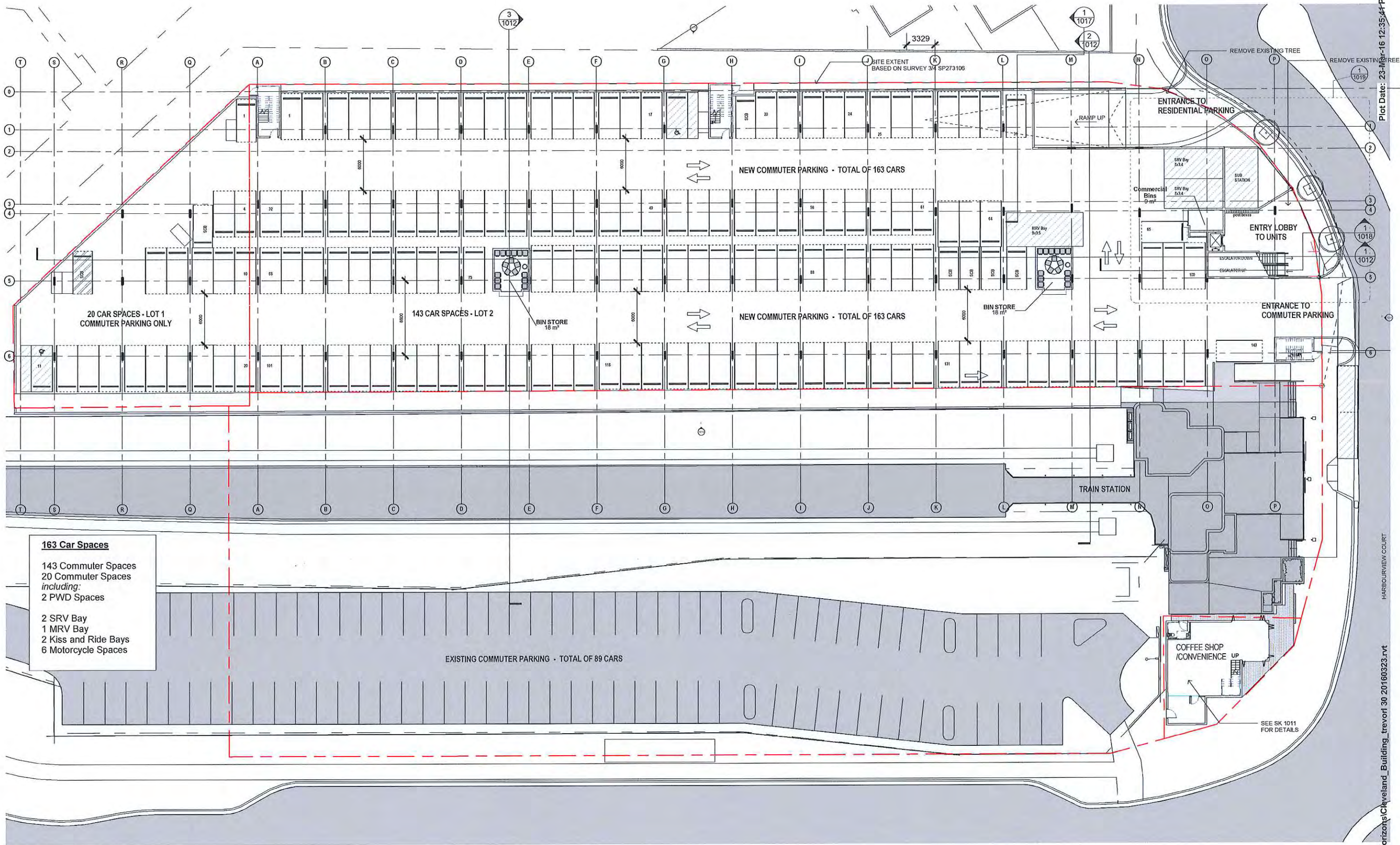
Location Plan Rev: A
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 11/26/15

SK1002

@A1



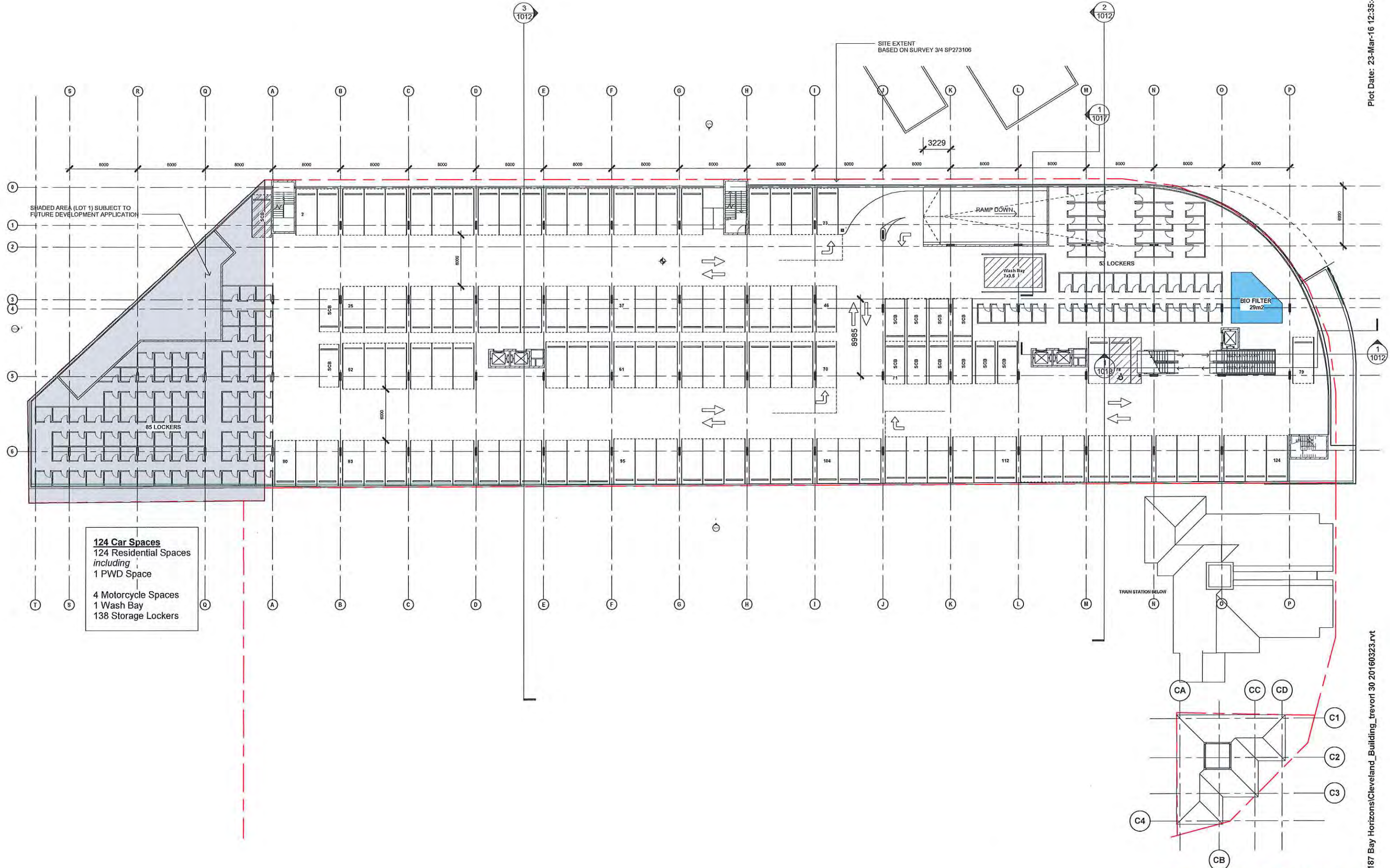




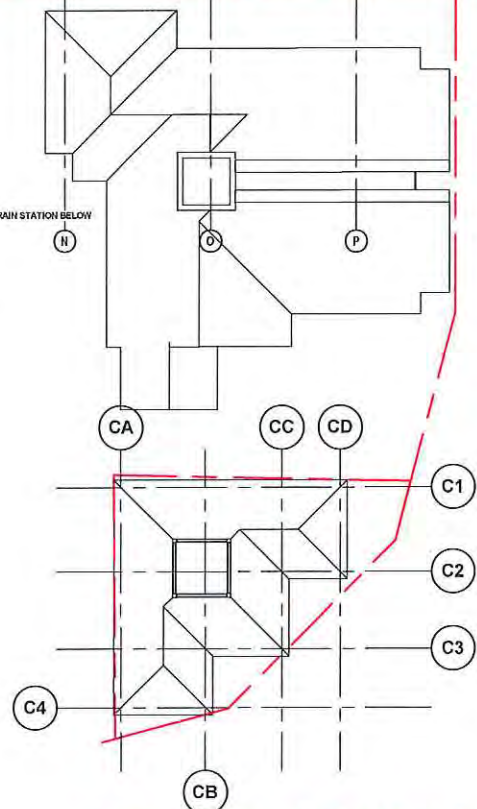
Plot Date: 23-Mar-16 12:35:44 PM

Cad File No.: C:\01 - 3187 Bay Horizons\Cleveland_Building_trevor\30 20160323.rvt





124 Car Spaces
 124 Residential Spaces
 including
 1 PWD Space
 4 Motorcycle Spaces
 1 Wash Bay
 138 Storage Lockers



Development Application

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scale 1 : 200

Level 1 Rev: A
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 11/04/15
SK1006



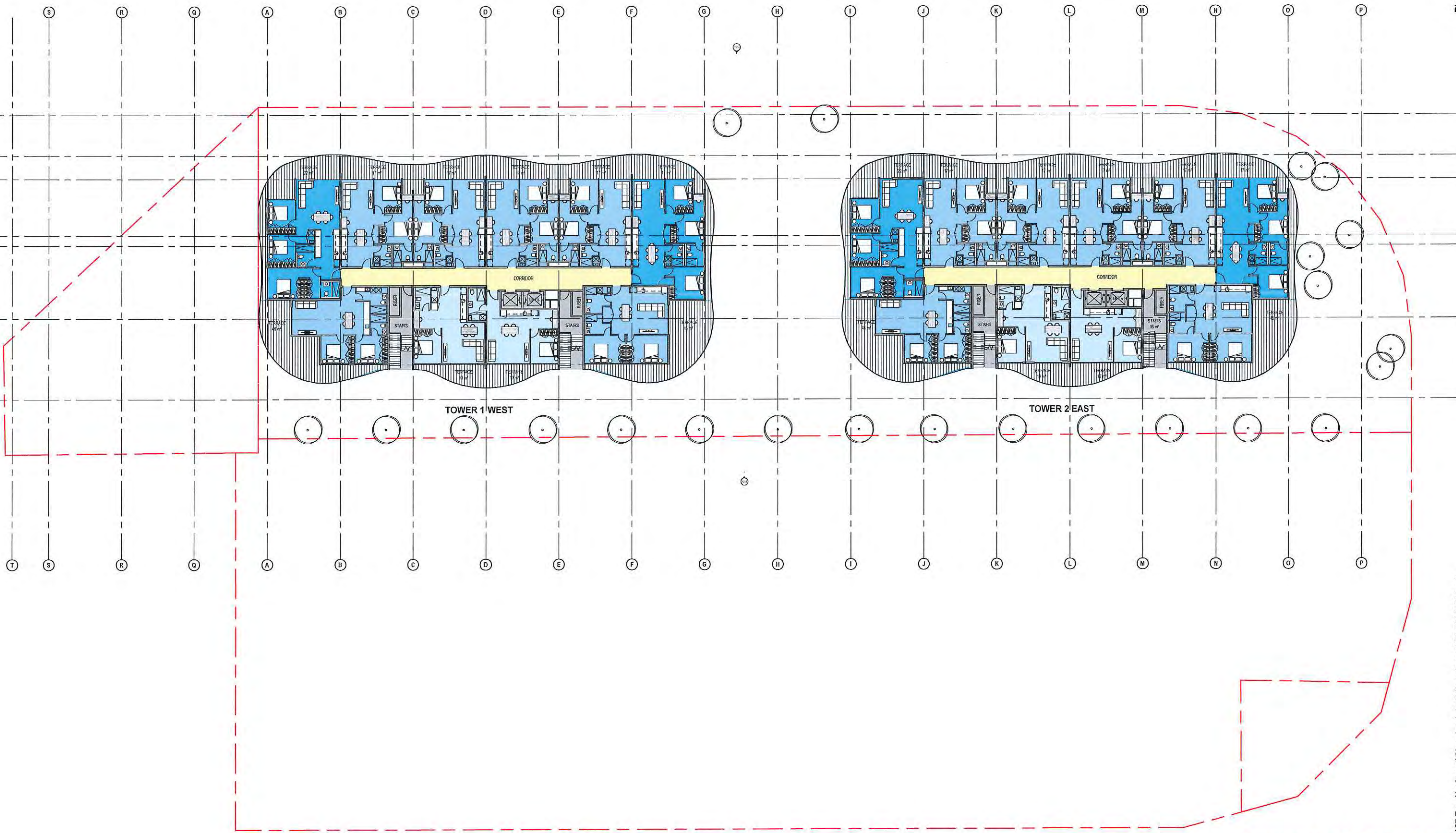
CRONE ARCHITECTS Suite 12/36 Agnes Street, Fortitude Valley
 Brisbane, QLD 4006, Australia
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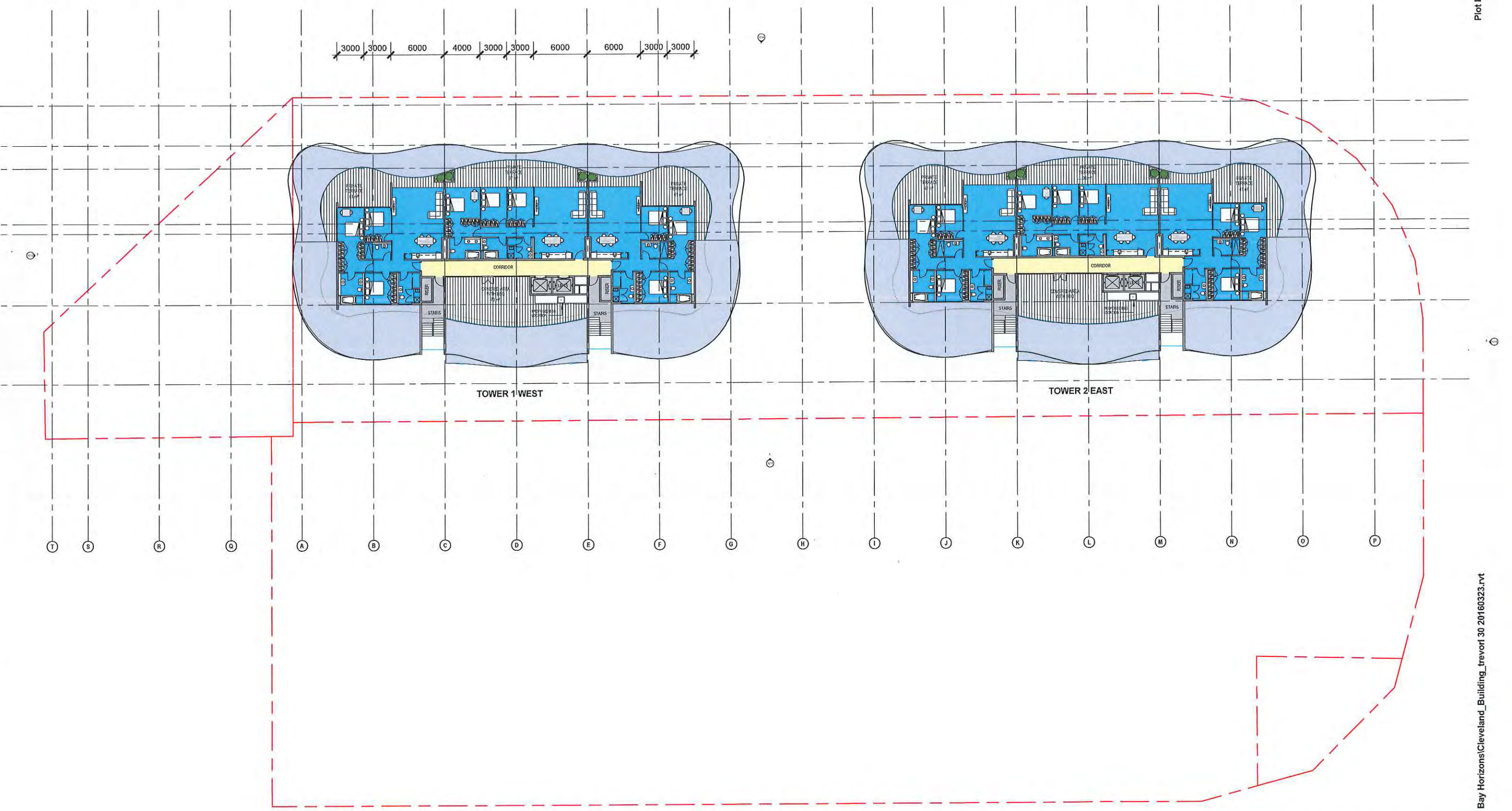


scale 1:200

Development Application

Level 2 Rev.A
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 11/05/15
SK1007





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scale 1 : 200

Development Application

Level 8 - Penthouses Rev: A
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 11/12/15
SK1009

RESIDENTIAL													TOTAL
1 Bedroom Units			2 bedroom Units			3 Bedroom Units			Penthouses				
UNIT MIX	TYPE 9 1BR	TYPE 12 1BR	TYPE 2 1BR +S	TYPE 5 2BR	TYPE 6 2BR	TYPE 1 2BR+S	TYPE 4 3BR	TYPE 3 3BR + S	TYPE 5 3BR	TYPE 5A 3BR	TYPE 6 3BR	Penthouse	
	1 Bed 1 Bath	1 Bed 1 Bath	1 Bed 1 Bath Study	2 Bed 2 Bath	2 Bed 2 Bath	2 Bed 2 Bath Study	3 Bed 2 Bath	3 Bed 2 Bath Study	3 Bed 2 Bath	3 Bed 2 Bath	3 Bed 2 Bath Study		Units per Level
Unit Area	49m2	64m2	69m2	81m2	75m2	75m2	107m2	96m2	103m2	127m2	97m2	198m2	
Courtyard - Level 2	29m2	16m2	29m2			Ave = 43.0	34m2	37m2					
Balcony - Levels 3 to 7	14m2		14m2	31m2	29m2	18m2	25m2				27 m2		
Balcony - Level 8									37m2	40m2		95m2	
Ground Commuter Car Park													
Level 1 Residential Parking													
Level 2 Podium	2	2	2			10	1	1					18
Level 3 - 7 Typical	2 x 5 levels		2 x 5 levels	2 x 5 levels	2 x 5 levels	8 x 5 levels	2 x 5 levels				2 x 5 levels		20
Level 8 Penthouses									2	2		2	6
	12	2	12	10	10	50	11	1	2	2	10	2	124
Totals	26			70			26						

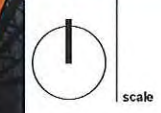
Residential Floor Areas	Tower 1 West Tower 2 East												62 Units 62 Units
GFA - All Units - m2	588	128	828	810	750	3750	1177	96	206	254	970	396	9953
GFA - Balconies & Courtyards - m2	198	32	198	310	290	1470	284	37	74	80	270	190	3433
GFA - Circulation, lifts & stairs - m2													2067

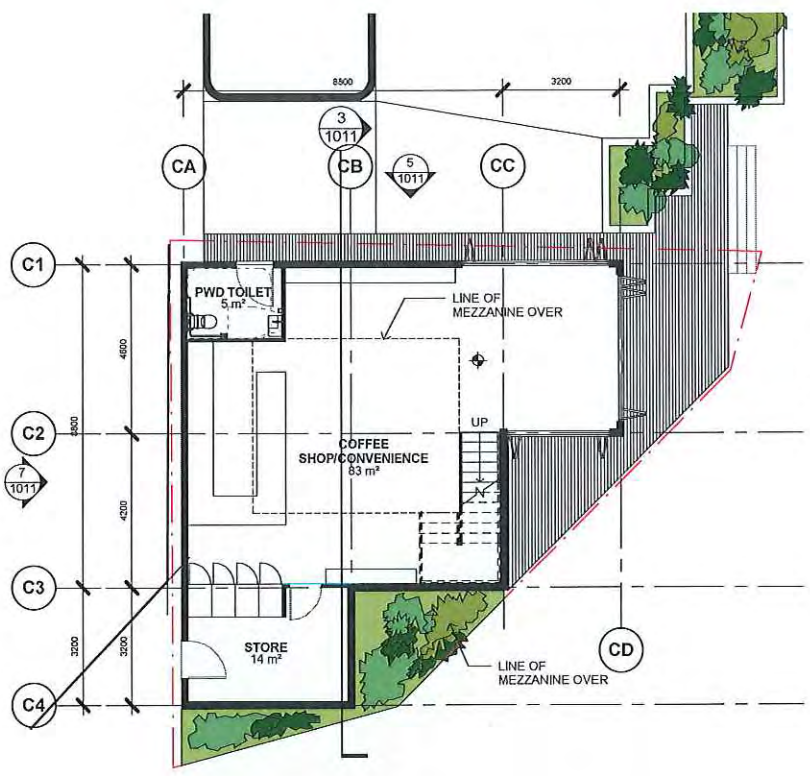
Non Residential

Gymnasium	Areas	
Business Centre	74.0 m2	
	45.5 m2	
Ground Level -		
GFA - Lot 2	4390 m2	143 Car spaces
GFA - Lot 1	692 m2	20 Car spaces
Level 1 - Residents		
GFA - Lot 2	4390 m2	124 Car spaces
GFA - Lot 1	692 m2	Note: This area subject to future Development Application
Coffee Shop/Convenience Store		
Ground Floor	102 m2	
Mezzanine Floor	27 m2	

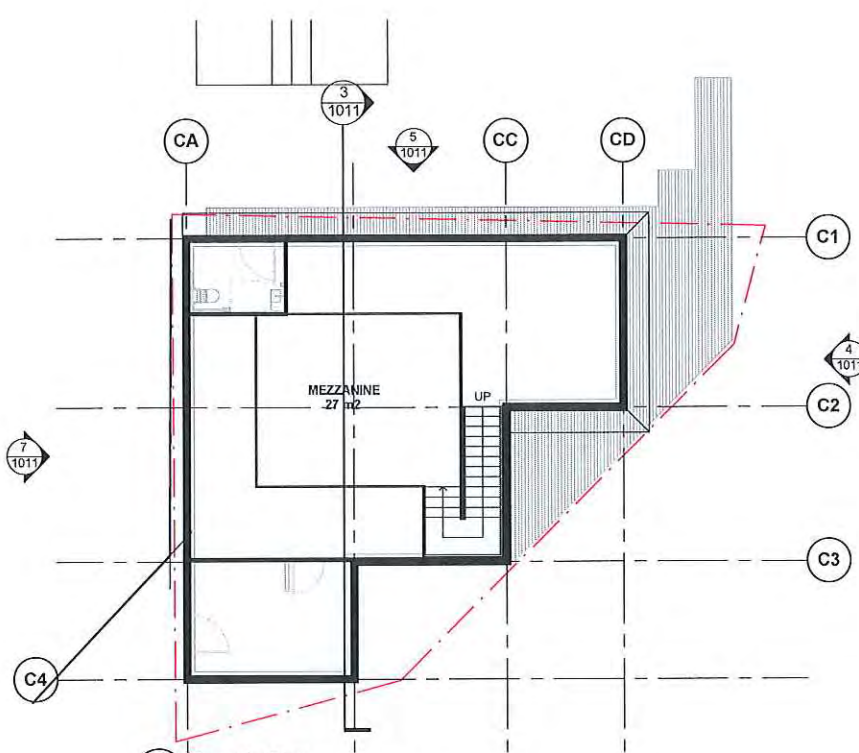
Percentage Mix	
1 BR	21%
2 BR	56%
3BR	21%
Penthouse	2%

15-12-15 8:44

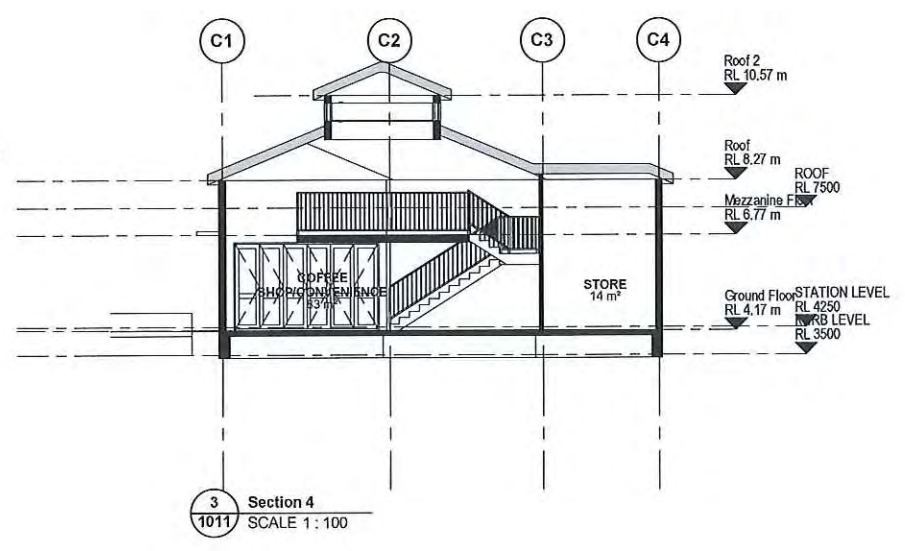




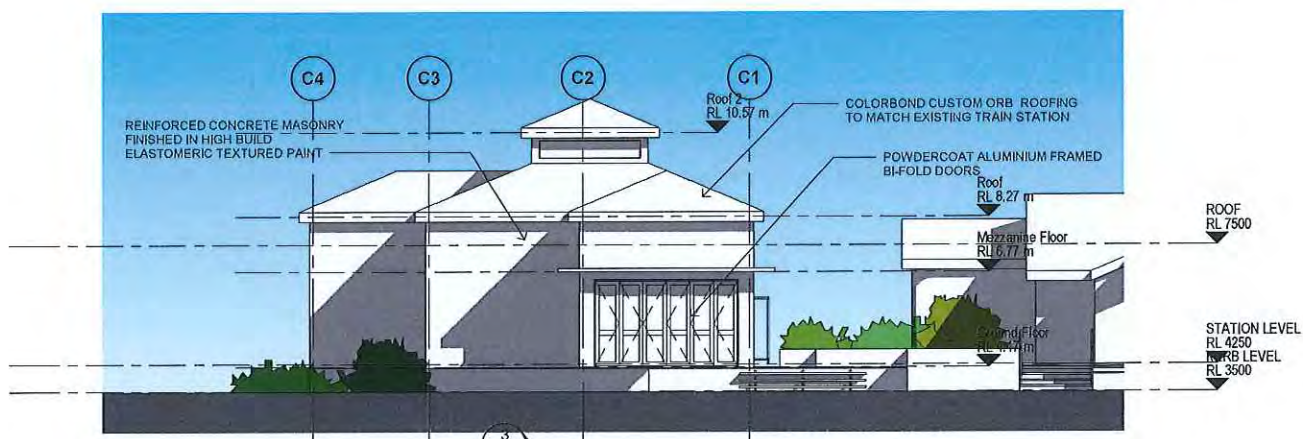
1 Ground Floor
SCALE 1 : 100



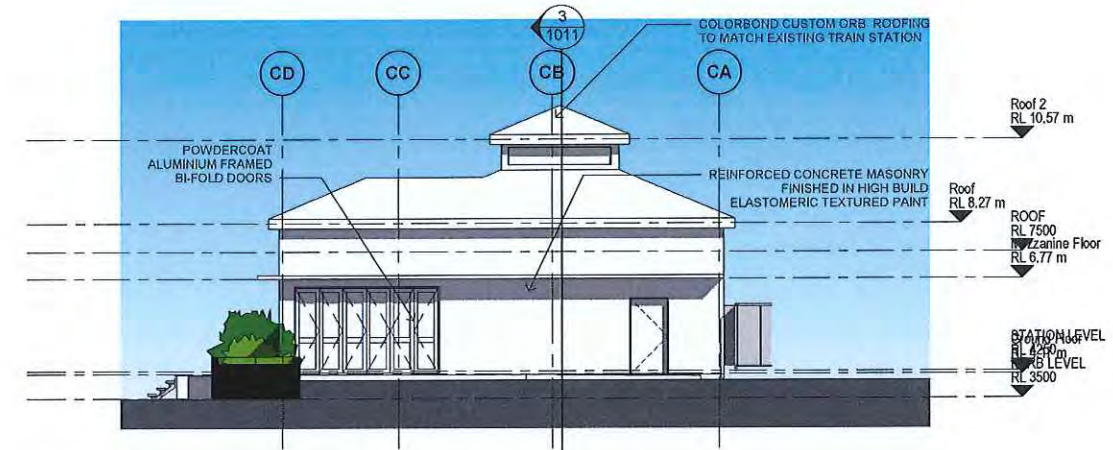
2 Mezzanine Floor
SCALE 1 : 100



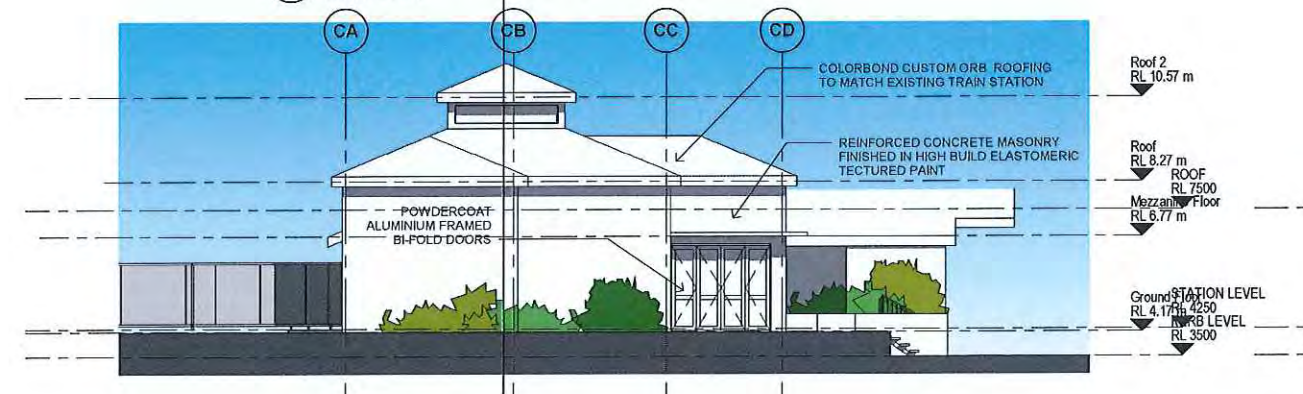
3 Section 4
SCALE 1 : 100



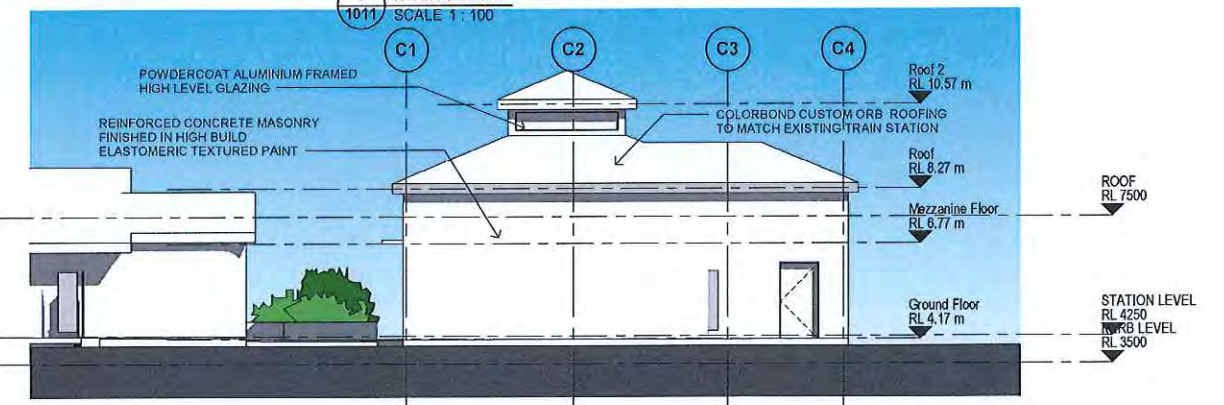
4 East Elevation
SCALE 1 : 100



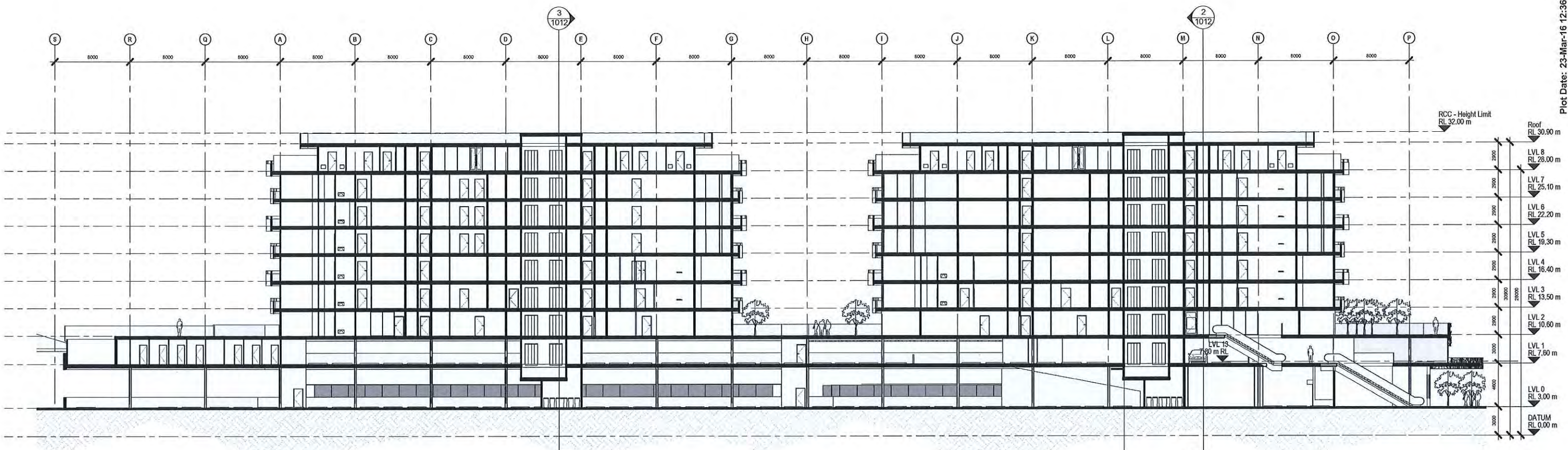
5 North Elevation
SCALE 1 : 100



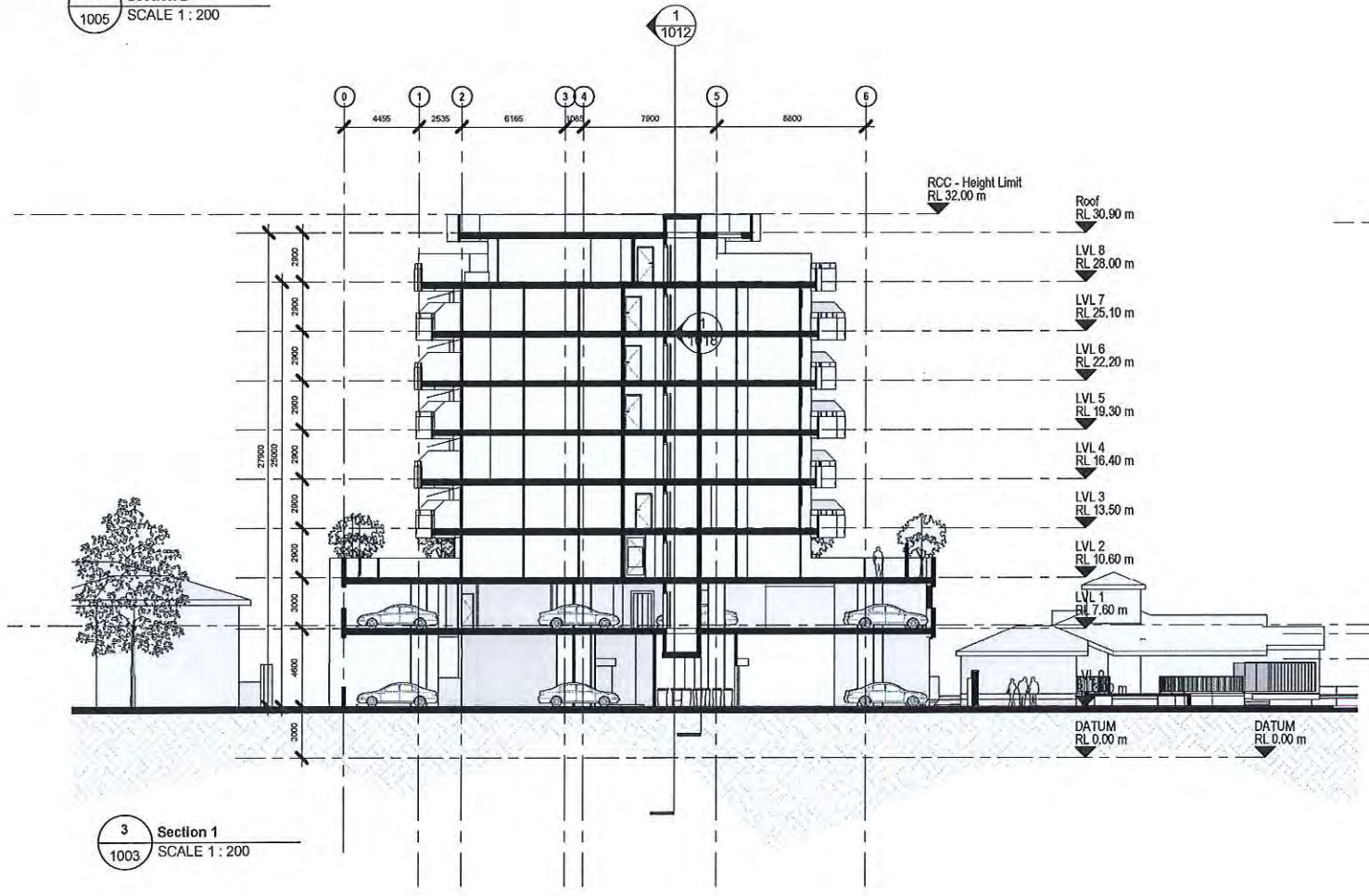
6 South Elevation
SCALE 1 : 100



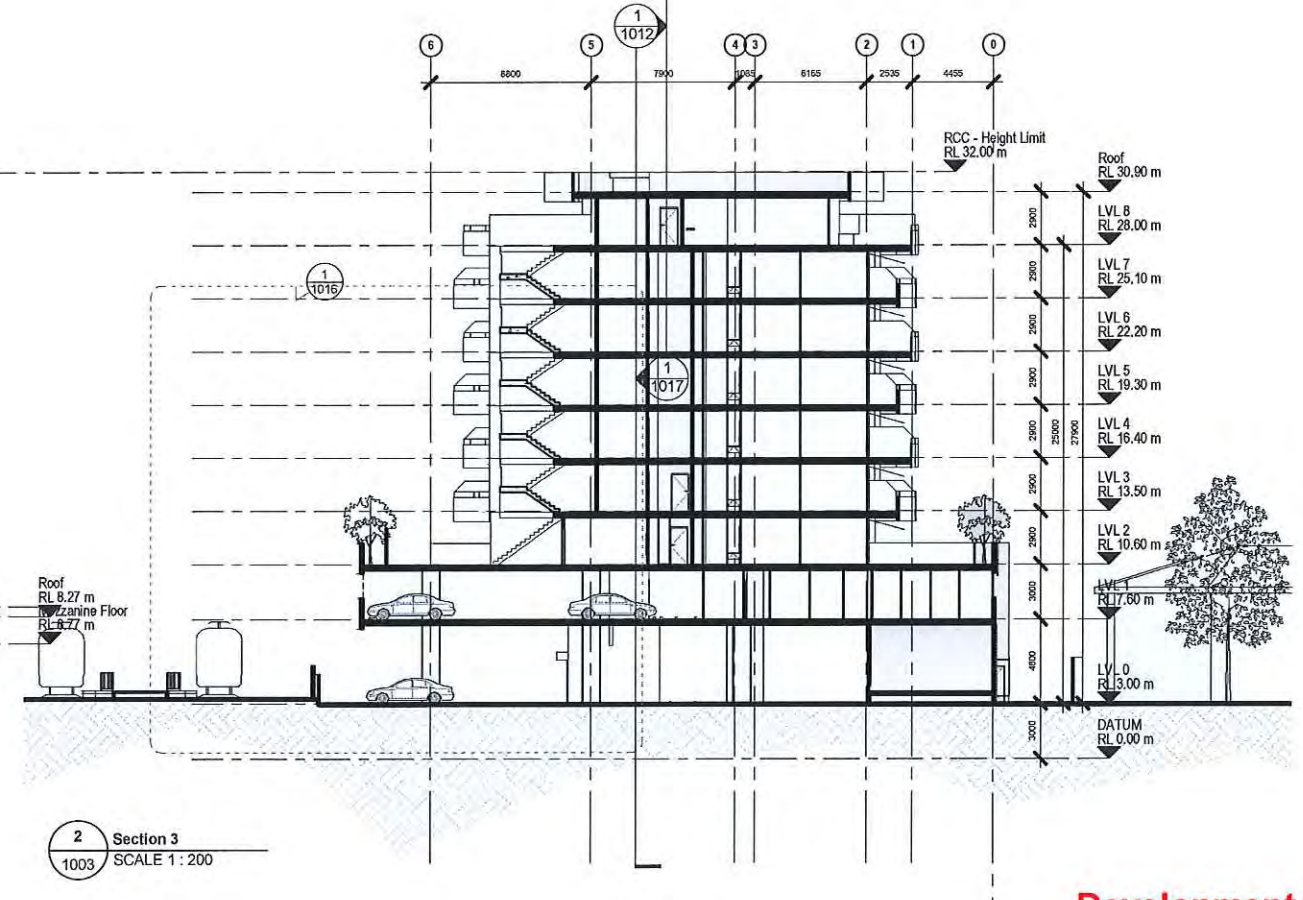
7 West Elevation
SCALE 1 : 100



1 Section 2
1005 SCALE 1: 200



3 Section 1
1003 SCALE 1: 200



2 Section 3
1003 SCALE 1: 200

Development Application

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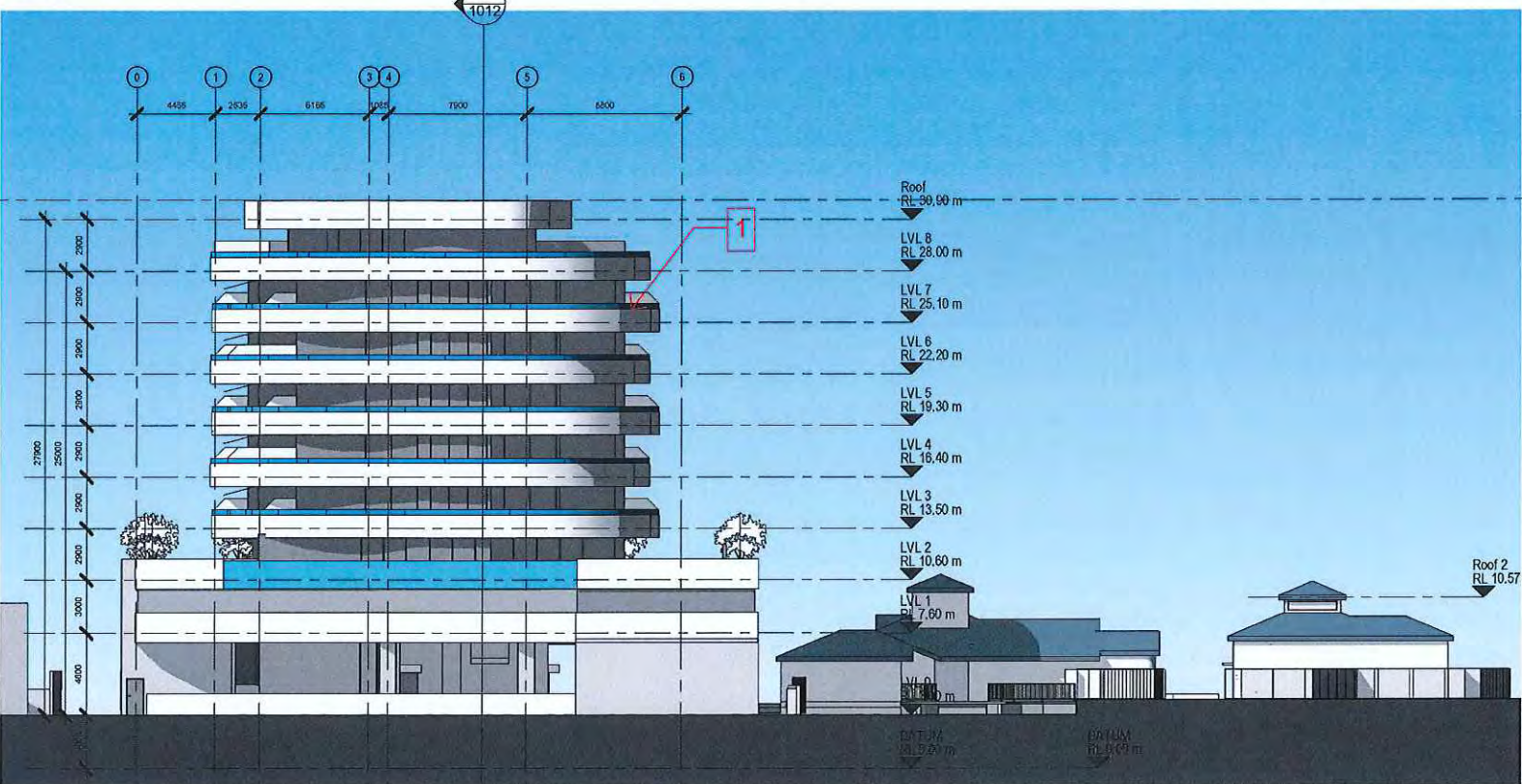


scale 1: 200

Building Sections Rev: C
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 11/09/15
SK1012



1 South Elevation
SCALE 1: 200



2 West Elevation
SCALE 1: 200

- KEY**
- 1 - GLASS TOP BALUSTRADE
 - 2 - DECORATIVE POWDERCOATED ALUMINIUM SCREENS
 - 3 - POWDERCOATED ALUMINIUM LOUVRES

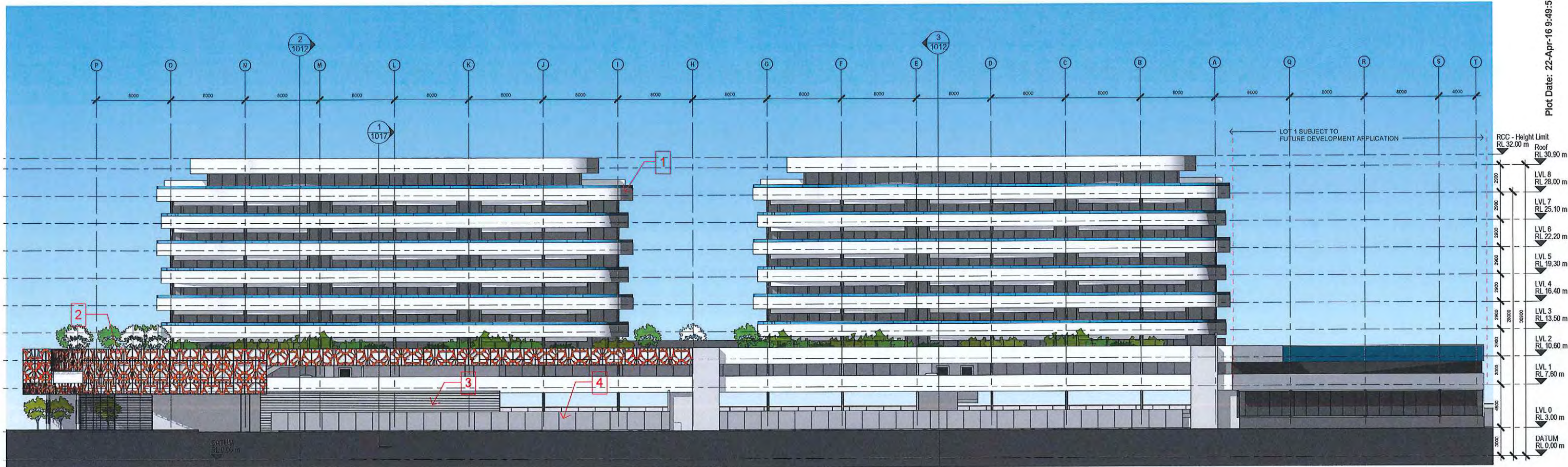
CRONE ARCHITECTS
Suite 12/36 Agnes Street, Fortitude Valley
Brisbane, QLD 4006, Australia
Ph: +61 7 3666 0401
Fax: +61 7 3262 1692



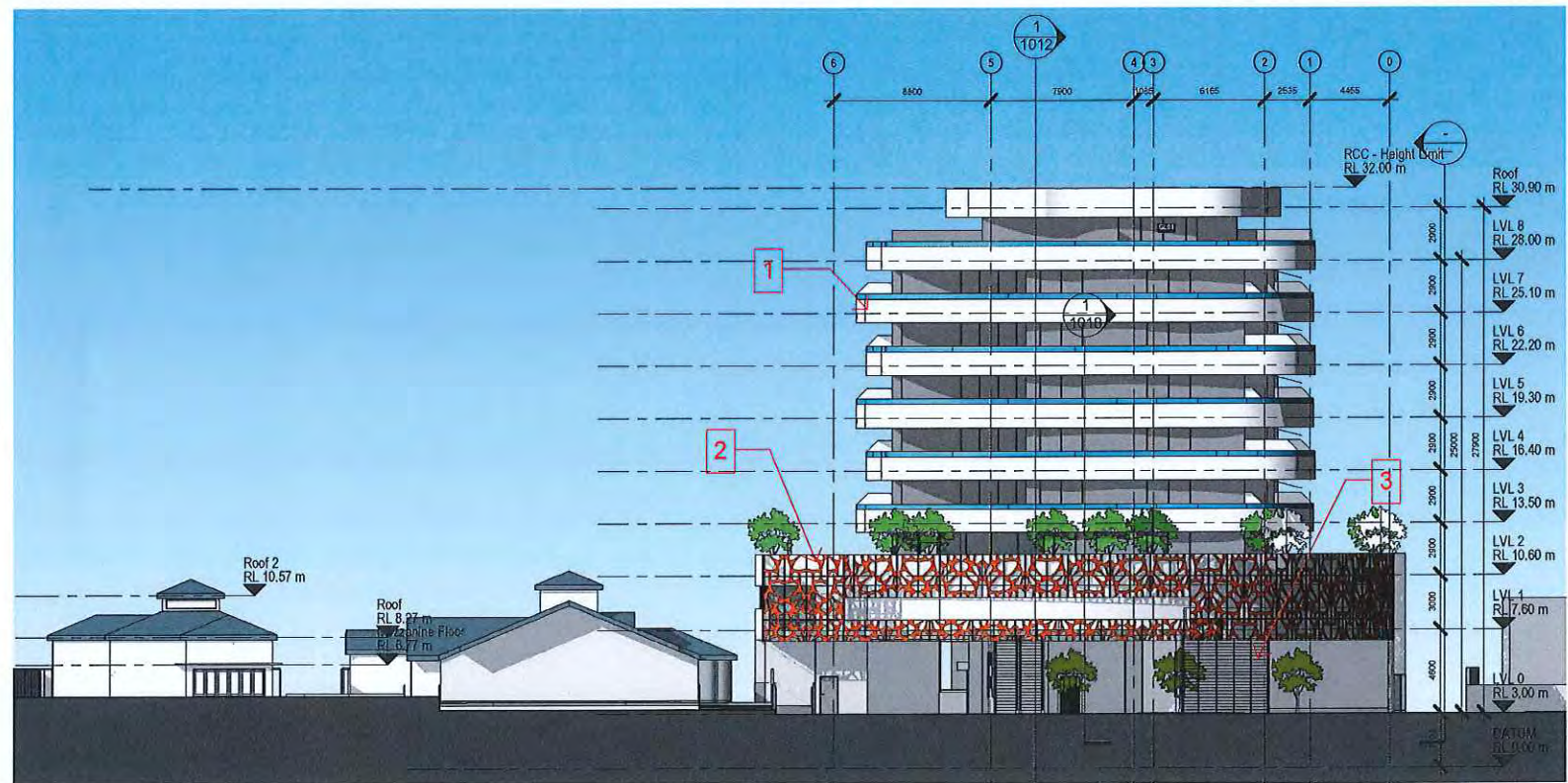
scale 1: 200

Development Application

Elevations 1 Rev: C
BAY HORIZONS CQ3187
PO BOX 3685
LOGANHOLME QLD 4129
11/05/15
SK1013



1 North Elevation
SCALE 1 : 200



2 East Elevation
SCALE 1 : 200

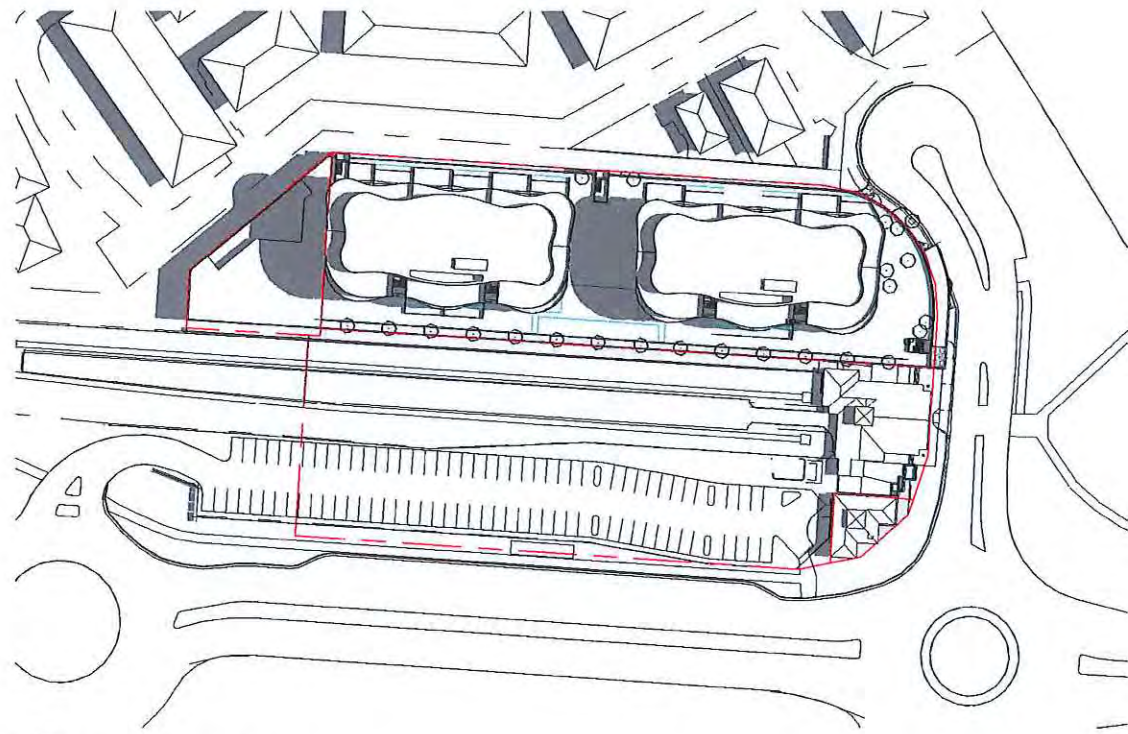
- KEY**
- 1 - GLASS TOP BALUSTRADE
 - 2 - DECORATIVE POWDERCOATED ALUMINIUM SCREENS
 - 3 - POWDERCOATED ALUMINIUM LOUVRES
 - 4 - CHAIN WIRE MESH FENCE

CRONE ARCH+TECTO
Suite 12/36 Agnes Street, Fortitude Valley
Brisbane, QLD 4006, Australia
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Fax: +61 7 3252 1692

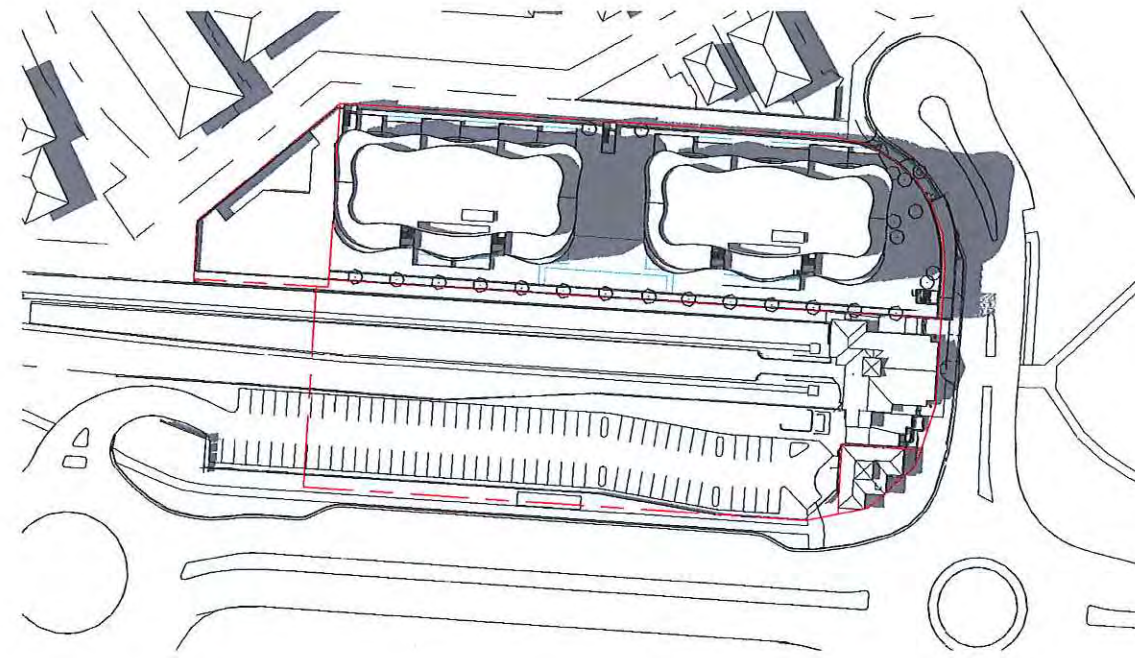


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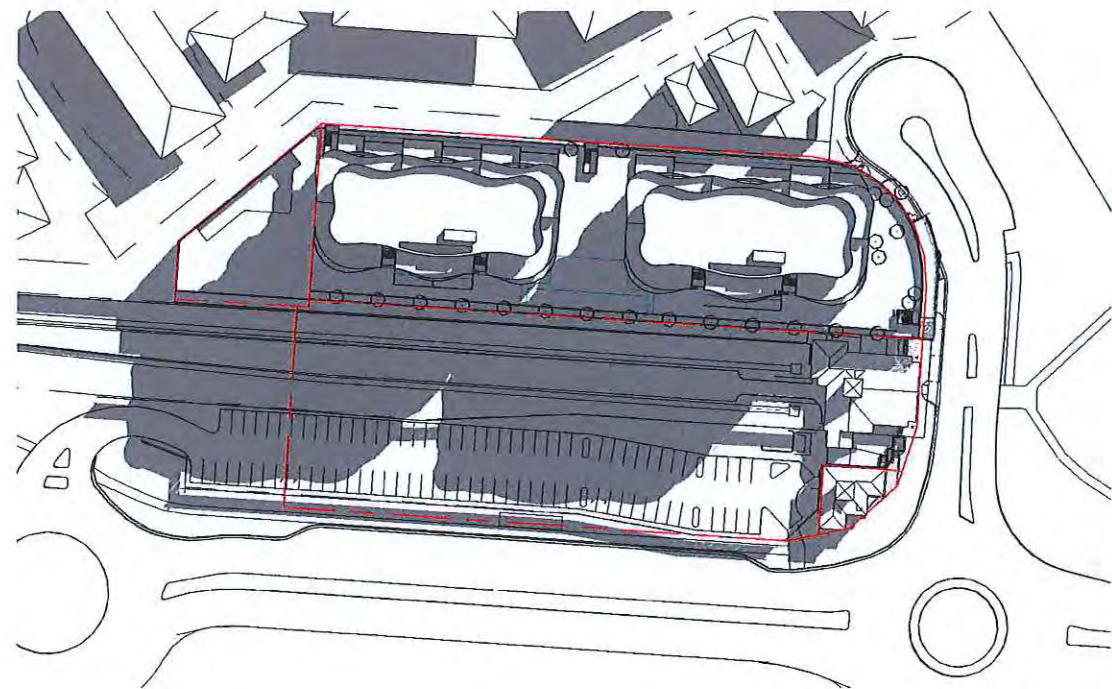
Development Application
Elevations 2 Rev: D
BAY HORIZONS CQ3187
PO BOX 3685
LOGANHOLME QLD 4129
11/05/15
SK1014



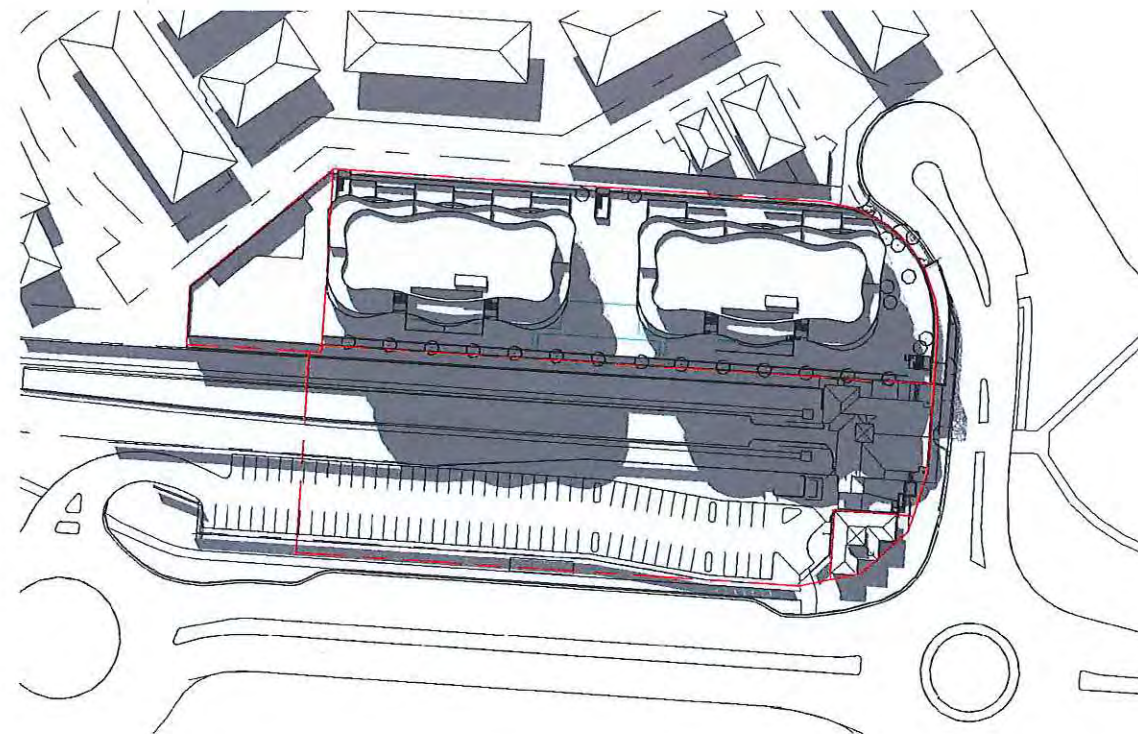
1 Shadow Diagram 21st Dec 9am
1012 SCALE1: 750



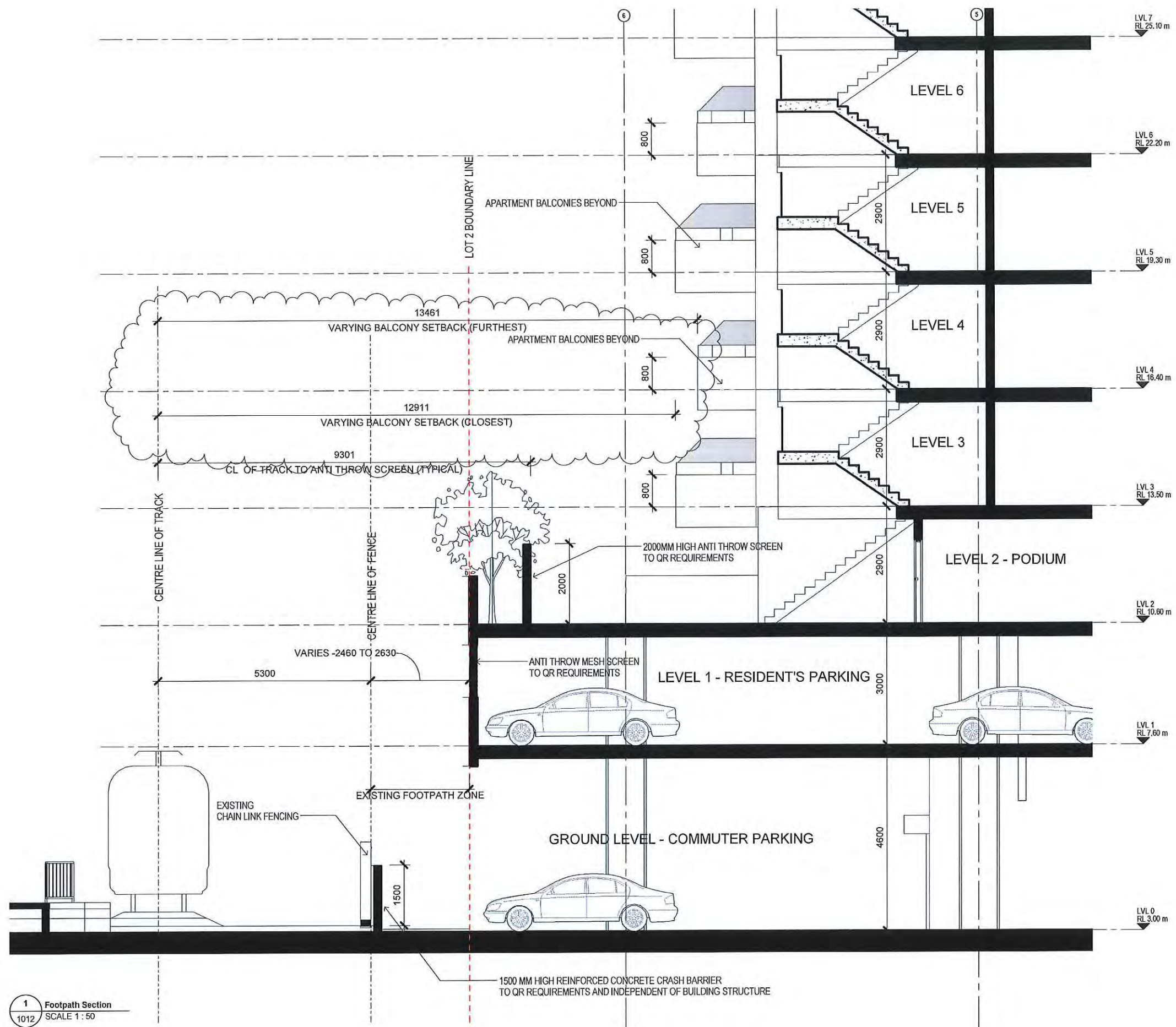
2 Shadow Diagram 21st Dec 3pm
1012 SCALE1: 750



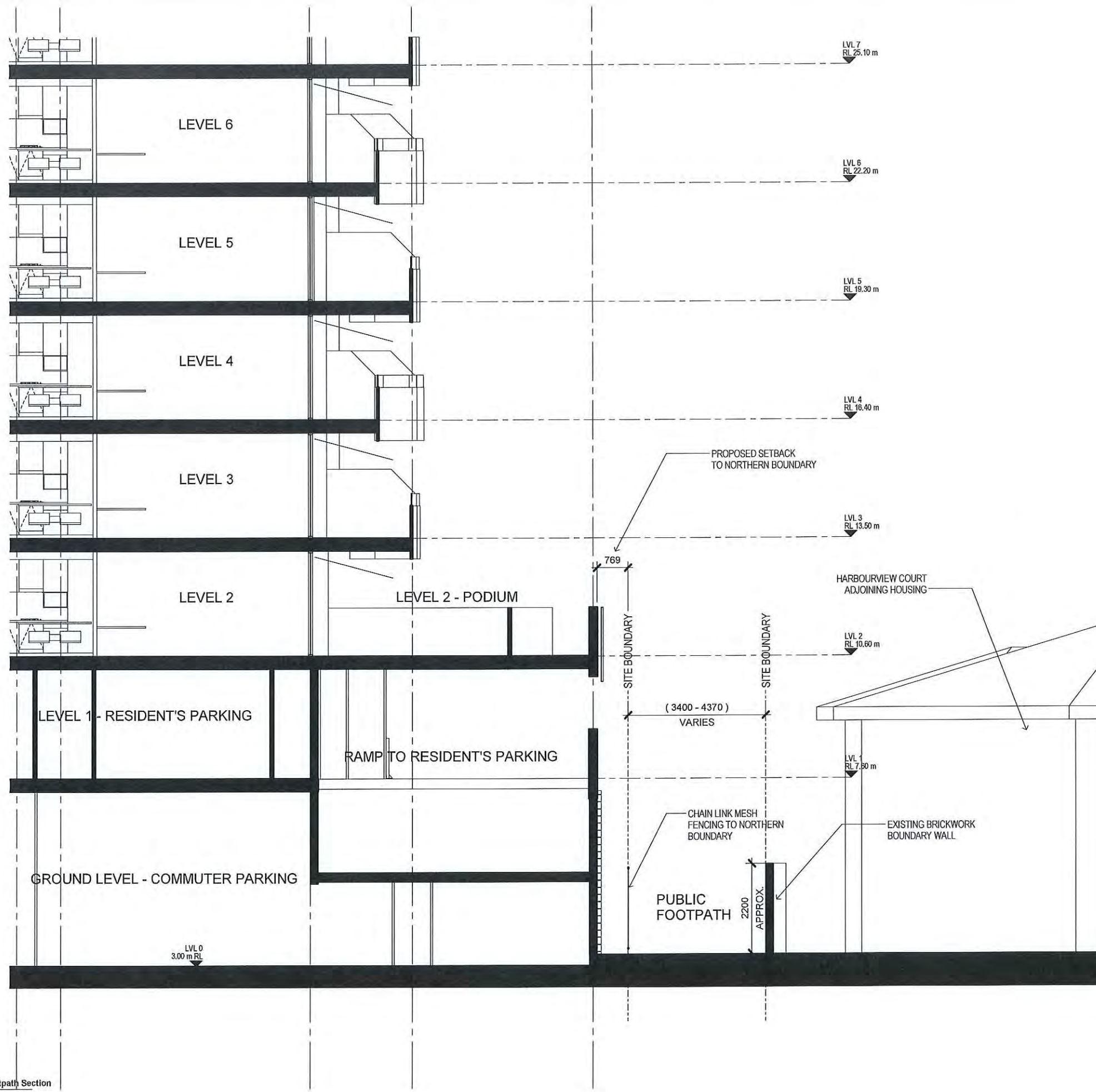
5 Shadow Diagram 21st June 9am
1012 SCALE1: 750



6 Shadow Diagram 21st June 1pm
1012 SCALE1: 750

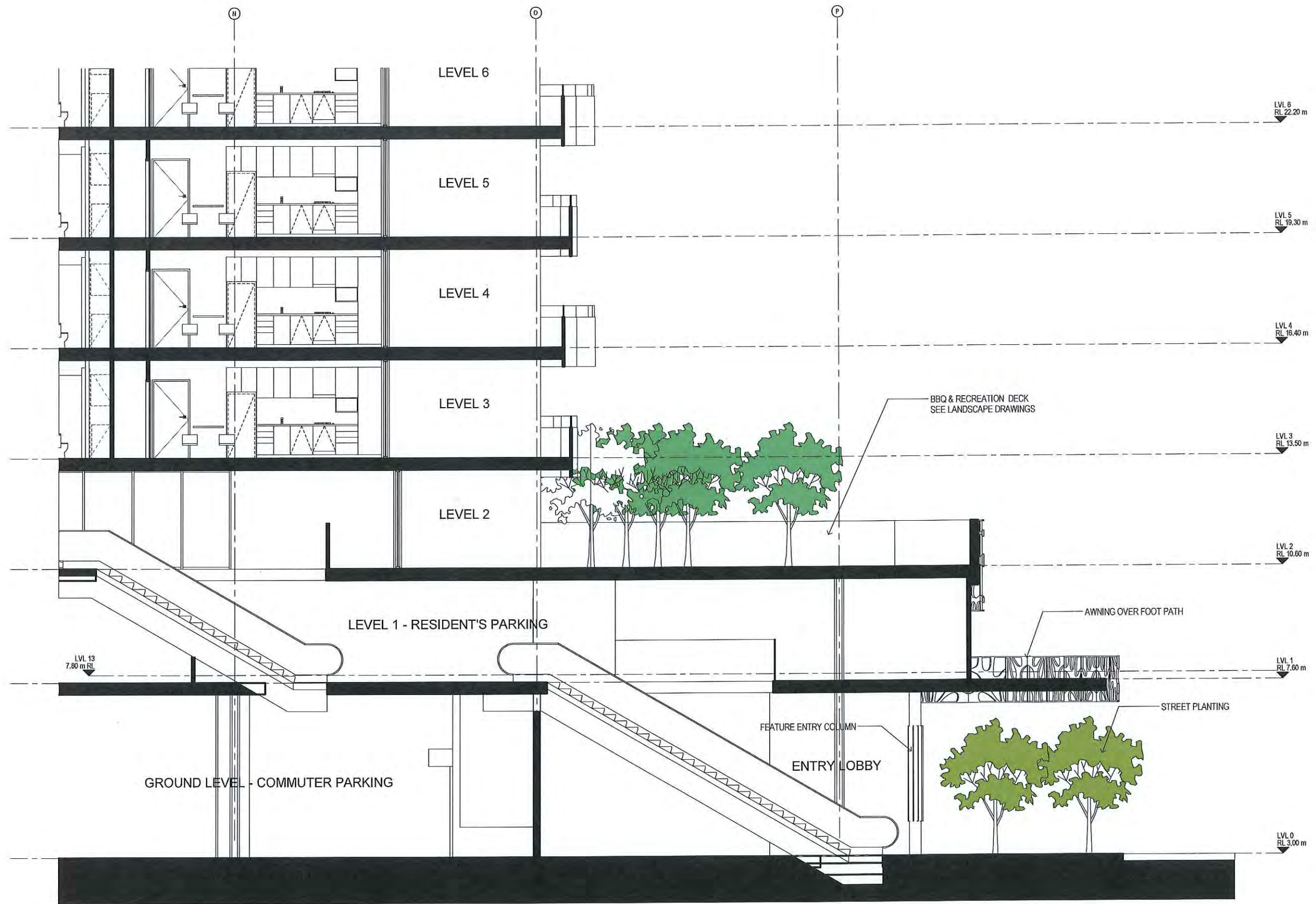


1 Footpath Section
1012 SCALE 1 : 50

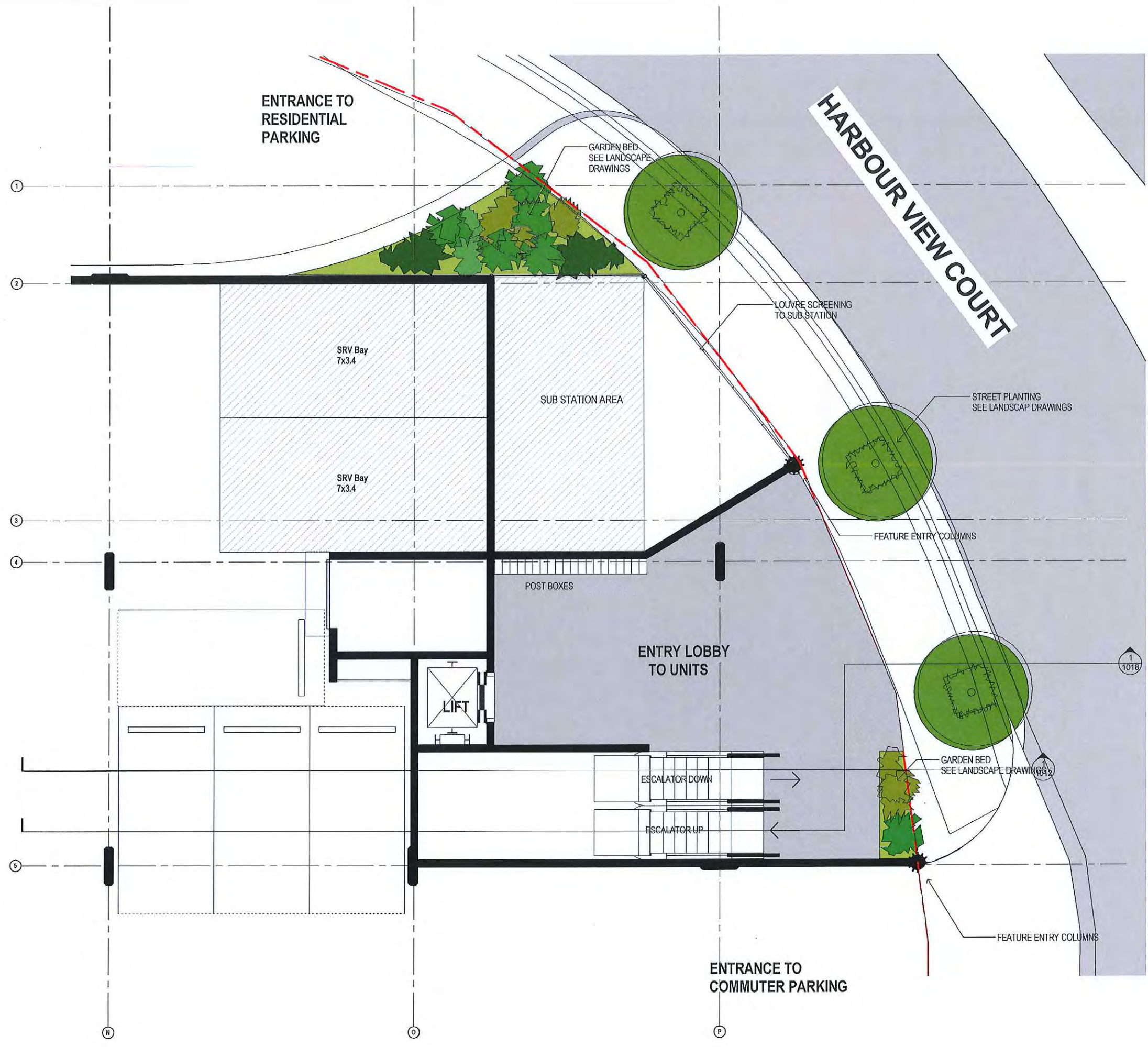


1 Northern Footpath Section
1005 SCALE 1 : 50





1 Eastern Footpath Section
1005 SCALE 1:50





1 3D Perspective 1
SCALE



2 3D Perspective 2
SCALE

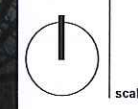


3 3D Perspective 3
SCALE

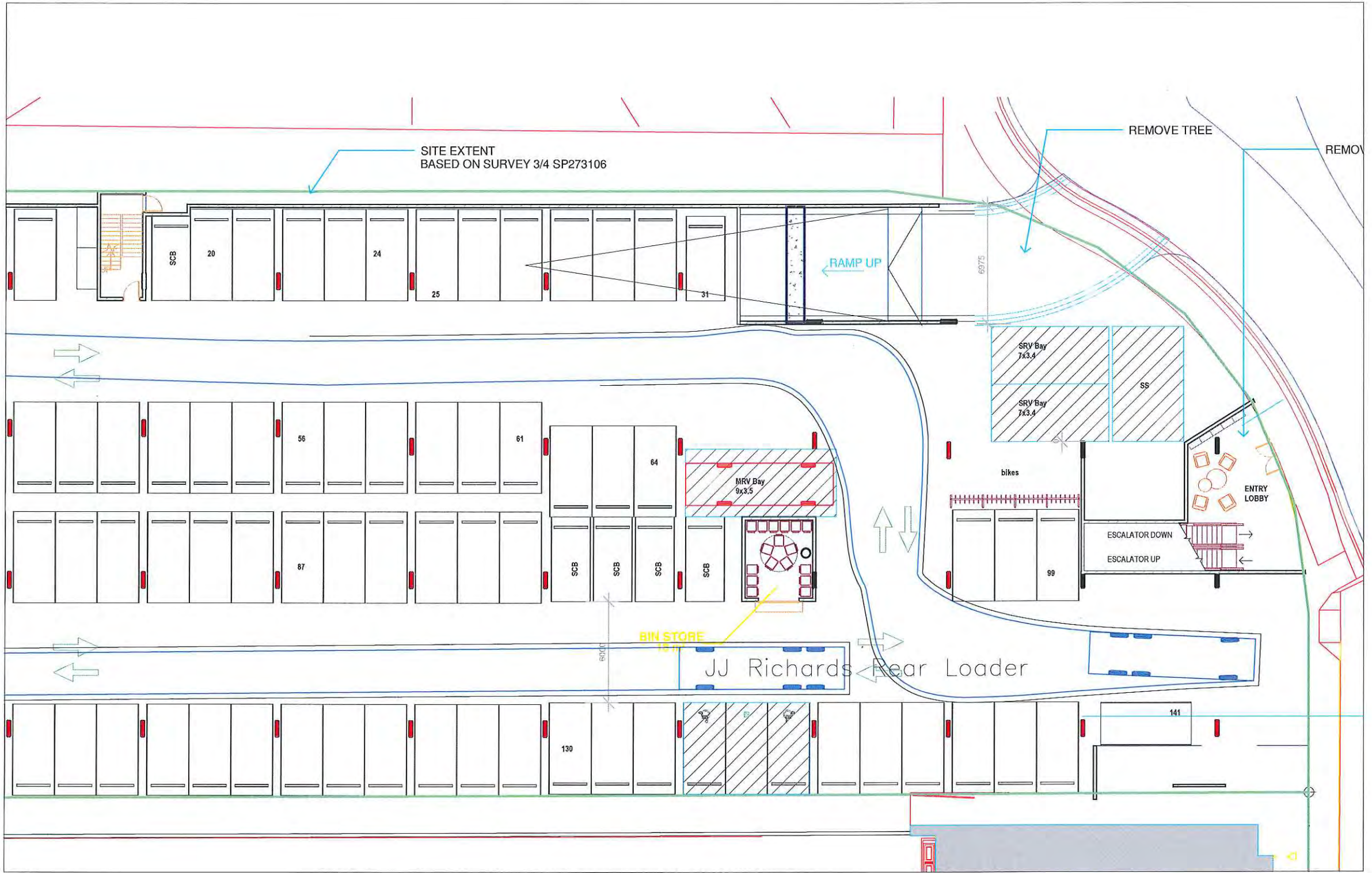


4 3D Perspective 4
SCALE

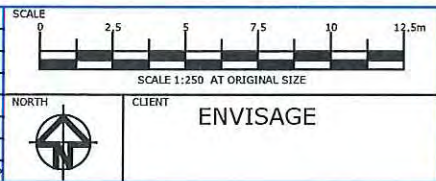
CRONE Suite 12/36 Agnes Street, Fortitude Valley
ARCHI Brisbane, QLD 4006, Australia
TECTS Ph: +61 7 3666 0401
 Fax: +61 7 3252 1692



Development Application
External Perspectives Rev: C
 BAY HORIZONS CQ3187
 PO BOX 3685
 LOGANHOLME QLD 4129
 @A1 11/09/15 **SK1030**



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	22-03-16	ORIGINAL ISSUE	HT	SC	SC

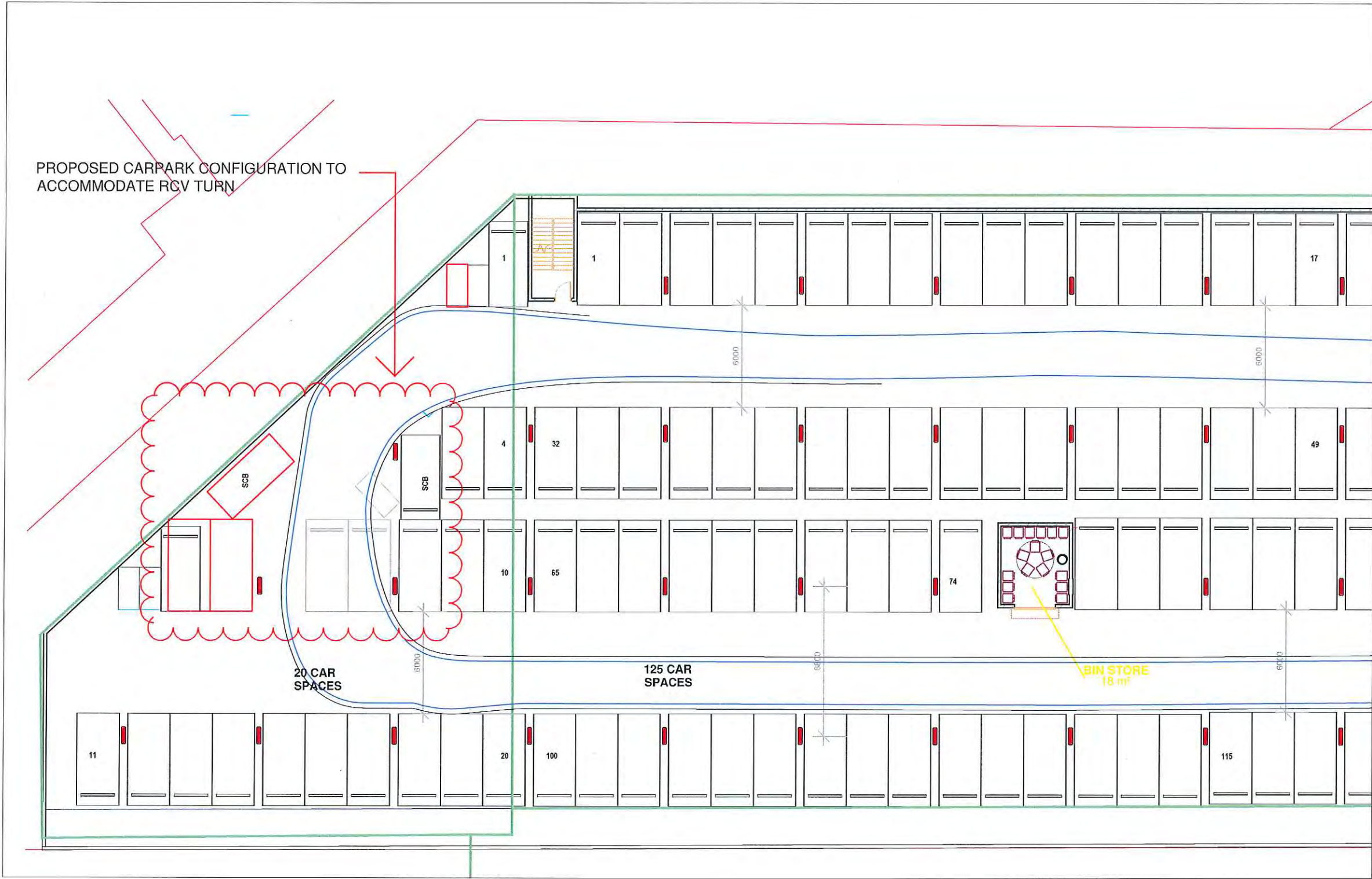


ttm TTM CONSULTING PTY LTD
 ABN 65 010 868 621
 LEVEL 1, 129 LOGAN ROAD, WOOLLOONGABBA, QLD, 4102
 P.O. BOX 1310, COORPAROO BC, QLD, 4151
 T: (07) 3327 9500 F: (07) 3327 9501
 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

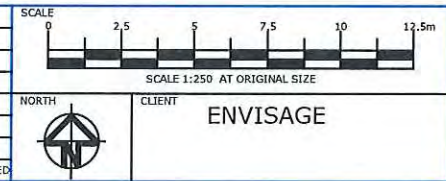
PROJECT **BAY HORIZONS, HARBOURVIEW CRT, CLEVELAND**

DRAWING TITLE **REFUSE TRUCK SWEEP PATH ANALYSIS
LEVEL 0 - EAST**

PROJECT NUMBER 14BRT0473	ORIGINAL SIZE A3
DRAWING NUMBER 14BRT0473-10	REVISION A
DATE 22 MAR 2016	SHEET 2 OF 2



REV.	DATE	AMENDMENT DESCRIPTION	HT	SC	SC
DRAWN	CHECKED	APPROVED			
A	22-03-16	ORIGINAL ISSUE			



ttm TTM CONSULTING PTY LTD
 ABN 65 010 868 621
 LEVEL 1, 129 LOGAN ROAD, WOOLLOONGABBA, QLD, 4102
 P.O. BOX 1310, COORPAROO BC, QLD, 4151
 T: (07) 3327 9500 F: (07) 3327 9501
 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

PROJECT **BAY HORIZONS, HARBOURVIEW CRT, CLEVELAND**
 DRAWING TITLE **REFUSE TRUCK SWEEP PATH ANALYSIS
 LEVEL 0 - WEST**

PROJECT NUMBER 14BRT0473	ORIGINAL SIZE A3
DRAWING NUMBER 14BRT0473-10	REVISION A
DATE 22 MAR 2016	SHEET 1 OF 2

TOD Guideline extract – Car parking rates

7.6 Parking

Principle: Locate, design, provide and manage car parking in TOD precincts to support walking, cycling and public transport accessibility.

Good practice – traffic and parking

- Manage demand for traffic and parking to ensure it does not compromise pedestrian movement and local amenity.
- Design streets and intersections to slow traffic movements to safe speeds and allow increased pedestrian movement.
- Design streets to provide priority bus lanes and bike lanes where appropriate.
- Look for opportunities to create shared zones.
- Minimise the number and size of vehicle entrances.
- Use rear lanes for access where possible.
- Set maximum parking standards and encourage low-car developments.*
- Locate parking in basements, under decks and behind buildings. Surface parking adjacent to active street frontages is not appropriate in TOD precincts.
- Conceal podium parking with active frontages.
- Unbundle car parking from the sale of residential dwellings.
- Provide short-term on-street parking to improve activity and vitality.
- Carefully plan and place park-and-ride facilities where appropriate for accessing the transit network, preferably not in the core of the precinct.
- Consolidate and share parking between developments.
- Consider introducing car-share schemes and residential-parking permits.
- Price parking appropriately to promote sustainable travel behaviour.

*Maximum parking standards

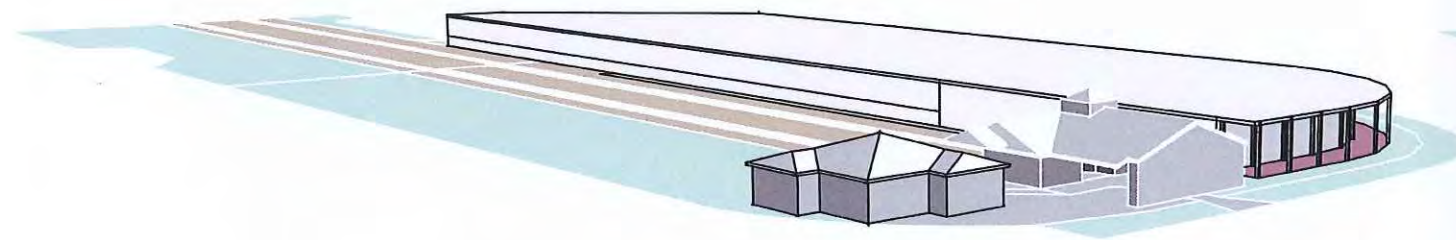
TOD precinct types that offer high-frequency transit services and good pedestrian connections and have a high demand for quality public spaces, such as city centres or inner urban areas, should have the lowest maximum parking rates. Neighbourhood TOD precincts with moderate frequency transit services and transport facilities that serve surrounding suburbs may need to accommodate a comparatively higher maximum level of parking.

Table 7 provides indicative parking rates for TOD precincts according to their type. Parking rates in TOD precincts should be no more generous than the base maximum. However, planners are encouraged to adopt the preferred maximum where possible.

Table 7: Indicative parking rates

Precinct types	Residential (car spaces per unit)		Retail and office (square metres per car space)	
	Base maximum	Preferred maximum	Base maximum	Preferred maximum
City centre	0.75	0.5	400	600
Activity centre	1	0.75	100	200
Specialist activity centre	1.25	0.75	100	150
Urban	1	0.75	200	300
Suburban	1.25	1	75	100
Neighbourhood	1.25	1	50	100

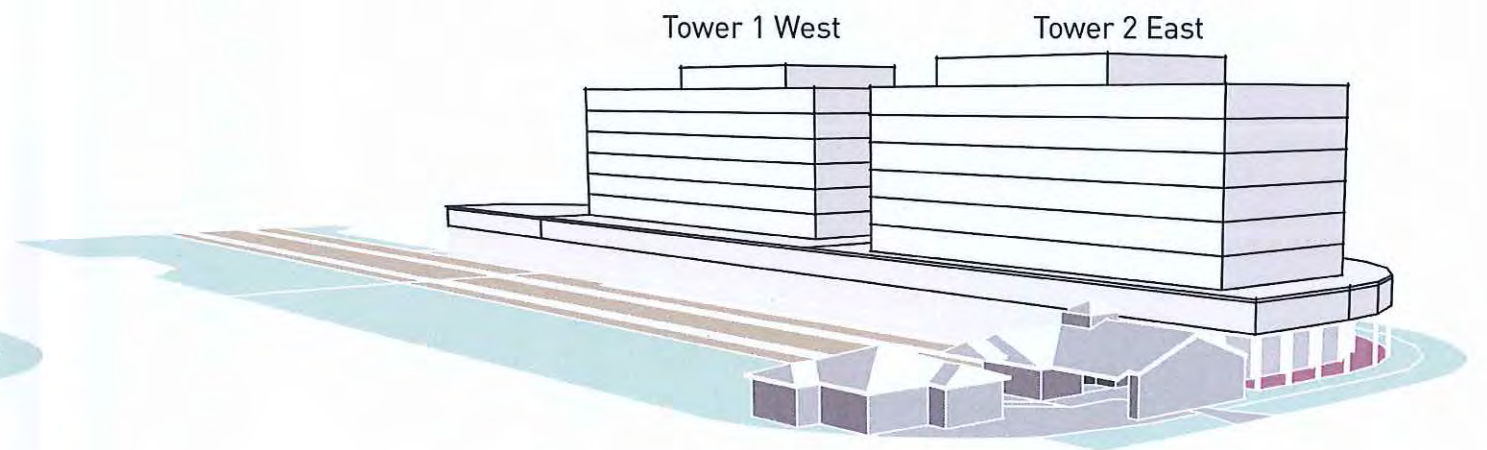
Project Staging Plan



Stage 1 - Construction Lease

- Lot 1 - Commuter Car Park Upgrade (Returnable Works)
- Lot 3 - Retail (Developer Works)

RECEIVED
14 JUN 2016
PLANNING ASSESSMENT



Stage 2 - (Freehold on P.C of Returnable Works)

- Lot 2 - Residential Car Park
- Podium
- Tower 1 West
- Tower 2 East

**Infrastructure Agreement
4 Harbourview Court and 144A Shore
Street West, Cleveland**

Envisage Development Management Pty Ltd
ACN 123 579 895

and

REDLAND CITY COUNCIL

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2.1	Application of Act	4
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This Infrastructure Agreement

is made the day of 2016 between the following parties:

1 Envisage Development Management Pty Ltd ACN 123 579 895
of Tamworth, New South Wales
(Developer)

AND

2 Redland City Council of Corner Bloomfield & Middle Streets,
Cleveland, Queensland.(Council)

Recitals

- A. The Developer has lodged a Development Application over the Development Land.
- B. The State of Queensland (Department of Transport and Main Roads) is the owner of the Development Land.
- C. The Council is the trustee of the Temporary Works Land.
- D. Temporary Works are required for the Development to happen pursuant to the Development Approval (MCU013612).
- E. The Development Obligations require Temporary Works to be provided before the Development commences at 4 Harbourview Court, Cleveland (Lot 2 on SP273106).
- F. The Developer will be responsible for further Development Application/s necessary to provide for the Temporary Works.

The parties agree

that in consideration of, among other things, the mutual promises contained in this Agreement:

1 Definitions and Interpretation

1.1 Definitions

In this Agreement:

Agreement means this agreement and includes any annexure, exhibit and schedule to this agreement;

Business Day has the meaning given to it in the *Acts Interpretation Act 1954* (Qld);

Conditions of Approval means the conditions of the Development Approval;

Contaminant means a substance that:

- (a) presents a risk of harm to human health or any aspect of the environment;
 - (b) gives rise to any Environmental Liability; or
 - (c) could result in an Authority issuing a notice in respect of the substance,
- and Contamination, Contaminated and Contaminate have corresponding meanings.

Council means Redland City Council;

Developer means Envisage Development Management Pty Ltd ACN 123 579 895

Developer Obligations means all obligations of the Developer pursuant to and identified in this agreement, including the Maintenance Obligations.

Development means the 'development', as defined in SPA, for which the Development Approval has been obtained;

Development Application means the development application described in Redland planning scheme;

Development Approval means the development approval described in Schedule 2;

Development Land means the land described in Schedule 2;

Development Obligations means those obligations set out in Clause 3.1;

Force Majeure means an event:

- (a) being a decree of the Commonwealth Government or the State Government, an act of God, industrial disturbance, act of public enemy, war, international blockage, public riot, lightning, flood, earthquake, fire, storm or other event whether of a kind herein specified or otherwise; and
- (b) which is not within the reasonable control of the party claiming Force Majeure; and
- (c) which could not have been prevented by the exercise by that party of a standard of foresight, care and diligence consistent with that of a prudent and competent person under the circumstances;

Infrastructure Offset means as defined in Schedule 1 (Special Conditions);

Infrastructure Refund means defined in Schedule 1 (Special Conditions);

Infrastructure or Infrastructure Item means improvements to parking for community and or commuter purposes;

No Claim includes no claim for money, compensation or adjustment to any Agreed Amount or for any cost, expense, loss or damage of any kind;

Owner means the owner of the Development Land for the time being;

Practical Completion means that stage in the execution of the Works when:

- (a) The works are complete except for minor omissions and minor defects:
 - i. which do not prevent the Works from being reasonably capable of being used for their intended purpose; and
 - ii. which the Council determines the Developer has reasonable grounds for not promptly rectifying; and

- iii. rectification for which will not prejudice the convenient use of the Works; and
- (b) those tests which are required by the Contract to be carried out and passed before the Works reach Practical Completion have been carried out and passed; and
- (c) documents and other information required under the Contract which, in the opinion of the Council are essential for the use, operation and maintenance of the Works have been supplied;

SPA means the *Sustainable Planning Act 2009*;

Special Conditions means the special conditions in Schedule 1; and

Temporary Works Land means the portion of Crown land under trusteeship of the Council described in Schedule 2;

Works means the Temporary Works described in Schedule 2.

1.2 Interpretation

In this Agreement, headings and bold type are for convenience only and do not affect the interpretation of this Agreement and, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing a gender include any gender;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Agreement have a corresponding meaning;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency;
- (e) a reference to any thing (including any right) includes a part of that thing but nothing in this clause (e) implies that performance of part of an obligation constitutes performance of the obligation;
- (f) a reference to a clause, party, annexure, exhibit or schedule is a reference to a clause of, and a party, annexure, exhibit and schedule to, this Agreement;
- (g) a reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws amending, consolidating or replacing it, whether passed by the same or another Government Agency with legal power to do so, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (h) a reference to a document (including reference to the Development Approval) includes all amendments or supplements to, or replacements or novations of, that document;
- (i) a reference to a party to a document includes that party's successors and permitted assigns;
- (j) a reference to an agreement other than this Agreement includes an undertaking, deed, agreement or legally enforceable arrangement in writing;

- (k) a reference to a document includes any agreement in writing, or any decision notice, other notice, certificate, instrument or other document of any kind;
- (l) all references to "\$" and "dollars" are to the lawful currency of Australia;
- (m) all references to dates and times are to Brisbane time; and
- (n) no provision of this Agreement will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this Agreement or that provision.
- (o) an agreement on the part of two or more persons binds them jointly and severally.

1.3 Inclusive expressions

Specifying anything in this Agreement after the words "includes" or "for example" or similar expressions does not limit what else is included unless there is express wording to the contrary.

1.4 Business Day

Where the day on or by which any thing is to be done is not a Business Day, that thing must be done on or by the next Business Day.

1.5 Trustee

A party which is a trustee is bound both personally and in its capacity as trustee.

1.6 Liability of Venturers

If a party consists of more than one person:

- (a) an Obligation of those persons is a joint Obligation of all of them and a several Obligation of each of them;
- (b) a Right given to those persons is a Right given jointly and severally to each of them, and if exercised by one of them, is deemed to be exercised jointly; and
- (c) a representation, warranty or undertaking made by those persons is made by each of them.

2 Infrastructure Agreement

2.1 Application of Act

This document is intended to constitute an infrastructure agreement pursuant to s.670 of SPA. In particular, this is an agreement about conditions pursuant to s.348 of SPA to the extent it is an agreement about conditions for the supply of infrastructure.

2.2 Sale of the Land (Not Used)

2.3 Infrastructure Conditions

- (a) The Development Approval contains conditions relating to Infrastructure Items.
- (b) The Developer accepts that the conditions of approval are appropriate to assist the Development to happen and, as the Development Approval has taken effect in accordance with the provisions of SPA, the Developer is liable for the cost of the Works described in Schedule 2.

3 Obligations of parties

3.1 The Developer's obligations

- (a) The Developer will, at its own cost:
 - i. comply with the conditions of a Development Approval;
 - ii. do the Works; and
 - iii. otherwise comply with the Special Conditions and the terms of this Agreement.
- (b) The Council will pay for the cost of all stamp duty, registration fees and development application fees payable in respect of the documents required for the purpose of complying with its obligations under the Special Conditions.

3.2 Council's obligations

Council will at its own cost, comply with its obligations set out in the Special Conditions and the terms of this document specified as applying to the Council.

4 General

4.1 Severance

If any clause or provision of this Agreement is void, illegal or unenforceable for any reason, that clause or provision will be severed from this Agreement and the remaining clauses and provisions will continue in full force and effect.

4.2 Payment of costs

Each party must pay its own costs, charges and expenses, of and incidental to the negotiation, preparation, and execution of this Agreement, all counterparts of it, and any other document or instrument required under this Agreement.

4.3 Notices

- (a) Any notice or other communication including any request, demand, consent or approval, to or by a party to this Agreement:
- (b) must be in legible writing and in English addressed to:
 - (A) if to the Developer:
 - Attention:** John Kuhn
 - Address:** PO Box 3685 Victoria Point QLD 4165
 - (B) if to Redland City Council:
 - Attention:** Manager, Legal Services
 - Address:** Corner Bloomfield & Middle Streets
Cleveland QLD 4163
- (c) must be signed by an authorised officer of the sender or the solicitors for the sender;
- (d) is regarded as being given by the sender and received by the addressee:
 - i. in the case of delivery by hand, on the day of delivery if delivered by 5pm on a Business Day, or otherwise on the next Business Day;
 - ii. in the case of delivery by post, on the day when, by the ordinary course of post, it would have been delivered;
 - iii. in the case of a facsimile, whether or not legibly received, on the day shown on the facsimile transmission report produced by the machine from which the facsimile was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the addressee notified for the purpose of this clause, but if the time of transmission is after 5pm on the Business Day that the facsimile is taken to have been received, on the following Business Day; and
- (e) can be relied upon by the addressee and the addressee is not liable to any other person for any consequence of that reliance if the addressee believes it to be genuine, correct and authorised by the sender.
- (f) A facsimile transmission is regarded as legible unless the addressee telephones the sender within 2 hours after transmission is received or regarded as received under clause 4.3iii and informs the sender that it is not legible.
- (g) In this clause 4.3, a reference to an addressee includes a reference to an addressee's officers, agents or employees.

4.4 Jurisdiction

- (a) This Agreement is governed by the laws of Queensland.
- (b) Each of the parties irrevocably submits to the exclusive jurisdiction of the Courts of Queensland.

4.5 Waivers

- (a) Waiver of any right arising from a breach of this Agreement or of any right, power, authority, discretion or remedy arising upon default under this Agreement must be in writing and signed by the party granting the waiver.
- (b) A failure or delay in exercise, or partial exercise, of:
 - i. a right arising from a breach of this Agreement; or
 - ii. a right, power, authority, discretion or remedy created or arising upon default under this Agreement,does not result in a waiver of that right, power, authority, discretion or remedy.
- (c) A party is not entitled to rely on a delay in the exercise or non-exercise of a right, power, authority, discretion or remedy arising from a breach of this Agreement or on a default under this Agreement as constituting a waiver of that right, power, authority, discretion or remedy.
- (d) A party may not rely on any conduct of another party as a defence to exercise of a right, power, authority, discretion or remedy by that other party.
- (e) This clause may not itself be waived except by writing.

4.6 Variation

A variation of any term of this Agreement must be in writing and signed by the parties.

4.7 Cumulative rights

The rights, powers, authorities, discretions and remedies arising out of or under this Agreement are cumulative and do not exclude any other right, power, authority, discretion or remedy of a party.

4.8 Further assurances

Each party must do all things and execute all further documents necessary to give full effect to this Agreement.

4.9 Entire agreement

This Agreement supersedes all previous agreements in respect of its subject matter and embodies the entire agreement between the parties in respect of its subject matter.

4.10 Time of the essence

Time is of the essence of this Agreement.

4.11 Force Majeure

- (a) If a party is unable by reason of an event of Force Majeure to carry out its obligations under this agreement, that party must give a Notice to the other

parties advising of the event of the Force Majeure as soon as it is reasonably practicable after the event of a Force Majeure.

- (b) If a party gives a Notice advising of an event of Force Majeure, that party's obligations will be suspended during the period for which the event of Force Majeure or its effect extends.

4.12 Counterparts

- (a) This agreement may be executed in any number of counterparts with the same effect as if the signatures to each counterpart were on the same instrument.
- (b) The parties may exchange counterparts of the Agreement by facsimile or by attaching a scanned copy of the counterpart to an e-mail transmission as a PDF document.

Schedule 1 – Special Conditions

1 Developer's Obligations

1.1 Conditions

The Works must be completed on the Temporary Works Land pursuant to the Development Approval.

1.2 Works

Without limiting the Developer's obligations under this agreement or otherwise, the Developer warrants that it will carry out the Works (or cause the Works to be carried out):

- (a) in a proper and workmanlike manner in accordance with:
 - i. legislative requirements;
 - ii. codes of practice;
 - iii. the approved plans and specifications;
- (b) with due diligence and without delay;
- (c) using its reasonable endeavours to complete the Works three (3) weeks prior to the closure of the Cleveland railway station public car park at 4 Harbourview Court, Cleveland (Lot 2 on SP273106);
- (d) with the standard of skill, care and diligence in the performance of the Works that would be expected of a provider of work and services of a nature similar of the Works and that all registrations, permits, licences, qualifications and other requirements of its trade are in full force and effect at all times.

1.3 Approval of Specifications

- (a) All designs and specifications for the Works which the Developer is obliged to do (including, without limiting the generality, the specification of all filling, excavation and other earthworks and the final design and specification for the Works) must be prepared by the Developer and submitted for the approval of any authority or instrumentality as required by law. The Developer must not commence the Works before the Developer has obtained all necessary approvals.
- (b) Council agrees that it will:
 - i. allow access to the Temporary Works Land held in trust by Council for the purpose of preparing a Development Application for the Works;
 - ii. provide owner's consent for the Temporary Works Land;
 - iii. agree to be the named applicant for any Development Application for the Works;

- iv. utilise any exemptions for community or transport infrastructure;
- v. have responsibility for any contamination found on the Temporary Works Land during excavation for the Works, including disposal of acid sulphate soils, unless the contamination was caused by the Developer;
- vi. waive the fee for any Development Application for the Works;
- vii. waive the cost of any applicable infrastructure charges for the Works;
- viii. provide utility engineering services to the Developer at no charge to ensure the works are designed to Council standards and undertaken in a proper and workmanlike manner pursuant to clause 1.8 of Schedule 1; and
- ix. acknowledge that the Department of Transport and Main Roads and Queensland Rail will have exclusive use of the Temporary Works Land during Development pursuant to clause 1.2(c) of Schedule 1. To be clear, Council does not have an obligation to take enforcement action and regulate parking on the Temporary Works Land.

1.4 Final Specification of Works

The Works must be done to the satisfaction of the Council, acting reasonably, in the interpretation and application of this clause:

- (a) it is recognised that some provisions of this Agreement do provide a particular specification for the Works and, in some cases do show diagrammatically and in an indicative way the location of the Works on plans or diagrams;
- (b) a specification or location has been determined on the basis of present knowledge and expectation as to circumstances which will prevail at the time the Works are to be carried out; and
- (c) the circumstances actually prevailing at the relevant time may result in it being necessary or appropriate to adopt a different specification or vary the location for the final design or performance of the Works.

Accordingly, the inclusion of a particular specification in this Agreement or the depiction of the location of the Works on a plan within the Agreement does not prevent the Developer from seeking approval to an altered specification or location and does not prevent the Council from giving approval where an alteration is necessary or appropriate having regard to the circumstances prevailing at the relevant time. Such approval shall not be unreasonably withheld or delayed by the Council.

1.5 Notice of Completion

Upon effective completion of the Works, the Developer must require inspection and approval of the works by the Council by giving written notice in that regard.

1.6 On Maintenance

- (a) Upon the Council being satisfied that practical completion of the Works has been achieved, the Council's engineer must notify the Developer in writing that the Works are satisfactorily completed and are accepted "on maintenance" subject to such reasonable conditions as to incomplete work as may be set out in the notification. A maintenance period of six (6) months commences to run from the date of such notice. Any defect in the Works advised in writing to the Developer by the Council during the maintenance period must be corrected by the Developer within a reasonable time, such time to be stated in the notice given by the Council to the Developer. The period of maintenance for remedial works shall commence on the date on which the defects are corrected and expire six (6) months after that date unless a lesser period of maintenance is approved by the Council's engineer.
- (b) On and from the expiry of the maintenance period the Council is responsible for the maintenance and upkeep of the Works.

1.7 Right of Entry

- (a) The Developer agrees and acknowledges that the Council and the Council's agent have rights of access to the Works as may be necessary or convenient in connection with the performance by the Council of any obligations or the exercise of any rights at law under this Agreement, or under the Sustainable Planning Act 2009 or the Local Government Act 1993 including for the purpose of:
 - i. examining and inspecting the state and condition of any Works, including preparation for work;
 - ii. ascertaining whether the obligations of the Developer are being observed performed and fulfilled; or
 - iii. performing any works which the Council has agreed or is empowered to perform.
- (b) If the Council exercises its powers referred to in this clause it is to be taken to have indemnified the Developer against all claims for or injury to persons or loss or damage to property which may occur whilst the Council officers or agents authorised by the Council are on the Land except where such claims arise from or in connection with the Developer's negligence or breach of duty.

1.8 Examination and Testing

- (a) Council May Order Tests:
 - i. In Clause 1.8 'test' includes examine and measure.
- (b) At any time prior to Practical Completion Council may direct that any material or work under the Contract be tested. The Developer shall provide such assistance and samples and make accessible such parts of the work under the Contract as may be required by the Council. On completion of the tests, the Developer shall make good the work under the Contract so that it fully complies with the Contract.

- (c) The Council may direct that any part of the work under the Contract shall not be covered up or made inaccessible without Council's prior approval.
- (d) Tests shall be conducted as provided in the Contract or by the Council or a person nominated by the Council.
- (e) Notice of Tests:

Before conducting a test under the Contract the party conducting the test, being the Council or the Developer, shall give reasonable notice in writing to the other of the time, date and place of the test. If the other does not then attend, the test may nevertheless proceed.
- (f) Procedure if Tests Delayed:

Without prejudice to any other right, if the Council or the Developer delays in conducting a test, the other, after giving reasonable notice in writing of intention to do so, may conduct the test.
- (g) Results of Tests:

Results of tests shall be promptly made available by each party to the other.
- (h) Costs of Testing:

Costs of and incidental to testing shall be borne by the Developer.
- (i) Access to Council for Testing:

The Developer shall ensure the Council and its agents and employees are allowed access to any place where any part of the Works is situated or any the work under the Contract is being carried out, for the purpose of inspection and testing.
- (j) Results of Tests:

A satisfactory inspection or test of any part of the Works or the work under the Contract by the Council shall not constitute evidence of the Developer having satisfactorily complied with the Contract, and shall not prejudice or relieve the Developer from any of its obligations or liabilities under or in connection with the Contract.

1.9 Offsets, refunds and conversions

Except as provided for in this Agreement, the Developer is not to take any action under SPA for the following:

- (a) the application of an offset against a Financial Contribution required by the Council for an Infrastructure Contribution for the Development Application for (**Infrastructure Offset**);
- (b) the payment of a refund or other monetary payment by the Council for the provision of the Works (**Infrastructure Refund**);
- (c) an Application to convert the Works to be provided by the Developer from non-trunk infrastructure to trunk infrastructure for the Development .

2 Insurance

2.1 Insurances to be effected

The Developer must effect and maintain, or cause to be effected and maintained:

(a) Public and third party liability insurance:

- i. covering claims in respect of:
 - (i) damage to any real or personal property including property owned by Council; and
 - (ii) the injury to, or death of, any person,
 - (iii) caused by the carrying out of the Works;
- ii. for at least \$[20] million;
- iii. note the interests of Council and also protects all subcontractors and agents engaged in connection with the performance of the Works and the Developer's other obligations under this Agreement;
- iv. for the duration of the carrying out of the Works,

(b) Worker's Compensation insurance:

- v. in accordance with all laws; and
- vi. for the duration of the carrying out of the Works;

(c) compulsory third party liability insurance:

- vii. for registered vehicles owned or leased by the Developer, in accordance with the requirements of any compulsory motor vehicle third party legislation;
- viii. which provides protection to Council arising out of the use of the Developer's vehicles in addition to the Developer; and
- ix. for the duration of the carrying out of the Works;

(d) property damage liability insurance:

- x. covering all motor vehicles owned, leased or hired by the Developer used in connection with the Works or the Developer's other obligations under this Agreement including the use of unregistered motor vehicles and plant;
- xi. with a limit of not less than \$[5] million;
- xii. for the duration of the duration of the carrying out of the Works.

2.2 Requirements of Insurance (Not Used)

3 Indemnity

Without limiting any other right or remedy of Council, the Developer indemnifies Council against:

- (a) any liability or claim by a third party (including the Developer's employees, agents, and contractors); and
- (b) all costs (including legal costs), fines, penalties, losses and damages suffered or incurred by Council,

arising directly or indirectly out of or in connection with any:

- (c) breach of this Agreement; or
- (d) intentional act or omission; or
- (e) negligent act or omission

of the Developer or its employees, agents or contractors but the indemnity in this clause will be reduced proportionately to the extent that a negligent act or omission of Council contributed to the liability, costs, fines, penalties, losses or damages.

All obligations to indemnify under this Agreement survive termination of this Agreement.

4 Workplace Health and Safety

Words in inverted commas in this clause have the meaning given to them in the *Workplace Health and Safety Act 1995 (Qld) (Act)*.

Where the Act requires the appointment of a "principal contractor" for the Works:

- (a) the Developer (as "client" for the "construction works") must procure that the contractor carrying out the Works is appointed as the "principal contractor" for the Works;
- (b) if the Developer does not comply with clause (a) the Developer will be deemed to be the "principal contractor" for the Works; and
- (c) the Developer must cooperate with Council, and must ensure that any subcontractors or other persons engaged to perform any of the Works cooperate with Council, to enable Council to comply with its obligations under any safety law.

5 Agreed Amount (Not Used)

6 Variations

6.1 Variations Outside Control of Developer

The Developer must as soon as reasonably practical following the Developer becoming aware of the need to undertake a variation of the design or specification of the Works inform the Council of those circumstances. The Council must promptly advise the Developer whether the Council, acting reasonably, accepts the variation.

6.2 Rock/ Poor Ground

For the sake of clarity, a circumstance of encountering rock or inferior substratum conditions shall be a matter outside the control of the Developer.

6.3 Consent Not Required

Nothing in this clause obliges the Developer to obtain the consent of the Council to undertake a variation prior to undertaking the works but if the Developer does not do so the Developer will have No Claim against the Council in relation to that variation.

7 Dispute Resolution

7.1 Reference of Dispute

If the parties have any dispute or difference as to the performance of this Agreement, or arising out of this Agreement, that dispute or difference must be referred by a party for determination by a person agreeable to both parties.

Schedule 2 – Development Details

1 Development Details

1.1 Development Application and Development Approval means:

Development Approval Number, development type and description	Council Project Number	Date Approved
MCU013612	Not applicable	Permit Approved: On or about 23 rd day of August 2016

1.2 Land means:

(a) Development Land

Address	Lot	Plan Number	Area (Ha)	No of proposed lots
4 Harbourview Court, Cleveland	2	SP273106	4,390m ²	Volumetric
144A Shore Street West, Cleveland	3	SP273106	158m ²	Not applicable

(b) Temporary Works Land

Address	Lot	Plan Number	Area (Ha)	No of proposed lots
2-16 Middle Street, Cleveland	19	SP168495	That part of land marked in yellow as car park on the Plan of Works in Schedule 3	Not applicable

1.3 Works means:

The infrastructure Works, being:

- (a) Provision of standard parking bays generally in accordance with the Plan of Works in Schedule 3 being an extension of the existing parking zone on the Temporary Works Land. Generally, the following conditions will apply to the Works:
 - i. Works are to be limited to being carried out within the property boundary of the Temporary Works Land as shown on the Plan of Works in Schedule 3, with the exception of any external upgrade works required for pedestrian connectivity as agreed to by the parties.
 - ii. No additional landscaping is required.
- (b) Temporary pedestrian connectivity to and from the railway station is to be provided during the Development as required by an appropriate pedestrian access study commissioned by the Developer, to the satisfaction of Council.
- (c) The Developer will consult, facilitate and manage the process between DTMR and the Council for the pedestrian link.
- (d) Signage and way finding aides will be provided by the Developer.
- (e) Construction of the parking bays, circulation isles (access ways) and pedestrian connectivity will be in accordance with the Council's Planning Scheme Policy 9 (Infrastructure Works), Australian Standard 2890 Parts 1 and 2, AUSTRROADS and Manual of Uniform Traffic Control Devices (MUTCD) including, but are not limited to:
 - i. Erosion and sediment controls.
 - ii. Stormwater management.
 - iii. Electrical reticulation and lighting.
 - iv. Access and parking furniture and pavement design.
 - v. Excavation and fill.
- (f) Necessary alterations to utility services will be restricted to within the boundary of the Temporary Works Land.
- (g) The works timetable will be linked to the requirements of the staged rail site development including compliance with the traffic and pedestrian management plan to be produced under the terms of the development approval.

Schedule 3 – Plan of Works



C. F. ONE 24th 12th Avenue Street, Fremantle West
Perth, WA 6150 Australia
Telephone: Fax: 08 9433 1999
www.cfo.com.au

Preliminary
Parking at Arts Centre (Rev. A)
24th 12th Avenue Street
Perth, WA 6150
LOAN NUMBER: SK1040


Executed as an agreement:

Signed by **Envisage Development Management Pty Ltd**
ACN 123 579 895

in accordance with s.127
Corporations Act 2001


) 
) _____
) Signature
) John Kuhn
) Insert Name & Director / ~~Secretary~~

In the presence of:-

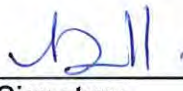
) 
) _____
) Signature
) Richard Drummond
) Insert Name & Authority

Date:- 16 / 8 / 2016

Signed for and on behalf of:-
Redland City Council

) 
) _____
) Signature
) David Jeanes, Group Manager,
) City Planning and Assessment.
) Insert Name & Authority

In the presence of:-

) 
) _____
) Signature
) Gillian Driscoll Cmap Support Officer City Planning + Assessment.
) Insert Name & Authority

Date:- 17/8/2016.

DATED

2016

Envisage Development Management Pty Ltd ACN 123 579 895

and

REDLAND CITY COUNCIL

INFRASTRUCTURE AGREEMENT

11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 REDLANDS SPORTING CLUB AND REDLAND CRICKET CLUB INC –
LEASE RENEWAL AND NEW LEASE**

Objective Reference: A2065876
Reports and Attachments (Archives)

Attachments: [Attachment 1 – Redlands Sporting Club Inc](#)
[Attachment 2 – Redlands Cricket Inc](#)

Authorising Officer:



Lex Smith
**Acting General Manager Infrastructure &
Operations**

Responsible Officer: David Katavic
Acting Group Manager City Spaces

Report Author: Laura Twining
Acting Senior Leasing Officer

PURPOSE

The purpose of this report is to gain Council approval to renew the current lease with Redlands Sporting Club over the building occupied by Redlands Cricket Inc., and to issue a new lease to Redlands Cricket Inc. over their privately owned cricket nets.

A term of 30 years is requested for both leases.

BACKGROUND**Redlands Sporting Club**

Redlands Sporting Club Inc. currently holds two leases with Council, one over their main building and the second over the premise located towards the East of EGW Wood Sportsfield, on Lot 2 RP107142 described as 347-371 Birkdale Road Wellington Point. This premise includes a clubhouse and grandstand which were built by Redlands Sporting Club and are occupied by their sporting affiliate Redlands Cricket Inc.

The second lease commenced on 1 June 1997 and expires on 31 May 2017; a lease renewal is requested for a term of 30 years.

Redlands Sporting Club was established in 1983, has a membership of approximately 22,000 and is financially sound.

The club is a not-for-profit organisation that supports the Redlands community through donations to individuals and teams participating in national and international competitions, voluntary contributions to charities, schools and their sporting affiliates. Support to other community groups such as Lions and Rotary is also provided by donation of vouchers for raffles, etc.

Redlands Cricket Inc.

Redlands Cricket Inc. is an affiliate of Redlands Sporting Club and occupies their second leased premise.

The club holds a 3 year Licence to Occupy over part of the EGW Wood Sportsfield. The Licence expires on 31 June 2018 and provides the club with non-exclusive permission to use the area.

Redlands Cricket Inc. recently installed two cricket nets within their licence area on Lot 2 RP14192 at an approximate cost of \$200,000; a new 30 year lease over the improvements is requested.

Redlands Cricket Inc. is financially sound; the club was established in 2000 as an amalgamation of Easts-Redlands Cricket Club, Redlands Cricket Association and Redlands Junior Cricket Association. Their teams have been in the Brisbane Grade competition for over 100 years and took occupancy of this facility in 1995. They now play in the Queensland Cricket competition under the name 'Redlands Tigers'.

ISSUES**Redlands Sporting Club**

Renewal of the second lease held by Redlands Sporting Club will give the club more viability to continue their community support through the provision of sporting facilities.

The new lease would comply with Council's policy in respect to leasing for a 30-year term where the lessee invests significant funds into infrastructure.

Redlands Cricket Inc.

Although Redlands Cricket Inc. has a current Licence to Occupy over the area containing the new cricket nets, the short term of the agreement is not suitable to effectively depreciate the assets in line with ATO standards.

The new lease would comply with Council's policy in respect to leasing for a 30-year term where the lessee invests significant funds into infrastructure.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. As these sporting clubs meet the definition of a community organisation, s.236(1)(b)(ii) applies and allows the leases of Council land.

Risk Management

All new leases require building and public liability insurance to be maintained by the lessee.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition, and there are clauses under the proposed leases to address any non-compliance to these.

Financial

Council will not incur any expenses with either lease as lease preparation costs and registration in the Titles Office are to be paid by the lessee in all cases.

People

This recommendation does not have Council staff implications.

Environmental

This recommendation does not have environmental implications.

Social

Granting leases as outlined above will provide support to both sporting clubs who are community-focussed within the Redlands area.

Alignment with Council's Policy and Plans

Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2015-2020 is supported by this proposal, particularly:

7. Strong and connected communities

7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality of shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

CONSULTATION

The Acting Senior Leasing Officer has consulted with:

- Community Land & Facilities Panel;
- Divisional Councillor;
- Acting Service Manager Facility Services;
- Service Manager City Sport and Venues;
- Acting Group Manager City Spaces; and
- Business Partnering Unit

All of whom agree with the recommendations in this report.

OPTIONS**Option 1**

That Council resolves to:

1. Make, vary or discharge a renewed lease to Redlands Sporting Club Inc. over Lot 2 RP 107142 situated at 347-371 Birkdale Road Wellington Point, as shown on the attached site plan, for a term of 30 years;

2. Make, vary or discharge a new lease to Redlands Cricket Inc. over Lot 2 RP 14192 situated at 347-371 Birkdale Road Wellington Point, as shown on the attached site plan, for a term of 30 years;
3. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction;
4. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter;
5. Agree to costs for lease preparation to be paid by the lessee.

Option 2

That Council does not renew the lease to Redlands Sporting Club Inc. or grant a new lease to Redlands Cricket Inc. and investigates alternative arrangements.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Make, vary or discharge a renewed lease to Redlands Sporting Club Inc. over Lot 2 RP 107142 situated at 347-371 Birkdale Road Wellington Point, as shown on the attached site plan, for a term of 30 years;**
2. **Make, vary or discharge a new lease to Redlands Cricket Inc. over Lot 2 RP 14192 situated at 347-371 Birkdale Road Wellington Point, as shown on the attached site plan, for a term of 30 years;**
3. **Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction;**
4. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter;**
5. **Agree to costs for lease preparation to be paid by the lessee.**

Attachment 1

EGW Wood Sportsfield – Redlands Sporting Club Inc – Lease area outlined in red



Attachment 2

EGW Wood Sportsfield – Redlands Cricket Inc – Lease area outlined in red



11.3.2 WILSON ESPLANADE – VICTORIA POINT – FORESHORE PROTECTION OPTIONS

Objective Reference: A2025001

Attachment: [Wilson Esplanade Community Submissions Report on Proposed Foreshore Protection Works \(August 2016\)](#)

Authorising Officer:



Lex Smith
Acting General Manager Infrastructure & Operations

Responsible Officer:

Brad Salton
Acting Group Manager City Infrastructure

Report Author:

Michael Holland
Advisor Waterway and Shoreline Assets

PURPOSE

The purpose of this report is to present the results of the community engagement activity undertaken for the Wilson Esplanade, Victoria Point, foreshore protection project; and to outline the options to reduce foreshore erosion and protect the values associated with the site.

BACKGROUND

Planning for foreshore protection at Wilson Esplanade, Victoria Point commenced during 2014.

During the concept design phase, a coastal process study (CPS) was undertaken to identify foreshore protection options. The completed CPS assessed six beach nourishment options and one seawall option for comparison. Each beach nourishment option corresponded to a different beach height and width. The beach nourishment/seawall options were compared using a multi-criteria assessment (MCA) that included financial assessment and shoreline erosion protection capacity. From the MCA, the beach nourishment options ranged in cost (net present value over 50 years) from \$164,000 to \$236,000, whilst the seawall cost (net present value over 50 years) was \$348,000.

From the CPS MCA the seawall option provided the highest protection from shoreline erosion, and was the most costly. A summary of the advantages/ disadvantages of beach nourishment versus a rock seawall for foreshore protection at this location are provided in the 'Options' section.

During 2015/16 preliminary concept and detailed design of a combined rock-armour seawall, sand nourishment and beach access ramp was undertaken within Council.

Subsequent to completion of internal design work, community engagement featuring the seawall option was undertaken by Council during August 2016 with involvement by Divisional Councillor, Lance Hewlett.

The results of the community engagement activity are presented under 'Issues'.

The draft coastal adaption strategy (CAS) identifies the following **management option, priority** and **estimated cost**, for Wilson Esplanade:

- Defend (sea wall), very high and \$450,000

ISSUES

Proposed design

Detailed design plans have been completed for a rock-armour seawall, beach nourishment and foreshore access ramp for the foreshore adjacent to Wilson Esplanade. Subsequent re-consideration of the planned seawall depicted in the detailed design engineering plans, triggered by community engagement feedback, has highlighted issues concerning:

- i. the slope and depth of excavation required to install the seawall;
- ii. the amount of sand below the finished seawall – in the context of the site;
- iii. access ramp turning radius unsuitable for water craft;
- iv. orientation of ramp causing collection of marine debris;
- v. seawall slope will not match the existing batter slope of 1:3; and
- vi. material composition of access ramp handrail.

The existing detailed design plans for a seawall/foreshore access ramp would require review and amendment to ensure an appropriate design was carried forward to construction.

Community engagement

The community engagement (CE) activity undertaken during August is considered to be a reliable measure of users of the Wilson Esplanade foreshore. Several CE channels were used, for completeness. However it should be noted that feedback was mostly provided by residents in close proximity to the site, with no feedback sought from residents in other parts of the city.

The analysed results of the CE activity show that, from the CE responders' perspective, the proposed rock-armour seawall/foreshore access ramp solution is not an acceptable solution for the foreshore erosion issue. The main design issues that were commented on through the CE responses are:

- i. aesthetics;
- ii. access to foreshore; and
- iii. ramp access to foreshore by non-motorised water craft, specifically ramp orientation, turning circle and width.

The CE activity results also identified the value that residents have for the foreshore, including:

- maintenance of the sandy beach;
- easy, safe, soft access to the beach; and
- the area's existing natural look, beauty and simplicity.

Foreshore protection options

The CPS by Cardno consultants identified that beach nourishment is a viable option to address shoreline recession (erosion) at Wilson Esplanade. The comparative

lifecycle costs of beach nourishment compared to a seawall shows that beach nourishment is a lower-cost option. However, there is a risk that severe weather events may remove the sand from the foreshore, requiring higher-frequency of re-nourishment.

Monitoring, through annual inspection and after severe weather events, would be implemented in conjunction with the beach nourishment option.

STRATEGIC IMPLICATIONS

Legislative Requirements

Implementation of a foreshore protection engineering solution at this location is influenced by commonwealth and state Government legislation. The legislation requires that Council apply for and obtain permits to implement the proposed solution. The following legislation and triggers apply to the Wilson Esplanade foreshore location:

Legislation	Trigger
<i>Environment Protection and Biodiversity Act 1999</i> (Commonwealth)	<ul style="list-style-type: none"> Ramsar wetlands (Moreton Bay waters below highest astronomical tide (HAT))
<i>Marine Parks Act 2004</i>	<ul style="list-style-type: none"> Matters of state environment significance (SES) - wildlife habitat MSES – high ecological significance wetlands
<i>Coastal Protection and Management Act 1995</i>	<ul style="list-style-type: none"> Coastal management district

Risk Management

The opportunities and risks associated with the management options for this site are:

Management option & cost (\$)	Opportunity	Risks
Beach nourishment Initial cost = \$54,600	Improved recreation amenity Low initial cost Short life span Maintains natural visual amenity Operational costs estimated at \$31,000	Loss of sand due to storm event-related changes to currents and wave action Frequency of re-nourishment has been estimated, but is dependent on actual conditions encountered over time Low or medium level of shoreline protection (dependant on monitoring and re-nourishment)
Seawall Initial cost = \$306,000	High level of shoreline protection Long life span High initial cost Low maintenance cost	Loss of direct access for beach users Perceived loss of amenity for residents and users Higher lifecycle cost compared to beach nourishment
Monitor and review	Minor cost and resources for implementation	Foreshore remains vulnerable to severe weather events

Management option & cost (\$)	Opportunity	Risks
Annual cost = \$25,000	Responsive to changing conditions	causing erosion
Do nothing	Cost and resource saving	Unprotected foreshore continues to erode / risk to open space and road infrastructure

Financial

Capital funds to implement a seawall high-level protection solution at this location have been included in the seawall program business case and the 10-year capex schedule in the Marine Foreshore Asset & Services Management Plan (ASMP) 2017/18.

The alternative, to treat the site as beach nourishment to maintain amenity and recreation access, would be an operational cost.

People

There are no direct impacts on Council staff arising from this issue.

The foreshore protection outcome arising from Council's decision would be implemented through the internal process for delivery of marine infrastructure projects.

Environmental

The environmental impacts arising from the management options will be identified and assessed during the application and approval of state government permits, prior to construction. Potential environmental effects relate to disturbance to migratory/wader bird habitat (Ramsar).

Social

Resident/foreshore user preferences for foreshore protection were clearly identified through the CE activities.

A summary of the CE activity responses is included as Attachment 1.

Alignment with Council's Policy and Plans

The Wilson Esplanade foreshore protection project is consistent with Council's Corporate Plan outcome for:

Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.

CONSULTATION

The following Council Officers have been consulted during production of this report:

- Senior Engineer, Marine and Water Assets;
- Group Manager City Infrastructure;
- General Manager, Infrastructure and Operations.

OPTIONS**Option 1**

That Council resolves to:

1. Implement a beach nourishment programme at Wilson Esplanade, Victoria Point foreshore;
2. Agree that this is the most suitable method of achieving foreshore protection, whilst maintaining the community's values; and
3. Note the initial and ongoing operational costs incurred on a five year interval would be approximately \$54,000.

Option 2

That council resolves to:

1. Build a seawall at Wilson Esplanade, Victoria Point foreshore;
2. Agree that this would be a high level protection against erosion; and
3. Note the capital cost of \$348,000 and that ongoing operational costs consist of periodic re-stacking.

Option 3

That Council resolves to:

1. Monitor and review Wilson Esplanade, Victoria Point foreshore;
2. Agree that this would be a minor resource and cost (internal cost); and
3. Note the foreshore will be vulnerable to erosion from severe weather events.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Implement a beach nourishment programme at Wilson Esplanade, Victoria Point foreshore;**
2. **Agree that this is the most suitable method of achieving foreshore protection, whilst maintaining the community's values; and**
3. **Note the initial and ongoing operational costs incurred on a five year interval would be approximately \$54,000.**

Wilson Esplanade Community Submissions Report on Proposed Foreshore Protection Works

Date: August 2016

Executive Summary

Community feedback on the shoreline erosion management works proposed for Wilson Esplanade was received primarily via face to face surveys administered by Council at a community consultation event held on site on 23 July 2016. Feedback was also received subsequent to the event through the post, via email, by Facebook message, as well as through Council's online community engagement platform YourSay Redland.

A total of 93 responses were received. This number is considered a representative sampling of users of the area.

The sample comprised primarily of locals who walked the Esplanade daily, but also included those from further afield who on average visited weekly.

A number of key themes were identified, including that the following be maintained:

- The beach
- Easy, safe, soft access to the beach, and
- The area's existing natural look, beauty and simplicity

Other key themes included the community's desire that Council consider:

- Alternatives to the rock armour wall solution proposed
- The implications and effects of any ramps, and
- Any negative impacts on the ecosystem

Background and Objectives

Shoreline erosion management works, particularly the construction of a rock armour wall have been proposed for Wilson Esplanade at Victoria Point.

Plans featuring a rock armour wall were presented at a public consultation event in the local community. Map information identifying the flood storm tide and erosion prone areas was also provided.

Residents and other users of the area were surveyed to capture information concerning how they used the area, and what they considered its best features to be.

The survey was also designed to capture their opinions on whether the proposed rock armour wall and sand replenishment works would effectively preserve and protect these valued features.

Survey Methods

Data was collected via face to face surveys – administered on site at Wilson Esplanade during a four hour information session, and subsequent to the event through YourSay Redland, Council’s online consultation and engagement platform. Further feedback was proactively generated by members of the community and provided to Council, primarily via email.

Council’s Marine Infrastructure and Community Engagement teams attended the event and conducted the surveys.

The online YourSay Redland survey component was added in order to extend the reach of the survey, and help round out the demographic profile of responders.

Appendices 1 – Face to face survey

Survey Results

A total of 46 face to face surveys were completed at Wilson Esplanade on 23 July 2016. A total of 45 were administered on the day of the event, and another completed survey was received subsequent to the event in the post.

A further 31 surveys were completed through Council’s YourSay Redland online consultation and engagement platform.

A total of 16 users and residents also provided feedback via email, or Facebook.

A total of 93 responses were received overall.

Findings

Q1. Features requiring protecting / preserving

Summary

Analysis of responses to Question 1 involved their classification into key feature categories, of which approximately 20 were identified.

The top 3 features identified as requiring preserving / protecting across both face to face and online YourSay Redland survey platforms were the **sandy beach, easy and soft sand access** to the beach and the beach's **natural look**.

Q1. Face to face survey results - Features requiring protecting / preserving

The table below lists the features identified, the number of respondents who nominated them, and the percentage of all respondents that represented.

Face to face survey results - Features requiring protecting / preserving

Feature	Number of Respondents	Percentage of all Respondents
Sand / sandy beach	22	48%
Easy / soft access to the beach from foreshore	21	46%
Footpath / cycle path	9	20%
Natural look, beauty, simplicity	9	20%
Old gum trees	8	17%
Grass	6	13%
View / scenery / aspect	4	9%
Protect beach and mudflats (shore birds)	4	9%
Park	3	7%
Popular family beach	3	7%
Easy access for water craft	3	7%
Lack of rocks	2	4%
Calm water / water quality	2	4%
Easy to navigate at night	1	2%
Boat ramp	1	2%
Seawall with larger rocks	1	2%
Foreshore and nature areas	1	2%
Mangroves and mudflats	1	2%
For kids, swimming	1	2%
Close parking / Kayak access	1	2%
Rubbish bin	1	2%

As respondents nominated multiple features percentages do not add to 100%.

Review of unprompted responses shows that nearly half (48%) of all respondents nominated the **sandy beach** as the feature that in their view most needed preserving / protecting.

Almost as many respondents (46%) nominated **easy, soft sand access** to the beach as requiring protection. It is worth noting that various of the other responses tendered were also to do broadly with maintaining easy access – including responses such as **easy access for water craft**, and **easy to navigate at night**.

The **footpath** and **natural look and beauty** were the next most frequently nominated features requiring protection.

Q1. Online YourSay Redland survey results – Features requiring protecting / preserving

Feature	Number of Respondents	Percentage of all Respondents
Easy / safe / soft access to the beach from foreshore	22	71%
Sand / sandy beach	17	55%
Natural look, beauty, simplicity	17	55%
Protect beach and mudflats / shore birds / wildlife	9	29%
For kids and elderly	9	29%
Old gum trees	6	19%
Park	5	16%
Footpath / cycle path / pathway	4	13%
Lack of rocks	4	13%
Space	4	13%
Mangroves and mudflats and flora	4	13%
Easy access for water craft	4	13%
Grass / open area	3	10%
View / scenery / aspect	2	6%
Foreshore and nature areas	2	6%
Popular family beach	2	6%
Calm water / water quality	1	3%
Protection of reserve between high tide and road	1	3%

Q2. In your view does the proposed rock armour wall and sand replenishment address these needs?

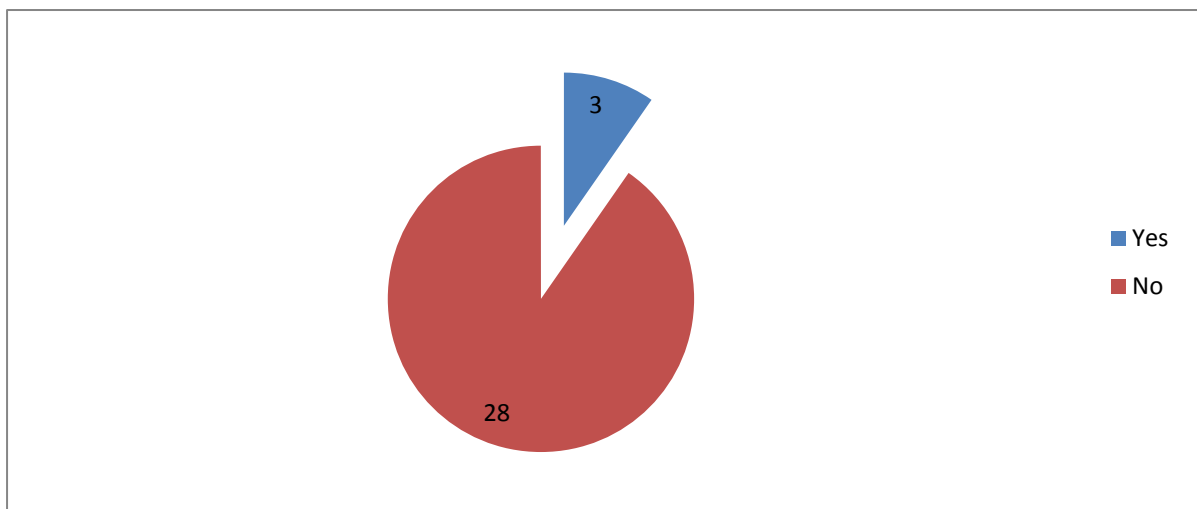
Summary

In the face to face survey just over half of all respondents thought the proposed rock wall and sand replenishment works would protect the features they valued most, however most online YourSay Redland survey respondents indicated that they did not believe the solution would work.

Q2. Face to face survey results – Will the proposed solution protect the features you value most?

25 people (or 54% of all respondents) indicated in their responses to Q2 that they believed that the rock armour wall and sand replenishment would preserve and protect the desirable features nominated in Q1, however 19 out of 22 respondents (or 86% of all people who provided feedback through Q11 “Other comments” that could be interpreted as being either for or against the rock armour wall), indicated that they were against the wall.

Q2. Online YourSay Redland survey results - Will the proposed solution protect the features you value most?



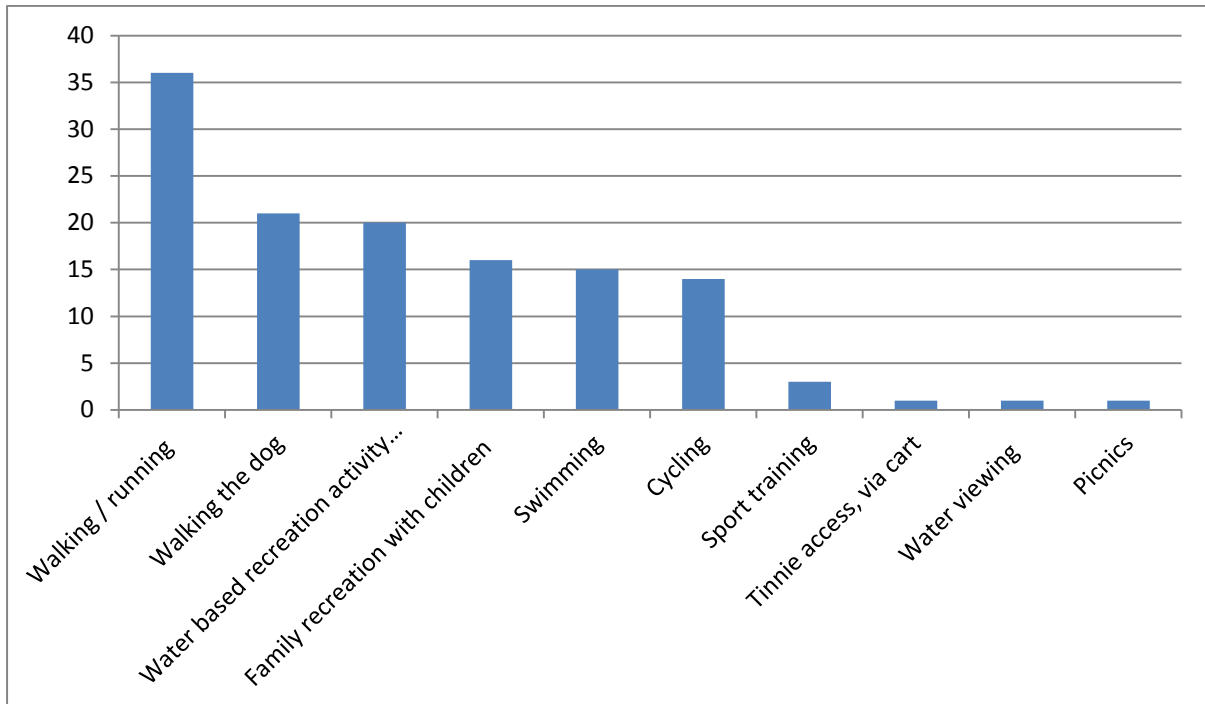
Online YourSay Redland survey response to Q2 corroborates analysis of face to face survey “Other comments”, in that the majority (90% of all respondents) did not believe the proposed solution would protect the features they valued most.

Q3. How do you mostly use the Wilson Esplanade area?

Summary

The primary uses identified across both survey platforms were: **family recreation with children**, followed by **water based recreation activity**, **walking / running**, and **walking the dog**.

Q3. Face to face survey results – How do you use the area?



Q3. Online YourSay Redland survey results – How do you use the area?

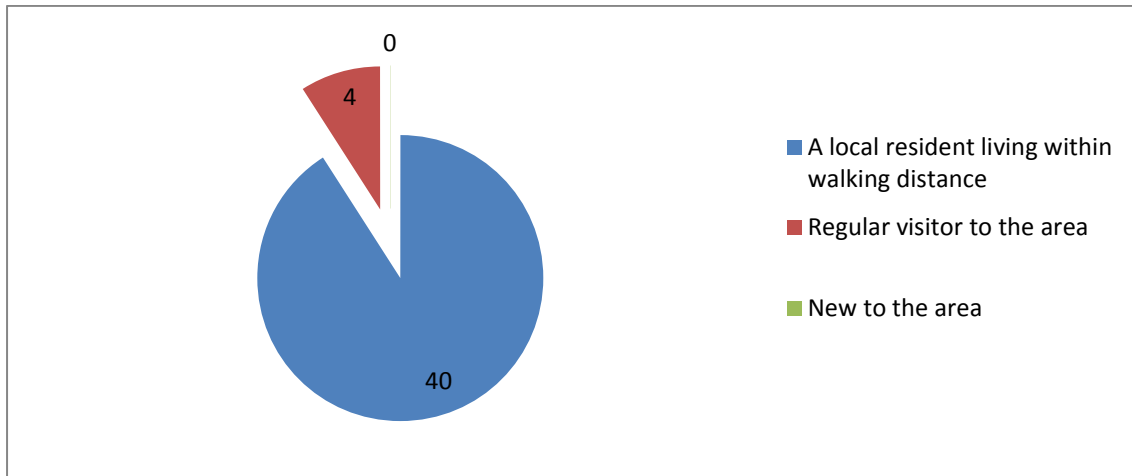
The top four uses identified in the online YourSay Redland survey results were the same as those identified in the face to face survey, the only difference being the sequence. This result is most likely a function of the slightly younger 'family making' demographic targeted through the online platform.

Q4. Are you a local?

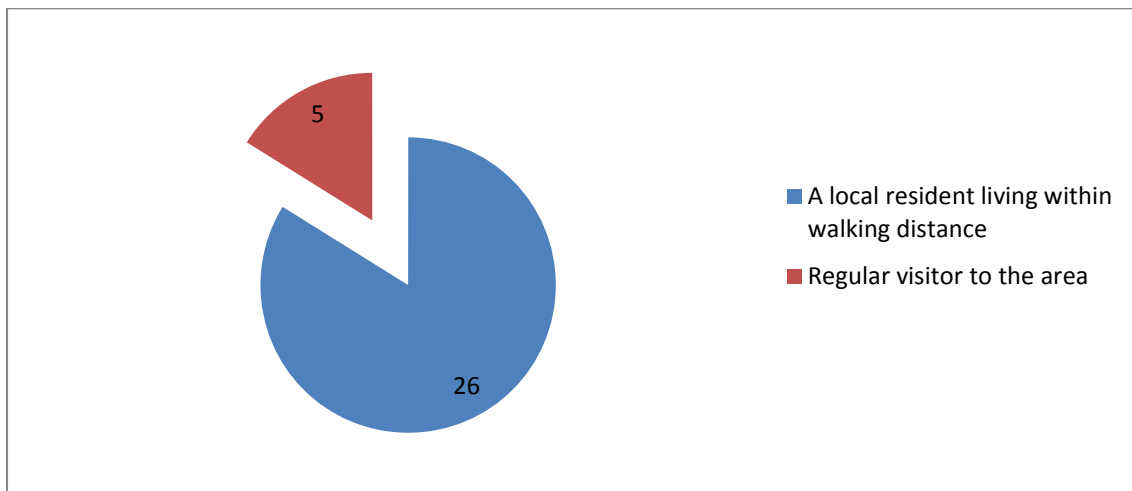
Summary

The vast majority of respondents were local. The online YourSay Redland survey platform however garnered responses from a slightly broader / less geographically localised group.

Q4. Face to face survey results – Are you a local?



Q4. Online YourSay Redland survey results – Are you a local?

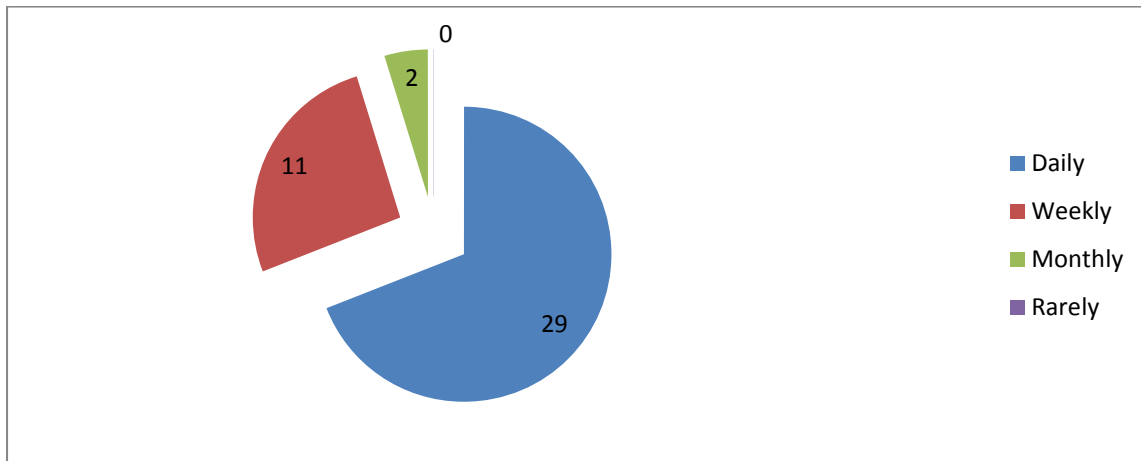


Q5. How often do you use the area?

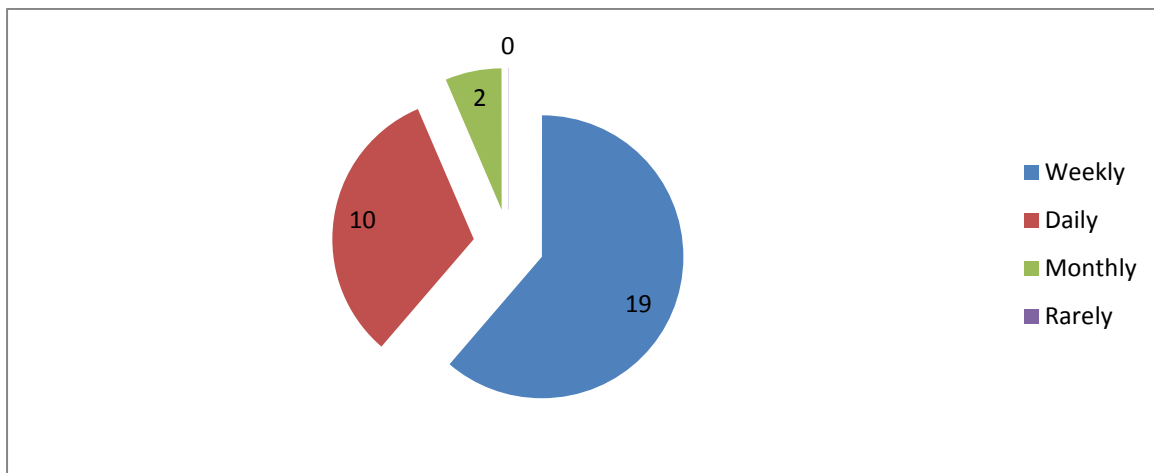
Summary

Respondents were frequent users of Wilson Esplanade, using the area daily or weekly.

Q5.Face to face survey results – How often do you use the area?



Q5.Online YourSay Redland survey results – How often do you use the area?



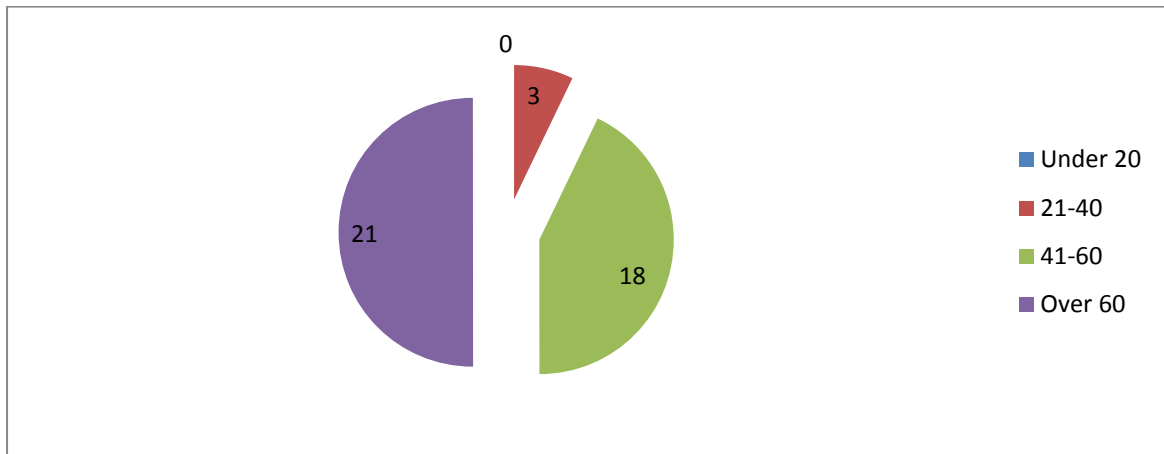
As with Q4, this variance in results between face to face and online YourSay Redland survey platforms is consistent with the less localised sampling of respondents garnered through the online YourSay Redland platform.

Q6. What age bracket are you in?

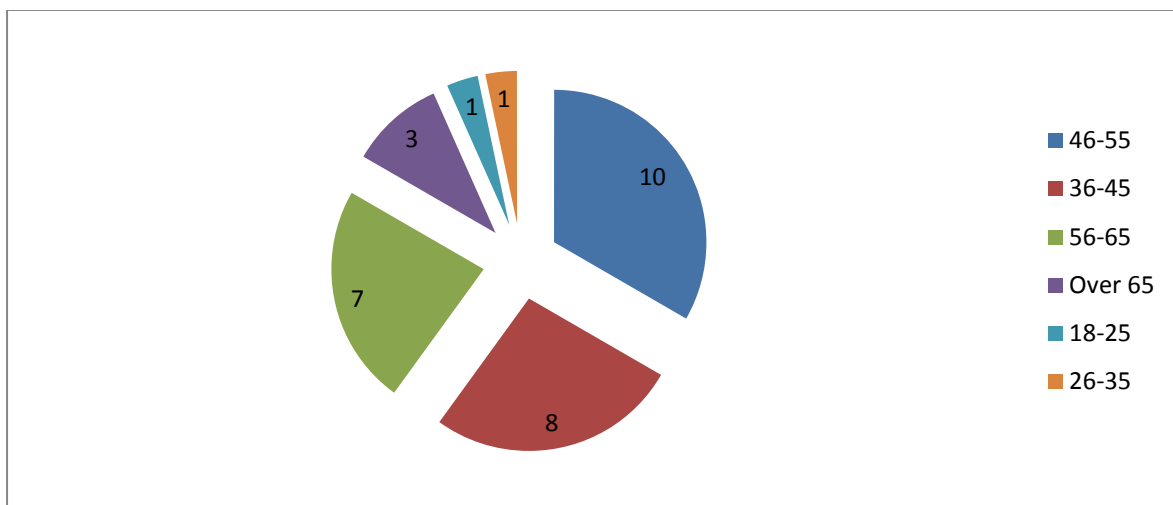
Summary

Users of the area were typically over the age of 36. As expected the online YourSay Redland survey platform captured response from a slightly younger group.

Q6.Face to face survey results – What age are you?



Q6.Online YourSay Redland results – What age are you?



Note, the demographic information in the chart directly above was captured at sign in to the online YourSay Redland platform, not through a survey question on the platform, and resulted in improved granularity of data compared to the face to face survey.

Q7. Do you have mobility issues?

Summary

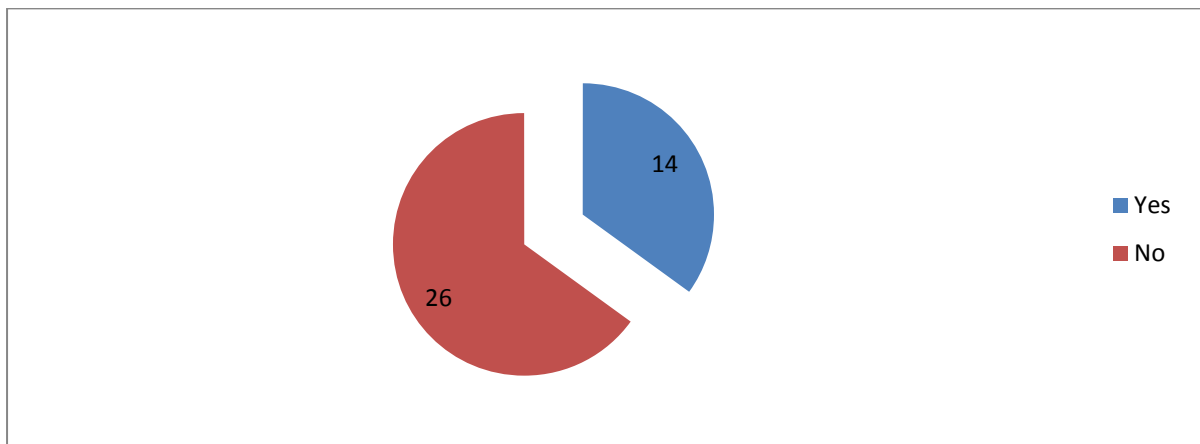
No one who answered this question through the face to face survey indicated they had mobility issues. A total of 3 of 31 people who responded through the online YourSay Redland survey platform indicated that they did have mobility issues.

Q8. Should ratepayer cost be a factor in finding a solution?

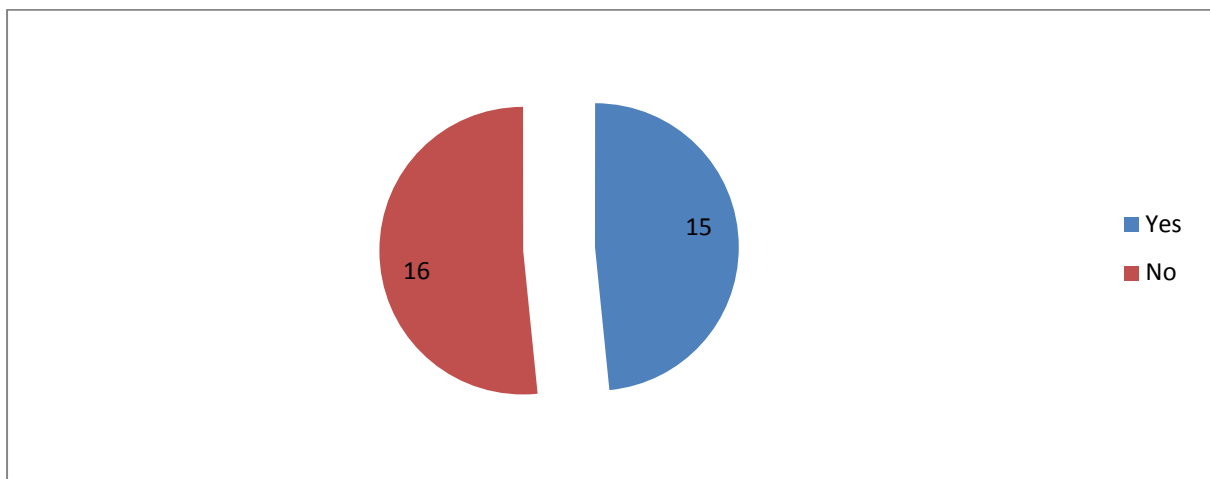
Summary

Over half of all respondents indicated that they believed that ratepayer cost should be a factor in finding a solution.

Q8.Face to face survey results – Should ratepayer cost be a factor?



Q8.Online YourSay Redland survey results – Should ratepayer cost be a factor?



Q9. Will a rock armour wall protection against erosion?

Summary

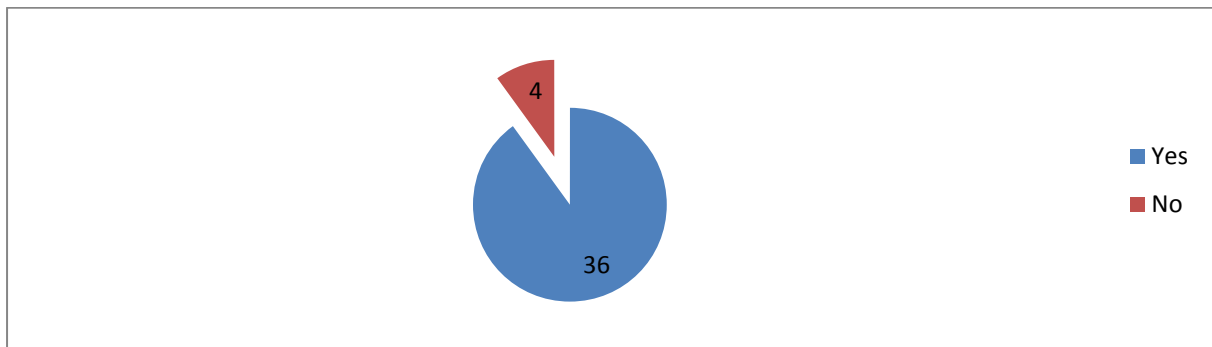
While the face to face survey results chart directly below suggests that most respondents believe that the proposed solution would protect against erosion, review of relevant responses in the “Other comments” section shows that most respondents had more to say on this issue.

- 2 indicated they were actually not sure if the rock armour wall would work against erosion,
- 6 said that while they believed it might work – they didn’t want it, and
- 13 wanted alternatives examined.

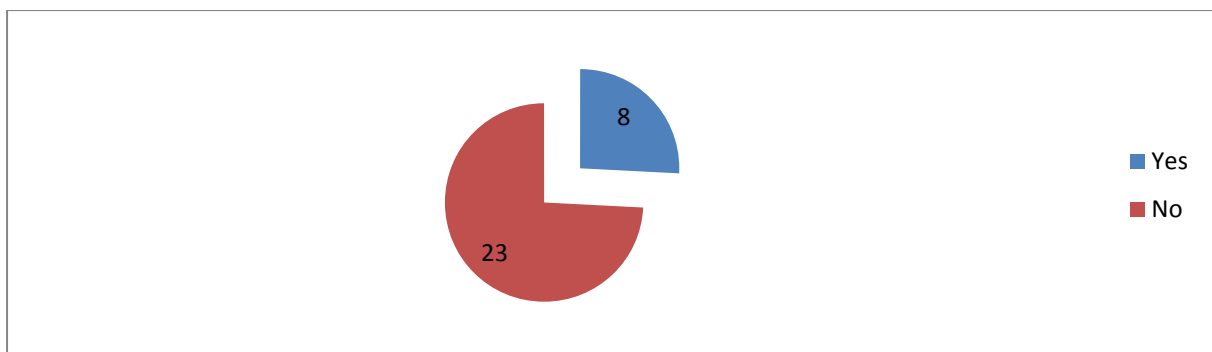
The absence of a more flexibly designed question, offering more potential solutions than only a rock wall, resulted in respondents seeking to qualify their response to the rock wall design elsewhere.

The online YourSay Redland survey results shown below are consistent with the “Other comments” feedback noted above: both sets of results suggest a lack of support for the wall, and certainly in the case of feedback received through the online YourSay Redland survey, a lack of confidence in its ability to provide protection against erosion.

Q9.Face to face survey results – Will it protect against erosion?



Q9.Online YourSay Redland survey results – Will it protect against erosion?

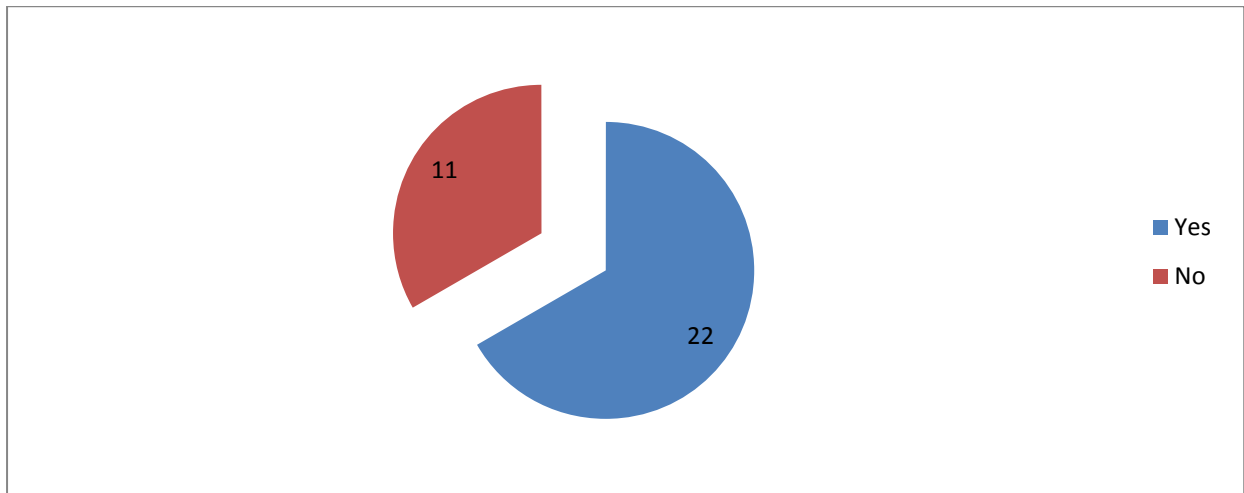


Q10. Do you think the ramp is adequate for access?

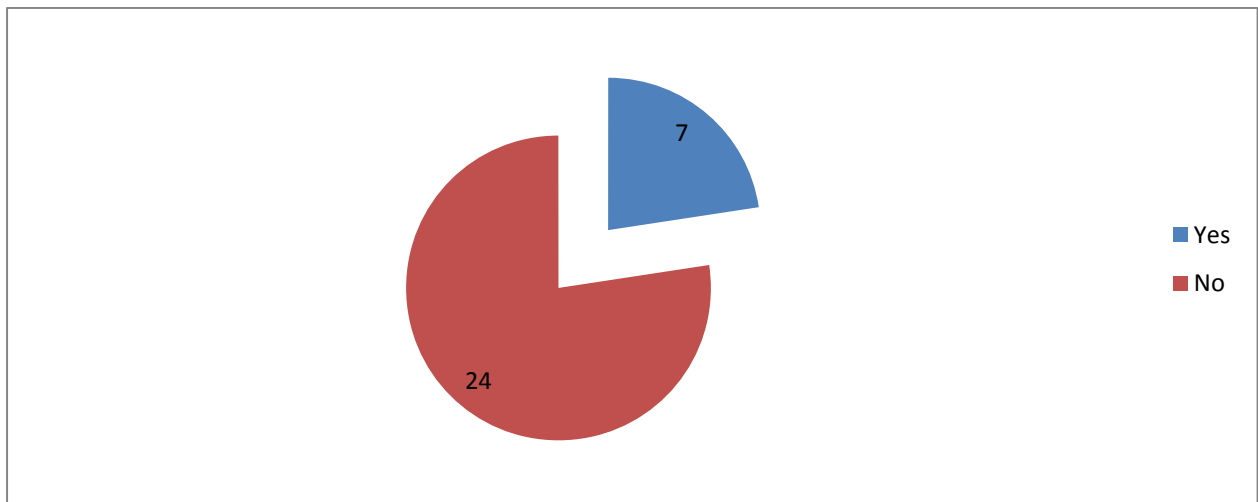
Summary

Opinion was divided concerning how effectively the access ramp might provide access. A great deal of feedback was received in the face to face “Other comments” section concerning the ramp. See page 15 for findings.

Q10.Face to face survey results – Is the proposed access ramp adequate for access?



Q10.Online YourSay Redland survey results – Is the proposed access ramp adequate for access?



Q11. Other comments

Q11.Face to face survey results – Other comments

This question generated feedback on approximately a dozen different issues and areas, which have been categorised as follows:

Issue	Number of Respondents	Percentage of all Respondents
Comments related to the ramp	17	37%
Prefer softer natural sandy beach / look	11	24%
Access / usability	9	20%
Explore alternative options	5	11%
Consider parking	5	11%
Rubbish / mess	4	9%
Rocks ok, but also consider	4	9%
Dangerous	3	7%
Aesthetics	3	7%
Protection of ecosystems important	2	4%
Rocks don't work	2	4%
Waste of money	1	2%

In the face to face survey “Other comments” section more comments were made concerning the **ramp** than any other issue, verbatim comments included:

- *Want more ramps if rock wall up.*
- *Not opposed to a ramp but history shows the ramp at Orana St is quite often muddy and full of seaweed. Would need to be kept clean at all times.*
- *Access ramp may affect parking.*
- *The ramp must not be too steep.*
- *Can we have a straight ramp better than Orana.*
- *Need to reorient direction of the access ramp to opposite and not into prevailing winds and tide.*
- *Access ramp may cause similar issues as the one on Orana Esp - rubbish collecting, seaweed collection.*
- *For busy days access ramp may not be sufficient for all users.*
- *The Ramp entry design fails to provide sufficient turning room access for trolley kayaks/canoes.*
- *Access ramp overkill.*

The next most frequently mentioned issue was a preference for a **softer, more natural, sandy beach look**. Verbatim comments included:

- *Softer options. No rock wall. Leave sand as is.*
- *Free new sand more natural look?*
- *Keep the rusticity and naturalness of the water front.*
- *Keep it natural.*
- *Having a good sandy beach is highly desirable.*

The next most frequently mentioned issue was concerned with the perceived **adverse impact on access**. Verbatim comments included:

- *Beach rocks will cause accidents. Safety and access built into design.*
- *Rock wall will be dangerous for kids and adults. Other alternatives / designs should be looked at. Access a real issue.*
- *Width of proposed rock will destroy beach access at high tide.*
- *Concerned that remedial action will spoil the beach access.*

Q11.Online YourSay Redland survey results – Other comments

Issue	Number of Respondents	Percentage of all Respondents
Explore alternative options / e.g. sand bags	14	45%
Access / usability	13	42%
Prefer natural sandy beach / look	11	35%
Aesthetics	11	35%
Dangerous	6	19%
Consultation process	5	16%
Question the severity of erosion	4	13%
Protection of ecosystems important	4	13%
No rock wall	3	10%
Comments concerning the ramp	2	6%
Rubbish / mess	1	3%
Rocks don't work for erosion	1	3%

In the online YourSay Redland “Other comments” section more comments were made concerning **exploring alternate options** than any other issue, verbatim comments included:

- *There must be a better solution than a rock wall and ramp.*

- *That technology is so out-dated in high use areas such as Wilsons Esplanade, This sort of structure would only 'dumb down' the area. Geo fabric bags are used by so many progressive Councils and they allow vegetation to cover the area.*
- *Sandbags are used with success in many other areas and blend in better with the natural environment.*
- *I would like to see the sandbags used like on Coochiemudlo Island. Please investigate this option first before building a wall.*
- *Whilst they may stop erosion, rock walls are not the only way to stop erosion.*
- *Is there something else we can do to protect the foreshore from erosion without an unsightly rock wall?*
- *There must be other alternatives to protect the gentle sloping beach access.*
- *I would like to see geotech sand bags used as an option to keep the natural beach access.*
- *At least use geotextile bags instead as they successfully have in areas such as Kingscliff. At least some of the amenity of the area could be preserved. People can sit on these, they can be walked over and blend in with scenery.*

*The next most frequently mentioned issue was concerned with the perceived adverse impact on **access / usability**. Verbatim comments included:*

- *The hardening of the foreshore is obviously the cheapest option other than doing nothing but is not a solution that assists the everyday use of the area by young and old alike.*
- *...restrict access like a rock wall would.*
- *It would be good to see the area enhanced so that family activities are encouraged and everyone has easy access to both the beach and the water.*
- *Redlanders from across the city use this beach because it has a sandy easy access.*
- *I love the sand, it provides easy access, is far more picturesque, natural and therefore creates a calming, inviting, serene feel. Is there something else we can do to protect the foreshore from erosion without an unsightly rock wall?*
- *Wilson and Thompson beach is the only sand access to water we have in Victoria Point which is a key asset for water activities such as kayaking, swimming, windsurfing and children's play.*

*The next most frequently mentioned issue was concerned with the preference for a **natural sand beach / look**. Verbatim comments included:*

- *We need to retain our natural beaches. Coochie manages to do so.*
- *Man-made mechanical barrier will spoil and erode the natural beauty and attraction of the current foreshore area.*
- *I find the rock wall proposed visually UGLY and not an adequate solution for the natural environment.*

Email Feedback

As per in the analysis of the “Other comments” sections of both the face to face, and online YourSay Redland survey platforms, analysis of feedback received via email involved categorisation of comments into key issues or ideas. The key categories identified are presented in the table below:

Issue	Number of Respondents	Percentage of all Respondents
Aesthetics	13	81%
Access / usability	9	56%
Prefer natural sandy beach / look	7	44%
Explore alternative options	7	44%
Dangerous	4	25%
Rubbish / mess	3	19%
Waste of money	1	6%

In feedback received by email, more comments were made concerning **aesthetics** than any other issue, verbatim comments included:

- *I object to the rock armour wall. It is aesthetic vandalism.*
- *Danger of being replaced by an ugly rock wall and ramp.*
- *Rock wall (will be) unsightly and dangerous.*
- *Rock wall would look ugly. Have seen (rocks) used as a dumping ground for rubbish and needles.*
- *The current plan will ruin aesthetics completely.*
- *Rocks will take away the beautiful sand area. Would be ugly, stick out like a sore thumb.*

*Much of the feedback received via email was to do with **access / usability**, a **preference for a natural sandy beach / look** and a desire to **explore alternate solutions (more often than not ‘sand bags’)** - as was the case with feedback received through online YourSay Redland and face to face surveys.*

Other feedback received on the various platforms includes:

- *The perceived risk / danger to users associated with accessing the beach over a rock armour wall.*
- *The possible ‘rubbish collecting’ effect of the proposed ramp*
- *Questioning if the design slope would provide for beach sand retention*
- *The foreshore being a natural feeding area for marine life and birds and consequently subject to the International Ramsar convention.*
- *The questioned severity of erosion, and need for revetment works at all.*

12 MAYORAL MINUTE

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

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

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

14 NOTICES OF MOTION

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

15 URGENT BUSINESS WITHOUT NOTICE

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

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

16 CLOSED SESSION**16.1 OFFICE OF CEO****16.1.1 REDLAND INVESTMENT CORPORATION – QUARTERLY REPORT
SEPTEMBER 2016**

Objective Reference: A124439
Reports and Attachments (Archives)

Authorising Officer:



Bill Lyon
Chief Executive Officer

Responsible Officer: Peter Kelley
CEO Redland Investment Corporation

Report Author: Grant Tanham-Kelly
Redland Investment Corporation

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

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

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

17 MEETING CLOSURE
